

Richmondshire Interim 5 Year Housing Land Supply Position Statement June 2015

Richmondshire District Council is currently in the advanced stages of completing a full update of its Strategic Housing Land Availability Assessment (SHLAA) following a call for sites. This will be published in July 2015 and will update the current published SHLAA (December 2013).

In the interim the following document has been produced to provide the Councils current 5 year land supply position. This covers the period April 2015 to March 2020.

Buffer Requirement

Paragraph 47 of NPPF requires a local planning authority to identify and annually update a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period). Where there has been a record of persistent under delivery of housing, the NPPF also requires local planning authorities to increase the buffer to 20% (moved forward from later in the plan period).

Whilst the Council does not believe a 20% buffer is necessary based on past performance, it recognises it as a useful tool to ensure that housing delivery targets can be met. The 5 Year Land Supply requirement identified is therefore inclusive of a 20% buffer moved forward from later in the plan period. The 5 Year Land Supply of specific deliverable sites demonstrates the capacity for the 20% buffer within the first five years.

Undersupply

The current plan period of the Richmondshire Local Plan Core Strategy 2012-2028 (adopted 9th December 2014) began in 2012. There has currently been 259 net completions over this period to the 31st March 2015 (33 in 2012/13, 99 in 2013/14 and 127* in 2014/15 *Please note completions for 2014/15 are still being received due to lag in receipt of Council Tax data). Therefore taking in to account the plan areas objectively assessed housing requirement of 180 homes per annum there is currently an undersupply over the current plan period of 281 homes ($180 \times 3 = 540 - 259 = 281$). The Council acknowledges that the undersupply should be addressed in the short term and has added it to the 5 year supply requirement in full. The undersupply has been added once the 5 year supply requirement figure has been adjusted to include the 20% buffer which is consistent with the advice of the Secretary of State in his Gresty Lane, Crewe¹ decision.

Windfall Allowance

NPPF (Paragraph 48) states that Local Planning Authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens.

¹APP/R0660/A/13/2209335, Gresty Lane, Crewe, 19th January 2015

Over the period 2004/5 to 2013/14, which takes account of both a period before and during recession, 366 of the 1221 total net completions in the Richmondshire Plan Area have occurred on small windfall sites of 3 units and under. This equates to an annual average delivery of 37 net dwelling completions. When the annual average number of these net completions that have occurred on residential gardens of 7 per annum is excluded in accordance with the NPPF the windfall allowance from sites of 3 and under is therefore taken to be 30 dwellings per annum. The Council believes that this provides compelling evidence that such sites have become consistently available in the local area and along with recently adopted policies within the Richmondshire Local Plan Core Strategy, which reflecting the rural nature of the plan area, continue to promote appropriate small scale housing development and reuse of existing buildings will continue to provide a reliable source of supply.

Calculation Assumptions

30 dwellings delivered per outlet per annum except on sites of over 100 dwellings in Catterick Garrison where there is current evidence of a build out rate of 50 units per annum.

No standard lead-in timescale assumption has been used as such. As every site included is in the planning process in some manner and given sites have differing factors affecting delivery timescales we have used information provided by developers as to when they will likely begin completing on a site by site basis at this point in time.

As all sites are within the planning process in some manner all densities are based upon those proposed.

Calculating 5 Year Land Supply Requirement (1/4/15 – 31/3/20)

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 10/3/15)	259
Undersupply Current Plan Period (180 X 3=540-259)	281
5 Year Supply Target (180 x 5)	900
5 Year Supply Target including 20% buffer (900+20%)	1080
5 Year Supply Target including 20% buffer plus undersupply (1080 + 281)	1361
5 Year Supply Requirement (1/4/15 – 31/03/20)	1361

Total Deliverable 5 Year Housing Land Supply

Deliverable Housing Sites Supply	1257
Windfall Allowance (Sites of 3 units and under 30 per annum)	150
Total Deliverable 5 Year Land Supply (1/4/15 to 31/03/20)	1407

Richmondshire Plan Area Deliverable 5 Year Housing Land Supply June 2015													
Site ID	Site Name	Site Address	Area (ha)	Site Capacity	Site Delivery in 5YLS	Year 1 15/16	Year 2 16/17	Year 3 17/18	Year 4 18/19	Year 5 19/20	Planning Application	Application Status	Details
290	Swale House	Frenchgate, Richmond	0.17	9	9		9				14/00972/FULL	Application Granted	
230	Frenchgate House	Frenchgate, Richmond	0.09	4	4	4					14/00246/FULL	Application Granted	On Site
179	Priory House (Former Arriva Bus Depot)	Station Road, Richmond	0.23	24	24	24					08/00080/FULL	Application Granted	On Site
224	Richmond House	Reeth Road, Richmond	0.58	20	20		20				14/00208/FULL	Application Granted	On Site
112	Land to rear Whitefields Farm	Whitefields, Richmond	1.3	9	9					9	14/00079/OUT	Outline Application Granted	
291	Former Garages	Gilling Road, Richmond	0.69	4	4	4					14/00075/FULL	Application Granted	On Site
245	Former Sam Watson Nursing Home	Quakers Lane, Richmond	1.05	7	7	7					14/00630/FULL & 14/00259/FULL	Application Granted	On Site
282	Former Council Offices	Friars Wynd, Richmond	0.02	5	5	5					13/00398/FULL	Application Granted	On Site
166	Former Hockey Field	Reeth Road, Richmond	1.05	48	48			18	30			Pre-App, Application expected Summer 2015 (Previous permission now expired)	
293	Old Governor House (Former Gasworks)	Riverside Road, Richmond	0.06	5	5	5					13/00180/FULL	Application Granted	On Site

294	Former Library Van Store	Victoria Road, Richmond	0.035	8	8		8				15/00189/FULL	Application Granted	
258	Former Reservoir	Whashton Road, Richmond	0.99	22	22		0	22				Pre-App, Application anticipated Summer 2015	
303	Former Rodbers DIY Store	Queens Road, Richmond	0.1	10	10			10			15/00178/FULL	Application under consideration	
120	Land at Somerset Close	Catterick Garrison	0.85	38	38		30	8			14/00109/OUT	Outline Permission, Full application expected Summer 2015	
121	Land at Gough Road	Catterick Garrison	1.19	25	25		25				14/00133/OUT	Outline Permission, Full application expected Summer 2015	
124	Land at Arras Lines & Sour Beck	Catterick Road, Colburn	4.12	130	130		50	50	30		14/00112/OUT 15/00258/AOR M	Outline Permission, Reserved matters granted	
156	Former Colburn Pipeworks site Woodside Chase (Phase 1)*	Catterick Road, Colburn	6.11	272	175	50	50	50	25		12/00227/AOR M	Application Granted	On Site

157	Former Colburn Pipeworks site (Phase 2)	Catterick Road, Colburn	6.78	250	75				25	50	12/00669/OUT	Outline Permission for 250 granted, Full application expected, Development expected to proceed after phase 1	
29	Former In Pipes	Catterick Road, Colburn	1.47	47	47		30	17			12/00820/OUT 15/00244/AOR M	Outline Permission, Reserved matters granted	
58	Old Sports Field	Catterick Rd, Colburn	0.66	32	32		32					Pre-Application Discussions	
12	Hipswell Croft	Hipswell Road, Hipswell	2.4	72	72			30	30	12	13/00168/FULL	Application Granted	
227	Gatherley Road Phase 2	Brompton on Swale	8.3	250	60				30	30	11/00521/OUT	Outline Permission granted subject to S106a	
21	Pallett Hill Farm	Bishops Way, Catterick Village	0.63	21	21				21		14/00730/OUT	Outline Permission granted	
237	Land at Stags Way	Moulton Lane, Scorton	0.82	4	4		4				14/00806/FULL	Application Withdrawn, re-submission expected summer 2015	
41	Maythorne Farm	Leyburn	1.15	47	47	30	17				14/00317/FULL	Application Granted	On Site

14	Land at Cliffe Lodge	Harmby Road, Leyburn	0.9	53	53	53					13/00228/FULL	Application Granted	On Site
53 & 118	Hill Top Farm	Leyburn	7.56	200	90			30	30	30		Pre-App, Public Consultation held, Application expected Summer 2015	
304	Land adj Thornborough Crescent	Richmond Rd, Leyburn	0.09	4	4	4					14/00206/FULL & 14/00207/FULL	Application Granted	On Site
210	Land adj King William	Barton	0.45	12	12					12		Pre-App, Application expected 2015	
225	Land North of Kneeton Park	Kneeton Lane, Middleton Tyas	4.5	35	35				25	10	14/00779/OUT	Application Submitted	
240	Land West of Moor Road	Melsonby	2.17	45	45			15	15	15		Pre-App, Public Consultation held, Application expected June/July 2015	
148	Land at Moor Lane	Newsham	0.14	4	4				5		15/00160/OUT	Application Submitted	
305	Land at Barningham Road	Newsham	0.3	5	5				4		15/00166/OUT	Application Submitted	
295	Oswin Grove	Gilling West	0.43	14	14		14					Pre App, Public Consultation held. Application expected summer 2015	

153	Haulage Depot	Barton	0.15	6	6		6				14/00917/FULL	Application Submitted	
107	Land to rear of Harthorn Court	Aldbrough St John	0.24	4	4			4			14/00702/OUT	Outline Application granted subject to S106a	
229	Former Wheatsheaf	Newton Le Willows	0.23	10	10				10		09/00985/AOR M & 11/00439/FULL	Application Granted	Implemented
306	Former Farm Building, Beck Hill Farm	Forest Road, Scorton	0.09	8	8			8			15/00389/FULL	Application Submitted	
307	Adelphi House	Hunton	0.05	6	6		6				14/00677/FULL	Application Granted	
209	Land at Park Lane	Middleham	1.17	35	35				25	10		Pre App, Public Consultation held. Application expected early 2016	
231	Holmes House	Manfield	0.32	7	7				7		09/00034/FULL	Application Granted March 2013	
308	Land opp Primary School	Spennithorne	0.65	12	12					12		Pre- App, Public Consultation held	
264	Land adj Waeside	Wensley	0.36	6	6					6		Pre-App	
	Windfall Allowance (Sites 3 & Under)			150	150	30	30	30	30	30			
Totals				1979	1407	216	331	292	342	226			