

Richmondshire District Council

Local Plan

Annual Monitoring Report 2013/14

December 2014



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1.0 Introduction

- 1.1 This Annual Monitoring Report (AMR) covers the period 01 April 2013 to 31 March 2014.
- 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 Following the adoption of the Local Plan Core Strategy on 9th December 2014 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 examination of the Local Plan Core Strategy. A monitoring system is currently being prepared to reflect 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 Development Plan covers 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.

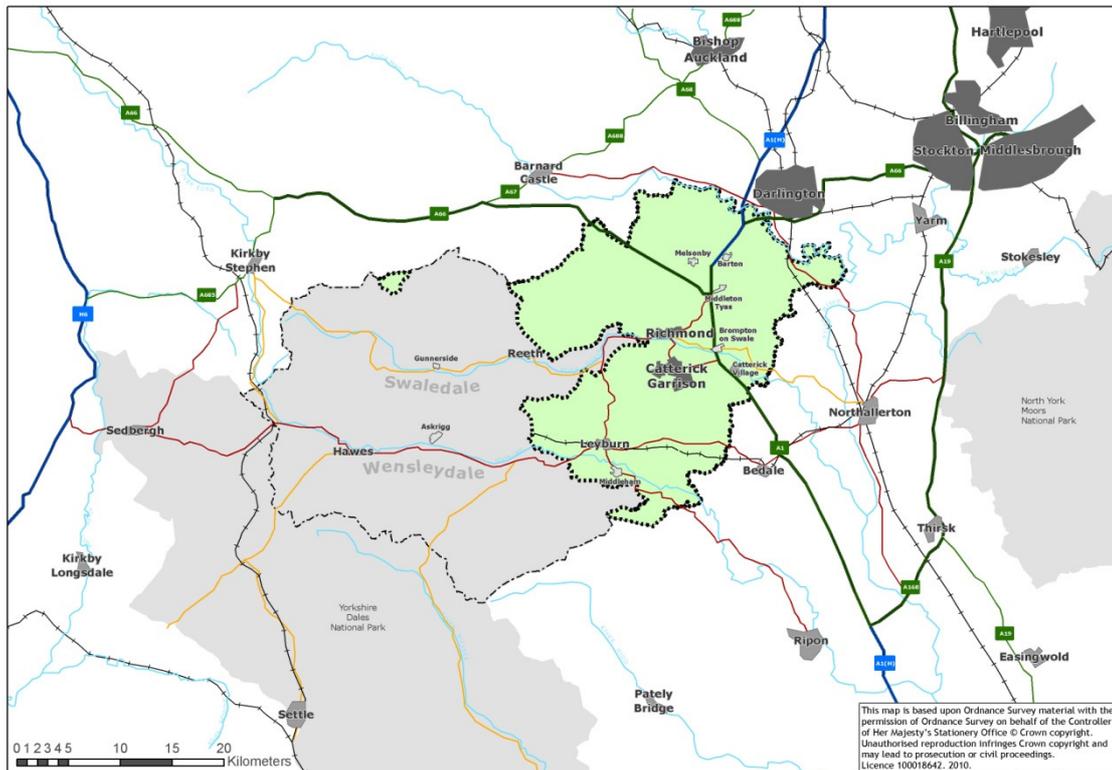


Figure One: Area Covered by Local Planning Authority

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 adopted Local Plan Core Strategy (LPCS) and its supporting background evidence documents.

Local Context Facts for Monitoring Period 2013/14

- **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 was estimated at mid-2013 as 53,900 (ONS).**
- **The Plan Area population is estimated to be 46,400.**
- **The military population is estimated to be nearly 10,500 personnel and dependants, which is nearly a quarter of the plan area population.**
- **There are around 19,620 (2013) dwellings in the plan area.**
- **83% of dwellings in the plan area are owner occupied or privately rented which is equivalent to regional and national levels. 7% are Local Authority owned, 3% are owned by private registered providers and the remaining 7% by other public sector organisations which in Richmondshire is predominantly the Ministry of Defence.**
- **The long-term vacancy rate (over 6 months) was 1.2% across the total housing stock in Richmondshire (LAHS, 2013), slightly higher than the County and National average.**
- **The ratio of lower quartile house price to lower quartile earnings was 8.95 in 2013. (CLG, 2014)**
- **Richmondshire's working age population, including the military, is around 34,700, of which 75% are economically active and 71% are in employment, higher than regional and national levels (ONS, Annual Population Survey 2013/14).**
- **There were 15,200 employee jobs, not including the military, in Richmondshire in 2013 (ONS business register). 87% of these were in the service sectors, slightly higher than national levels. Public admin, education and health make up the largest proportion of these which is comparable to national level. Other sectors are comparable to or lower than national level with the exception of accommodation and food services and other services.**
- **The resident workforce occupied about 70% of local jobs, in Catterick Garrison this figure rises to 85%, because of military accommodation (2011 Census, WU01EW).**
- **Richmondshire resident (£478.5) and workplace (£472.2) full time weekly earnings are both lower than regional and national earnings (ONS, ASHE, 2014).**
- **Micro scale businesses (0-9 employees) account for 86.2% of local business units compared with 82.9% nationally (IDBE, ONS 2014)**
- **In June 2013, unemployment stood at 4.7% (model based), with 1.2% claiming employment related benefits (Nomis, 2013)**

3.0 Local Plan Progress

- 3.1 The LPCS 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 a 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 took place from the 11th to the 13th February 2014. A consultation was carried out in June and July 2014 on the proposed modifications that arose from the hearings. The Inspectors final report was received in October 2014 and the Council adopted the LPCS on 9th December 2014. Further details of the Core Strategy timetable can be found at figure two below.
- 3.2 Following the adoption of the LPCS all saved policies within the Richmondshire Local Plan 1999-2006 except Policy 23 - Development Limits are now superseded and no longer saved. Policy 23 - Development Limits will be saved until development limits and land use allocations are updated in the Delivering Development Plan, but they are modified by Core Policy CP4, which enables the assessment of development proposals both within and adjacent to the areas defined in Policy 23. This is necessary to ensure that the Council's statutory development plan is consistent with the National Planning Policy Framework (NPPF). Policy 23 development limits were first defined in the mid 1990's and are out of date under NPPF para 14.
- 3.3 Work will now commence on producing a Delivering Development Plan which will include updated development limits, site allocations and detailed policies. The issues/preferred approach is expected to be produced and consulted upon in June 2015 (see figure two below). The initial stage of this process will include the completion of settlement development assessment in firstly each of the primary service villages in collaboration with local communities.
- 3.4 The Statement of Community Involvement (SCI) was adopted on 21 October 2008. The SCI sets out how the Council will engage the community throughout the Local Plan's production.
- 3.5 The Local Development Scheme (LDS) for Richmondshire (figure 2) was revised in December 2014 to take in to account the adoption of the Local Plan Core Strategy. The LDS sets out a summary of and timetable for the production of the Local Plan documents the council expects to produce.

Document	Stage	Dates
Core Strategy	Publication	3 rd August 2012
	Submission	28 th February 2013
	Examination (Hearings)	11 th -13 th February 2014
	Adoption	9 th December 2014
Delivering Development	Preferred Approach	June 2015
	Publication	December 2015
	Submission	March 2016
	Examination(Hearings)	June 2016
	Adoption	December 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 2013/14 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 LPCS includes a housing target, derived from an objectively assessed housing need, of 3060 dwellings over the plan period to 2028 which equates to an annual average completion rate of 180 dwellings per annum. The objective assessment underpinning the LPCS is summarised in the Development Target Review (2013) document available on our website.
- 4.3 This housing target is based on change in the whole Richmondshire population, but is related to development in the area outside of the Yorkshire Dales National Park. This recognises the national park's policy to address locally defined housing needs, the limited capacity for new housing development in this area and the district wide roles of the main towns in the Plan area. Monitoring of delivery against the target will, therefore, include net new housing development in the national park area.
- 4.4 The LPCS also includes provision 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 Delivery

- 4.5 During the years 2004 to 2014, the Richmondshire plan area saw the provision of 1,221 (net) new dwellings, which is an annual average rate of 122 dwellings (see Figures 3 and 5). A further 44 (net) new dwellings were built in the Yorkshire Dales National Park area of the District during this period.
- 4.6 Since the start of the LPCS plan period in 2012 there has been a total of 132 (net) new dwelling completions. This includes the change out of residential tenure of 34 residential units at the Abbey Care Village, Scorton originally included in the 2011/12 net completions total.
- 4.7 In this monitoring year (2013/14) there have been 99 (net) new dwelling completions in the plan area. Of these - 67 were new build completions, including 50 units at Woodside Chase, Colburn. 7 were (net) conversions and 25 were (net) change of use to dwellings. There has also been a total of 3 (net) new dwelling completions in the Richmondshire part of the Yorkshire Dales National Park.

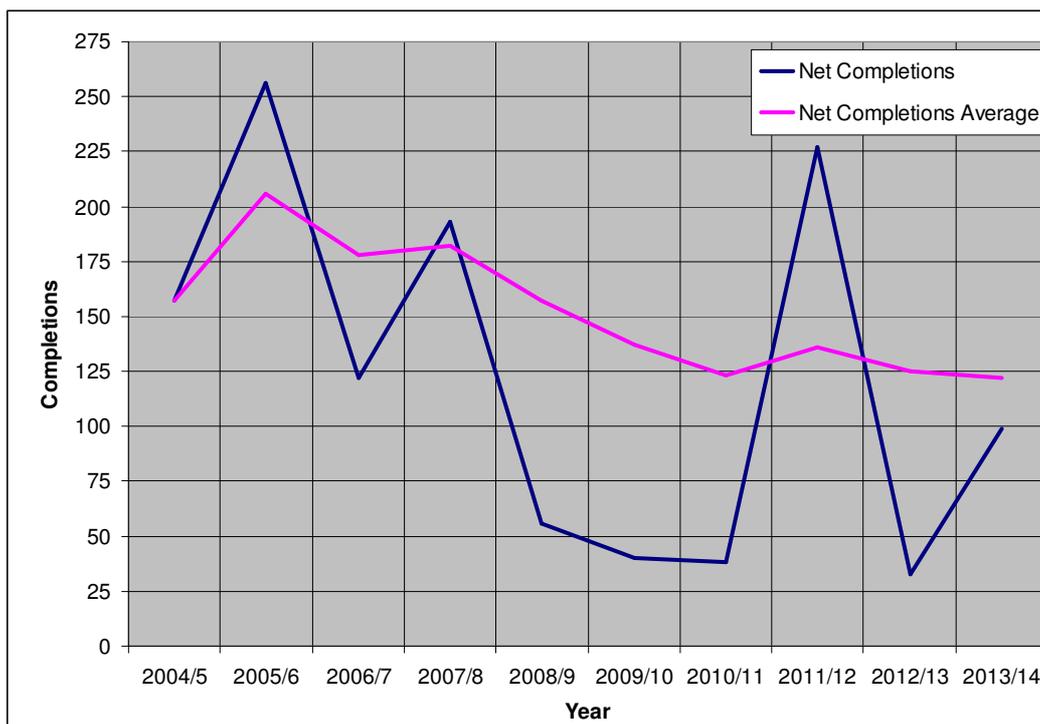


Figure 3: Net Additional Dwelling Completions 2004/2014

5 Year Housing Land Supply

- 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

Figure 5: Net Housing Completions 2004/5 to 2013/14

	Historic Annual Net Completions Pre-CS Period									Annual Net Completions CS Period			Overall Total
	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11*	2011/12	Total	2012/13**	2013/14	Total	
Plan Area Total	157	256	122	193	56	40	38	227	1089	33	99	132	1221
Open Market	138	228	62	152	27	30	39	118	794	31	84	115	909
Affordable Housing	19	28	60	41	29	10	41	109	337	2	15	17	354
National Park Total	3	21	20	-5	0	-17	-10	21	33	8	3	11	44

*Includes 42 dwellings demolished and re-instated at Lyle Close, Richmond in 2011/12

**Includes 34 dwellings changed out of residential tenure at Abbey Care Village, Scorton originally added in 2011/12

Affordable Housing

- 4.10 In the period 01 April 2013 to 31 March 2014 there were 15 new build affordable housing completions, all of which were located at Woodside Chase, Colburn. It is estimated that there are around 60 affordable homes in the pipeline that have or will be completed in the next monitoring year. This includes two rural affordable housing schemes.

Employment

- 4.11 The Local Plan Core Strategy makes provision for the delivery of up to 12 hectares of land for employment purposes over the plan period. The Council was unable to monitor employment related development in the Plan Area during this monitoring year however is in the process of implementing a monitoring system for next year. There was however no significant employment developments completed this year.
- 4.12 Major employment development granted permission in the plan area during this monitoring period includes the Catterick Garrison town centre scheme for retail (6,824sqm), food and beverage outlets (3,437sqm), 60 bed hotel and a 7 screen cinema which is expected to create the equivalent of 700 full time jobs. Construction is under way and completion is expected in summer 2015.

Infrastructure

Transport and Accessibility

- 4.14 Work has commenced on the upgrade of the A1 to full motorway standard from Leeming Bar to Barton during this monitoring period and 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.
- 4.15 A successful funding bid has also been made to the Local Enterprise Partnership to carry out necessary improvements to the A6136 Catterick Road. Following this announcement the District Council in partnership with North Yorkshire County Council, the local highways authority, are working up a project to deliver these necessary improvements to the A6136 which will assist in facilitating the future growth outlined in this area within the LPCS.

Community Infrastructure Levy

- 4.16 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 contributing to infrastructure that has been

identified through the Local Plan – for example, new or safer road schemes, school places, 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.

- 4.17 Work on CIL is now re-commencing following the adoption of the Local Plan Core Strategy on 9th December 2014 and the Councils consultants are currently producing a preliminary draft charging schedule. The timetable for this work is outlined in figure 8 below:

Document	Stages	Dates
CIL Charging Schedule	Preliminary Draft Charging Schedule (PDCS) Consultation	April / May 2015
	Draft Charging Schedule (DCS) Consultation and Submission	July / August 2015
	Joint Examination in Public	September 2015
	Adoption	February 2016

Figure 8: CIL Charging Schedule Timetable

Environment

- 4.18 No planning permissions were granted contrary to Environment Agency advice in this monitoring period.

Town Centres

- 4.19 Town Centre surveys have been completed in Richmond, Catterick Garrison and Leyburn in July 2013 to provide an up to date understanding of the current extent and type of retail uses within the centres and to inform the identification of town centre boundaries and primary and secondary frontages within the Richmondshire Local Plan Core Strategy. These surveys will also form the basis of future monitoring and will be completed yearly as part of the annual monitoring process to monitor the range of uses and vitality within the centres and whether the proportion of retail uses within the primary frontages have been maintained or enhanced. These surveys can be accessed using the following link
[http://www.richmondshire.gov.uk/images/files/Richmondshire Town Centre Surveys 2013.pdf](http://www.richmondshire.gov.uk/images/files/Richmondshire_Town_Centre_Surveys_2013.pdf)

Duty to Cooperate

4.20 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

4.21 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.

4.22 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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Richmondshire Statement of Community Involvement (2008) Available at <http://www.richmondshire.gov.uk/planning/planningpolicy/corestrategy/corestrategysupportingdocs.aspx>