

# Harrogate District Local Plan: Housing Land Supply Update

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April 2016



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### 1 Introduction

- 1.1** The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The NPPF goes on to state that: *'Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites'*.
- 1.2** This paper provides an update on the council's housing supply position and covers the five year period to 31 March 2021.

### 2 The Housing Requirement

- 2.1** The NPPF requires local planning authorities to *'use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in [the NPPF]...'*
- 2.2** The government's Planning Practice Guidance (PPG) states that housing requirement figures in adopted local plans should be used as the starting point for calculating the five year supply, unless significant new evidence comes to light. In September 2015 the council published its Strategic Housing Market Assessment (SHMA): Final Report which provided information on objectively assessed housing need. This report was updated in June 2016 to take account of the latest demographic and economic evidence and this update uses the figure included therein.
- 2.3** The SHMA takes as its starting point official population and household projections and then goes on to consider whether it is appropriate to make an upward adjustment to these figures to reflect affordable housing need, market signals and potential economic performance. It concludes that housing need for the district over the period 2014 to 2035 is 557 homes per year.
- 2.4** Whilst the figure in the SHMA has not been tested or moderated against relevant constraints, and therefore does not represent a plan target, in line with advice set out in the PPG, it is considered that this represents the latest full assessment of housing need and should be used as the starting point for calculating the five year supply.
- 2.5** In the period 1 April 2014 to 31 March 2016, 721 dwellings (gross) were built (685 net). This represents a shortfall of 429 dwellings against the requirement for this two year period.
- 2.6** In identifying a five year supply of housing sites the NPPF requires that a buffer of 5% is included in the assessment. This should be raised to 20% where there has been a record of persistent under delivery of housing. Whilst there is no definition of persistent under delivery, an additional requirement of 20% has been added to this calculation of the five year housing land supply. This buffer will be kept under review.

### 3 Supply of Deliverable Sites

- 3.1** The deliverable supply of land is made up from a number of sources, but only includes land that has a realistic prospect of housing being delivered on the site within five years (*NPPF footnote 11*). It includes:

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- sites with planning permission (including prior notifications)
- sites drawn from the Strategic Housing and Economic Land Availability Assessment (SHELAA) 2016 which includes details of sites that are considered to be deliverable in five years
- sites pending (permitted subject to the completion of a S106 agreement/officer recommendation to approve)

**3.2** The NPPF also allows for the inclusion of an allowance for windfall development where there is evidence to demonstrate that these have and will continue to provide a reliable source of new housing supply. It goes on to note that *'any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends'*. An analysis has been undertaken which has concluded that an allowance can be justified.

### Sites with planning permission

**3.3** In the period 1 April 2014 - 31 March 2016, the council has granted permission for 3840 new homes. This gives a total planning permission pipeline of 4704 homes. Of this total supply 3238 is considered to be deliverable in the next five years, with a significant proportion of 2463 on sites with 10 or more homes.

**3.4** In considering the deliverability of large permitted sites, (10 or more dwellings), information received from agents / developers on likely delivery, lead in times and build out rates has been taken into account. In addition to this, further detailed consideration of these sites has taken place to provide a robust analysis of the number of dwellings that will be delivered in five years. On a number of sites this has resulted in the number of dwellings delivered in five years being significantly reduced. Factors that have been taken into account include:

- Market factors - current or potential future market demand, land value for residential use versus existing and potential competing uses and attractiveness of location for development
- Cost factors - significant site preparation / remediation costs, measures required to rectify constraints and planning obligation costs; and
- Delivery factors - relocation of existing users, realistic build out rates, phasing and developer capacity.

**3.5** The expected net delivery from sites of 10 or more dwellings is 2463 dwellings as shown in Table 1.1 in the appendix.

**3.6** For small sites, of fewer than nine dwellings, it has been assumed that those under construction will be delivered within five years. For those small sites that have not yet started, past trends indicate that on these sites a significant number of dwellings (94%) are started, with a high percentage being completed, within five years (94%). The net delivery from this source is 630 dwellings.

**3.7** In May 2013 the Government made changes to the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013) to allow the conversion of offices (class B1a) to dwelling houses (class C3) through a prior approval system. In April 2014 changes to permitted development rights were introduced to allow the change of use of existing agricultural buildings to a maximum of three dwellings. The expected delivery from this source is 145 dwellings as shown in Table 1.2 in the appendix, taking into account a discount of 10% for sites not coming forward.

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### Sites without planning permission

- 3.8** PPG indicates that a planning permission or allocation in a development plan is not a prerequisite for a site being considered deliverable in five years and other sites can be considered deliverable where the council has robust evidence to support them. Included in the five year supply is a small number of pending applications and the expected delivery from this source is 101 dwellings as shown in Table 1.3 in the appendix.
- 3.9** A further source of supply is sites identified in the SHELAA. The expected delivery from this source is 546 dwellings. Table 1.4 in the appendix identifies those sites drawn from the SHELAA that the council had previously sought to include in its now withdrawn Sites and Policies Development Plan Document and where information from agents/developers indicates that these will come forward in five years.

### Windfall allowance

- 3.10** To determine the appropriate windfall allowance an analysis of past trends was undertaken. This concluded that there is strong evidence that windfalls have consistently come forward and that it is reasonable to assume a continuing supply from small sites. A total of 97 dwellings per annum is considered appropriate as a windfall allowance and a total of 194 dwellings has been included in the 5 year supply. This does not include an allowance in the first three years on the basis that any windfall allowance for these years will already be in the system and avoids double counting. A Windfall Allowance Paper has been published separately to this housing supply update.

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## 4 Calculating a Five Year Supply

**4.1** The table below shows that the district has a deliverable supply of 5.4 years.

**Table 4.1 Land supply at 31 March 2016**

	Dwellings
<b>Requirement (April 2016 - March 2021)</b>	
Five year requirement (557 x 5)	2785
Buffer (20%)	557
Shortfall in completions against target (net)	429
Total 5 year requirement	3771
Annual requirement (adjusted to reflect shortfall)	754
<b>Supply deliverable in 5 years</b>	
Large sites with planning permission (10+ dwellings)	2463
Small sites with planning permission (1 to 9 dwellings)	630
Prior notifications	145
Applications pending	101
SHELAA Sites	546
Windfall allowance	194
Total Supply	4079
<b>Number of years supply</b>	<b>5.4</b>

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## Appendix 1 Housing Supply Tables

Table 1.1 Outstanding large sites with dwellings deliverable in five years (net)

Case Number	Location	Site total	Site total in five years
91/02718/REM	Land Off St Johns Walk, Kirby Hill	16	3
11/02438/REPMAJ	Former Advanced Technology Park and land to the west, Boroughbridge	88	88
12/02099/FULMAJ	Spa Tennis Club, Harrogate	13	13
12/04653/OUTMAJ	Land at Dacre Banks	16	16
13/00437/REMMAJ	Harlow Hill Depot, Harlow Moor Road, Harrogate	46	5
13/00535/EIAMAJ	Manse Farm, Knaresborough	600	120
13/00965/FULMAJ	Hollybank, 4 Stockwell Lane, Knaresborough	10	7
13/01297/FULMAJ	Spacey Houses Farm, Princess Royal Way, Pannal	19	19
13/02897/OUTMAJ	Crag Lane, Killinghall	62	62
13/04091/FULMAJ	Pannal Road, Follifoot	12	11
13/04943/REMMAJ	Irongate Bridge Reservoir, Harlow Moor Road, Harrogate	50	44
14/00128/OUTMAJ	Kingsley Farm, Kingsley Road, Harrogate	65	65
14/00259/OUTMAJ	Crag Lane, Harrogate	124	115
14/00854/OUTMAJ	North of Skipton Road, Harrogate Phase 1 (Commercial Estates)	210	120
14/01253/FULMAJ	Highways Depot, Station View, Starbeck	55	55
14/02179/FUL	4 South Park Road Harrogate	7	7
14/02523/FULMAJ	35 - 39 Cheltenham Crescent Harrogate	13	13
14/02269/FULMAJ	Former Police Station, North Park Road, Harrogate	25	4
14/02612/FULMAJ	Brookfield Way, Hampsthwaite	56	56
14/02737/EIAMAJ	Land north of Penny Pot Lane, Killinghall	600	100
14/02804/OUTMAJ	Pannal Business Park, Station Road, Pannal	120	120
14/02944/OUTMAJ	North of Skipton Road, Harrogate Phase 2 (Commercial Estates)	135	120
14/03119/FULMAJ	Skipton Road, Harrogate (Bellway)	170	170
14/03251/REMMAJ	Harrogate RUFC, Claro Road, Harrogate	126	122
14/03384/FULMAJ	Rear of Haregill, Melmerby	14	14
14/03510/FULMAJ	25 - 27 West Park, Harrogate	23	23
14/03634/FULMAJ	Red House, Palace Road, Ripon	55	55
14/04003/OUTMAJ	Land at Milby	170	170



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Case Number	Location	Site total	Site total in five years
14/04315/FULMAJ	Former Sawmills, Valuation Lane, Boroughbridge	85	85
14/04648/REMMAJ	West House Farm, Birstwith	27	27
14/04837/REMMAJ	Picking Croft Lane, Killinghall	78	78
14/04929/REMMAJ	Boroughbridge Road, Knaresborough	164	140
14/05165/OUTMAJ	Bellman Walk, Ripon	135	135
14/05219/FULMAJ	Knaresborough Road, Bishop Monkton	18	18
15/00429/FULMAJ	Little Wonder Hotel, Harrogate	14	14
15/00798/EIAMAJ	Cardale Park, Harrogate	450	90
15/01382/FULMAJ	Adjacent Methodist Church, Summerbridge	13	13
15/02228/OUTMAJ	Southfield Lane, Tockwith	80	80
15/02881/FULMAJ	Land at Hunsingore	10	10
15/03051/OUTMAJ	Station Road, Kirk Hammerton	25	25
15/03080/RG3MAJ	Finkle Street and Allhallowgate, Ripon	17	17
15/03116/FULMAJ	Back Dragon Parade, Harrogate	14	14
			<b>2463</b>

Table 1.2 Prior Notifications

Type	Address	Proposal	Total
14/01840/PBR	Ingbarrow Farm, Stockeld	Agricultural building to residential	1
14/02625/PBR	Cruet Farm, Hampsthwaite	Agricultural building to residential	1
14/02698/PBR	Hawthorn House, Scotton	Agricultural building to residential	1
14/02992/PBR	High Mains, Masham	Agricultural building to residential	1
14/03942/PBR	West Barns, Marton le Moor	Agricultural building to residential	2
14/03975/PBR	Heaton House, Aldborough	Agricultural building to residential	1
14/04016/PBR	Little Acres, Staveley	Agricultural building to residential	1
14/04264/PBR	Holgate Bridge Farm, Arkendale	Agricultural building to residential	2
14/04870/PBR	Ashbroke, Littlethorpe	Agricultural building to residential	1
14/05343/PBR	Church Farm, Follifoot	Agricultural building to residential	1
14/05354/PBR	Crag Lane, Harrogate	Agricultural building to residential	1
15/00641/PBR	Hay Bale, Clint	Agricultural building to residential	1
15/00885/PBR	Central House Farm, Hampsthwaite	Agricultural building to residential	3
15/01678/PBR	Whin Lane Farm, Sicklinghall	Agricultural building to residential	1
15/01926/PBR	Church Farm, Follifoot	Agricultural building to residential	1

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Type	Address	Proposal	Total
15/03027/PBR	Market Flat Lane, Scotton	Agricultural building to residential	1
15/03495/PBR	The Beeches, Magdalens Road, Ripon	Agricultural building to residential	2
15/03600/PBR	Hawthorn House, St John's Road, Scotton	Agricultural building to residential	1
15/03888/PBR	Castra, Park Farm, Spofforth	Agricultural building to residential	1
15/04091/PBR	Rougham Farm, Allerton Park	Agricultural building to residential	2
15/04285/PBR	West Hall Farm, Nesfield	Agricultural building to residential	2
15/04545/PBR	Glebe Farm, Spofforth	Agricultural building to residential	1
15/04634/PBR	Home Cottage, Ingerthorpre Grange, Markington	Agricultural building to residential	1
13/02104/PNH	Hall Lodge, Boroughbridge	B1(a) to C3	1
13/02105/PNH	1 Belford Road, Harrogate	B1(a) to C3	3
13/02279/PNH	12/12A Cheltenham Crescent, Harrogate	B1(a) to C3	1
13/02625/PNH	Haggs Farm, Spofforth	B1(a) to C3	4
13/03515/PNH	3 Haywra Street, Harrogate	B1(a) to C3	1
13/03995/PNH	5 Royal Parade, Harrogate	B1(a) to C3	1
13/04089/PNH	13 East Parade, Harrogate	B1(a) to C3	5
13/04590/PNH	1 North Park Road, Harrogate	B1(a) to C3	1
13/04620/PNH	25 Victoria Avenue, Harrogate	B1(a) to C3	12
14/00341/PNH	17A Victoria Avenue, Harrogate	B1(a) to C3	1
14/00364/PNH	The Smithy, Aldborough	B1(a) to C3	6
14/00481/PNH	10 Park Square, Knaresborough	B1(a) to C3	1
14/00992/PNH	179 Kings Road, Harrogate	B1(a) to C3	3
14/02239/PNH	The Croft, Kirk Deighton	B1(a) to C3	8
14/02485/PNH	Sycamore Barn, Angram	B1(a) to C3	1
14/03011/PNH	32 Kings Road, Harrogate	B1(a) to C3	3
14/03600/PNH	6 Station Bridge, Harrogate	B1(a) to C3	1
14/03604/PNH	1 Haywra Street, Harrogate	B1(a) to C3	3
14/04017/PNH	11 Princes Square, Harrogate	B1(a) to C3	1
14/04417/PNH	34 Kings Road, Harrogate	B1(a) to C3	1
14/04610/PNH	1 Windsor Court, Harrogate	B1(a) to C3	6
14/04629/PNH	7 Windsor Court, Harrogate	B1(a) to C3	3
14/04631/PNH	6 Windsor Court, Harrogate	B1(a) to C3	6

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Type	Address	Proposal	Total
14/04632/PNH	5 Windsor Court, Harrogate	B1(a) to C3	3
14/04634/PNH	10 Windsor Court, Harrogate	B1(a) to C3	3
14/04635/PNH	9 Windsor Court, Harrogate	B1(a) to C3	3
14/04637/PNH	8 Windsor Court, Harrogate	B1(a) to C3	3
14/04856/PNH	Spa Lodge, 2 Spa Street, Harrogate	B1(a) to C3	2
15/00673/PNH	6 Ripon Road, Harrogate	B1(a) to C3	3
15/01677/PNH	Rear of 33 Grove Road, Harrogate	B1(a) to C3	1
15/01851/PNH	Mitre House, North Park Road, Harrogate	B1(a) to C3	5
15/01899/PNH	Kingsley Farm, Harrogate	B1(a) to C3	3
15/02050/PNH	41 East Parade, Harrogate	B1(a) to C3	4
15/02849/PNH	Banks House, Dacre Banks	B1(a) to C3	2
15/03219/PNH	47-49 East Parade, Harrogate	B1(a) to C3	17
15/03368/PNH	4 Princes Square, Harrogate	B1(a) to C3	1
15/04372/PNH	6 Mount Parade, Harrogate	B1(a) to C3	1
15/04458/PNH	Salisbury Chambers, Albert Street, Harrogate	B1(a) to C3	4
14/01908/PSR	82 Ripon Road, Killinghall	Shop or A2 to residential	1
15/00396/PSR	61-63 Knaresborough Road, Harrogate	Shop or A2 to residential	2
		<b>TOTAL</b>	<b>161</b>

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Table 1.3 Pending Applications

Site Reference	Site Name	Total
07/05275/FULMAJ	Glasshouses Mill, Glasshouses	41
15/04164/OUTMAJ	Land at Milby	60
	<b>TOTAL</b>	<b>101</b>

Table 1.4 SHELAA sites with dwellings deliverable in five years

Site ref	Site Name	Total (net)
H6	BT Training Centre, St George's Walk, Harrogate	60
H36	Police Training Centre, Harrogate	120
R23	The Cathedral Choir School, Ripon	98
TW4	Land north of Southfield Lane, Tockwith	126
GO1	Branton Lane, Great Ouseburn	39
GH4/GH5	Land at West Field and Bernard Lane, Green Hammerton	103
	<b>TOTAL</b>	<b>546</b>



