

Harrogate District Local Plan: Housing Land Supply Update



October 2015

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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 30 September 2020.

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 March 2015 the council published its new [Strategic Housing Market Assessment \(SHMA\): Interim Report](#)⁽¹⁾, which provides information on objectively assessed housing need. In light of the 2012 household projections the figures in that document have now been reviewed and the [Strategic Housing Market Assessment \(SHMA\): Final Report](#)⁽²⁾ report was published in September 2015.
- 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. The publication of the 2012 household projections has had the effect of reducing downwards the objectively assessed need figure; resulting in an overall figure of 518 dwellings per year for the period 2014-2035 when compared to the previously published 621.
- 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 30 September 2015, 568 dwellings were built. This represents a shortfall of 209 dwellings against the requirement for this 18 month 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

1 For more information please visit

<http://www.harrogate.gov.uk/plan/Documents/Planning%20Policy/evidence-base/2015-February-strategic-housing-market-assessment.pdf>

2 For more information please visit

<http://www.harrogate.gov.uk/plan/Documents/Planning%20Policy/evidence-base/2015-September-strategic-housing-market-assessment.pdf>

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under delivery, based on past performance of housing 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:

- sites with planning permission (including prior notifications)
- sites drawn from the [Strategic Housing Land Availability Assessment](#) (SHLAA)⁽³⁾ 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'*. Whilst a windfall allowance has not been included in this calculation, the council has previously included an allowance and will do so in the future but this will be subject to further detailed assessment work to ensure that the allowance is set at an appropriate level.

Sites with planning permission

3.3 The council continues to make good progress in seeking to increase the supply of available housing land and has, for the period 1 April 2014 - 30 September 2015, granted permission for 2887 new homes. This gives a total planning permission pipeline of 3739 homes. Of this total supply 2986 is considered to be deliverable in the next five years, with a significant proportion 2253 on sites with 10 or more homes.

3.4 In considering the deliverability of large permitted sites, (10 or more dwellings), regard has been given to information received from the agents/developers of those sites on likely delivery, together with assumed lead in times and build out rates. Table 1.1 at Appendix 1 shows the expected net delivery from sites of 10 or more dwellings.

3.5 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 610 dwellings.

3.6 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 shown in Table 1.2 at Appendix 1.

3 The SHLAA is due to be replaced by the Strategic Housing and Economic Land Availability Assessment (SHELAA) later this year (2015) for further detail please see <http://www.harrogate.gov.uk/plan/Pages/SHLAA.aspx>

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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. Included in the five year supply is a small number of pending applications and these are shown in Table 1.3 at Appendix 1.
- 3.8** A further source of supply is sites identified in the SHLAA. Table 1.4 at Appendix 1 identifies those sites drawn from the SHLAA 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.

4 Calculating a five year supply

- 4.1** The table below shows that the district has a deliverable supply of 6.6 years.

Table 4.1 Land supply at 30 September 2015

	Dwellings
Requirement (October 2015-September 2020)	
Five year requirement (518x5)	2590
Buffer (20%)	518
Shortfall in completions against target	209
Total 5 year requirement	3317
Annual requirement (adjusted to reflect shortfall)	663
Supply deliverable in 5 years	
Large sites with planning permission (10+ dwellings)	2253
Small sites with planning permission (1-9 dwellings)	610
Prior notifications	123
Applications pending	695
SHLAA Sites	684
Total Supply	4365
Number of years supply	6.6

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1 Appendix 1

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

Case Number	Location	Total
91/02718/REM	Land Off St Johns Walk, Kirby Hill	3
10/05385/FULMAJ	Mujib 32 Devonshire Place, Harrogate	1
11/02438/REPMAJ	Former Advanced Technology Park and land to the west, Boroughbridge	109
12/02099/FULMAJ	Spa Tennis Club, Harrogate	13
12/03959/FULMAJ	Bogs Lane, Harrogate	5
12/04653/OUTMAJ	Land at Dacre Banks	16
13/00437/REMAJ	Harlow Hill Depot, Harlow Moor Road, Harrogate	16
13/00535/EIAMAJ	Manse Farm, Knaresborough	280
13/00965/FULMAJ	Hollybank,4 Stockwell Lane, Knaresborough	7
13/01297/FULMAJ	Spacey Houses Farm, Princess Royal Way, Pannal	19
13/02488/FULMAJ	36 - 40 Ripon Road, Harrogate	2
13/02897/OUTMAJ	Crag Lane, Killinghall	62
13/04091/FULMAJ	Pannal Road, Follifoot	12
13/04655/FULMAJ	Old Swan Hotel, Swan Road, Harrogate	33
13/04943/REMAJ	Irongate Bridge Reservoir, Harlow Moor Road, Harrogate	48
14/00128/OUTMAJ	Kingsley Farm, Kingsley Road, Harrogate	65
14/00259/OUTMAJ	Crag Lane, Harrogate	124
14/00854/OUTMAJ	North of Skipton Road, Harrogate Phase 1	120
14/01253/FULMAJ	Highways Depot, Station View, Starbeck	55
14/02179/FUL	4 South Park Road Harrogate	7
14/02269/FULMAJ	Former Police Station, North Park Road, Harrogate	17
14/02523/FULMAJ	35 - 39 Cheltenham Crescent Harrogate	13
14/02737/EIAMAJ	Land north of Penny Pot Lane Killinghall	240
14/02804/OUTMAJ	Pannal Business Park, Station Road, Pannal	120
14/02944/OUTMAJ	North of Skipton Road, Harrogate Phase 2	120
14/03251/REMAJ	Harrogate RUFC, Claro Road, Harrogate	126
14/03384/FULMAJ	Rear of Haregill, Melmerby	14
14/03634/FULMAJ	Red House, Palace Road, Ripon	55
14/04003/OUTMAJ	Land Comprising Field At 439448 467406, Milby	120

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Case Number	Location	Total
14/04648/REMMAJ	West House Farm, Birstwith	27
14/04750/FULMAJ	Land Comprising OS Field 8823, Harrogate Road, Minskip	12
14/04837/REMMAJ	Picking Croft Lane Killinghall	78
14/04929/FULMAJ	Boroughbridge Road, Knaresborough	164
14/05165/OUTMAJ	Bellman Walk, Ripon	120
14/05219/FULMAJ	Knaresborough Road, Bishop Monkton	18
15/00429/FULMAJ	Little Wonder Hotel, Harrogate	14
	TOTAL	2253

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
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
15/04285/PBR	West Hall Farm, Nesfield	Agricultural building to residential	2

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Type	Address	Proposal	Total
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	1
14/04856/PNH	Spa Lodge, 2 Spa Street, Harrogate	B1(a) to C3 1	2
15/00673/PNH	6 Ripon Road, Harrogate	B1(a) to C3 1	3
15/01677/PNH	Rear Of 33 Grove Road, Harrogate	B1(a) to C3 1	1
15/01851/PNH	Mitre House, North Park Road, Harrogate	B1(a) to C3 1	5
15/01899/PNH	Kingsley Farm, Harrogate	B1(a) to C3 1	3
15/02050/PNH	41 East Parade, Harrogate	B1(a) to C3 1	4

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Type	Address	Proposal	Total
15/02849/PNH	Banks House, Dacre Banks	B1(a) to C3 1	2
15/03219/PNH	47-49 Princes Square, Harrogate	B1(a) to C3 1	17
15/03368/PNH	4 Princes Square, Harrogate	B1(a) to C3 1	1
14/01908/PSR	82 Ripon Road, Killinghall	Shop or A2 to residential 1	1
15/00396/PSR	61-63 Knaresborough Road, Harrogate	Shop or A2 to residential 1	2
		TOTAL	123

Table 1.3 Pending Applications

Site Ref	Site Name	Total
07/05275/FULMAJ	Glasshouses Mill, Glasshouses	41
14/02612/FULMAJ	Brookfield Way, Hampsthwaite	56
14/03119/FULMAJ	Skipton Road, Harrogate	170
14/03510/FULMAJ	25-27 West Park, Harrogate	23
14/04315/FULMAJ	John Boddy Timber, Boroughbridge	85
15/00798/EIAMAJ	Cardale Park, Harrogate	240
15/02228/OUTMAJ	Southfield Lane, Tockwith	80
	TOTAL	695

Table 1.4 SHLAA sites with dwellings deliverable in five years

Site ref	Site Name	Total (net)
H39	B.T. Training Centre, St George's Walk, Harrogate	70
H4007	Police Training Centre, Harrogate	143
R3005(1)	The Cathedral Choir School, Ripon	98
M3002	Land West of The Oaks, Masham	58
RL14a	Land north of Southfield Lane, Tockwith	127
RL98	Sheepcote Lane, Darley	20
RL1064c	Branton Lane, Great Ouseburn	39
RL3032a	Land at Flats House (north), Burton Leonard	30
RL3039(1)	Land at West Field and Bernard Lane, Green Hammerton	99

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Site ref	Site Name	Total (net)
	TOTAL	684

