



Housing Land Supply Update



April 2021

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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housing sites, with the appropriate buffer, the policies which are most important for determining the application are out of date and the presumption in favour of sustainable development should be applied to decision making.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 current housing supply position and covers the five year period to 30 March 2026. It shows that the Council can demonstrate **7.4 years** of deliverable housing sites.

2 The Housing Requirement

Basic requirement

- 2.1** The housing requirement for Harrogate district is 637 dwellings per annum. This figure is identified within the Harrogate District Local Plan 2014-35 which was adopted in 2020. The basic requirement for the next five year period (2021 - 2026) is therefore $5 \times 637 = 3185$.

Addressing past shortfall

- 2.2** National Planning Policy Guidance (NPPG) requires the local authority to consider past shortfalls in housing completions against planned requirements. The level of shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next five year period. The Harrogate District Local Plan was adopted part way through the proposed plan period which began in 2014. Table 2.1 'Housing completions' shows the net number of dwellings completed from the start of the Local Plan period compared with the Local Plan target. The net figures refer to the total number of houses completed minus any losses through conversion or demolition. The completions for the whole period have been calculated using the most up-to-date information and consequently may differ from completions previously reported.

Year	Net completions from planning applications	Net completions from prior notifications	Net total completions	Local Plan Requirement
2014/15	414	1	415	637
2015/16	298	8	306	637
2016/17	291	75	366	637
2017/18	582	16	598	637
2018/19	680	13	693	637
2019/20	962	18	980	637
2020/21	888	3	891	637

1 References to the NPPF refer to the revised NPPF published in June 2019

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Year	Net completions from planning applications	Net completions from prior notifications	Net total completions	Local Plan Requirement
TOTALS			4249	4459

Table 2.1 Housing completions

2.3 It is expected that housing delivery will vary from year to year, however table 2.1 shows that the first 4 consecutive years of the plan period were significantly lower than the plan target. The following years' delivery has exceeded the annual target and made significant headway to address this undersupply. The total completions over the plan period to date (2014 – 2021) were 4249. Against a total requirement of 4459 over the same period, this represents a shortfall of 210 which is added to the basic requirement for the next five year period.

Application of buffer

2.4 Paragraph 73 of the NPPF makes provision for an appropriate buffer to be applied to the housing requirement to ensure there is a realistic prospect of achieving the planned level of housing supply:

- 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;
- c. or 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

2.5 The Council is not intending to submit a formal annual position statement and the latest Housing Delivery Test results released in January 2021 demonstrate that Harrogate's housing delivery over the past three years does not fall within the threshold for "significant under delivery". Therefore in line with national policy a 5% buffer should be applied to the housing requirement.

2.6 The housing requirement is shown in table 4.1 'Calculating the Five Year Supply'.

3 Supply of Deliverable Sites

3.1 The deliverable supply of land is made up from sites with planning permission, sites allocated within the Local Plan, sites with applications pending a decision and a windfall allowance.

Identifying deliverable sites

3.2 The NPPF defines 'deliverable' within Annex 2:

3.3 *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a. *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b. *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a*

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brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

3.4 The NPPG sets out examples of the kind of the evidence that can be used to demonstrate the deliverability of a site, which includes:

- Current planning status – for example, how much progress has been made towards approving reserved matters;
- Firm progress being made toward the submission of an application;
- Firm progress with site assessment work;
- Clear relevant information about site viability, ownership constraints or infrastructure provision.

Sites with planning permission

3.5 The Council has assessed sites for inclusion in the five year housing land supply in accordance with the definition of ‘deliverable’ and evidence requirements set out above. In addition, to further ensure our housing supply is robust the council has taken the approach to find evidence to demonstrate deliverability of all major schemes, not just those with outline permission.

3.6 The Council's Housing Delivery and Strategic Sites Team has been actively monitoring both small and large sites throughout the previous year to identify and, where possible, support sites which may face challenges with delivery. This has been done by both email and telephone surveys to developers, their agents or site promoters asking for details on work currently being undertaken to progress planning applications, anticipated commencement dates, build out rates and obstacles to delivery. In this manner, we have sought to contact agents or developers for all major development sites within the 5 year supply. In addition to this evidence, a range of monitoring data (including the Council's planning application systems, building control and Council Tax data) have been used to monitor and inform the trajectory for delivery on each site. For sites where the rate of delivery is uncertain, the assumed lead in times and build out rates have been used in line with the SHELAA methodology. All sites which require evidence to demonstrate deliverability are listed within the appendix.

Sites allocated in the Local Plan

3.7 The Council is working with developers across the district to ensure allocated sites meet their specific site requirements through good design and deliver benefits across a range of policy areas. Regular contact with promoters also ensures a good pipeline of housing delivery over the plan period. Allocated sites with a resolution to grant approval have been included within the 5 year housing supply. These are sites which have been considered and supported by the Council's Planning Committee and their approval is subject to finalising detailed matters, such as legal agreements.

Sites with a planning permission pending

3.8 Annex 2 of the NPPF does not provide an exhaustive list of sources of housing supply and there is potential for sites pending a planning permission to be considered deliverable where the council has robust evidence to support them. As with previous housing supply updates the Council has considered whether there are other sites, in addition to those allocated, with a resolution to grant permission which could meet the tests for deliverability within 5 years. No sites have been identified for the current 5 year housing supply update.

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Windfall allowance

- 3.9** 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'*.
- 3.10** The adopted Local Plan included a windfall allowance of 97 dwellings per annum. This figure was based on an analysis of past trends and was discussed in detail at the Local Plan examination. The Inspector 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. As a result, 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 **7.41** years.

Requirement (April 2021 – March 2026)	Dwellings
Local Plan target for delivery from 2014 to April 2021 (637 x 7)	4459
Completions to date (net)	4249
Shortfall in completions against target (net)	210
Total 5 year requirement plus shortfall (net)	3395
Buffer (5%)	170
Total 5 year requirement plus shortfall plus buffer	3565
Annual requirement (adjusted to reflect shortfall)	713
Supply deliverable in 5 years	
Large sites with planning permission (10+ dwellings)	3775
Small sites with planning permission (1 to 9 dwellings)	1066
Prior notifications for large sites (10+ dwellings)	20
Prior notifications for small sites (1 to 9 dwellings)	125
Permission in principle	6
Local Plan allocations	90
Windfall allowance	194
Total Supply	5276
Number of years supply	7.4

Table 4.1 Land supply as of 1 April 2021

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Appendix 1 Housing Supply Tables

Local Plan ref	Application Number	Applicant Name	Address	Proposal	Housing Plots	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Number of units within 5 year supply	Comments
n/a	07/05275/FULMAJ	Newby Developments	Glasshouses Mill Glasshouses North Yorkshire HG3 5QH	Conversion of principal mill building to form 15 dwellings, 11 apartments and restaurant (Use Class A3), including reconstruction of former wheel house, conversion of former mechanics shop, store and pugmill to 4 dwellings, conversion of former jute and hemp warehouse to form 5 dwellings, conversion of barn to form 4 office units (Use Class B1), erection of 4 terraced dwellings and 1 detached dwelling, conversion of stables to form 3 office units (Use Class B1) and demolition of former boys brigade building. (Revised Plans).	40	30	6	34	37	Conversion of mill well progressed with some units occupied. Works to outbuildings have commenced.
	18/05135/FUL			Formation of 2 no. one bedroom flats from proposed Glasshouses Mill unit 15.	2	0	0	2		
	19/01806/FUL			Conversion of industrial building to form a 2 bedroom dwelling with associated external works.	1	0	0	1		
H50	14/02737/EIAMAJ	Woodard Corporation, Hallam Management Ltd & Persimmon Homes	Land At Grid Reference 427444 455651 Penny Pot Lane Killinghall North Yorkshire	Outline application for erection of 600 dwellings, primary school, community/retail facilities and open space with access considered (Site Area 27.8ha) (resubmission)	367	0	0	367	292	Reserved matters application for southern phase permitted and commenced. Developer advised additional 16 dwellings are now completed. Delivering at 55 units per annum, Persimmon expect completion of this phase by 2023. Reserved matters application for northern phase is pending. HBC assume this will be delivered at 55 dwellings per annum following completion of southern phase.
	16/03651/REMMAJ			Reserved matters application (layout, scale, appearance and landscaping) for erection of 233 dwellings including public open space and allotments in respect of southern part of development approved under outline application 14/02737/EIAMAJ	233	135	51	182		
H73	14/02944/OUTMAJ	Commercial Estates Projects / Home Group/Persona	Land Comprising Field At 428221 457140 Otley Road Killinghall North Yorkshire	Outline application for the residential development with all matters reserved (Site area 10.9ha).	135	0	0	135	135	17/01399/REMMAJ - pending consideration. S106 signed and conditions currently being agreed.
GO1	15/01020/OUTMAJ	Keyhaven Homes Ltd	Land Comprising Field At 444278 462042 Branton Lane Great Ouseburn North Yorkshire	Outline application for erection of up to 39 dwellings with access considered (Site Area 3.6ha).	39	0	0	39	39	REM application is pending decision. Developer intends to be on site later this year and estimates a 2 year build programme.
SB2	15/01382/FULMAJ	Castellum	Land Comprising Field Adjacent To Summerbridge Methodist Church	Erection of 13 dwelling houses with associated car parking and landscaping, formation of access and service roads, and	13	13	5	8	8	Developer advised 5 plots are occupied and a further 6 are completed and for sale.

Local Plan ref	Application Number	Applicant Name	Address	Proposal	Housing Plots	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Number of units within 5 year supply	Comments
			Summerbridge North Yorkshire	formation of community car park (Site Area 0.56ha).						
K21	15/01691/FULMAJ	Gleeson Developments	Land To The South Of Bar Lane And East Of Boroughbridge Road, Beech Grove, Knaresborough	Demolition/removal of existing buildings, erection of 78 dwellings with associated access and landscaping works (site area 2.8ha).	78	78	72	6	6	Site nearing completion, no issues raised from developer.
H46	15/01999/EIAMAJ	Persimmon Homes (Yorkshire) Ltd	Land Comprising Field At Grid Reference 427850 453496 Otley Road Harrogate North Yorkshire	Erection of 125 dwellings with associated access, open space and landscaping (Site Area 4.05ha)	125	0	61	64	64	Site progressed and no issues raised during discussions with developer. Expected completion 2022.
DB3	15/03868/FULMAJ	Ridgefield Property Ltd	Land At Dacre Banks Dacre Banks Harrogate North Yorkshire HG3 4ED	Erection of 22 dwellings with formation of associated access and landscaping (Site Area 0.83ha).	22	3	11	11	11	Site progressing well, developer expects to complete 2021.
R23	15/04168/FULMAJ	Persimmon Homes (Yorkshire) Limited	Former Ripon Cathedral Choir School Whitcliffe Lane Ripon North Yorkshire HG4 2LA	Demolition of existing school buildings, conversion of building to form 12 apartments and erection of 105 dwellings (117 units in total) with associated access, parking and site landscaping (Site Area 4.09 ha)	117	0	22	95	95	No issues raised. Developer advised completions on site higher than our records show (46 completions). Remaining 71 units (including 12 flats) expected to be completed within 18 months, around June 2022.
n/a	15/05370/FULMAJ	Lawns Investment Ltd	The Lawns Nursing Home 31 Oatlands Drive Harrogate North Yorkshire HG2 8JT	Erection of 13 apartments and 1 dwelling with associated landscaping and car parking, and demolition of existing care home (Site Area 0.35ha).	14	0	0	14	14	Nursing home has been demolished. Completion expected 2022.
B17	15/05451/REMAJ	Harron Homes Ltd	Land Comprising Field At 439448 467406 Milby North Yorkshire	Reserved matters application under permission 6.57.66.DVCMAJ for the erection of up to 176 dwellings with appearance, landscaping, layout and scale considered (site area 8.8 ha).	176	55	89	87	87	Developer has not raised any issues about this site and evidence of completions are ongoing.
DB6	15/05687/FULMAJ	Mr M Emsley	Land Comprising Part Of Os Field 6424 Cabin Lane Dacre Banks North Yorkshire	Erection of 13 dwellings (Revised Scheme).	13	0	0	13	13	Start has been made on site but application to vary conditions is pending decision. Developer hoping to re-commence late 2021.

Local Plan ref	Application Number	Applicant Name	Address	Proposal	Housing Plots	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Number of units within 5 year supply	Comments
KL4	16/01240/FULMAJ	Linden Homes (North) Limited	Land West Of Ripon Road Killinghall North Yorkshire	Erection of 43 dwellings with associated open space, car parking and vehicular access (site area 1.6 ha).	43	37	37	6	6	Access to neighbouring site must be provided before site can be fully completed. Expected completion 2022.
n/a	16/01869/FULMAJ	Mr Jonathan Raistrick	Land To The East Of Scarah Lane Burton Leonard HG3 3RS	Proposed residential development (Use Class C3) comprised of 19 open-market dwellings and 12 affordable dwellings on land to the East of Scarah Lane, Burton Leonard	31	0	0	31	31	Conditions discharged. 11 plots expected by end of 2021 and rest by end of 2022.
n/a	16/02116/FULMAJ	Mr Christopher Greensit	Land At Former Ripon Auction Mart North Road Ripon North Yorkshire HG4 1JP	Change of use of land to allow for siting of 32 residential caravans (Site Area 1.5 ha).	32	0	0	32	32	Infrastructure and bases for all plots are complete. Developer advised a number of caravans have been installed and occupied. Expect all caravans to be sited by end of 2021.
R26	16/02574/REMAJ	Stonebridge Homes Ltd & Mr N Chippendale	Kingsley Farm Kingsley Road Harrogate North Yorkshire HG1 4RF	Reserved matters application for the residential development of 61 dwellings with access, appearance, landscaping, layout and scale considered (site area 3.31 ha)	61	0	45	16	16	No issues identified and completion expected 2021.
H21 (part)	16/02967/FULMAJ	Persimmon Homes (Yorkshire) Ltd	Land To The North Of Kingsley Drive Harrogate North Yorkshire	Erection of 26 residential dwellings with associated access.	26	0	0	26	26	Developer advised 1 plot is now completed. No concerns raised by developer; expect to complete 2022.
H74	16/04107/REMAJ	Taylor Wimpey UK Limited	Land Comprising Field At 428435 454077 Crag Lane Harrogate North Yorkshire	Reserved matters application under outline permission 14/00259/OUTMAJ for erection of 119 dwellings with appearance, landscaping, layout and scale considered (Site area 9.1ha).	119	118	104	15	15	Remaining units to be completed by May 2021. Public open space and surfacing completed later in year.
R11	16/04497/REMAJ	Harron Homes And Lands Improvement Holdings Landmatch S.A.R.	Land Comprising Field At Grid Reference 429640 471281 Bellman Walk Ripon North Yorkshire	Reserved matters application under permission 14/05165/OUTMAJ for erection of 131 dwellings with appearance, landscaping, layout, scale and remaining matters of access considered (Site area 9.01ha).	131	32	55	76	76	Developer has not raised any issues about this site and evidence of completions are ongoing.
R8	16/05621/EIAMAJ	Homes England	Land South West Of West Lane Ripon North Yorkshire	An application for outline planning permission for the erection of up to 390 residential dwellings (including up to 40% affordable housing), structural planting and landscaping, informal public open space, children's play areas, surface water attenuation, 2 vehicular access points from	390	0	0	390	60	DM officer having weekly meetings with Homes England and reserved matters application expected before June 8th. Assume site will commenced within 2.5 years following REM approval, the site could deliver

Local Plan ref	Application Number	Applicant Name	Address	Proposal	Housing Plots	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Number of units within 5 year supply	Comments
				West Lane and associated ancillary works. All matters reserved with the exception of site access (revised scheme).						60 units over 2024/25 and 2025/26 at 30 dwellings per annum.
BL9	17/00525/FULMAJ	Wharfedale Homes Ltd	1 Copgrove Road Burton Leonard HG3 3SJ	Erection of 23 no. dwellings.	23	0	0	23	23	Ground works commenced. No issues raised.
n/a	17/00730/FULMAJ	Harris C M	Lambert House 108 Station Parade Harrogate North Yorkshire HG1 1HQ	Demolition of Lambert House and erection of 12 apartments with parking and communal areas and improvements to the highway (Amended Scheme).	12	0	0	12	12	Agent has confirmed development is underway and expected to be complete by the end of 2021.
M11	17/01057/OUTMAJ	Stonebridge	Land Comprising Field At 422023 480727 Foxholme Lane Masham North Yorkshire HG4 4DT	Outline planning permission with access into the site considered for up to 60 houses, demolition of existing buildings, construction of commercial units (Use Class B1/B2/ B8/D2) and informal public open space.	60	0	0	60	54	Reserved matters application submitted and validated. Proposed scheme is for 54 dwellings.
H72	17/01398/REMAJ	Persona	Land Comprising Field At 428022 456969 Skipton Road Killinghall North Yorkshire	Application for approval of Reserved Matters (under Outline Application 14/00854/OUTMAJ) for the erection of 210 dwellings with appearance, landscaping, layout and scale considered.	210	0	17	193	193	Developer expecting all plots to be completed by January 2023.
PN15	17/02123/REMAJ	Bellway Homes Ltd (Yorkshire)	Site Of Pannal Business Park Station Road Pannal North Yorkshire	Reserved matters application (Access, Layout, Scale, Appearance and Landscaping) for erection of 128 dwellings including sports pitches and public amenity space approved under outline application 16/05447/DVCMAJ.	104	96	65	39	68	Application to amend S106 agreement is currently being considered. Developer is intending to complete around 100 plots by January 2022 and the remaining plots by January 2023.
	19/05273/FULMAJ			Erection of 29 no. dwellings as replacement for 24 no. dwellings	29	7	0	29		
B4	17/02937/FULMAJ	Taylor Wimpey UK Ltd	Taylor Wimpey Greystones Residential Development Boroughbridge North Yorkshire	Erection of 184 no. dwellings with associated landscaping and access - Amended details received - including proposal to increase ground levels across the site.	184	34	0	184	184	First completions due spring 2021.
MK9	17/02938/FULMAJ	Mr Richard Morton	Land At High Mill Farm High Street Markington Harrogate North Yorkshire HG3 3NR	Retention of farmhouse, demolition of existing buildings and the erection of 25 dwellings with associated open space (revised scheme).	25	24	21	4	4	No issues identified; developer anticipates completing remaining units by March 2021.

Local Plan ref	Application Number	Applicant Name	Address	Proposal	Housing Plots	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Number of units within 5 year supply	Comments
B7	17/03376/REMAJ	Miller Homes	Land Comprising Field At 439826 467466 Milby North Yorkshire	Reserved matters application under outline permission 15/04164/OUTMAJ for erection of up to 145 dwellings with appearance, landscaping, layout and scale considered.	145	92	28	117	117	Expected completion 2023.
B18	17/03952/FULMAJ	Berkeley Deveer	Poultry Houses Leeming Lane Langthorpe North Yorkshire	Erection of 34 dwellings, garages,walls and fences, installation of gates and formation of associated access, hardstanding and landscaping.	34	34	12	22	22	No delays or issues, anticipating completion in summer 2021.
DF4	17/04059/FULMAJ	Newett Homes	Land Comprising Field At 438371 473369 Topcliffe Road Dishforth YO7 3LX	Erection of 56 dwellings, associated garaging, walls and fences installation of railings and gates and formation of associated access, hardstanding, landscaping and bin store.	56	29	20	36	36	Expected completion by summer 2022
SP6	17/04102/OUTMAJ	Opus North (PCDF IV Spofforth) LLP	Land Comprising Field At 436632 450968 Massey Fold Spofforth HG3 1AE	Outline planning application of 72 dwellings with access to the site only considered.	72	0	0	72	72	Reserved matters application refused and applicant has lodged an appeal. Outline application extant until March 2022 so potential for new reserved matters scheme to be submitted.
n/a	17/04295/OUTMAJ	Mr William Chester / Palladian Homes York	Land At Chapel Lane Marton Le Moor North Yorkshire	Outline application for up to 16 dwellings with access considered.	10	0	0	10	10	Reserved matters application for 10 dwellings pending decision. No issues identified.
B16	17/04757/FULMAJ	Linden Homes Ltd	Site Of Riverside Sawmills Valuation Lane Boroughbridge North Yorkshire	Demolition of Existing Buildings and Erection of 87 dwellings, associated access and associated works.	62	45	45	17	60	Anticipated completion February 2022. Note - total dwellings across the whole site is 109
	Residential Development for 46 dwellings, access and associated works (revised site layout for part of scheme).			46	36	3	43			
KL12	17/04957/REMAJ	Harron Homes Limited	Nidd House Farm Crofters Green Killinghall HG3 2DF	Reserved matters application under outline permission 16/00582/OUTMAJ for the residential development of 75 dwellings (including 40% affordable housing) with scale, layout, appearance, landscaping and remaining matters of access considered.	75	45	19	56	56	No issues identified. Intend to complete by 2022.
n/a	17/05214/FULMAJ	Mr Snowden	Highfield House Hemsworth Walk Ripon HG4 2SG	Conversion of offices to form 11 apartments, alterations to roof pitch _ENTampITY_ extension of flat roof, alterations to fenestration and bin store. AMENDED DETAILS RECEIVED,	11	11	0	11	11	All dwellings commenced and no issues identified. Units expected to complete within 2021.

Local Plan ref	Application Number	Applicant Name	Address	Proposal	Housing Plots	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Number of units within 5 year supply	Comments
				INCLUDING AMENDED DETAILS OF THE PROPOSED BIN STORE.						
n/a	17/05390/OUTMAJ	D Noble Ltd	Land Comprising Field At 445125 450413 Turnpike Lane Bickerton North Yorkshire	Outline planning application with all matters reserved for the erection of 21 dwellings off Turnpike Lane, including 8 affordable homes and 1 village shop.	21	0	0	21	21	Judicial Review was submitted. Supreme Court has refused the permission to appeal the High Court decision and reserved matters pending.
K31	17/05491/REMAJ	CEP, Taylor Wimpey Ltd, Linden Homes Ltd, Home Group Ltd	Manse Farm York Road Knaresborough North Yorkshire HG5 0SP	Reserved matters application (layout, scale, appearance and landscaping) for erection of 600 dwellings including laying out of open space, landscaping and access roads, approved under outline planning permission Ref 13/00535/EIAMAJ.	600	58	17	583	403	Site was temporally closed during lock down and progress was initially slow when site re-opened. Both developers expect to be back to normal delivery rates for 2022. Programme for east and west phase has been used to calculate 5 year delivery for whole site.
MG8	18/00335/FULMAJ	Brierley Homes Ltd	Land Adjacent To Yew Tree Farm Marton Cum Grafton North Yorkshire YO51 9PU	Erection of 20 dwellings, including the part demolition and part conversion of existing outbuildings, public open space and landscaping.	20	0	0	20	21	Developer keen to make a start as soon as possible to preserve listed buildings that are in disrepair. Working closely with DM officer to do this.
	20/02010/FUL			Conversion of barn to form 2 dwellings (to form plot 5 and plot 21).	2	0	0	2		
H6	18/00821/REMAJ	Bellway	British Telecom Training Centre St Georges Walk Harrogate HG2 9DX	Reserved matters application for the Erection of 88 no. dwellings (Appearance and Scale considered) under Outline Permission 17/05030/DVCMAJ.	88	88	69	19	19	No issues raised. Remaining completions expected in 2021.
BW11	18/01528/FULMAJ	Newby Developments	West House Farm Nidd Lane To West House Farm Birstwith HG3 3AW	Erection of 33 dwellings with access and associated landscaping.	33	11	6	27	27	Developer expect site to be completed mid-2022.
GH2	18/01532/FULMAJ	Strata Homes	Land Comprising Field At 446184 456825 Yule Lane Green Hammerton North Yorkshire	Erection of 62 dwellings and associated works.	62	49	17	45	45	Developer anticipates all properties complete by March 2022 subject to market conditions.

Local Plan ref	Application Number	Applicant Name	Address	Proposal	Housing Plots	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Number of units within 5 year supply	Comments
n/a	18/01557/FULMAJ	Jack Lunn (Properties) Ltd	Land Comprising OS Field Number 6952 Harrogate Road Ferrensby North Yorkshire	Erection 18 dwellings with access and associated landscaping.	18	0	0	18	18	Variation of condition is pending but affects only one plot. Developer has commenced on site and anticipates completing before end of year.
n/a	18/01594/FULMAJ	Harrogate12 Limited	Former Lancashire Fittings Premises Devonshire Lane Harrogate North Yorkshire HG1 4AF	Demolition of two workshops, conversion of two workshops into nine dwellings, and erection of five additional dwellings, including parking provisions and various tree works.	14	0	0	14	14	Developer has commenced on site. Application for variation of condition pending to allow electric gates.
KL13	18/01603/REMMAJ	Strategic Team Maintenance Co Ltd_x0016_Yorkshire Housing Limite	Land Off Ripon Road Killinghall North Yorkshire	Reserved matters application for appearance, landscaping, layout and scale under outline permission 18/03162/DVCMAJ for erection of upto 73 dwellings with access considered.	73	20	20	53	53	Developer advised 66 plots commenced and site programmed to complete June 2021. No issues identified.
GB4	18/02118/OUTMAJ	Stonebridge	Land Comprising Field At 438082 456352, Station Road, Goldsborough, HG5 8NS	Outline application for up to 36 dwellings with access considered. (Revised scheme)	36	0	0	36	36	REM deferred at March committee, but layout has now been amended and will return to committee on 22 June.
K22	18/02469/REMMAJ	Persimmon	Land Adjacent To Orchard Close Knaresborough North Yorkshire	Reserved matters application for Appearance, Landscaping, Layout and Scale under outline permission Ref 14/03849/OUTMAJ for up to 74 dwellings (as amended by Ref 17/02645/DVCMAJ).	74	0	0	74	74	Programme for delivery will see site completed early in 2023.
H3	18/02925/FULMAJ	Barratt And David Wilson Homes	Land Comprising OS Field 3642 Kingsley Road Harrogate North Yorkshire	Proposed residential development of 100 homes, areas of open space, access road, pumping station and associated infrastructure.	96	95	78	18	23	Site is well progressed and completions are being recorded as expected. Developer expects all plots to be completed by September 2021.
	Erection of 5 dwellings (revised plots 61 - 64 approved under application 18/02925/FULMAJ and additional plot 102).			5	5	0	5			
H51 (part)	18/02960/FULMAJ	Mulgrave Developments Ltd	Land Comprising OS Field 0830 Beckwith Road Harrogate North Yorkshire HG2 0BG	Erection of 40 no. dwellings with associated landscaping and access.	40	40	20	20	20	Notification of completions continuing as expected. Areas of concern from developer were in regards to length of time searches were taking and this has now been resolved.

Local Plan ref	Application Number	Applicant Name	Address	Proposal	Housing Plots	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Number of units within 5 year supply	Comments
n/a	18/04183/FULMAJ	Silkwood Homes (Harrogate) Ltd	Land Comprising Field At 427874 456986 Otley Road Killinghall North Yorkshire HG3 2AS	Erection of 46 no. dwellings	46	0	0	46	46	Application to amend house types is pending.
n/a	18/04504/OUTMAJ	Prime Talent Ltd	2 Hutton Bank Ripon HG4 1TZ	OUTLINE PLANNING APPLICATION FOR ERECTION OF 37 DWELLINGS (DETAILS OF ACCESS AND LAYOUT SUBMITTED) TOGETHER WITH THE CREATION OF SERVICED EMPLOYMENT PLOTS (B1c Use Class)	37	0	0	37	37	Planning agent instructed to submit RM application imminently. Developer hoping to commence on site this year.
TW7	18/04395/REMAJ	Evans Homes	Scrubland And Disused Runway At 446456 451983 South Field Lane Tockwith North Yorkshire	Reserved matters application for 80 dwellings with appearance, landscaping, layout and scale considered under outline permission 15/02228/OUTMAJ.	80	0	0	80	118	Applications to discharge conditions are pending. Developer intends to start on site spring 2021 with completions 2022 - 2024.
	18/04528/FULMAJ			Full planning permission for the erection of 38 dwellings and associated access, landscaping and infrastructure.	38	0	0	38		
SH1	18/04657/FULMAJ	V&A Homes	Land Comprising Field At 433113 471863 Back Lane Sharow North Yorkshire HG4 5BS	Residential Development of 60 Dwellings. (Revised Scheme)	60	0	0	60	60	Developer aiming to start on site this year and complete 2023.
KL2	18/04749/FULMAJ	c/o Agent - Linden Homes	Land Comprising Field At 428602 458151 Grainbeck Lane Killinghall North Yorkshire	Erection of 55 no. dwellings; Formation of access and car parking; Landscaping.	55	42	12	43	43	Build will be complete by Aug 2022.
B2	18/05001/FULMAJ	Taylor Wimpey (North Yorkshire) Ltd	Land Comprising OS Field 1541 Skelton Road Langthorpe North Yorkshire	Demolition of existing farm buildings; Erection of 63 no. dwellings and associated landscaping.	63	34	0	63	63	Ground works and sewer works commenced. First completions due August 2021. Anticipate completion 2023.
n/a	19/00129/FULMAJ	Forward Retirement Trust	Vacant Land East Of Hambleton Grove Hambleton Grove Knaresborough HG5 0DB	Erection of 14 no. apartments with undercroft parking and associated landscaping and hardstanding.	14	0	0	14	14	No issues raised. Developer anticipates starting in next few weeks and completing all dwellings in 2022.

Local Plan ref	Application Number	Applicant Name	Address	Proposal	Housing Plots	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Number of units within 5 year supply	Comments
RN3	19/00960/REMMAJ	Oakapple Group	Land Comprising Field At 436990 475048 Sleights Lane Rainton North Yorkshire	Reserved Matters application for the erection of 15 no. dwellings (access, appearance, landscaping, layout and scale considered) under Outline Permission 17/01908/OUTMAJ.	15	0	0	15	15	Developer targeting completion of site for mid October 2021 but have experienced some delays with getting technical agreements due to Covid.
TW3	19/01734/FULMAJ	Mulgrave Developments Ltd	Land North Of Westfield Road Tockwith York North Yorkshire YO26 7PY	Erection of 63 no. dwellinghouses; Conversion of 1 no. agricultural building to form 1 no. dwellinghouse; Demolition of agricultural buildings.	64	8	0	64	64	Mulgrave confirmed they have a 24 month programme for the site running from 2021 to 2023.
H23	19/02262/OUTMAJ	Redrow Homes	Land Comprising Field At 431917 456498, kinglsey Road Harrogate North Yorkshire HG1 4RF	Outline Application for residential development, public open space, green infrastructure and associated works; with all matters reserved (149 dwellings indicated)	146	0	0	146	120	Reserved matters application for 146 dwellings, discharge of conditions and application for access road all pending decision. Redrow anticipate commencing housing early 2022. HBC presumes 30 dwellings per annum so would expect completion in 26/27.
H70	19/02342/REMMAJ	Stonebridge Homes	Castle Hill Farm Whinney Lane Harrogate North Yorkshire HG3 1QF	Reserved Matters application for up to 130 dwellings with appearance, landscaping, layout, and scale considered under Outline Permission 17/05595/OUTMAJ.	130	11	10	120	120	Developer updated that the site is progressing well with some plots completed by end of 2020. Rest of site to be delivered over 2021 to 2023.
P7	19/03094/FULMAJ	Brierley Homes Ltd	Former County Highways Depot, Millfield Street, Pateley Bridge, HG3 5AX	Demolition of former highway depot building; Erection of 20 no. dwellings with associated hardstanding and landscaping works.	20	9	0	20	20	Enabling works have commenced and completion is programmed for April 2022. Developer confident site will be completed earlier, by November 21.
DF2	19/03346/REMMAJ	Strata Homes	Land Comprising Field At 437818 473254 Dishforth YO7 3LS	Reserved matters application for the erection of up to 72 dwellings, school approach road and car park (with appearance considered) of Outline Permission 16/04981/OUTMAJ.	72	70	23	49	49	Developer advised 26 units are now complete. Remaining properties anticipated to be complete by April 2022.
n/a	19/03508/FULMAJ	Santander CF Trustees Ltd	27-31 Cambridge Street Harrogate North Yorkshire HG1 1RW	Demolition of rear extension; Refurbishment and retention of ground floor A1 retail uses, conversion of first floor and erection of roof extension to form 14no. apartments, including alterations to fenestration and addition of external lighting.	14	0	0	14	14	No response from planning applicant but property is for sale as a development opportunity.

Local Plan ref	Application Number	Applicant Name	Address	Proposal	Housing Plots	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Number of units within 5 year supply	Comments
BL9	19/03854/FULMAJ	Wharfedale Homes Ltd	Primrose House Coppgrove Road Burton Leonard Harrogate HG3 3SR	Partial demolition of Primrose House, demolition of existing commercials buildings, improvements to access from Coppgrove Road, change of use of application site to residential (C3) and construction of 30 dwellings (including affordable homes)	30	5	0	30	30	Groundworks have commenced.
H48	19/04146/REMMAJ	Stonebridge Projects Limited and	Land Comprising Field At 431853 456117 Kingsley Drive Harrogate North Yorkshire	Reserved matters application for the erection of 70 dwellings with Appearance, Landscaping, Layout and Scale considered under outline permission 17/04277/OUTMAJ.	70	70	0	70	70	Infrastructure works have commenced and roads are in. First completions programmed for Dec 2021 with rest of site delivered by 2023.
K37	19/04911/REMMAJ	Galliford Try Partnerships Yorkshire Ltd	Land Comprising Field At 435295 458903 Boroughbridge Road Knaresborough North Yorkshire	Reserved matters application for the erection of 120 no. dwellings with appearance, landscaping, layout and scale considered under Outline Planning Permission 17/01350/OUTMAJ (amended plan with revised pedestrian links).	120	6	0	120	120	Started on site in January. First completions due Nov/Dec 2021 and delivery of site phased over next 2 years (2023).
n/a	20/01698/REMMAJ	Berkeley DeVeer	Land Comprising Field At 429860 452555 Rossett Green Lane Harrogate North Yorkshire	Reserved matters application for residential development, (including details of access, appearance, landscaping, layout and scale) subject of outline planning permission 17/00213/OUTMAJ. The residential development will comprise 13 dwellings, of which 5 will be affordable units. (Amended Scheme)	13	0	0	13	13	Developer anticipates starting on site within 6 months and then commencing house plots 6 months later (year 2022/23).
								TOTAL	3775	

Table 1.1

Harrogate District Local Plan: Housing Land Supply Update April 2021

Prior Notification Permissions for Major Schemes

Prior notifications				
Application reference	Address	Proposal	Total	Comments
20/03216/PNH	Mowbray House Harrogate	Prior notification for change of use from Offices (use class B1) to 20 dwellings (use class C3).	20	Site was acquired with planning permission and developer has now gained permission for a revised scheme.
TOTAL			20	

Table 1.2 Prior notification permissions for major schemes

Permission in Principle

Permission in Principle				
Application reference	Site Name	Minimum number of dwellings	Maximum number of dwellings	Comments
19/01512/PIP	Adjacent To Orchard Cottage Bishop Thornton	3	5	Developers have now acquired the site and are looking to develop 5 units.
19/00293/PIP	Clipthorne, Bridgehouse Gate, Pateley Bridge	1	3	20/00267/TDCMIN approved for 3 dwellings
18/02822/PIP	Rear Of Victoria Cottage Thistle Hill Knaresborough	2	5	Housebuilder now on board and looking to submit further application.

Table 1.3 Permission in Principle

Local Plan allocations

Local Plan allocations						
Application reference	Local Plan ref	Site Name	Proposal	Total	Total in 5 years	Comments
20/01556/FULMAJ	H22	Land at Granby Farm, Harrogate	Proposed residential development of 95 dwellings including access road, Public Open Space, Surface water attenuation and other associated infrastructure. (Amended plans)	95	60	Approval deferred for S106 and conditions. Assumed lead in times allows for delivery within 2024/25 and 2025/26.
17/01899/OUTMAJ	H56	Land to the North of Cow Dyke Farm, Harrogate	Outline application for residential development and associated infrastructure with access to (but not within) the site considered. (Site Area 8.8Ha)	145	30	Approval deferred to allow completion of Section 38 Highway Adoption agreement plan and Section 106 legal agreement.
Total				90		

Table 1.4 Local Plan allocations

