

Harrogate District Local Plan: Housing Land Supply Update



October 2018

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1 Introduction

- 1.1** The National Planning Policy Framework (NPPF)⁽¹⁾ 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 requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The NPPF also states that where the local planning authority cannot demonstrate a five year supply of deliverable housing sites, with the appropriate buffer, the policies which are most important for determining the application are out of date and the presumption in favour of sustainable development should be applied to decision making.
- 1.2** This update sets out the council's housing supply position and covers the five year period to 30 September 2023.

2 The Housing Requirement

- 2.1** The [Housing and Economic Development Needs Assessment \(HEDNA\)](#) has been prepared to form part of the evidence base for the Harrogate District Local Plan. The HEDNA provides a consistent, objective assessment of need for housing (and employment floorspace) over the period to 2035. The assessment concludes that housing need for the district is 669 dwellings per annum and is being used as the starting point for calculating the five year supply of housing land.⁽²⁾⁽³⁾
- 2.2** Table 2.1 'Housing completions' shows the number of dwellings completed from the start of the Local Plan period (April 2014). Completions are calculated quarterly and use up-to-date information. This may mean that completions may differ from completions previously reported. For the period up to 30 September 2018 there were 2005 gross completions (1905 new build and conversions and 100 through prior notifications). Net completions for this period were 1921 dwellings (1821 new build and conversions and 100 through prior notifications).

Housing completions 1 April 2014 to 30 June 2018					
Year	Gross completions (new build and conversions)	Net Completions (new build and conversions)	Prior Notification completions	Total completions (gross) ⁽¹⁾	Completions (Net) ⁽²⁾
2014 / 2015	436	414	1	437	415
2015 / 2016	314	298	8	322	306
2016 / 2017	306	291	75	381	366
2017 / 2018	613	582	16	629	598
2018 / 2019 (Apr - Sept)	236	236	0	236	236
Total	1905	1821	100	2005	1921

Table 2.1 Housing completions

- Gross refers to the total number of houses completed.
- Net refers to the total number of houses completed minus any losses through conversion or demolition.

1 References to the NPPF refer to the revised NPPF published in July 2018

2 For further information on the HEDNA please visit

3 https://www.harrogate.gov.uk/downloads/file/2714/2017_housing_and_economic_development_needs_assessment

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2.3 Paragraph 73 of the NPPF states that an additional buffer of either 5%, 10% or 20% (moved forward from later in the plan period) should be added to the supply of specific deliverable sites as follows:

- a. 5% to ensure choice and competition in the market for land; or
- b. 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c. 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

2.4 Over the previous three years, 1,270 dwellings were completed (net) against a requirement of 2,007 dwellings and, as such, a 20% buffer is applicable.

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 Annex 2*). It includes:

- Sites with planning permission (including prior notifications and permission in principle).
- Sites without planning permission but are pending a decision.
- Windfall allowance.

3.2 Further information on each of these sources is provided below.

Sites with planning permission

3.3 In the last quarter the council continued to make progress with increasing the supply of available housing land, bringing the total gross number of permissions granted for the period April 2014 - September 2018 to 7,547. Of this total 4,211 dwellings are considered to be deliverable in the next five years, with a significant proportion 3,316 (net) on sites with 10 or more homes.

3.4 In considering the deliverability of large permitted sites, (10 or more dwellings) assumed lead in times and build out rates have been applied alongside consideration of information provided by agents, developers and housebuilders as well as other matters such as significant infrastructure provision and or costs. The expected net delivery from sites of 10 or more dwellings is 3,316 dwellings as shown at Table 1.1 'Outstanding large sites with dwellings deliverable in five years (net)' in the appendix.

3.5 For small sites, of fewer than 10 dwellings, it has been assumed that those under construction, (210 dwellings), will all be delivered within five years, giving a net total (95%) of 199 dwellings. For those small sites that have not yet started (905 dwellings), past trends indicate that on these sites a significant number of dwellings (87%) are started, with a high percentage (93%) being completed within five years. The net delivery (95%) is then calculated to giving a total of 695 dwellings. The total from this source is therefore 895 dwellings (199 dwellings started and 695 not started).

3.6 Subject to a number of conditions and restrictions introduced by the government, changes of use may be permitted to allow the conversion of buildings to dwellings through a prior approval system. This includes changes of use from offices to dwellings, changes of use of existing agricultural buildings to a maximum of three dwellings and changes of use from

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retail use to residential use. The expected delivery from this source is 235 dwellings as shown at the Table 1.2'Prior notifications permissions' in the appendix, taking into account a discount of 10% for sites not coming forward.

Sites without planning permission

3.7 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. The supply includes a small number of sites that are pending a decision. The majority of these have been permitted subject to completion of a legal agreement or agreement regarding conditions. Several of the sites are draft allocations in the council's emerging local plan and will receive an officer recommendation to approve. The delivery from this source is 870 as set out at the Table 1.4'Applications pending a decision' in the appendix.

Permission in Principle

3.8 The permission in principle (PiP) consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. ⁽⁴⁾

3.9 The delivery from this source is between 2 and 5 dwellings as set out at Table 1.3'Permission in Principle' in the appendix. For the purposes of calculating anticipated yield within the 5 year supply, the minimum figure has been used.

Windfall allowance

3.10 The NPPF also allows for the inclusion of an allowance for windfall development where there is compelling evidence that this will provide a reliable source of 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*'.

3.11 An analysis of past trends has been undertaken in order to determine whether to include a windfall allowance. 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 five 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.

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4 Calculating a Five Year Supply

4.1 The table below shows that the district has a deliverable supply of **5.18** years.

Requirement (April 2018 - March 2023)	Dwellings
Five year requirement (669 x 5)	3345
Shortfall in completions against target (net)	1089
Total 5 year requirement plus shortfall (net)	4434
Buffer (20% of 5 year requirement plus shortfall) ⁽¹⁾	886
Total 5 year requirement (5 year requirement plus shortfall plus 20% buffer)	5320
Annual requirement (adjusted to reflect shortfall)	1064
Supply deliverable in 5 years	
Large sites with planning permission (10+ dwellings)	3316
Small sites with planning permission (1 to 9 dwellings)	895
Prior notifications (discounted by 10%)	235
Permission in principle	2
Applications pending	870
Windfall allowance	194
Total Supply	5512
Number of years supply	5.18

Table 4.1 Land supply as at 30 September 2018

1. In accordance with appeal decision APP/E2734/W/16/315512, land off Ripon Road, Killinghall, (December 2016, paragraph 23), the under-supply against the annual housing requirement since the start of the plan period has been added to the five year target figure before the 20% buffer has been applied.

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Appendix 1 Housing Supply Tables

Large sites with dwellings deliverable in five years (net)			
Application reference	Location	Site total (gross)	Total in 5 years (net)
91/02718/REM	Land Off St Johns Walk, Kirby Hill	16	1
07/05275/FULMAJ	Glasshouses Mill, Glasshouses	40	5
12/02099/FULMAJ	Spa Tennis Club, Harrogate	13	1
13/04943/REMAJ	Irongate Bridge Reservoir, Harlow Moor Road, Harrogate	50	1
14/00128/OUTMAJ and 16/02574/REMAJ	Kingsley Farm, Kingsley Road, Harrogate	61	61
14/00854/OUTMAJ and 14/02944/OUTMAJ	North of Skipton Road, Harrogate	345	80
14/01253/FULMAJ	Highways Depot, Station View, Starbeck	55	45
14/02179/FUL	4 South Park Road Harrogate	11	7
14/02612/FULMAJ	Brookfield Way, Hampsthwaite	56	13
14/02737/EIAMAJ and 16/03651/REMAJ	Land north of Penny Pot Lane, Killinghall	600	100
14/03119/FULMAJ	North of Skipton Road, Harrogate (Bellway)	170	64
14/03251/REMAJ	Harrogate RUFC, Claro Road, Harrogate	126	21
14/03384/FULMAJ	Rear of Haregill, Melmerby	14	9
14/03510/FULMAJ	25 - 27 West Park, Harrogate	23	23
14/03849/OUTMAJ	Land Adjacent To Orchard Close, Knaresborough	74	74
14/04648/REMAJ	West House Farm, Birstwith	27	27
14/04837/REMAJ	Picking Croft Lane, Killinghall	78	1
14/04929/REMAJ	Boroughbridge Road, Knaresborough	164	49
14/05219/FULMAJ	Knaresborough Road, Bishop Monkton	18	16
15/00798/EIAMAJ	Cardale Park, Harrogate	450	90
15/01020/OUTMAJ	Branton Lane, Great Ouseburn	39	39
15/01382/FULMAJ	Adjacent Methodist Church, Summerbridge	13	12
15/01484/FULMAJ	Southfield Lane, Tockwith	126	100
15/01691/FULMAJ	Land To The South Of Bar Lane And East Of Boroughbridge Road, Knaresborough	78	78
15/01999/EIAMAJ	Land Comprising Field At Grid Reference 427850 453496, Otley Road, Harrogate	125	98
15/02228/OUTMAJ	Southfield Lane, Tockwith	80	80
15/02624/REMAJ	Bernard Lane, Green Hammerton	86	73
15/03051/OUTMAJ	Station Road, Kirk Hammerton	25	25
15/03080/RG3MAJ	Finkle Street and Allhallowgate, Ripon	25	17
15/03116/FULMAJ	Back Dragon Parade, Harrogate	14	6
15/03868/FULMAJ	Land at Dacre Banks	22	22
15/04424/DVCMAJ	Ashdown Park, Minskip Road, Boroughbridge	26	6

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Large sites with dwellings deliverable in five years (net)			
Application reference	Location	Site total (gross)	Total in 5 years (net)
15/04468/FULMAJ	Land east of Bernard Lane, Green Hammerton	20	12
15/04469/FULMAJ	Agricon Engineering, Station Road, Kirk Hammerton	18	18
15/04476/REMAJ and 17/02090/FULMAJ	Land between cricket field and Crag Lane, Cautley Drive, Killinghall	66	31
15/05370/FULMAJ	The Lawns Nursing Home , 31 Oatlands Drive, Harrogate	14	14
15/05451/REMAJ	Land Comprising Field At 439448 467406 Milby	176	169
15/05687/FULMAJ	Cabin Lane, Dacre Banks	13	13
16/00545/OUTMAJ	Land Off Ripon Road, Killinghall	73	73
16/00582/OUTMAJ	Nidd House Farm, Killinghall	75	75
16/00920/FULMAJ	Former Balmoral Hotel, Franklin Mount, Harrogate	14	14
16/01127/REMAJ	Former Advanced Technology Park and land to the west, Boroughbridge	88	55
16/01240/FULMAJ	Land west of Ripon Road, Killinghall	43	43
16/01869/FULMAJ	Land To The East Of Scarah Lane, Burton Leonard	31	31
16/02116/FULMAJ	Land At Former Ripon Auction Mart	32	32
16/02690/FULMAJ	Land Between No 105 And Southfield Station Parade, Harrogate	14	14
16/02766/FULMAJ	Pineheath, 80 Cornwall Road, Harrogate	12	12
16/04107/REMAJ	Crag Lane, Harrogate	119	115
16/04497/REMAJ	Land Comprising Field at Bellman Walk, Ripon	131	131
16/04548/FULMAJ	Ireland's Court, North Street, Ripon	14	14
16/04838/FULMAJ	Land To North Of Ailcey Road, Ripon	12	12
16/04981/OUTMAJ and 18/02046/REMAJ	Land comprising OS Filed 0003, Dishforth	72	72
16/04989/FULMAJ	Police Station, North Street, Ripon	29	29
16/05175/FULMAJ	Kingsley Road, Harrogate	91	91
16/05603/FULMAJ	Ash Grove Industrial Estate, Ripon	36	36
16/05621/EIAMAJ	Land at West Lane, Ripon	390	120
17/00213/OUTMAJ	Land At Grid Reference 429850 452580, Rossett Green Lane, Harrogate	14	14
17/00730/FULMAJ	Lambert House, 108 Station Parade, Harrogate	12	12
17/01057/OUTMAJ	Land at 422023 480727, Foxholme Lane, Masham	60	60
17/01597/OUTMAJ	Land Comprising Field At 426031 458228, Hampsthwaite	39	39
17/01908/OUTMAJ	Land Comprising Field At 436990 475048, Sleights Lane, Rainton	20	20
17/02008/FULMAJ	Land comprising field south of White House, Main Street, Darley	16	18
17/02070/OUTMAJ	Manor Dairy Farm, Crag Lane, Killinghall	54	54
17/02123/REMAJ	Site Of Pannal Business Park, Pannal	128	128
17/02938/FULMAJ	Land At High Mill Farm, Markington	25	25

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Large sites with dwellings deliverable in five years (net)			
Application reference	Location	Site total (gross)	Total in 5 years (net)
17/03376/REMMAJ	Land Comprising Field At 439826 467466, Milby	145	60
17/03476/REMMAJ	Hambleton Grove, Knaresborough	14	14
17/03952/FULMAJ	Poultry Houses, Leeming Lane, Langthorpe	35	35
17/04417/OUTMAJ	Land Comprising Field At 424874 459814 Clint Bank Birstwith North Yorkshire HG3 3AJ	14	14
17/04757/FULMAJ	Former Sawmills, Valuation Lane, Boroughbrigde	95	92
17/05214/FULMAJ	Highfield House, Hemsworth Walk, Ripon	11	11
17/05292/OUTMAJ	Land Comprising Field At Grid Reference 435478 458582 Bar Lane Knaresborough North Yorkshire	12	12
17/05390/OUTMAJ	Land Comprising Field At 445125 450413 Turnpike Lane Bickerton North Yorkshire	21	21
17/05491/REMMAJ	Manse Farm, Knaresborough	600	120
17/05603/REMMAJ	South of Home Farm, Kirby Hill	34	34
18/00202/FULMAJ	Levens Farm Lund Lane Killinghall North Yorkshire	10	10
18/00821/REMMAJ	BT Training Centre, St George's Walk, Harrogate	88	88
		TOTAL⁽¹⁾ (gross)	6080
		TOTAL⁽²⁾ (net)	3316

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

1. The total number of houses.
2. The total number of dwellings minus any losses to conversion or demolition.

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Prior Notification Permissions

Prior notifications			
Application reference	Address	Proposal	Total
14/03975/PBR	Heaton House, Aldborough	Agricultural building to residential	3
14/04264/PBR	Holgate Farm, Arkendale	Agricultural building to residential	2
15/00885/PBR	Central House Farm, Hampsthwaite	Agricultural building to residential	3
15/01678/PBR	Whin Lane Farm, Sicklinghall	Agricultural building to residential	1
15/03027/PBR	Market Flat Lane	Agricultural building to residential	1
15/03600/PBR	Hawthorn House, St John's Road, Scotton	Agricultural building to residential	1
15/04091/PBR	Rougham Farm, Allerton Park	Agricultural building to residential	2
15/04545/PBR	Glebe Farm, Spofforth	Agricultural building to residential	1
15/05669/PBR	Willow Garth, Huby	Agricultural building to residential	1
16/01558/PBR	Ashbrook Farm, Bishop Monkton	Agricultural building to residential	1
16/03362/PBR	Levens Farm, Killinghall	Agricultural building to residential	1
16/03724/PBR	Baythorne Fold, Stainburn	Agricultural building to residential	1
16/04518/PBR	Haddockstones, Markington	Agricultural building to residential	3
16/04519/PBR	Haddockstones, Markington	Agricultural building to residential	1
16/04616/PBR	Sunny View, Bishop Monkton	Agricultural building to residential	2
17/00435/PBR	Rainshaw Farm, Whixley	Agricultural building to residential	1
17/00822/PBR	Ingmanthorpe Grange Farm, Ingmanthorpe	Agricultural building to residential	2
17/00935/PBR	Wingate Farm, Plompton	Agricultural building to residential	2
17/01101/PBR	Kahala Barn, Beestons Lane, North Rigton	Agricultural building to residential	1
17/01413/PBR	Little Acres, Bedlam Lane, Staveley	Agricultural building to residential	2
17/01730/PBR	Old Thornville, Planetree Lane, Kirk Hammerton	Agricultural building to residential	2
17/02369/PBR	Junction of Briscoe Ridge Lane and Shaw Lane, Beckwithshaw	Agricultural building to residential	1
17/02382/PBR	Greenhill Farm, Bishop Thornton	Agricultural building to residential	1
17/02464/PBR	Land and barn north of The Homestead	Agricultural building to residential	1
17/02707/PBR	Green Tree, Main Street, Scotton	Agricultural building to residential	2
17/03141/PBR	Bracken Farm, Pannal	Agricultural building to residential	1
17/03229/PBR	Eden Park, Haggs Road, Follifoot	Agricultural building to residential	1
17/03466/PBR	Greenhill Farm, Bishop Thornton	Agricultural building to residential	2
17/04139/PBR	Land at 426635 464171, Bishop Thornton	Agricultural building to residential	1
17/04189/PBR	The Beeches, Magdalens Road, Ripon	Agricultural building to residential	2
17/04270/PBR	Hill Top Farm, School Lane, Dacre Banks	Agricultural building to residential	1

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Prior notifications			
Application reference	Address	Proposal	Total
17/04747/PBR	Thistle Barn, Thistle Hill, Knaresborough	Agricultural building to residential	1
17/05448/PBR	Spenn House, Main Street, Minskip	Agricultural building to residential	2
18/01873/PBR	Lanshaw Farm, Beckwithshaw	Agricultural building to residential	1
14/00364/PNH	The Smithy, Heaton House	B1(a) to residential	3
15/01851/PNH	Mitre House, North Park Road	B1(a) to residential	3
15/01899/PNH	Kingsley Farm, Harrogate	B1(a) to residential	3
15/02849/PNH	Banks House, Dacre Banks	B1(a) to residential	2
15/03368/PNH	4 Princes Square, Harrogate	B1(a) to residential	4
15/04458/PNH	Salisbury Chambers, Albert Street	B1(a) to residential	4
15/05406/PNH	37a Grove Road, Harrogate	B1(a) to residential	4
16/00114/PNH	2 - 4 Windsor Court	B1(a) to residential	9
16/00326/PNH	102 Station Parade	B1(a) to residential	1
16/00650/PNH	Southfield, Station Parade, Harrogate	B1(a) to residential	12
16/01702/PNH	7 - 9 Cambridge Road, Harrogate	B1(a) to residential	8
16/02105/PNH	Hazeldene Lodge, Main Street	B1(a) to residential	1
16/03165/PNH	101 Station Parade, Harrogate	B1(a) to residential	4
16/03212/PNH	Agricultural Building At 427706 454422, Crag Lane, Harrogate	B1(a) to residential	1
16/04651/PNH	31/33 Springfield Avenue, Harrogate	B1(a) to residential	35
16/05048/PNH	Princes House, 13 Princes Square, Harrogate	B1(a) to residential	3
17/01342/PNH	11 - 13 Beulah Street, Harrogate	B1(a) to residential	4
17/03666/PNH	Windsor House, Cornwall Road, Harrogate	B1(a) to residential	94
17/05088/PNH	13 - 15 Kennion Road, Harrogate	B1(a) to residential	3
16/00851/PSR	2D Knaresborough Road, Harrogate	Shop or A2 to residential	2
16/03069/PSR	2F Knaresborough Road, Harrogate	Shop or A2 to residential	1
15/01893/PWR	Rear of 33 Grove Road, Harrogate	Storage and distribution to dwelling	1
16/05052/PWR	Electrical Contractors Store, St John's Road, Scotton	Storage and distribution to dwelling	1
18/03343/PBR	Beck Farm, Cundall	Agricultural building to residential	1
18/02603/PBR	Yarrow Hill Farm, Markington	Agricultural building to residential	2
18/02651/PBR	Rigg Farm, Briscoe Ridge Lane, Beckwithshaw	Agricultural building to residential	1
18/02530/PNH	10 Station Parade, Harrogate	B1 to residential	3
18/01574/PBR	Swallow Cottage, Pinewood Farm, Crag Lane, Harrogate	Agricultural building to residential	1
TOTAL			261

Table 1.2 Prior notifications permissions

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Permission in Principle

Permission in Principle			
Application reference	Site Name	Minimum number of dwellings	Maximum number of dwellings
18/02822/PIP	Rear Of Victoria Cottage Thistle Hill Knaresborough	2	5

Table 1.3 Permission in Principle

Applications pending a decision

Applications pending a decision				
Application reference	SHELAA Ref (if applicable)	Site Name	Total	Total in 5 years (net)
14/02970/FULMAJ	H36	Police Training Centre, Harrogate	163	120
15/04168/FULMAJ	R23	The Cathedral Choir School, Ripon	117	117
17/00525/FULMAJ	BL9	1 Copgrove Road, Burton Leonard (Alfred Hymas site)	23	23
17/01350/OUTMAJ	K37	Land at Boroughbridge Road, Knaresborough	120	60
17/01446/OUTMAJ	GH6	Land Comprising Field At 446321 456601 New Lane Green Hammerton	80	80
17/01897/OUTMAJ	WB1	Land Comprising Field At 439236 449205 Harrogate Road Stockeld	210	90
17/01899/OUTMAJ	H56	Land at Cow Dyke Farm, Harrogate	139	90
17/02937/FULMAJ	B4	Land north of Aldborough Gate, Boroughbridge	184	122
17/04059/FULMAJ	DF4	Land Comprising Field At 438371 473369 Topcliffe Road Dishforth	56	56
17/04102/OUTMAJ	SP6	Land at Massey Fold, Spofforth	72	72
18/00181/FULMAJ	n/a	Springfield Court Springfield Avenue Harrogate	26	26
18/00661/FULMAJ	n/a	Darley Mill, Darley	14	14
			Total	870

Table 1.4 Applications pending a decision

