

Richmondshire Plan Area

5 Year Housing Land Supply Update



November 2018

- 1.1 Paragraph 73 of the NPPF (2018) requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies. As the Richmondshire Local Plan Core Strategy was adopted less than 5 years ago in December 2014 then the supply should be demonstrated against the requirement established at this time rather than the local housing need figure calculated through the standard method.
- 1.2 This document will provide an update on the current 5 year housing land supply position for the Richmondshire Plan Area for the period 2018/19 to 2022/23.

Deliverable Sites (0-5 Year Housing Land Supply)

- 1.3 Annex 2: Glossary of the NPPF (2018), states that for sites to be considered deliverable, they should be:
- available now;
 - offering a suitable location for development now;
 - be achievable with a realistic prospect that housing will be delivered on the site within five years;
 - Sites that are not major development and sites with detailed planning permission should be considered deliverable until permission expires unless there is clear evidence that homes will no longer be delivered within 5 years. e.g. no longer viable or no longer a demand.
 - Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on sites within five years.
- 1.4 In accordance with the NPPF, sites with detailed planning permission (at least in part for the larger sites) were considered to be deliverable unless there was clear evidence through the assessment that a scheme will not be started or implemented within five years. This evidence included:
- development is no longer viable;
 - owner / developer no longer bringing forward for development;
 - lack of demand; or;
 - long term phasing plans
- 1.5 In addition to the guidance provided by NPPF on sites with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register. NPPG (3-036-20180913) seeks to clarify the evidence required to demonstrate that housing completions will begin on site within 5 years. This evidence may include:

- any progress being made towards the submission of an application;
 - any progress with site assessment work; and;
 - any relevant information about site viability, ownership constraints or infrastructure provision.
- 1.6 On this basis, (using available evidence including that sought from site owners / developers) the sites with outline planning permission, permission in principle, allocated in a development plan, identified on a brownfield register or without planning permission are all considered suitable, available and achievable for development. They are within the planning process where either a planning application has been submitted and is under consideration or progress is being made towards the submission of an application with pre-application discussions taking place with planning applications expected within the next 6 months or sooner. Evidence has been obtained from owners/developers to confirm their availability and intentions for development.
- 1.7 In total 43 sites were identified as deliverable. A list of the identified deliverable sites is provided at Appendix 1 along with their development capacity; an explanation of their current status; and, a trajectory of when the sites will deliver which, has been calculated on the basis of bespoke information obtained from developers/landowners for each site regarding lead-in timescales and build out rates. For sites where it has not been possible to determine a likely build out rate from a developer/landowner an assumption of 30 dwellings per annum has been made.
- 1.8 The following table provides a summary of the total net deliverable five year housing land supply for the plan area. It also includes a windfall allowance for sites which are below the SHLAA site size threshold. The calculation of the windfall allowance is explained further below.

Deliverable 5 Year Housing Land Supply	Dwellings
SHLAA Sites (4 or more dwellings)	1073
Windfall Allowance (Small Sites)	195
Deliverable SHLAA Sites with Permission	779
Deliverable SHLAA Sites with Permission subject S106a	15
Deliverable SHLAA Sites without Permission	279
Deliverable Sites without Permission (application submitted)	146
Deliverable Sites without Permission (pre-application discussions)	133
Total	1268

Table 1: Deliverable 5 Year Housing Land Supply

Windfall Allowance

- 1.9 A windfall allowance is made within the deliverable five year housing land supply for development on sites of 3 homes and under which are below the SHLAA site size threshold. This excludes garden land.
- 1.10 In accordance with paragraph 70 of the NPPF (2018), this is based on compelling evidence and has been calculated based on trends over the current plan period which indicate that on average since 2012/13 there have been 39 net completions per annum from sites of 3 units and under per annum excluding those on garden land. The number of net completions on sites of 3 units and under and the number on garden land which, are excluded from the calculation of the windfall allowance, are illustrated further in the following table:

Year	Total net completions on sites of 3 or less dwellings	Net Completions on sites of 3 or less dwellings on garden land	Net completions on sites of 3 or less dwellings excluding garden land
2012/13	44	6	38
2013/14	39	4	35
2014/15	48	7	41
2015/16	50	7	43
2016/17	44	7	37
2017/18	46	4	42
Total	271	35	236
Average	45	6	39

Table 2: Past Net Completions on windfall sites of 3 units and under

- 1.11 This evidence clearly demonstrates the important and consistent contribution sites of 3 dwellings or less not on garden land make to overall housing delivery in the Richmondshire Plan Area, reflecting its rural nature. It is considered that calculating the average over 6 years since 2012 enables the most comprehensive and robust evidence to be used to inform the identification of a windfall allowance taking account of development that has occurred over the current local plan period
- 1.12 The windfall allowance will continue to be monitored and may need to be reviewed in future updates of the SHLAA. From the period post-recession and since the publication of the submission version of the Local Plan Core Strategy in 2012 net completions on windfall sites of 3 units and under excluding garden land has increased to an average of 39 units per annum.
- 1.13 This trend also demonstrates that there is no evidence to suggest that these smaller sites will not continue to provide a reliable source of supply in the future and that the policies within the recently adopted Local Plan Core Strategy continue to promote small scale development particularly in the primary, secondary and elsewhere settlements via Core Policy CP8. A point which was acknowledged by the planning inspector in his report on the examination of the Local Plan Core Strategy.

Calculating 5 Year Land Supply Requirement

- 1.14 In order to determine, in accordance with paragraph 73 of NPPF (2018), whether the identified deliverable five year housing land supply is sufficient to provide five years' worth of housing it is necessary to calculate the five year housing requirement.
- 1.15 When calculating the overall five year housing land supply requirement there are a number of factors which must be taken in to account.

Housing Requirement Figures

- 1.16 The starting point includes the housing requirement figures. NPPG (3-030-20180913) states that the housing requirement figures in strategic policies should be used as the starting point for calculating the 5 year land supply figure for the first 5 years of the plan. In other circumstances the starting point for calculating the 5 year land supply will be the local housing need using the standard method.
- 1.17 The Councils current Local Plan Core Strategy was adopted in December 2014. It is still therefore less than five years from adoption of the Local Plan Core Strategy so the objectively assessed housing requirement of an annual average of 180 homes per annum for the period 2012-2028 contained within Spatial Principle SP4 should form the starting point for calculating the five year housing requirement.

Backlog in current plan period

- 1.18 In calculating the 5 year housing land supply requirement it is also necessary to take in to account any backlog of housing that has accrued against the requirement in the current plan period. The current plan period of the Local Plan Core Strategy 2012-2028 began in 2012. There have been 1005 net completions over the first 6 years of this period to the 31st March 2018 (explained in further detail in the AMR 2018). Therefore, taking in to account the Plan area's housing requirement which equates to 180 homes per annum there is currently a backlog over the current plan period of 75 homes ($180 \times 6 = 1080 - 1005 = 75$).
- 1.19 When a backlog has been identified, the NPPG (3-044-20180913) states that it should be added to the plan requirements for the next 5 year period. This is in line with the Sedgfield approach which is to front load the provision of this backlog within the first five years.

- 1.20 On this basis the 'Sedgefield' method has been adopted to address the backlog in the short term and has been added to the five year housing land supply requirement in full.

Buffer

- 1.21 Paragraph 73 of the NPPF(2018) requires local planning authorities when calculating their five year housing land supply requirement to provide an additional buffer of at least 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where the Local Planning Authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan there is a requirement to include a buffer of 10% to account for any fluctuations in the market during that year.

Where there has been a record of persistent under delivery of housing over the previous three years the NPPF also requires local planning authorities to increase the buffer to 20% (moved forward from later in the plan period) to improve the prospect of achieving the planned supply.

- 1.22 NPPG (037-20180913) states that "the minimum buffer for all authorities to ensure choice and competition in the market, where they are not seeking to confirm a 5 year land supply (and where the delivery of housing over the previous 3 years, has not fallen below 85% of the requirement) is 5%
- 1.23 At this time the Council will not be seeking to confirm its 5 year housing land supply position through an annual position statement. Net housing completions over the previous 3 years (2015/16 – 154, 2016/17 – 252 and 2017/18 – 284) have totalled 690 which is in excess of the requirement at 128%. Therefore, there has not been persistent under delivery in Richmondshire and the buffer to be applied is 5% to ensure choice and competition in the market for land.

When should the buffer be applied in the calculation?

- 1.24 The 5% buffer has been applied to the housing requirement including the backlog when calculating the five year housing land supply requirement.

Deliverable 5 Year Housing Land Supply Requirement

1.25 The following table summarises the calculation of the five year housing land supply requirement.

Deliverable 5 Year Housing Land Supply Requirement	Dwellings (Net)
Local Plan Core Strategy Target 2012 – 28	3060
Annual Housing Target (3060/17)	180
Plan Period Net Completions in Richmondshire Plan Area (1/4/12 to 31/3/2018)	1005
Undersupply Current Plan Period (180 X 6= 1080-1005)	75
5 Year Supply Target from current housing requirement (180 x 5)	900
5 Year Supply Target plus undersupply (900 + 75)	975
5 Year Supply Target including undersupply plus 5% buffer (975 + 5%)	1024
5 Year Supply Requirement (1/4/18 – 31/03/23)	1024

Table 3: Deliverable 5 Year Housing Land Supply Requirement

Deliverable 5 Year Housing Land Supply Position

1.27 When the 'deliverable' 5 year housing site supply is compared against the calculated 'deliverable' 5 year housing land supply requirement it is clear that a deliverable 5 year land supply of 6.2 years can be demonstrated. This is summarised in the following table:

Deliverable 5 Year Housing Land Supply	Dwellings (Net)
Deliverable Housing Sites (0-5 Years)	1268
Deliverable 5 Year Housing Land Supply Requirement	1024
Deliverable 5 Year Housing Land Supply Position	6.2

Table 4: Overall Deliverable 5 Year Housing Land Supply Position

Appendix 1: 5 Year Land Supply Sites List November 2018

SITE LOCATION						PLANNING STATUS				YIELD			SITE YIELD [FINANCIAL YEAR - APRIL-MARCH]						
ID	Site Name		Site Area (ha)	Site Location	SP 1	SP2	Application Status	Application Ref	Details	Total Yield	Yield within 5YLS	Completions within Plan Period	Yr 1 (2018/19)	Yr 2 (2019/20)	Yr 3 (2020/21)	Yr 4(2021/22)	Yr 5 (2022/23)	0-5 Yr Supply	Surplus to 5YLS
124	Arras Lines	0-5Yr	4.12	Catterick Garrison	CR	Principal Town	ON SITE	15/00258/AORM	Under construction with 99 completions to end of 2017/18	126	97	99	27	0	0	0	0	27	0
58	Old Sports Field, Catterick Garrison	0-5Yr	0.66	Catterick Garrison	CR	Principal Town	ON SITE	16/00139/FULL	Under Construction with 16 completions 2017/18	32	32	16	16	0	0	0	0	16	0
157	Former Colburn Pipeworks site (Phase 2)	0-5Yr	5.70	Catterick Garrison	CR	Principal Town	ON SITE	18/00202/AORM	Reserved matters granted and developer on site	201	201		0	50	50	50	51	201	0
401	Colburn Dale 3	0-5Yr	0.43	Catterick Garrison	CR	Principal Town	APPLICATION SUBMITTED		Full planning application submitted November 2018	25	25		0	25	0	0	0	25	0

217	Land E of Byng Road	0-5Yr	0.67	Catterick Garrison	CR	Principal Town		APPLICATI ON GRANTED (Subject to S106a)	15/00935/OU T	Outline permission granted at committee subject to S106a. Site being marketed for sale. Developer Interest		11	11			0	0	0	6	5	11	0
26	Land E of Cookson Way	0-5Yr	4.30	Catterick Garrison	CR	Principal Town		APPLICATI ON GRANTED	17/00628/OU T	Outline application granted with pre app submitted by housebuilder with reserved matters application expected early 2018		107	107			0	17	30	30	30	107	0
12	Hipswell Croft	0-5Yr	3.00	Catterick Garrison	CR	Principal Town		APPLICATI ON SUBMITTE D	18/00710/FU LL	Full planning application submitted by developer and under consideration		66	66			0	6	30	30	0	66	0
290	Swale House	0-5Yr	0.05	Richmond	CR	Principal Town		ON SITE	15/00971/FU LL	Under construction with 4 completions to end of 2017/18		9	5	4		5	0	0	0	0	5	0
166	Former Hockey Field site, Reeth Road	0-5Yr	1.22	Richmond	CR	Principal Town		ON SITE	15/00939/FU LL	Under Construction with remaining completions in 2018/19		32	17	15		17	0	0	0	0	17	0

224	Richmond House	0-5Yr	0.57	Richmond	CR	Principal Town	ON SITE	14/00208/FULL	Under Construction with completions expected 18/19	20	20	10	10	0	0	0	20	0
112	Land at Whitefields Farm	0-5Yr	1.30	Richmond	CR	Principal Town	ON SITE	16/00227/AORM	Under construction with completions 2018/19	9	9	9	0	0	0	0	9	0
258	Former Reservoir	0-5Yr	0.99	Richmond	CR	Principal Town	ON SITE	15/00610/FULL	Under Construction & completions 2018/19	19	19	19	0	0	0	0	19	0
228	Friary Lodge	0-5Yr	0.06	Richmond	CR	Principal Town	APPLICATION GRANTED	15/00992/FULL	Site being marketed to developers now permission granted.	5	5	0	0	0	5	0	5	0
70	Hurgill Road Stables	0-5Yr	1.80	Richmond	CR	Principal Town	PRE APP		Pre App discussions with application for Self-Build development expected imminently.	33	33	0	3	10	10	10	33	0
65	Hill Top Farm	0-5Yr	8.25	Leyburn	LW	Local Service Centre	PRE APP		Developer seeking pre-app and screening opinion submitted. Hybrid application expected early 2018	220	90	0	10	30	30	30	100	120

									including full application for phase 1.												
91 & 92	Land E Medical Centre	0-5Yr	1.15	Leyburn	LW	Local Service Centre	ON SITE	15/00844/FULL	Developer on site and first completions 2018/19		41	41			30	11	0	0	0	41	0
347	Washfold Farm	0-5Yr	0.50	Leyburn	LW	Local Service Centre	ON SITE	17/00202/FULL	Development underway and discharge of condition application (18/00009/DISS) granted		8	8			3	5	0	0	0	8	0
209	Land E Sharp Hill Farm	0-5Yr	0.44	Middleham	LW	Primary Service Village	APPLICATION GRANTED	16/00921/FULL	Full Application granted and development to commence in the new year.		7	7			0	7	0	0	0	7	0
319	Robin Hood Farm	0-5Yr	1.00	Brompton-on-Swale	CR	Primary Service Village	APPLICATION GRANTED	16/00686/OUT	Application granted		32	32			0	0	0	16	16	32	0
227	Gatherley Road Phase 2	0-5Yr	13.00	Brompton-on-Swale	CR	Primary Service Village	APPLICATION GRANTED	02/0162/FULL	Implemented permission. Ownership & access issues resolved with developer interest.		200	90			0	0	30	30	30	90	110

21	Land between Pallet Hill Farm & Bishops Way	0-5Yr	0.75	Catterick Village	CR	Primary Service Village	ON SITE	16/00655/AORM	Development in progress with completions 18/19	22	22	22	0	0	0	0	22	0
7	Land at Low Green	0-5Yr	0.53	Catterick Village	CR	Primary Service Village	APPLICATION GRANTED	16/00315/OUT	Outline Permission granted and site in ownership of developer with	9	9	0	0	0	9	0	9	0
344	Land at High Green	0-5Yr	0.23	Catterick Village	CR	Primary Service Village	APPLICATION GRANTED	16/00671/FULL	Full permission granted and site being marketed for sale	5	5	0	0	5	0	0	5	0
237	Land off Stags Way	0-5Yr	0.82	Scorton	CR	Primary Service Village	ON SITE	16/00052/FULL	Application granted and development underway with completions 2018/19	12	12	4	8	0	0	0	12	0
317	Land to rear of the Lodge	0-5Yr	0.55	Scorton	CR	Primary Service Village	APPLICATION GRANTED	16/00060/FULL 17/00449/FULL	Full permissions granted and site being marketed for sale	8	8	0	0	0	8	0	8	0
318	Nixons Garage	0-5Yr	0.08	Melsonby	NR	Primary Service Village	APPLICATION GRANTED	16/00255/FULL	Application granted	4	4	0	0	4	0	0	4	0

132	Land to the West of Moor Road	0-5Yr	2.18	Melsonby	NR	Primary Service Village	APPLICATI ON SUBMITTE D	15/00721/FU LL	Application from developer under consideration with revisions expected 2018		45	45			0	0	0	20	25	45	0
225	Land to West of Kneeton Lane	0-5Yr	3.87	Middleton Tyas	NR	Primary Service Village	APPLICATI ON GRANTED	18/00177/AO RM	Reserved matters granted to developer.		35	35			0	0	10	25	0	35	0
153	Old Haulage Depot	0-5Yr	0.15	Barton	NR	Primary Service Village	APPLICATI ON GRANTED	14/00917/FU LL	Permission granted with start on site expected imminently		6	6			0	0	0	6	0	6	0
148(a)	Land at Moor Lane	0-5Yr	0.13	Newsham	NR	Seconda ry Service Village	APPLICATI ON GRANTED	15/00767/OU T	Outline permission granted and full planning application expected		4	4			0	0	4	0	0	4	0
312	Forge Farm	0-5YR	0.40	Ravenswor th	NR	Seconda ry Service Village	APPLICATI ON GRANTED	16/00427/FU LL	Application granted and site being marketed to developers		5	5			0	0	5	0	0	5	0
107	Land adj Harthorn Court	0-5Yr	0.25	Aldbrough St John	NR	Seconda ry Service Village	ON SITE	16/00564/FU LL	Full Permission granted & development underway		4	4			0	4	0	0	0	4	0

295	Oswin Grove	0-5Yr	0.43	Gilling West	NR	Secondary Service Village	ON SITE	16/00033/FULL	Development completed 2018/19		11	11			11	0	0	0	0	11	0
307	Adelphi House	0-5Yr	0.05	Hunton	LW	Secondary Service Village	APPLICATION GRANTED	17/00098/FULL	Full planning permission granted and site in ownership of developer with applications for minor alterations to layout expected 2018		14	14			0	0	7	7	0	14	0
308	Land adj School	0-5Yr	0.65	Spennithorne	LW	Secondary Service Village	ON SITE	15/00934/FULL	Under construction with first completions 2017/18		13	3	10		3	0	0	0	0	3	10
229	Land at the Wheatsheaf	0-5Yr	0.23	Newton-le-Willows	LW	Elsewhere	ON SITE	09/00985/AORM	09/00985/AORM Permission Implemented		10	10			0	0	0	5	5	10	0
234	Land SE Rose Cottage	0-5Yr	0.25	Preston under Scar	LW	Elsewhere	APPLICATION GRANTED	16/00525/FULL	Application granted and site being marketed for sale		6	6			0	0	3	3	0	6	0

320	Akebar Farm	0-5Yr	1.20	Patrick Brompton	LW	Elsewhere		APPLICATION SUBMITTED	16/00447/FULL	Application currently under consideration		5	5			0	0	2	3	0	5	0
231	Holme House	0-5Yr	0.32	Manfield	NR	Elsewhere		ON SITE	16/00302/FULL	Full planning permission granted and development underway		6	6			6	0	0	0	0	6	0
306	Former Farm Buildings, Beck Hill Farm	0-5Yr	0.09	Forest	CR	Elsewhere		APPLICATION GRANTED	17/00604/FULL	Development underway		7	7			0	0	2	5	0	7	0
241	Land adj Richmond Rd	0-5Yr	0.62	Skeeby	NR	Elsewhere		APPLICATION GRANTED	18/00275/FULL 15/00777/FULL	Full permission granted and site being marketed for sale		4	4			0	0	2	2	0	4	0
409	Land adj Fern Cottage	0-5Yr	0.12	Bellerby	LW	Elsewhere		APPLICATION GRANTED SUBJECT TO S106A	18/00103/FULL	Full planning permission granted subject to S106a		4	4			0	0	4	0	0	4	0
258	Teeside Farm	0-5Yr	0.54	Stapleton	NR	Elsewhere		APPLICATION SUBMITTED	16/00630/OUT	Application submitted and under consideration		5	5			0	0	0	0	5	5	0

	Windfall Allowance Sites 3 & Under										195	195				39	39	39	39	39	195	0
43	No. Site		63.6 5	Hectares							1642	1344		144		221	195	267	339	246	1268	374
																221	416	683	1022	1268	1268	