

Richmondshire District Council

Local Plan

Annual Monitoring Report 2012/13

December 2013



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1.0 Introduction

- 1.1 This Annual Monitoring Report (AMR) covers the period 01 April 2012 to 31 March 2013.
- 1.2 The requirement to produce an Annual Monitoring Report (AMR) is set out in section 35 of the Planning and Compulsory Purchase Act (PCPA 2004)¹. This states that every local planning authority must prepare reports containing information on the implementation of the Local Development Scheme and the extent to which policies set out in local development documents are being achieved. Section 113 of the Localism Act (2011)² amended PCPA 2004 section 35 removing the requirement to send an AMR to the Secretary of State. Instead, local planning authorities must publish this information directly at least yearly in the interests of transparency.
- 1.3 This amendment in combination with the DCLG Letter to Chief Planning Officers (30th March 2011) which withdrew previous guidance on local plan monitoring means that the council has more freedom on the contents of its AMR, providing it contains the information required by section 34 of the Town and Country Planning Regulations (2012)³.
- 1.4 As the Local Plan Core Strategy has reached examination stage this year's monitoring report is concise, highlighting key local issues and providing reference to relevant monitoring information which has been prepared in support of the submission of the Local Plan Core Strategy for examination. Future monitoring reports will include the proposed indicators and targets set out for individual policies in the Local Plan Core Strategy.

¹ Planning and Compulsory Purchase Act (2004)

² Localism Act (2011)

³ Town and Country Planning Regulations (2012)

2.0 Local Context

- 2.1 The Richmondshire Local Plan and the future local plan documents cover the area of the District outside of the Yorkshire Dales National Park (figure one). The Yorkshire Dales National Park Authority is the planning authority for the remainder of the District.

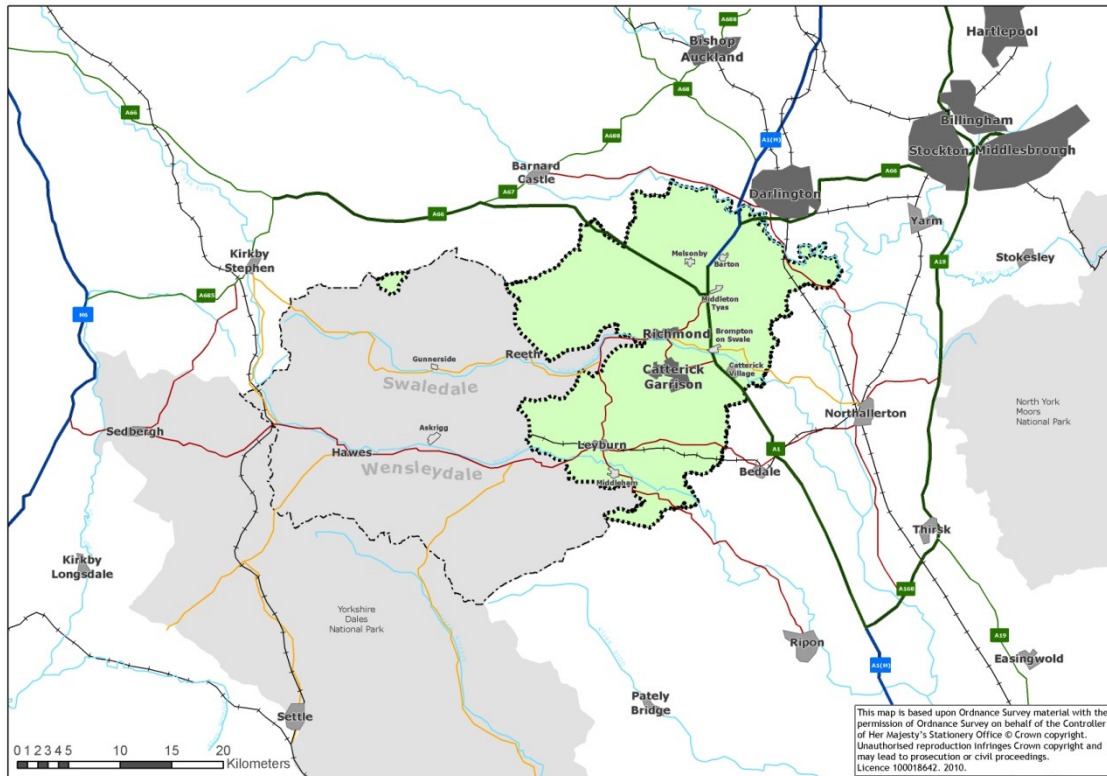


Figure One: Area Covered by Local Planning Authority

- 2.2 The following section will provide an up to date insight in to the local context of the District in this monitoring period by briefly summarising the key local facts and issues, many of which have been outlined in further detail in the submission Local Plan Core Strategy (LPCS) and its supporting background evidence documents.

Local Context Facts for Monitoring Period 2012/13

- **Richmondshire is one of the most rural districts in the country and covers an area of 131,867 hectares (509 square miles)**
- **Around 60% of the district is in the Yorkshire Dales National Park and Sites of Special Scientific Interest (SSSI) cover nearly one fifth of the land area.**
- **The total population of Richmondshire at Census 2011 was 51,965**
- **The Plan Area population is estimated to be 44,690**
- **The military population is estimated to be nearly 10,500 personnel and dependants, which is nearly a quarter of the plan area population**
- **Demographic projections based on a revision to the mid-2008 population projections indicate that the local population could grow to 52,820 by 2026 (Richmondshire Scrutiny of Population Estimates and Projections, 2012)**
- **There are around 19,150 (2010) dwellings in the plan area, of which just over 80% are owner occupied or privately rented, higher than regional and national levels**
- **The long-term vacancy rate (over 6 months) was 1.6% across the total housing stock in Richmondshire (LAHS, 2012), higher than the County average.**
- **The ratio of lower quartile house price to lower quartile earnings was 8.38 in 2012. (CLG, 2013)**
- **Richmondshire's working age population is around 33,620, of which 75% were economically active (Census, 2011)**
- **In June 2013, unemployment stood at 4.7% (model based), with 1.2% claiming employment related benefits (Nomis, 2013)**
- **The gross weekly average income for people living in Richmondshire is £457, which is below regional and national averages (Nomis, 2012)**

3.0 Local Plan Progress

- 3.1 The Statement of Community Involvement (SCI) was adopted on 21 October 2008. A key component of the Local Development Framework (LDF), which is now known as the Local Plan, the SCI sets out how the Council will engage the community throughout the Local Plan's (LDF) production.
- 3.2 The Local Development Scheme (LDS) for Richmondshire was revised in December 2013 in order to take in to account changes to the timetabling of the Local Plan Core Strategy examination. The LDS sets out a summary of and timetable for the production of the Local Plan documents the council expects to produce.
- 3.3 The Local Plan Core Strategy sets out the overall vision and objectives to guide future growth in the Local Plan area. The Core Strategy Proposed Submission Document was published for formal representations on the 3rd August 2012 for a period of six weeks and on the 28th February 2013 was submitted to the Secretary of State for formal examination by the Planning Inspector. At the request of the inspector a further consultation on the development target within the Local Plan Core Strategy was completed during August and September 2013 following the publication of the interim mid-2011 household projections, the publication of the Army Basing Plan (March 2013) and the revocation of the Yorkshire and Humber Regional Spatial Strategy. The examination hearings for the LPCS will take place from the 11th to the 13th February 2014. Further details of the Core Strategy submission timetable can be found at figure two below.
- 3.4 Upon adoption of the Local Plan Core Strategy work will commence on producing a Delivering Development Plan with the issues/preferred approach expected to be produced and consulted upon in April 2015 (see figure two below).

Document	Stage	Dates
Core Strategy	Publication	3rd August 2012
	Submission	28 th February 2013
	Examination (Hearings)	11-13 th February 2014
	Adoption	September 2014
Delivering Development	Preferred Approach	January 2015
	Publication	May 2015
	Submission	August 2015
	Examination(Hearings)	January 2016
	Adoption	September 2016

Figure 2: Local Plan documents progress against LDS milestones

4.0 Development Results

- 4.1 This section outlines the key statistics relating to development in the District during 2012/13 and draws in information from more detailed studies and reports which have been completed to support the proposed submission LPCS.

Housing Target

- 4.2 A housing target is set to ensure that an appropriate scale of housing is delivered in the plan area to accommodate local growth resulting from the changing population. The target is derived from an objectively assessed housing need which includes the consideration of the following factors in combination rather than in isolation:

Local Objectives

Wider Context

- Cross boundary issues
- Economic Conditions
- Role and Character of Places
- Rural Sustainability
- Environmental and Historical Assets and constraints
- Infrastructure Capacity

Scale of Housing

- Population and Household change and growth.
- Strategic Housing Market Assessment
- Strategic Housing Land Availability Assessment.
- Development trends and housing market performance

Views of stakeholders, infrastructure providers and local communities

The objective assessment underpinning the Local Plan Core Strategy is summarised in the Development Target Review (2013) document.

- 4.3 The Regional Spatial Strategy (RSS) 2008 which contained a housing target for the whole District including the National Park of 200 net additions to the housing stock in each year from 2004 to 2026 was revoked on the 22nd February 2013.
- 4.4 The North Yorkshire SHMA (2011) identified that the mid-2006 and mid-2008 based sub-national population projections published by Office of National Statistics (ONS) contained unrealistic international migration assumptions which had substantially inflated local population estimates and growth. The Scrutiny of Population Projections and Estimates (2012) was therefore completed and confirmed the SHMA analysis. This identified local projections using a methodology, now adopted by ONS, which showed a much lower level of growth that has been used to set realistic housing targets for the local area. The Submission Local Plan Core Strategy proposes an annual average completion rate of 180 homes per year for general housing needs over the whole District, consistent with the approach taken in the RSS 2008. It is expected that only a small part of this will be delivered in the National Park.

4.5 In light of the publication of the interim mid-2011 household projections the proposed housing target of 180 dwellings per annum has been re-assessed through the Development Target Review (August 2013). This concluded that the interim mid-2011 projections tell us what will happen if we do not implement the LPCS and development at the level of 80 homes per annum inferred would not support local strategic objectives. Provision was initially made for up to 1,440 additional military services families' dwellings at the main Catterick Garrison military base by 2028 in addition to the general housing requirement. This was based on the military growth and capacity identified within the Catterick Garrison Long Term Development Plan (2008). However following the publication of the Army Basing Plan on the 5th March 2013, which confirmed that the military presence will remain about the same size for the foreseeable future and reduced expectations of the scale of military development for the plan period, it is now proposed that provision be made for up to 500 additional military services families' dwellings at the main Catterick Garrison military base by 2028 in addition to the general housing requirement. The delivery of military accommodation is subject to the requirements of the national defence strategy.

Housing Trajectory

4.6 During the years 2004 to 2013, the Richmondshire plan area saw the provision of 1,122 (net) new dwellings, which is an average rate of 125 units per annum (see Figure 3 below). A further 118 new dwellings were built in the National Park area of the District during this period.

4.7 This year 33 (net) units were provided, consisting of 92 new build completions and (net) conversions/change of use to dwellings. This included 16 new dwellings at Green Howards Drive, Richmond. However, 59 dwellings were lost as a result of (net) conversions/change of use, other losses and demolition.

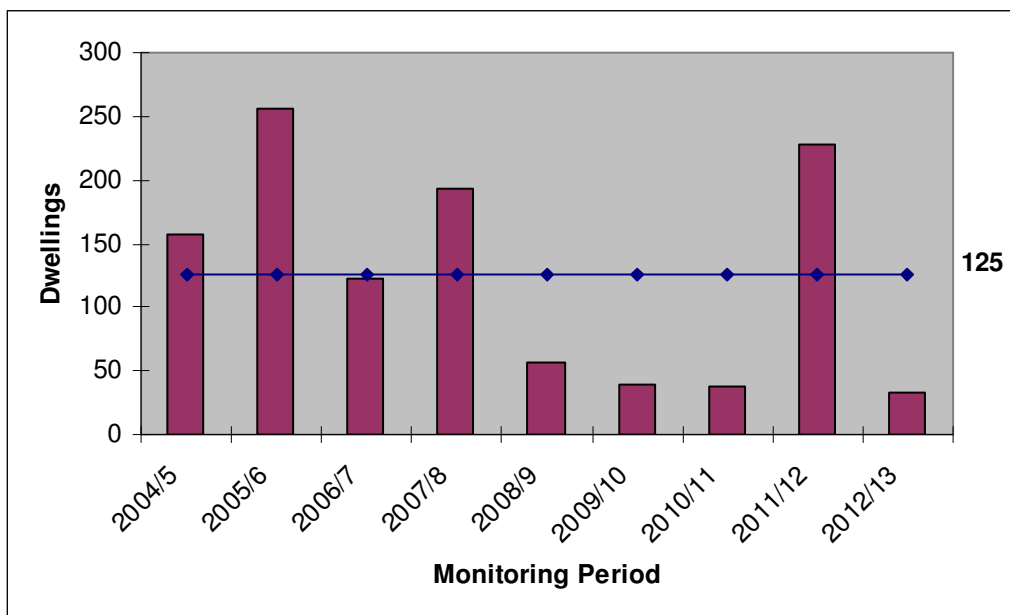


Figure 3 Net Additional Dwelling Completions 2004/2013

4.8 The National Planning Policy Framework requires Local Authorities to maintain a 5 year supply of deliverable housing sites to meet the housing

requirements of the District. In addition to this Local Authorities are also required to provide an additional buffer of 5% (or 20% if there is a record of persistent under delivery), which is moved forward from later in the plan period, in order to ensure choice and competition in the market for land.

- 4.9 The 5 year housing land supply amounts to 1086 dwellings (217 dwellings per annum). Although the scale of persistent under delivery is arguable, this current land supply as outlined in figure 4 provides in excess of the 20% buffer and ensures choice and competition in the market for developers in the plan area in accordance with National Planning Policy Framework. Further detail regarding the plan areas 5 year housing land supply is available at <http://www.richmondshire.gov.uk/planning/localplan/slaa.aspx>

	0-5 Year Supply	Core Strategy Target	Core Strategy Target with 20% buffer	Supply as % of target
Total	1086	900	1080	101%

Figure 4: 5 year housing land supply

Affordable Housing

- 4.10 In the period 01 April 2012 to 31 March 2013 there were 2 new build affordable housing completions. It is estimated that there are around 15 affordable homes in the pipeline that will be completed in the next monitoring year.

Employment

- 4.11 In this reporting year the Council was unable to monitor employment related development across the District. The Employment Land Review (ELR) Update (2012) found that development of the allocated sites in the existing local plan had been slower than expected and 25ha of allocated employment land remained undeveloped in the plan area's key employment locations.
- 4.12 The ELR (2012) anticipated growth of just over 3,000 jobs locally over the plan period. It also found that the pattern of economic growth had changed, both in overall scale and its expected drivers. In addition, 30,000 square metres of employment space is available locally in key employment locations. The amount of land equivalent to provide this floorspace is estimated at 7 hectares. Taking all of these factors into account the ELR (2012) suggested that there was need for no more than an additional 2 hectares of traditional employment land up to 2026. Currently available land and vacancy in existing stock, therefore, provides more than enough scope and flexibility for the expected growth.
- 4.13 The Local Plan Core Strategy therefore proposes the removal of long standing employment sites considered to have clear alternative uses and

therefore a planning application was made in this monitoring year seeking to develop 272 dwellings on the former pipeworks, Catterick Road, Colburn (phase 1) which was granted permission. The Local Plan Core Strategy makes provision for 12 hectares of land for employment development, including 7 hectares at Scotch Corner to be brought forward in the period to 2028 to ensure flexibility for growth. Additional provision is made for military related needs and a further 4 hectares of retail and town centre use development at Catterick Garrison town centre.

Infrastructure

Transport and Accessibility

- 4.14 In the Chancellor's Autumn Statement in December 2012 the reinstatement of the A1 upgrade from Leeming Bar to Barton was announced. The proposed route and programme has been established and work remains ongoing on the detailed design. Work is expected to begin in early 2014 and the upgrade is expected to be completed by mid 2017. The proposed new Catterick Central junction will substantially improve access to the plan area and to Catterick Garrison in particular.

Community Infrastructure Levy

- 4.15 The Community Infrastructure Levy (CIL) was introduced by Government in 2010. CIL is a levy that local planning authorities can charge on new developments in their area. The money can be used to support development by funding infrastructure that have been identified through the Local Plan – for example, new or safer road schemes, park improvements or a new health centre. The government has made some revisions to regulations and local authorities undertaking CIL need to have a Charging Schedule in place by April 2015 rather than April 2014 as initially required. From this date, Section 106 Agreements will still be available but be very limited for local authorities to gain financial contributions from developers.

- 4.16 The Council, in partnership with Hambleton District Council, commissioned consultants Roger Tym & Partners to develop a CIL charging schedule. This covers:

- Identification of eligible projects and schemes to be funded through CIL
- Up-to-date evidence base required for CIL Charging Schedule
- Preliminary Draft CIL Charging Schedule
- Public Consultation
- Draft Charging Schedule
- Public Consultation and Submission
- Independent Examination in Public
- Adoption of CIL Charging Schedule

- 4.17 Work on CIL has stalled whilst the Local Plan Core Strategy submission and examination has been taking place. However work on CIL will continue in 2014 after the Local Plan Core Strategy examination hearings have taken place. The timetable for this work is outlined in figure four below:

Document	Stages	Dates
CIL Charging Schedule	Preliminary Draft Charging Schedule (PDCS) Consultation	April / May 2014
	Draft Charging Schedule (DCS) Consultation and Submission	July / August 2014
	Joint Examination in Public	September 2014
	Adoption	February 2015

Figure Four: CIL Charging Schedule Timetable

Environment

- 4.18 As of 31 March 2011, there was just under 43,500 hectares of land identified as either Ancient Woodland, Environmentally Sensitive Areas, Local Nature Reserves (LNRs), Areas of Outstanding Natural Beauty (AONBs), Special Areas of Conservation (SACs), Sites of Special Scientific Interest (SSSIs) or Site of Importance for Nature Conservation (SINCs). A more recent update is not available due to issues with the newly implemented national reporting system.
- 4.19 No planning permissions were granted contrary to Environment Agency advice in this monitoring period.

Sports Facilities and Playing Pitches

- 4.20 A settlement facilities study sporting supplement has been completed which included an assessment of the current level of provision of playing pitches and built sports facilities in relation to the current and projected level of need for the plan period. This study identified 43.67 ha of playing pitches in the plan area outside of the Garrison which when combined with the 34.96ha identified in the Garrison area 'outside the wire' in the PPG17 Assessment it is evident that there is a total current provision of 78.63 ha of playing pitches in the plan area which equates to a supply of 2.3ha per 1000 population for the plan area population not including the military population for whom 'behind the wire' facilities are provided. This means there is a surplus playing pitch supply of 1.1ha per 1000 population in the plan area against the Fields in Trust/ NPFA minimum standards guidance of 1.2ha per 1000 population. If the military population is included there is a supply of 1.8ha per 1000 population which still leaves a surplus playing pitch supply of 0.6ha per 1000 population.
- 4.21 The study also used Sport England's Sports Facilities Calculator (April 2013) to determine the quantity of facilities required for the projected District population at the end of the plan period when analysed against the current availability of facilities, this however did not include the facilities provided in the National Park area of the District or 'behind the wire' for the military population. It was evident that with the exception of indoor bowls facilities, which is regarded as a regional facility with one located in the nearest sub-regional centre in Darlington, there remains an over supply in the provision of swimming pools, halls and artificial pitches.

Duty to Cooperate

- 4.22 The 'Duty to Cooperate' was introduced by the Localism Act (2011) and is a legal requirement of the plan preparation process. In essence the duty to cooperate requires local planning authorities and other bodies to cooperate with each other to address relevant 'local strategic issues'. The Local Strategic Issues and the Duty to Cooperate (SD006) background paper sets out the relationships between all relevant bodies concerned with local strategic issues and how these have been maintained through the production of the Local Plan Core Strategy. It also assesses these local strategic issues and their significance in relation to the Duty to Cooperate. As a rural area the number of strategic cross-boundary issues that Richmondshire shares with neighbouring authorities and other public bodies is limited. The main local strategic cross boundary issues for the area covered by the Richmondshire Local Plan Core Strategy are:
- A1/A6136 link
 - Meeting defence requirements
 - Rural housing needs
- 4.23 These issues, along with confirming the strategic approach proposed in the LPCS remains compatible with their own approach, have been the subject of ongoing work between the Council and relevant bodies including neighbouring local planning authorities throughout the production of the Local Plan Core Strategy. This has confirmed that these issues have not presented the major difficulties that gave birth to the Duty to Cooperate and do not require additional joint arrangements to resolve them beyond those that already exist and have shaped the Core Strategy and its Infrastructure Delivery Plan. The Council has also actively consulted neighbouring local planning authorities and other relevant public bodies throughout the preparation of the plan to confirm that the strategic approach proposed in the Local Plan Core Strategy remains compatible with their own approach.

4.24 If you have any questions about this report please contact

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5.0 References

Catterick Garrison Strategic Transport Assessment (2011) Available at <http://www.richmondshire.gov.uk/planning/planningpolicy/corestrategy/corestrategysupportingdocs.aspx>

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DCLG (2012) Statistical Releases. Available at <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics>

Housing Strategy Statistical Appendix (2010) Available at <https://www.gov.uk/government/publications/local-authority-housing-statistics-for-england-2010-to-2011>

Nomis (2011/12) Labour Market Profile Available at <http://www.nomisweb.co.uk/reports/lmp/la/2038432019/report.aspx>

North Yorkshire Strategic Housing Market Assessment (2011) Available at <http://www.richmondshire.gov.uk/planning/planningpolicy/corestrategy/corestrategysupportingdocs.aspx>

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