

Richmondshire District Council

Local Plan

Authority Monitoring Report 2011/12

December 2012



Richmondshire District Council

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1.0 Introduction

- 1.1 This Authority Monitoring Report (AMR) covers the period 01 April 2011 to 31 March 2012.
- 1.2 The requirement to produce an Authority Monitoring Report (AMR) is set out in section 35 of the Planning and Compulsory Purchase Act (PCPA 2004)¹ which 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 turn 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 This year's AMR, therefore, reports on the key local developments. Also, as the Local Plan Core Strategy has reached the proposed submission stage this year's monitoring report is concise, highlighting key local issues and refers to relevant monitoring information prepared to support the impending submission of the Local Plan Core Strategy. 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 National Park Authority is the planning authority for the remainder of the district.

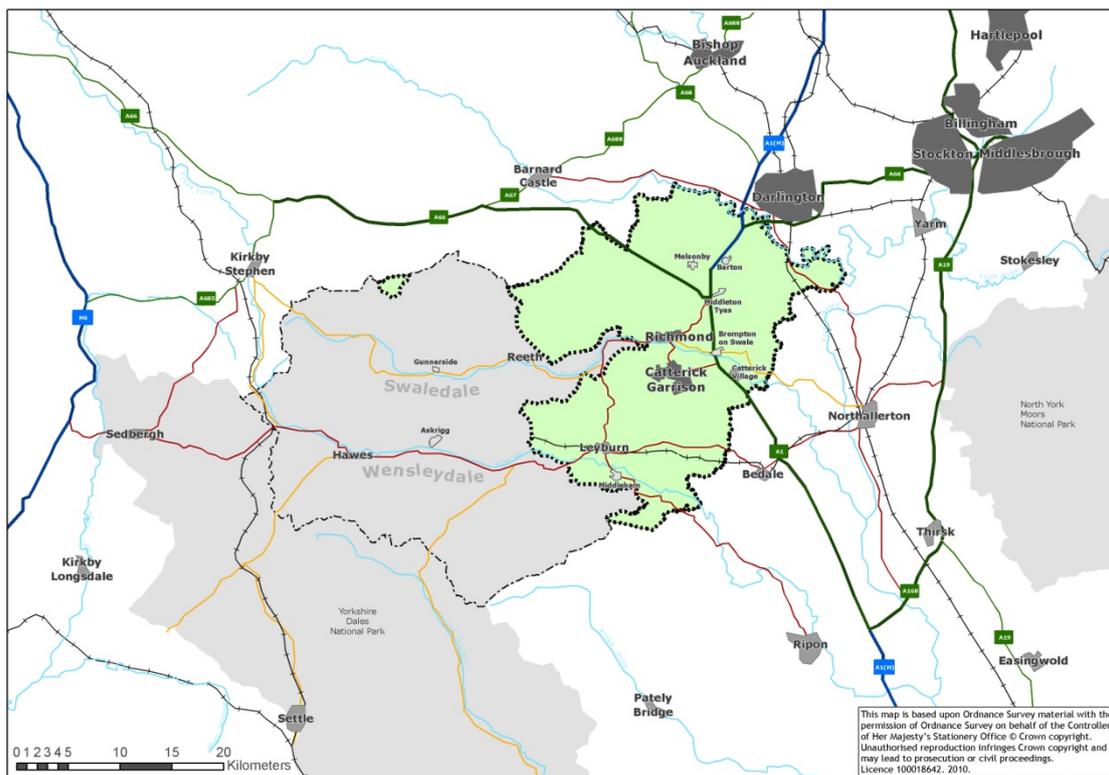


Figure One: Area Covered by Local Planning Authority

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 proposed submission local plan core strategy and its supporting background evidence documents.

Local Context Facts for Monitoring Period 2011/12

- **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 mid 2011 was estimated to be 50,360 (Richmondshire Scrutiny of Population Estimates and Projections, 2012)**
- **The Plan Area population is estimated to be 43,310**
- **Demographic projections based on the mid-2011 population estimates 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 vacancy rate is 1.5% across the total housing stock in Richmondshire (HSSA, 2010)**
- **The North Yorkshire Strategic Housing Market Assessment (2011) confirms the ongoing affordable housing issue, with an estimated need for 260 affordable dwellings per annum over the next five years based on both existing and emerging demand**
- **The ratio of lower quartile house price to lower quartile earnings was 8.44 in 2010. (CLG, 2012)**
- **The military population is estimated to be nearly 10,500 personnel and dependants, which is nearly a quarter of the plan area population**
- **Richmondshire's working age population is around 30,600, of which 24,500 were economically active (Nomis, 2011)**
- **In 2012, unemployment stood at 5.6% (model based), with 1.6% claiming employment related benefits (Nomis, 2012)**
- **The gross weekly average income for people living in Richmondshire is £448, which is below regional and national averages (Nomis, 2011)**

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 July 2012 in order to take in to account changes to national planning policy guidance and changes made by the council to the format of its Local Plan. 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 it is anticipated that the document will be submitted for inspection in January 2013. 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 June 2014 (see figure two below).

Document	Stage	Dates
Core Strategy	Publication	3rd August 2012
	Submission	February 2013
	Examination (Hearings)	May 2013
	Adoption	September 2013
Delivering Development	Issues/Preferred Approach	June 2014
	Publication	December 2014
	Submission	March 2015
	Examination (Hearings)	July 2015
	Adoption	January 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 2011/12 and draws in information from more detailed studies and reports which have been completed to support the proposed submission Local Plan Core Strategy.

Employment

- 4.2 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. The ELR update (2012) re-evaluated the potential of the undeveloped sites to come forward. Although site condition and access to local services remained unchanged, assumptions about military related growth and the A1 upgrade stimulating growth have failed to materialise and looked unlikely in the foreseeable future.
- 4.3 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.
- 4.4 The Local Plan Core Strategy therefore proposes the removal of long standing employment sites considered to have clear alternative uses and that 12 hectares of land for employment development, excluding military related needs be brought forward in the period to 2028 to ensure flexibility for growth.

Housing

- 4.5 Regional development policies have sought to concentrate the majority of future housing in the main urban areas to support regeneration and develop a more sustainable settlement pattern. This has meant that rural areas such as Richmondshire have been seen as areas of restraint for development to reduce excessive travelling to major economic centres and protect the high value built and natural environmental assets.

The Plan Period and Housing Targets

- 4.6 The Regional Spatial Strategy (RSS) 2008 still remains part of the existing development plan, despite its expected revocation. The Council produced and consulted on its Local Strategy Statement (LSS), in February 2011 to review and update the RSS's spatial context. The LSS concurred with the RSS's housing target of 200 net additions to the housing stock in each year from 2004 to 2026. The provision for service families' accommodation was reduced from 2,250 dwellings to a maximum of 1,440 to meet expected needs. These targets relate to the whole of Richmondshire including both the National Park and the Local Plan Area.
- 4.7 The Scrutiny of Population Projections and Estimates (2012) confirmed 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. Local projections using a methodology, now adopted by ONS, 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. The provision for up to 1,440 additional military services families' dwellings at the main Catterick Garrison military base by 2028 has been retained in addition to the general housing requirement. The delivery of military accommodation is subject to the requirements of the national defence strategy.

Housing Trajectory

- 4.8 During the years 2004 to 2012, the Richmondshire plan area saw the provision of 1,089 (net) new dwellings, which is an average rate of 136 units per annum (see Figure 3 below). A further 109 new dwellings were built in the National Park area of the District.
- 4.9 This year 227 (net) units were provided, consisting of 248 new build completions and (net) conversions/change of use to dwellings. This included 31 homes at Bishops Way, Catterick Village and 31 homes at the Beacon in Catterick Garrison. However, 21 dwellings were lost as a result of demolition, (net) conversions/change of use and other losses. This is the largest net addition of dwellings since 2005/6 and is above the RSS/LSS target of 200 dwellings per annum. It is acknowledged that the overall average since 2004 is below the RSS/LSS target, however it is important to look at the overall development trend in this area rather than isolate a particular year. The effects of the recession are clear to see in the housing delivery figures, as is the average pre recession trend of 182 for the period 2004 to 2008, which

was only slightly below the RSS/LSS target. The reduction in development rates between 2008 and 2011 was a product of economic pressures that have affected the housing market and the building industry nationally. This in turn has slowed the overall development strategy for this and many other areas. However, this year's figures illustrate that the plan area has not suffered an acute shortfall in delivery at a time when reduced development rates and economic pressures on the housing market and building industry remain nationally.

- 4.10 The NPPF 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.
- 4.11 The 5 year housing land supply amounts to 1192 dwellings (238 dwellings per annum). Although the scale of persistent under delivery is arguable, this current land supply provides in excess of the 20% buffer outlined in NPPF and ensures choice and competition in the market for developers.

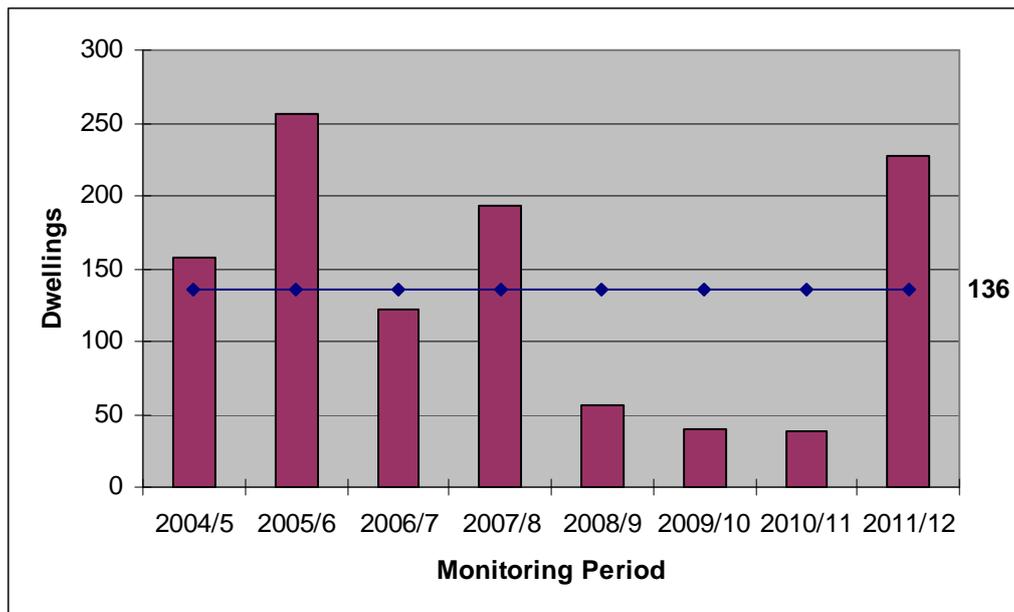


Figure 3 Net Additional Dwelling Completions 2004/2012

Affordable Housing

- 4.12 In the period 01 April 2011 to 31 March 2012 there were no new build affordable housing completions.

Infrastructure

Transport and Accessibility

4.13 The recent A1 motorway upgrade between Dishforth and Leeming Bar completed on the 31st March 2011 has improved access to existing employment and residential areas. This will be improved further when the A684 Bedale bypass is also built in the neighbouring district, which received approval and funding from the county council and the government in August 2012. The northern section of the proposed A1 upgrade from Leeming Bar to Barton had been cancelled in October 2010, but has been reinstated in the Chancellor's Autumn Statement in December 2012. The details of the renewed upgrade are not yet known. Proposed A1 junction upgrades in the Catterick Village area will substantially improve access to the plan area and to Catterick Garrison in particular. The Catterick Garrison Strategic Transport Assessment (2011) identified a number of road junctions along the A6136, which are near to or approaching capacity. Potential mitigation measures to enable future development were also identified.

Community Infrastructure Levy

4.14 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. Local authorities undertaking CIL need to have a Charging Schedule in place by April 2014. From this date, Section 106 Agreements will still be available but be very limited for local authorities to gain financial contributions from developers.

4.15 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

4.16 The timetable for this work is outlined in figure four below:

Document	Stages	Dates
CIL Charging Schedule	Preliminary Draft Charging Schedule (PDCS) Consultation	Jan / Feb 2013
	Draft Charging Schedule (DCS) Consultation and Submission	March / April 2013
	Joint Examination in Public	May 2013
	Adoption	September 2013

Figure Four: CIL Charging Schedule Timetable

Environment

- 4.17 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.
- 4.18 No planning permissions were granted contrary to EA advice in this monitoring period.

Duty to Cooperate

- 4.19 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'. As a rural area the number of strategic cross-boundary issues that Richmondshire shares with neighbouring authorities and other public bodies is limited. The council has actively consulted neighbouring local planning authorities and other relevant public bodies to confirm that the strategic approach proposed in the Local Plan Core Strategy remains compatible with their own approach and to determine whether they feel there are any additional local strategic issues that demand joint action throughout the preparation of the proposed submission Local Plan Core Strategy. A 'Duty to Cooperate' statement will support the proposed submission local plan core strategy.

Appeals Performance

- 4.20 During this monitoring period there were a total of 12 planning appeals determined, of which 4 (33.3%) were allowed, 7 (58.3%) were dismissed and 1 (8.3%) was withdrawn. This demonstrates that there has been general support for the Councils policies during this monitoring period.

4.21 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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