

Annual Monitoring Report

10

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Contents

	Page
1. Introduction	1
2. Partnerships and linkages	2
3. The Local Development Scheme	4
4. Developing a Monitoring Framework	5
5. Monitoring Indicators	7
6. Supply of Housing Land in Harrogate District	10
Figure 1: Actual LDD preparation compared with Milestones	4
Figure 2: Harrogate District Housing Trajectory	8
Figure 3: Historical analysis of days elapsed between granting of permission and cumulative completions on all dwellings recorded in the Monitoring database completed between 1980 and 2007	12
Table 1: Overview of consultation on the Sites and Policies DPD	4
Table 2: Historical analysis of time elapsed between granting of permission and completion on all dwellings recorded in the Monitoring database completed between 1980 and 2007	12
Table 3: Brownfield Preferred Option sites from the emerging Local Development Framework	13
Table 4: Net additional dwellings expected to be delivered within five years identified in planning applications pending consideration at 30 October 2010	14
Table 5: Calculation of five-year supply	15

1 Introduction

What is a Local Development Framework (LDF)?

- 1.1 The Harrogate District LDF (which, when completed, will supercede the Harrogate District Local Plan) comprises a range of documents.

The Council has a statutory duty to produce the following documents for project management, consultation and monitoring purposes:

- Local Development Scheme (LDS). The LDS 3rd Review was published in June 2009
- Statement of Community Involvement (SCI). This was adopted in April 2006
- Annual Monitoring Report (AMR). This is published annually in December.

The following are Development Plan Documents (DPDs):

- Core Strategy DPD. This was adopted in February 2009.
- Sites and Policies DPD. This is scheduled for adoption in late 2012.

Other guidance supplements planning policies and proposals where more detail is needed on how policies operate or how site proposals might be developed. These are Supplementary Planning Documents (SPD) and form part of the LDF.

- 1.2 Further details concerning the Harrogate District LDF and related matters are available on the Council's website at: www.harrogate.gov.uk/harrogate-6422.

Why monitor the Local Development Framework?

- 1.3 Monitoring is essential to establish what is happening now, what may happen in the future and then compare these trends against existing policies and targets to determine whether action is required. Monitoring helps to address questions like:
- are policies achieving their objectives and in particular are they delivering sustainable development?
 - have policies had unintended consequences?
 - are the assumptions and objectives behind policies still relevant?
 - are the targets being achieved?

- 1.4 An important aspect of the new arrangements is the flexibility to update components of the LDF to reflect changing circumstances. The ability to produce various Local Development Documents (LDDs), as opposed to one Local Plan document, allows authorities to respond to changing priorities for development in their areas. Monitoring will play a critical part in identifying these priorities.
- 1.5 LDFs should be continually reviewed and revised and the Annual Monitoring Report (AMR) will be the main mechanism for assessing the frameworks performance and effects. This reflects the concept of 'plan, monitor, and manage', whereby the findings of monitoring feed directly into any review of policy that may be required.

Monitoring period, publication and content of the Harrogate AMR

- 1.6 This AMR relates to the period from 1 April 2009 to 31 March 2010, but also gives an up to 'publication date' statement on progress on the preparation of LDDs.
- 1.7 The AMR was submitted to the Secretary of State in December 2010, has been published on the Council's website and is also available in hard copy.

Key monitoring tasks

- 1.8 This AMR has been prepared following the adoption of the Core Strategy and the decision to consolidate all future work into a single DPD.
- 1.9 The focus and priority given to undertaking the Rural Areas consultation means that this Annual Monitoring Report only contains details relating to:
- the implementation of the Local Development Scheme (LDS);
 - the housing Core Indicators from PPS12; and
 - the availability of a 5-year housing land supply
- 1.10 In future the LDF AMR will include information on the Core Indicators from PPS12 'Local Development Frameworks' as well as reporting on the progress and targets of adopted DPDs as these proposals begin to be implemented.

2 Partnerships and Linkages

Links to other strategies, plans and programmes

2.1 The Harrogate LDF needs to be prepared against the wider context of a range of relevant strategies, plans and programmes that set out objectives and policies that may have an influence and need to be taken into account.

Regional Spatial Strategy (RSS)

2.2 One of the strategies referred to above is the RSS. In July 2010 the Coalition Government announced the revocation of Regional Strategies. However, following a case brought by Cala Homes in the High Court, which considered that the powers set out in section 79 [6] of the Local Democracy, Economic Development and Construction Act 2009 could not be used to revoke all Regional Strategies in their entirety, RSS was re-established as part of the development plan.

2.3 However, following this decision the Government reaffirmed its intention to abolish Regional Strategies in the Localism Bill and that Local Planning Authorities should have regard to this intention as a material planning consideration in any decisions they are currently taking.

Sustainability Appraisal and Strategic Environmental Assessment

2.4 There is a mandatory requirement under the Planning and Compulsory Purchase Act 2004 to undertake a Sustainability Appraisal of Development Plan Documents. Sustainability Appraisal is a process that identifies and reports on the likely significant effects of strategies and policies to ensure that decisions are made in accordance with the principles of sustainable development.

2.5 Alongside this is a requirement to comply with the requirements of European Directive 2001/42/EC. This requires that a Strategic Environmental Assessment (SEA) be undertaken for plans and programmes which are likely to have significant effects on the environment.

2.6 The sustainability appraisal is an evolving process and is done in stages:

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope (Scoping Report)

Stage B: Developing and refining options and assessing Effects

Stage C: Preparing the Sustainability Appraisal Report

Stage D: Consulting on the Draft Sites & Policies DPD and the SA Report

Stage E : Monitoring the significant effects of implementing the Sites & Policies DPD

The Sustainability Appraisal will evolve through the preparation of the Sites and Policies DPD. Work carried out to date has included:

- A Sustainability Appraisal Scoping Report prepared in November 2009

2.6 This Report establishes a baseline and provides a context through a consideration of links to other strategies, plans and programmes and an assessment of a broad range of contextual indicators to provide a backdrop against which to consider the effects of policies. Contextual indicators include:

- Demographic structure: population size, household types, ethnic composition and social groups;
- Socio-cultural issues: crime rates, unemployment level and deprivation;
- Economy: economic activity rates, household income, house price level, productivity and employment;
- Environment: key assets in the natural environment;
- Housing and built environment: housing stock conditions and quality and assets of the built environment; and
- Transport and spatial connectivity: transport accessibility, regional hub, and spatial inequality/uneven distribution of activities.

Sustainability Appraisal: Initial Findings (October 2010)

2.7 This sets out the initial findings of the appraisal of the various site options for the Rural Areas. Further SA work will be carried out for the urban areas and policies to manage development.

Corporate Plan 2009 - 2012

2.8 The three-year Corporate Plan (to 2012) sets out the long-term vision for the Harrogate district including values as an organisation, corporate priorities and goals and actions for each year. The Plan highlights where work will be undertaken with others to deliver the long-term vision and how it relates to the targets in the North Yorkshire Local Area Agreement and the Leeds City Region Multi Area Agreement.

2.9 The Corporate Plan sets out the Vision for Harrogate district. The Vision is to make the district 'the best place to live, work and visit - by miles. The Council will be the best by:

- Providing high quality, value for money services
- Looking after our heritage and place - taking pride in what makes the Harrogate district special
- Listening to, learning from and responding to our customers
- Being innovative and creative - working with and learning from others to achieve more

2.10 The Values of the district are:

- Putting our customers at the heart of everything we do.
- Actively working together as one council - together we are greater than the sum of our parts.
- Taking pride in delivering quality and value for money in everything we do.
- Respecting and valuing each other so that everyone can achieve their potential.

2.11 As well as the day-to-day delivery of council services, the aim of the Council is to deliver, on its own or in partnership with others, additional outcomes in the community through the following six corporate priorities, goals and actions in 2010/2011 and beyond:

- Caring for the Environment - enhance and protect the district's natural and built environment.
- Homes for Local People - people have access to housing opportunities throughout the district.
- A connected District - good travel, transport and electronic links to and from the district, with the rest of the Leeds City Region, the North Yorkshire sub-region and nationally.
- Safer and Stronger Communities - vibrant and inclusive communities where people are safe, feel safe and feel part of their local community.
- A Strong Local Economy - a robust and diverse economy that benefits all local people and creates employment opportunities, particularly in rural areas and the market towns across the district.
- Shaping the Council towards Excellence - through our five-year Business Transformation Agenda (Innovate@harrogate), driving continuous improvements and efficiencies

2.12 The preparation of the LDF is a key strategic action to achieving many of the land-use elements of these priorities. With this close relationship, the role of monitoring performance and reviewing the Corporate Plan and LDF will play an important part in ensuring the Council's and District's needs are addressed.

4 Developing a Monitoring Framework

Policy - Objectives - Indicators - Targets

- 4.1 The monitoring framework for the Harrogate LDF is based on objectives, targets and indicators. The Core Strategy DPD includes a vision for the area based on sustainable living, prosperity and access for all. A number of strategic objectives have been developed to support and deliver the vision. The objectives provided the basis for the formulation of policies in the Core Strategy and the emerging Sites and Policies DPD. The strategic objectives are grouped under the following six themes:
- Settlement Growth
 - Homes for Local People
 - Jobs and Business
 - Travel
 - Environment and Quality of Life
 - Communities
- 4.2 Performance indicators and targets have been included for each policy in the adopted Core Strategy DPD. The extent to which policies are being implemented will be measured by reference to the achievement of these targets.
- 4.3 The monitoring framework for the Sites and Policies DPD will also include indicators and targets to measure the effectiveness of this DPD.

Progressing the LDF

- 4.4 The Harrogate District Core Strategy was adopted in February 2009. Following the adoption of this document and within the period covered by this monitoring report the following work has been undertaken.

June 2009 – Local Development Scheme

- 4.5 A revision of the Local Development Scheme was undertaken which came into effect in June 2009. This included the work programme for the preparation of a single Sites and Policies DPD to consolidate work previously being undertaken in the Site Allocations (Homes and Jobs) DPD, the Development Control Policies DPD, the Community Sports Regeneration Area Action Plan and the Harrogate and Knaresborough Area Plan

June 2009 onwards – Preparation of the Sites and Policies DPD

- 4.6 This DPD will contain development control policies, site allocations and development limits needed to deliver the Harrogate District Core Strategy. During the monitoring period the Council has been discussing the content of this DPD with various local groups and partnerships and also preparing various evidence base reports to ensure the robustness of DPD.

September 2009 – Plan the Future with Us

- 4.7 Publication and consultation on 'Plan the Future with Us,' a document setting out the draft contents for the Sites and Policies DPD to deliver the Core Strategy.

February 2010 – Summary of consultation responses to 'Plan the Future with Us'

- 4.8 Publication of the summary of consultation responses to 'Plan the Future with Us'

February 2010 – Summaries to earlier consultation documents

- 4.9 Publication of summaries for earlier consultation documents:
- Site Allocations (Homes and Jobs) DPD
 - Development Limits
 - Local Landscape Designations
 - Sports Regeneration Area Action Plan
 - Sustainability Appraisal
 - Strategic Flood Risk Assessment

September 2010 – Rural Areas Consultation

- 4.10 In September 2010 consultation began on the Rural Areas Consultation. This document sets out a strategy for growth in the rural settlements within the District. All sites around the edge of each Group B and group C settlement have been assessed and views sought on those preferred site options which may have potential for new build housing (and, for some, employment).

- 4.11 Various background papers have been prepared containing detailed information on the individual sites and how preferred options have been chosen. These include:
- Selection of Preferred Site Options - A Methodology Paper. This paper sets out the approach taken to the selection of preferred site options including sites screened out for housing development.
 - Employment Land Provision in Rural Areas
- 4.12 Key evidence base documents have also been prepared to inform the choice of preferred options:
- Sustainability Appraisal
 - Historic Environment Appraisal
 - Landscape Assessment
 - Ecological Assessment
 - Infrastructure Report
 - Strategic Flood Risk Assessment
 - Affordable Housing Economic Viability Appraisal
 - Note regarding the review of local landscape designations and the protection and enhancement of Green Infrastructure
- 4.16 During the next monitoring period work will be undertaken with appropriate stakeholders to enable monitoring systems to be developed and reported on in future AMR's. This will take into account that from next year onwards the government has removed the need for local authorities to collect national indicators that are to be replaced with a 'single data set'.

The role of housing and the coalition government

- 4.17 The new coalition government has signaled its intention to reform the planning system and introduce changes to the national planning framework.
- 4.18 Following the decision to revoke Regional Spatial Strategies, the government issued guidance for local planning authorities that key work should include:
- Continuing to prepare LDF documents, reflecting local people's aspirations and decisions on important issues such as climate change, housing and economic development. These local plans will guide development and provide certainty for investors and communities.
 - Provision of a 5-year land supply of deliverable housing sites to meet growth. Local planning authorities should also continue to use plans to identify sufficient sites and broad areas for development to deliver their housing ambitions for at least 15 years from the date a plan is adopted.
- 4.19 A Localism Bill is to be issued. The government have announced that this will be part of a radical reboot of the planning system, helping to facilitate sustainable development and the provision of infrastructure. Other reforms will include the consolidation of existing planning policies into a single document, which will set the framework for local, and neighbourhood plans.

November 2010

– 'Be a Planner for a Day'

- 4.13 The Council has to make difficult decisions about where over 3000 new homes needed in Harrogate and Knaresborough for the period up to 2023/24 should be located. As part of ongoing consultation on this important issue a major consultation event was held inviting those with an interest to join in the debate on how best to plan for this new growth. This event 'Be a Planner for a Day' discussed options where the new homes needed in Harrogate and Knaresborough could be built.

The period to November 2010

– Urban Areas Consultation

- 4.14 The work programme in the LDS includes the main Urban Area consultation in the summer or 2011. In preparation for this key evidence base documents are in the process of being prepared.

Focus of the LDF AMR

- 4.15 As noted at paragraph 1.9, the focus of this years AMR is, in addition to the implementation of the LDS, the Housing Core Indicators and the 5-year housing land supply.

- 4.20 Other measures under consideration include:
- Community right to build
Giving communities the power to develop new homes and other space for community benefit, subject to the agreement of the majority of the community
 - New homes bonus scheme
Local authorities and local communities developing housing that meets local needs in terms of numbers and sensitively to local concerns

Cash incentives for new homes through match funding council tax for each new home built and property brought back into use

4.21 Housing is seen as having an important role in economic growth. The Community Right to Build proposals and the New Homes Bonus Scheme are crucial to encouraging local authorities and local communities to develop their housing in ways that meet local needs, both in terms of numbers and sensitively to local concerns.

4.22 Housing is therefore central to the preparation of the Sites and Policies DPD and therefore the LDF AMR 2010 concentrates on monitoring housing and the 5-year housing land supply.

5 Monitoring Indicators

Review of Indicators

Introduction

5.1 This section reviews the core output indicators as identified by the Local Development Framework Core Output Indicators - Update 2/2008 published by the Department for Communities and Local Government in July 2008 that relate to housing, including a housing trajectory and the availability of a 5-year housing supply.

new build, change of use and conversion for each the year from April to March since the start of the plan period.

Indicator H2(a): Net additional dwellings – showing recent levels of housing delivery					
	04/05	05/06	06/07	07/08	08/09
H2a	421	437	357	518	403

Core Output Indicators

Housing

Indicator H1

– the plan period and housing targets

5.2 The housing requirement for Harrogate District is established in the Core Strategy. Policy SG1 sets out that the Borough Council will make provision for 390 homes per annum in the District during the period from 2004 to 2023. The targets are set out below.

Indicators H2b – net additional dwellings in the current year

5.4 This represents total gross completions including new build, change of use and conversion for the current monitoring year.

Indicator H2(b): Net additional dwellings – showing levels of housing delivery for the reporting year	
	09/10
H2b	388

Indicator H1: Plan period and housing targets – showing plan period and housing targets				
	Start of Plan period	End of Plan period	Total housing Required	Source of Plan Target
H1	2004	2023	7410	Adopted Core Strategy (Feb 2009)

Indicator H2c – net additional dwellings in future years

5.5 The number of dwellings required to meet overall housing requirements from 2010 to 2023 is based on the annual requirement in the adopted Core Strategy. This gives an overall requirement for the remainder of the plan period of 5070 dwellings.

Indicator H2(c): Net additional dwellings – showing likely future levels of housing delivery		
	2010/2011 to 2022/2023 total	Annual rate
H2c	5070	390

Indicators H2a – net additional dwellings in previous years

5.3 This represents total gross completions including

Indicator H2d – managed delivery target

5.6 The annual net additional dwelling requirement is the annual rate of housing provision required to ensure the overall strategic allocation is met, taking into account previous years delivery of housing.

5.7 This is calculated as the total requirement in the plan period (7410 dwellings) minus dwellings completed in the period 2004/2005 to 2009/2010 (2524 dwellings) which equals 4886 dwellings. This gives an annual target over the remaining 13 years of 376 dwellings.

Indicator H2(d): Managed delivery target – showing likely levels of future housing are expected to come forward taking into account the previous years performance		
	2010/2011 to 2022/2023 requirement	Annual rate
H2d	4886	376

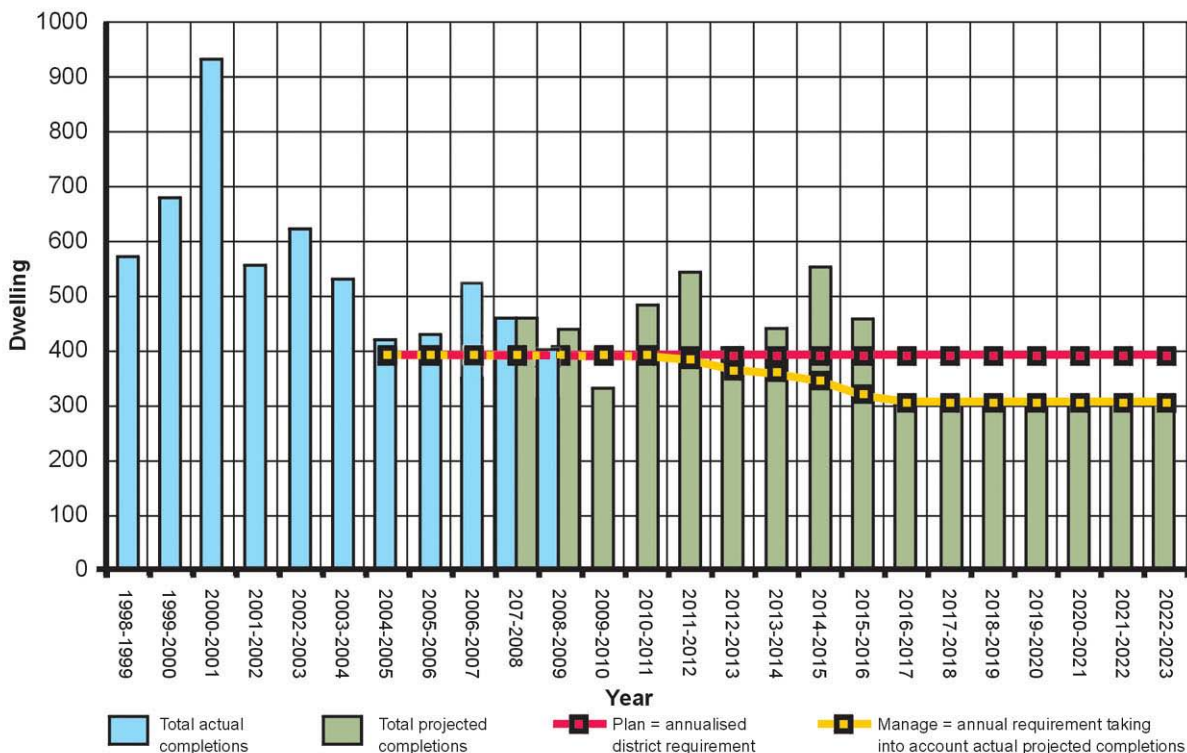
5.8 PPS3 explains that housing trajectories are an essential part of the housing implementation strategy in terms of managing delivery. PPS12 Monitoring Guide provides further details on how housing trajectories should be used as an active monitoring mechanism linked to AMRs.

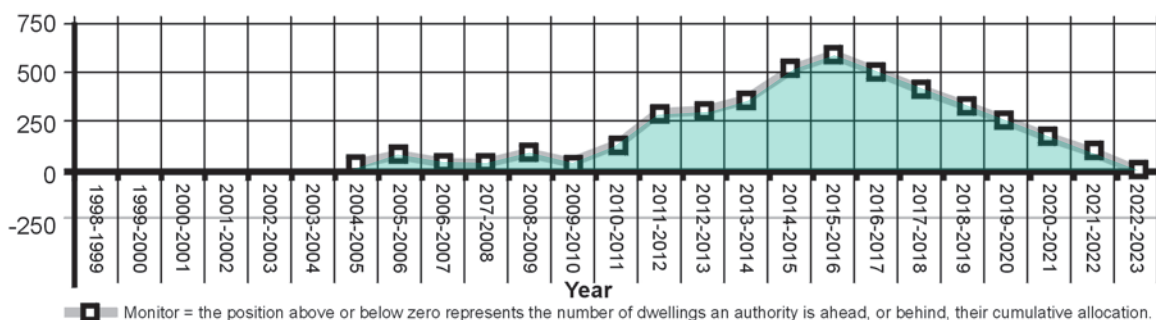
5.9 Indicator H2 sets out the various components making up the housing trajectory. All totals are gross completions. Monitoring systems

will be developed to record net completions and to enable the preparation of a housing trajectory in accordance with core output indicator guidance set out above. The values for projected completions (H2d) are derived from the illustrative Housing Trajectory in the adopted Core Strategy. These projections will be amended in line with new evidence from the emerging Local Development Framework as work progresses on the Sites and Policies DPD.

5.10 The trajectory shows that up to 2010 the delivery of housing has been at about the level of the District’s annualised housing requirement of 390 dwellings. If windfalls on small sites and conversions occur at historic rates, this will be more than counterbalanced with a higher rate of development up to 2016. In order to avoid a significant over-supply of housing by 2023 and dependent upon the exact level of windfalls this could be followed by a period of house building below the annualised housing requirement. However, even with windfalls, there will still be a need for some house building on greenfield land.

Figure 2 – Harrogate District housing trajectory (illustrative)





Indicator H3 – completions on previously developed land

5.11 The percentage of new dwellings on previously developed land has been assessed on the basis of the definition in PPS3 'Housing' published in November 2006. An amended PPS3 was published in June 2010 that excludes private residential gardens from the definition of previously developed land. Future monitoring reports will take into account the revised definition.

Indicator H3: New and converted dwellings – showing the number of gross new dwellings being built upon previously developed land (PDL)

	Total
Gross	232
% gross on PDL	66.6%

Indicator H4 – net additional pitches (gypsies and travellers)

5.12 No pitches have been delivered in the monitoring period. The Sites and Policies DPD will identify site allocations with development and conservation guidelines justified by Policy C2 of the Core Strategy and local evidence on the need for traveller accommodation.

Indicator H4: Net additional pitches (Gypsy and Traveller) – showing the number of Gypsy and Traveller pitches delivered

	Permanent Pitches	Transit Pitches
Pitches Completed	0	0
Pitches Lost	0	0
Net Total	0	0

Indicator H5 – affordable housing completions

5.13 A key Council priority is to tackle housing needs including providing more affordable housing. 17 affordable homes were provided in 2009 / 2010. The tenure split of these is 7 social rented and 10 intermediate.

5.14 In addition, a further 22 affordable houses were provided. These were acquisitions on the open market by housing associations and equity loan schemes for first time buyers. Of these, the mix is 8 social rented and 14 intermediate.

Indicator H5: Gross affordable housing completions – showing affordable housing delivery

Social rented homes provided	Intermediate homes provided	Affordable homes total
7	10	17

Indicator H6 – housing quality

5.15 The Council's Core Strategy contains policy EQ1 – reducing risks to the environment. Until a higher national standard is required, all new development requiring planning permission should, for residential development (excluding extensions) for the period up to 2010 attain Code Level 3 of the DCLG Code for sustainable homes. All new build residential proposals are required to meet Level 4 of the Code for Sustainable Homes if completed between 1.1.2011 and 31.12.2015. If they are to be completed from 1.1.2016 onwards, then they must meet Code Level 6.

5.16 In order for an application for such development to be registered, the application must be accompanied by a 'pre-assessment estimator' completed by an accredited assessor to show, up front, that the proposal can meet the required standard. A Validation Certificate will also need to be completed and submitted with the application.

5.17 Monitoring systems will be developed to record the level of quality in new housing development.

Core Strategy – Measuring Success

5.18 To measure the success of the adopted Core Strategy in achieving its vision and objectives for Harrogate, indicators and targets have been identified for each policy. These are based on core output indicators set by the government, supplemented where appropriate by local indicators to address issues of local importance.

5.19 Monitoring of the Core Strategy will enable future AMR's to:

- Assess the extent to which policies in the Core Strategy (and other DPDs) are being implemented;
- Where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented, or whether the policy is to be amended or replaced;
- Identify the significant effects of implementing policies in the Core Strategy (and other DPDs) and whether they are as intended; and
- Set out whether policies are to be amended or replaced.

5.20 The Core Strategy was adopted in February 2009 and monitoring systems will be developed that will enable the effectiveness of the Core Strategy from adoption to the end of the March 2011 to be reported on in the 2011 Annual Monitoring Report.

6 Supply of Housing Land in Harrogate District

Background

6.1 Planning Policy Statement 3 'Housing' (PPS3) sets out the national planning policy framework for delivering the Government's housing objectives.

6.2 One of the PPS's key requirements is the delivery of a flexible supply of land for housing. This Council is required to set out in the Local Development Framework policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption.

6.3 The Harrogate District Core Strategy plans for an annual average of 390 net additions to the dwelling stock to be provided up to 2023 and distributes these new dwellings in accordance with Policies SG1 and SG2. This means that some 7410 new dwellings will be built throughout the District in the period 2004 to 2023.

6.4 The evidence base to support a flexible supply of housing land includes the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA first review was published in December 2009 and was prepared in partnership with the commercial, public and voluntary sectors. A

further review of the SHLAA will take place in 2011. The Council will use the evidence provided by the SHLAA to inform its decisions on what specific parcels of land should be allocated for housing development in the period up to 2023 in the Sites and Policies DPD.

6.5 One of the most important elements of the 15 year housing land supply is the identification of sufficient sites to deliver housing for the first five years of the plan period and PPS3 requires that this five year housing land supply be maintained throughout the plan period. These sites must be 'deliverable' which, under the terms of PPS3, means that they should be:

- available – the site is available now;
- suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities; and
- achievable – there is a reasonable prospect that housing will be delivered on the site within five years.

Five Year Housing Land Supply

6.6 Following the announcement that the RSS is to be revoked, the government have issued guidance

that authorities should continue to have a five-year supply of deliverable sites. As in previous years, the 2010 AMR provides information on a forward looking five year housing land supply from 1 April 2011 to 31 March 2016.

- 6.7 This section of the AMR provides the information on the following sources of housing to demonstrate a five-year housing land supply in compliance with PPS3:

Dwelling completions
1 Apr 2004 - 31 Oct 2010

Outstanding Local Plan Allocations
31 Oct 2010

Outstanding planning permissions
31 Oct 2010

Applications pending
31 Oct 2010

Unallocated brownfield land
deliverable by 31 Mar 2016

Windfall housing allowance up
(if appropriate) to 31 Mar 2016

Dwelling completions: April 2004 to October 2010

- 6.8 Annual dwelling completions between these dates were as follows:

2004/05	421
2005/06	437
2006/07	357
2007/08	518
2008/09	403
2009/10	388
2010 (to 31 Oct)	153
Total	2677

- 6.9 The total of 2677 new dwellings is a gross figure and needs to be adjusted to give the equivalent net total of completions for this period. A 5% reduction of the gross figure has been applied, based on the comparison between the net and gross requirement previously set out in the now revoked RSS for this District (390 net / 410 gross = 95%).

95% of 2677 is 2543 dwellings.

Outstanding Local Plan Allocations: 1 April 2010

- 6.10 The saved policies of the Harrogate District Local Plan (2001), as amended by the Selective Alteration (2004), contain only two outstanding site allocations for housing.

- 6.11 These are sites H4a, Rugby Ground, Claro Road, Harrogate and H4c, Westholme Road, Masham.

- 6.12 Site H4a, Rugby Ground, Claro Road, Harrogate is considered no longer available for residential development and has therefore not been included in the housing land supply figures. The development of this site for housing is dependent upon the satisfactory replacement of rugby ground facilities. This is now considered unlikely – an extensive search over many years for alternative sites (most recently in 2008) and the close scrutiny of two firm proposals for relocation at public inquiries has demonstrated the difficulties in finding a site which complies with planning policy.

- 6.13 Site H4c, Westholme Road, Masham can be delivered before 2016. It has a site area of 1 hectare and an indicative net dwelling yield of 25 dwellings. This, along with others in Masham, is one of the sites identified in the Sites and Policies DPD.

Outstanding planning permissions: 31 October 2010.

- 6.14 As at 31 October 2010 there were a total of 1220 dwellings (gross) with planning permission for housing development. This breaks down as follows:

- 324 dwellings on large sites (10 or more dwellings)
- 896 dwellings on small sites (under 10 dwellings)

- 6.15 Only those sites and dwellings that are likely to be built before the end of March 2016 can be included in the District's five-year housing land supply.
- 6.16 The deliverability of the outstanding large site dwelling yield of 355 has been assessed. It takes into account surveys of agents which sought views on the likely deliverability of individual sites. This survey was updated in October / November 2010 and information is included where provided. From this assessment it is reasonable to conclude that 279 new dwellings (gross) on these large sites will be completed before March 2016
- 6.17 The number of net dwellings deliverable from these sites is 272 new dwellings. (There are 5 residential losses associated with the outstanding large site yield).
- 6.18 896 dwellings have permission on small sites. Of these 380 (gross) are on sites under

construction and therefore considered to be deliverable up to the end of March 2016. The number of net additional dwellings from small sites under construction is 360 new dwellings.

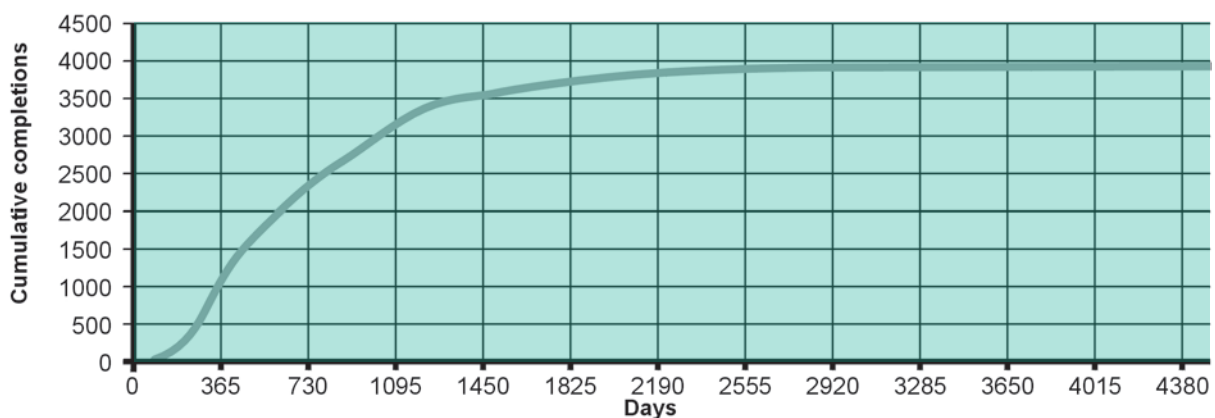
6.19 Not all of the remainder (516 dwellings (gross)) are likely to be built during the prescribed period up to 2016. Past trends show that with the high demand for housing in the District 94% of all dwellings permitted are actually built. Further analysis has shown that differing proportions of houses are completed in each year following

the grant of planning permission and that 94% (of the 94% of dwellings built from planning permissions) are completed within 5 years of the date of planning permission. Table 2 and Figure 3 provide details of this analysis and the calculation of a dwelling figure from this element of small site permissions. The resultant number of gross dwellings deliverable from these sites is 485 dwellings. As with completions, application of a 5% reduction to the gross figure provides a net estimate from this source of 456.

Table 2: Historical analysis of time elapsed between granting of permission and completion on all dwellings recorded in the Monitoring database completed between 1980 and 2007

Year	Cumulative Completions	Annual Completions	%of total completions (4140)	Cumulative % completions
1	1162	1162	28%	28%
2	2494	1332	32%	60%
3	3249	755	18%	78%
4	3747	498	12%	91%
5	3892	145	4%	94%
6	4028	136	3%	97%
7	4094	66	2%	99%
8	4108	14	0%	99%
9	4115	7	0%	99%
10+	4140	25	1%	100%

Figure 3: Historical analysis of days elapsed between granting of permission and cumulative completions on all dwellings recorded in the Monitoring database completed between 1980 and 2007



6.20 In total, outstanding planning permissions as at 31 October 2010 are estimated to be able to deliver the following net dwellings:
 279 dwellings (large sites)
 360 dwellings (small sites under construction)
 456 dwellings (other small sites)
 1095 dwellings (total)

6.21 There will be further planning permissions granted for residential development during the 5 months from 31 October 2010 till the start of the 5-year housing land supply period at the end of March 2011. An estimate of what these permissions might yield is given in Table 4 and this is summarised in the applications pending section below.

Unallocated Brownfield Land

6.22 The advice given by the Government is that specific, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the relevant five year period may be included in the 5 year supply of deliverable sites where they meet the tests of suitability, availability and achievability stated above and contained in paragraph 54 of PPS3. To meet these tests, a site should have made sufficient progress through the planning process. This Council's approach to estimating the dwelling yield from this source of housing land supply is to include those brownfield sites which were, as at 31 October 2010, included in the Council's Preferred Options for housing allocations in the Site Allocations (Homes and Jobs) DPD published in January 2008 and site options in the Sites and Policies DPD Rural Areas Consultation in September 2010 providing they are achievable (could be delivered on the site) before 2016 and

net additional dwellings expected to be delivered within five years identified in planning applications pending consideration at 31 October 2010.

Brownfield Preferred Option sites

6.23 Table 3 details relevant information on the brownfield preferred option sites. These are drawn from the Council's Preferred Options for housing allocations in the Site Allocations (Homes and Jobs) DPD published in January 2008 and site options in the Sites and Policies DPD Rural Areas Consultation in September 2010. The total yield from this source of supply is 649 new dwellings (net).

6.24 The yield from sites in Table 3 has been updated to take into account information received from agents and landowners during the consultations on the Plans and subsequent surveys. A site has not been included where it is no longer available by 2016 or if the site appears in another source of supply.

Table 3: Brownfield Preferred Option sites from the emerging Local Development Framework

Site Ref	Location	Revised Capacity	Comments
H39	BT Training Centre, Harrogate	102	Availability confirmed
H104	Land at Cornwall Road, Harrogate	51	Availability confirmed, on-going pre-application discussions
H105(1)	Land West of Harlow Moor Road, Harrogate	35	Availability confirmed, on-going pre-application discussions
H107	Station Parade, Harrogate	100	Availability confirmed, possible increase to 160 – some available in 5 year supply
H110(1)	White's Removals, Mornington Terrace, Harrogate	18	Owner of part of site has confirmed availability other will consider again in 2013.
H1013	Spa Lane, Starbeck	10	Availability confirmed
H1014	Diamond Grove Garages, Starbeck	0	Site unavailable
H1023	Spa Tennis Club, Kent Drive, Harrogate	14	Availability confirmed. Planning application for 14 dwellings, December 2008, withdrawn
K10	Off Chain Lane, Knaresborough	0	Site unavailable
R23	Red House, Palace Road, Ripon	40	Availability confirmed – pre-application discussions
R17	Old Goods Yard, Hutton Bank, Ripon	42	Availability confirmed, on-going pre-application discussions
R11	Gas Works, Stonebridgeway, Ripon	0	Advised owners considering non-residential uses in, January 2008
R10	Ripon Auction Mart	79	Availability confirmed, on-going pre-application discussions
R1009	Black Swan Yard, Ripon	10	Site identified during SHLAA site survey
R1007	95 Harrogate Road, Ripon	10	Site identified during SHLAA site survey
R1008	Ex Library, Water Skellgarth, Ripon	10	Site identified during SHLAA site survey
P3001	Coal Yard & Highway Depot, Pateley Bridge	28	Availability confirmed
RL1132	Former Killinghall Garage, Killinghall	0	Site unavailable
B11(1)	Riverside Sawmills	100	Availability confirmed
	TOTAL	649	

Potential dwelling yield from planning applications pending at 31 October 2010

- 6.25 A further source of unallocated brownfield land that can be included in the 5-year housing supply in accordance with the guidance in PPS3 is the potential dwelling yield from planning applications pending as at 31 October 2010.
- 6.26 The number of net additional dwellings identified from planning applications pending on brownfield sites at 31 October 2010 that are considered to be deliverable within five years is 107 (See Table 4).

- 6.27 Table 4 includes details of all those outstanding planning applications for 5 or more dwellings to which there is no objection in principle to residential development and which have a reasonable prospect of being delivered by 2016. There is also an additional supply from planning applications for between 1 and 4 dwellings that could also come forward by 2016. Further work would be required to fully assess the supply from this source.
- 6.28 There are also ongoing discussions with agents and applicants on a range of sites for new residential development throughout the District indicating that there is still interest and development pressure for new housing.

Table 4: Net additional dwellings expected to be delivered within five years identified in planning applications pending consideration at 31 October 2010

Reference	Location	Description	Dwellings
09/02583/FUL	Thornton Manor Farm, Thornton Bridge, York, North Yorkshire YO61 2RH	Erection of 2 semi-detached affordable dwellings, conversion of 3 barns to form 3 dwellings and formation of new vehicular access (Site Area 0.56ha).	5
10/00744/FUL	Land At 19 and 20 Water Skellgate and The Warehouse, Ripon, North Yorkshire HG4 1BH	Erection of 9 dwellings, formation of new vehicular access and erection of two storey rear extensions to 19 and 20 Water Skellgate (site area 0.11ha).	9
10/02817/FUL	6 - 7 Devonshire Place, Harrogate, North Yorkshire HG1 4AA	Erection of 2 storey extension to replace single storey buildings, conversion of shop to form 2 shops and creation of 6 flats (Site Area 0.67ha).	6
10/03934/FUL	Windsor Lodge Nursing Home, 10 Ripon Road, Harrogate, North Yorkshire HG1 2JB	Conversion of nursing home to form 6 flats (site area 0.07ha).	6
10/04317/FUL	The Grove, 95 Harrogate Road, Ripon, North Yorkshire HG4 1SX	Erection of 8 dwellings to replace Care Home (site area 0.5ha).	8
07/05275/FULMAJ	Glasshouses Mill, Glasshouses, North Yorkshire HG3 5QH	Conversion and extension of mill and associated buildings to form 48 flats, 2 business units (Use Class B1) and restaurant (Use Class A3). Conversion of existing barn and erection of a new build barn to form 6 residential units with associated store buildings.	54
07/05220/FUL	Old Hall Caravan Park, Skelton Road, Langthorpe, North Yorkshire	Change of use of land to allow the siting of 19 residential park homes.	19
		Total	107

Summary of site specific supply of housing land

6.29 The information below sets out the total estimated supply of new dwellings from specific sites from 2004 to 2016 in the Harrogate District:

Dwelling completions (2004-Oct 2010)	2677
Outstanding allocations	25
Planning permissions (Oct 2010)	1095
Applications pending (Oct 2010) (Sites of 5 or more dwellings)	107
Unallocated brownfield land	649
Total site-specific supply (2004-2016)	4553

6.30 This compares with the aggregated District housing requirement of 4680 new dwellings from 2004 to 2016 and indicates that the District will be able to match the housing requirement of the Core Strategy for its first ten years. Table 5 calculates the residual housing requirement up to 2016 having discounted completions to October 2010. It concludes that the District has a 4.7-year housing land supply of deliverable sites during the period April 2011 to March 2016. This is a minimum figure as it seeks to reconcile the undersupply of housing within the first 5-years of the plan period.

Table 5: Calculation of five-year supply

Requirement 2004 - 2016	4680
Completions 2004 – Oct 2010	2677
Residual requirement to 2016	2003
Time remaining as at 01/04/2011	5.0 years
Residual annual requirement	401
Site specific supply	1876
Supply in years	4.7 years supply
Supply expressed as percentage	94%

Windfall housing

6.31 The SHLAA and subsequent reviews will identify only sites yielding 10 or more dwellings in the District's five main towns and Ripon City and sites yielding 5 or more dwellings in the District's most sustainable villages.

6.32 Below these thresholds small sites, whilst very difficult to identify with any certainty in advance of them coming forward, have historically formed a significant part of the District housing land supply. New dwellings derived from building conversions of any size throughout the District also contribute to housing land supply. These are also very difficult to identify in advance.

6.33 Furthermore, the SHLAA itself is most unlikely to identify all opportunities for brownfield housing in the short or medium term above the agreed study threshold. A comparison between brownfield sites identified in the Council's 2002 and 2005 Urban Housing Capacity Studies (UHCS) and those brownfield sites which were granted planning permission and completed between 2002 and 2009 identified that 456 new dwellings were built on previously developed sites that were not identified in the 2002 or 2005 UHCS. They are from sites which were above the UHCS study threshold and had not been included in the study as planning permissions. It is highly likely therefore that in the period to 2016 a significant number of new dwellings will be built on sites that will not be identified in the Council's SHLAA either through existing planning permissions or unallocated brownfield land. This will represent an additional source of housing supply.

6.34 Further work would be required on the above windfall housing figures if they were to form the basis for a windfall housing allowance within the Council's five-year and ten year housing land supply.

