

Richmondshire Plan Area 5 Year Housing Land Supply Update

January 2017



- 1.1 Paragraph 47 of the NPPF requires Local Planning Authorities to identify annually a supply of specific deliverable sites sufficient to provide five years worth of housing against the current plan area housing requirement which is established in the Richmondshire Local Plan Core Strategy (adopted December 2014).
- 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 2016/17 to 2020/21.

Deliverable Sites (0-5 Year Housing Land Supply)

- 1.3 In accordance with footnote 11 of paragraph 47 of the NPPF, sites that are identified as deliverable are those considered to be:
 - available now;
 - offering a suitable location for development now;
 - achievable with a realistic prospect that housing will be delivered on the site within five years; and;
 - viable for development
- 1.4 The further guidance provided in NPPG (3-031-20140306) has been taken in to account so sites with planning permission (at least in part for the larger sites) are considered to be deliverable unless there is clear evidence through the assessment that a scheme will not be started or implemented within five years. This evidence included:
 - development 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 regarding the identification of sites with planning permission as 'deliverable'. NPPG (3-031-20140306) also states that 'planning permission or allocation in a development plan is not a prerequisite for a site being identified as deliverable in terms of the five-year supply. It states that local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (e.g. infrastructure) to overcome sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe.
- 1.6 On this basis, (using available evidence including that sought from site owners / developers) the sites without planning permission identified as deliverable 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 pre-application discussions have taken place with planning applications expected.

- 1.7 In total 49 sites were identified as deliverable. A list of the identified deliverable sites is provided at appendix 1 along with their development capacity, 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 obtain 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 (Net)
SHLAA Sites (4 or more dwellings)	1265
Windfall Allowance (Small Sites)	170
Deliverable SHLAA Sites With Permission	881
Deliverable SHLAA Sites with Permission subject S106a	75
Deliverable SHLAA Sites Without Permission	309
Deliverable Sites without Permission (application submitted)	157
Deliverable Sites without Permission (pre-application discussions)	152
Total	1435

Table 1: Deliverable 5 Year Housing Land Supply

Windfall Allowance

- 1.9 As outlined in the methodology a windfall allowance is made within the deliverable five year housing land supply for development on sites of 3 homes and under below the SHLAA site size threshold and excluding garden land.
- 1.10 This, in accordance with paragraph 48 of the NPPF, is based on compelling evidence and has been calculated based on trends over the last 12 years which indicate that on average since 2004/5 there have been 34 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
2004/5	36	4	32
2005/6	44	5	39
2006/7	32	2	30
2007/8	39	6	33
2008/9	28	2	26
2009/10	41	5	36
2010/11	14	2	12
2011/12	53	5	48
2012/13	44	6	38
2013/14	39	4	35
2014/15	48	7	41
2015/16	50	7	43
Total	468	55	413
Average	39	4	34

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 less than 4 dwellings not on garden land make to overall housing delivery in the Richmondshire plan area, reflecting the rural nature of the plan area. It is considered that calculating the average over 12 years since 2004 enables the most comprehensive and robust evidence to be used to inform the identification of a windfall allowance and enables periods of development both pre and post-recession to be taken in to account.
- 1.12 The windfall allowance will continue to be monitored and may need to be reviewed in future updates of the SHLAA. Early indications, from the period post-recession and since the publication of the submission version of the Local Plan Core Strategy in 2012, outlined in the above table and chart demonstrate that 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 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 and secondary service villages 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 47 of NPPF, 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.

Objectively Assessed Housing Requirement

- 1.16 The starting point includes the objectively assessed housing requirement. NPPG (3-030-20140306) states that the housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year housing land supply requirement and considerable weight should be given to them where they have successfully passed through the examination process, unless significant new evidence comes to light.
- 1.17 The Councils current objectively assessed housing requirement of 3060 homes (annual average of 180 homes per annum) from 2012-2028 is contained within the Local Plan Core Strategy which was recently adopted in December 2014 after being found sound at examination by an independent

planning inspector. Therefore, it is considered that the current adopted objectively assessed housing requirement remains up to date and still adequately reflects current needs to form the starting point for calculating the five year housing requirement and should be given considerable weight. The objectively assessed housing requirement is being regularly monitored to ensure that it remains up to date.

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 469 net completions over the first 4 years of this period to the 31st March 2016 (explained in further detail in the AMR 2016). Therefore, taking in to account the plan areas objectively assessed housing requirement which equates to 180 homes per annum there is currently a backlog over the current plan period of 251 homes ($180 \times 4 = 720 - 469 = 251$).
- 1.19 When a backlog has been identified, there are two methods in calculating how this can be addressed. These are known as the 'Liverpool' and 'Sedgefield' methods:
- The 'Liverpool' method is to seek meeting the backlog over the whole plan period. It is also known as the residual approach;
 - The 'Sedgefield' method is to front load the provision of this backlog within the first five years.
- 1.20 Whilst neither of these approaches are specified by the government in policy or guidance, NPPG (036-20140306) does state that local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. In addition, recent appeal decisions and case law have to be taken in to account, whilst acknowledging the local context and conditions. 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 47 of the NPPF 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 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) to provide a realistic prospect of achieving the planned supply.

1.22 NPPG (036-20140306) states that “the approach to identifying a record of persistent under delivery of housing involves questions of judgment for the decision maker in order to determine whether or not a particular degree of under delivery of housing triggers the requirement to bring forward an additional supply of housing”.

1.23 It also states that “the factors behind persistent under delivery may vary from place to place and, therefore, there can be no universally applicable test or definition of the term”.

1.24 Regarding the plan area, as outlined at the examination of the LPCS, the Council does not believe a 20% buffer is necessary based on past performance. However, it recognises it as a useful tool to ensure that the housing delivery target can be met. The five year housing land supply requirement identified is therefore inclusive of a 20% buffer moved forward from later in the plan period. The five year housing land supply of specific deliverable sites demonstrates the capacity to accommodate the 20% buffer within the first five years.

When should the buffer be applied in the calculation?

1.25 Reflecting the continuing weight of preference by planning inspectors at appeals the 20% 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

1.26 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 31/3/2016)	469
Undersupply Current Plan Period (180 X 4= 720-469)	251
5 Year Supply Target from current housing requirement (180 x 5)	900
5 Year Supply Target plus undersupply (900 + 251)	1151
5 Year Supply Target including undersupply plus 20% buffer (1153 +20%)	1381
5 Year Supply Requirement (1/4/16 – 31/03/21)	1381

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 5.2 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)	1435
Deliverable 5 Year Housing Land Supply Requirement	1381
Deliverable 5 Year Housing Land Supply Position	5.2

Table 7: Overall Deliverable 5 Year Housing Land Supply Position

Appendix 1: 5 Year Land Supply Sites List January 2017

ID	Site Name		Site Area (ha)	Site Location	SP1	SP2	Application Status	Application Ref	Details	Total Yield	Yield within 5YLS	Completions within Plan Period	Yr 1 (2016/17)	Yr 2 (2017/18)	Yr 3 (2018/19)	Yr 4(2019/20)	Yr 5 (2020/21)	0-5 Yr Supply	Surplus to 5YLS
120	Somerset Close	0-5Yr	0.85	Catterick Garrison	CR	Principal Town	APPLICATION REFUSED	15/00587/FULL	Outline Permission granted 14/00109/OUT Full application refused (15/00587/FULL) due to lack of affordable housing. Appeal on going	40	40		0	0	30	10	0	40	0
121	Gough Road	0-5Yr	1.19	Catterick Garrison	CR	Principal Town	APPLICATION REFUSED	15/00603/FULL	Outline Permission granted 14/00133/OUT Full application refused (15/00603/FULL) due to lack of affordable housing. Appeal on going	29	29		0	0	29	0	0	29	0
124	Arras Lines	0-5Yr	4.12	Catterick Garrison	CR	Principal Town	ON SITE	15/00258/AORM	Under construction first completions 2016/17	126	126		30	30	30	30	6	126	0
58	Old Sports Field, Catterick Garrison	0-5Yr	0.66	Catterick Garrison	CR	Principal Town	ON SITE	16/00139/FULL	Under Construction completions expected 2017/18	32	32		0	20	12	0	0	32	0

157	Former Colburn Pipework's site (Phase 2)	0-5Yr	6.78	Catterick Garrison	CR	Principal Town	APPLICATION GRANTED	12/00669/OUT	Outline Permission granted. Developer in process of acquiring site & pre-app underway on reserved matters application.	250	175									0	25	50	50	50	175	0
156	Former Colburn Pipeworks site Woodside Chase	0-5Yr	6.11	Catterick Garrison	CR	Principal Town	ON SITE	12/00227/AORM	Under Construction with 97 completions to end of 2014/15.	272	125	147								50	50	25	0	0	125	0
29	In Pipes	0-5Yr	1.47	Catterick Garrison	CR	Principal Town	ON SITE	15/00244/AORM	Under Construction with first completions in 2016/17	47	47									17	30	0	0	0	47	0
217	Land E of Byng Road	0-5Yr	0.67	Catterick Garrison	CR	Principal Town	APPLICATION GRANTED (Subject to S106a)	15/00935/OUT	Outline permission granted at committee subject to S106a. Site being marketed for sale	11	11									0	0	0	6	5	11	0
290	Swale House	0-5Yr	0.05	Richmond	CR	Principal Town	ON SITE	15/00971/FULL	Conversion commenced November 2015 & first completions expected 2017/18	9	9									0	4	5	0	0	9	0
166	Former Hockey Field site, Reeth Road	0-5Yr	1.22	Richmond	CR	Principal Town	ON SITE	15/00939/FULL	Under Construction with first completions in 2017/18	32	32									20	12	0	0	0	32	0
224	Richmond House	0-5Yr	0.57	Richmond	CR	Principal Town	ON SITE	14/00208/FULL	Under Construction with first completions 2016/17	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 first completions expected 2017/18	9	9										9	0
291	Former Garages, Gilling Rd	0-5Yr	0.69	Richmond	CR	Principal Town	ON SITE	14/00075/FULL	Dwellings complete 2016/17 once sold	4	4										4	0
292	Former Sam Watson Nursing Home	0-5Yr	1.05	Richmond	CR	Principal Town	ON SITE	14/00630/FULL & 14/00259/FULL	Under Construction & Part complete 2016/17	7	4										4	3
293	Old Governer House	0-5Yr	0.06	Richmond	CR	Principal Town	ON SITE	13/00180/FULL	Under Construction	5	5										5	0
294	Former Library Van Store	0-5Yr	0.03	Richmond	CR	Principal Town	ON SITE	15/00189/FULL	Under Construction & completions expected 2017/18	8	8										8	0
258	Former Reservoir	0-5Yr	0.99	Richmond	CR	Principal Town	ON SITE	15/00610/FULL	Under Construction & first completions expected 2017/18	19	19										19	0
303	Former Rodbers DIY Store	0-5Yr	0.10	Richmond	CR	Principal Town	ON SITE	15/00178/FULL	Under construction and completed 2016/17	8	8										8	0
316	The Fleece	0-5Yr	0.07	Richmond	CR	Principal Town	ON SITE	15/00916/FULL	Under Construction and completions expected 2017/18	6	6										6	0
228	Friary Lodge	0-5Yr	0.06	Richmond	CR	Principal Town	APPLICATION GRANTED	15/00992/FULL	Site expected to be marketed to developers now permission granted.	5	5										5	0

65	Hill Top Farm	0-5Yr	8.25	Leyburn	LW	Local Service Centre	PRE APP		Developer Interest and pre-application discussions ongoing	220	90					0	0	30	30	30	90	130
14	West Hamby Road (West of Cliff Lodge)	0-5Yr	0.92	Leyburn	LW	Local Service Centre	ON SITE	13/00228/FULL	Completed 2016/17	53	53					53	0	0	0	0	53	0
41	Maythorne Farm	0-5Yr	1.15	Leyburn	LW	Local Service Centre	ON SITE	14/00317/FULL	Under Construction with 29 completions in 2015/16 & remainder to be completed in 2016/17	47	18	29				18	0	0	0	0	18	0
91 & 92	Land E Medical Centre	0-5Yr	1.15	Leyburn	LW	Local Service Centre	APPLICATION SUBMITTED	15/00844/FULL	Under consideration. Further work ongoing regarding medical centre expansion area.	60	60					0	0	0	30	30	60	0
209	Land E Sharp Hill Farm	0-5Yr	0.44	Middleham	LW	Primary Service Village	APPLICATION SUBMITTED	16/00921/FULL	Full Application submitted by developer & under consideration	7	7					0	0	7	0	0	7	0
319	Robin Hood Farm	0-5Yr	1.00	Brompton-on-Swale	CR	Primary Service Village	APPLICATION GRANTED SUBJECT TO S106A	16/00686/OUT	Application granted by planning committee subject to S106A	32	32					0	0	0	16	16	32	0
21	Land between Pallet Hill Farm & Bishops Way	0-5Yr	0.75	Catterick Village	CR	Primary Service Village	APPLICATION GRANTED SUBJECT TO S106A	16/00655/AORM	Outline permission (14/00730/OUT) granted & reserved matters permission approved at planning committee subject to S106A	21	21					0	0	12	9	0	21	0
7	Land at Low Green	0-5Yr	0.53	Catterick Village	CR	Primary Service Village	APPLICATION GRANTED SUBJECT TO S106A	16/00315/OUT	Outline Permission granted subject to S106a	9	9					0	0	0	9	0	9	0

237	Land off Stags Way	0-5Yr	0.82	Scorton	CR	Primary Service Village	APPLICATION GRANTED SUBJECT TO S106A	16/00052/FULL	Revised Application 16/00052/FULL granted subject to S106a	12	12				0	0	8	4	0	12	0
317	Land to rear of the Lodge	0-5Yr	0.55	Scorton	CR	Primary Service Village	APPLICATION SUBMITTED	16/00060/FULL	Application under consideration	7	7				0	0	0	7	0	7	0
271-274	Land at W of Village	0-5Yr	4.50	Scorton	CR	Primary Service Village	PRE APP		Pre App Discussions held. Community consultation July 2017 and application expected Summer/Autumn 2017	50	50				0	0	10	20	20	50	0
318	Nixons Garage	0-5Yr		Melsonby	NR	Primary Service Village	APPLICATION SUBMITTED		Application under consideration	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	APPLICATION SUBMITTED	15/00721/FULL	Application under consideration with discussions ongoing regarding waste water infrastructure and village hall provision.	45	45				0	20	25	0	0	45	0
225	Land to West of Kneeton Lane	0-5Yr	3.87	Middleton Tyas	NR	Primary Service Village	APPLICATION GRANTED	14/00779/OUT	Outline Permission granted & reserved matters application expected Spring 2017.	35	35				0	10	25	0	0	35	0
153	Old Haulage Depot	0-5Yr	0.15	Barton	NR	Primary Service Village	APPLICATION SUBMITTED	14/00917/FULL	Under Consideration access issues being resolved. Previous Permission now expired. Developer interest in site.	6	6				0	0	0	6	0	6	0

148(a)	Land at Moor Lane	0-5Yr	0.13	Newsham	NR	Secondary Service Village	APPLICATION GRANTED	15/00767/OUT	Outline permission granted and Full Planning application (16/00800/FULL) under consideration	4	4			0	0	4	0	0	4	0
148(b)	Land at Barningham Road	0-5Yr	0.30	Newsham	NR	Secondary Service Village	APPLICATION SUBMITTED	16/00489/OUT	Revised Submission under consideration	4	4			0	0	0	0	4	4	0
312	Forge Farm	0-5Yr	0.40	Ravensworth	NR	Secondary Service Village	APPLICATION SUBMITTED	16/00427/FULL	Application under consideration	5	5			0	0	5	0	0	5	0
107	Land adj Harthorn Court	0-5Yr	0.25	Aldbrough St John	NR	Secondary Service Village	APPLICATION GRANTED SUBJECT TO S106A	16/00564/FULL	Outline permission (14/00702/OUT) Site purchased by developer and full permission granted by planning committee subject to S106a	4	4			0	0	4	0	0	4	0
202	Land to E of New Row	0-5Yr	0.55	Eppleby	NR	Secondary Service Village	PRE APP		Pre App Discussions held. Application expected Spring 2017.	6	6			0	6	0	0	0	6	0
295	Oswin Grove	0-5Yr	0.43	Gilling West	NR	Secondary Service Village	APPLICATION GRANTED SUBJECT TO S106A	16/00033/FULL	Application granted by planning committee for affordable units subject to S106a	11	11			0	11	0	0	0	11	0
307	Adelphi House	0-5Yr	0.05	Hunton	LW	Secondary Service Village	APPLICATION GRANTED	15/00893/FULL	Application (15/00893/FULL) for 6 units granted. Revised submission for 14 units anticipated spring 2017	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 expected 2017/18	13	13			0	7	6	0	0	13	0
229	Land at the Wheatsheaf	0-5Yr	0.23	Newton-le-Willows	LW	Elsewhere	ON SITE	09/00985/AORM	09/00985/AORM Permission Implemented but no development taking place at this stage.	10	10			0	0	0	5	5	10	0
264	Land adj Waeside	0-5Yr	0.36	Wensley	LW	Elsewhere	PRE APP		Application expected 2017	6	6			0	0	0	6	0	6	0
234	Land SE Rose Cottage	0-5Yr	0.25	Preston under Scar	LW	Elsewhere	APPLICATION SUBMITTED	16/00525/FULL	Application under consideration	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	Holmes House	0-5Yr	0.32	Manfield	NR	Elsewhere	APPLICATION GRANTED	16/00302/FULL	Full planning permission granted and developer to begin conversions.	6	6			0	0	3	3	0	6	0
306	Former Farm Buildings, Beck Hill Farm	0-5Yr	0.09	Forest	CR	Elsewhere	APPLICATION SUBMITTED	15/00389/FULL	Application under consideration, applicant completing further structural surveys.	8	8			0	0	3	5	0	8	0
	Windfall Allowance Sites 3 & Under									170	170			34	34	34	34	34	170	0
49	No. Site		59.51	Hectares						1819	1435			260	304	373	298	200	1435	133