

# Harrogate District Local Plan: Authority Monitoring Report 2021

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December 2021



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# Authority Monitoring Report

## 1 Introduction

- 1.1** Monitoring and review are key aspects of the local plan process and should be undertaken on a continuous basis. Monitoring provides an effective mechanism for assessing the overall performance of the planning policy framework and whether local plan objectives are being achieved. Where it is indicated that policies are not delivering their intended outcomes monitoring provides an opportunity to identify the reasons for this and the steps to be taken to improve their effectiveness, including whether policies should be amended or replaced.
- 1.2** This Authority Monitoring Report (AMR) has been produced, in part, in response to regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The requirements of this regulation can be summarised as:
- Reporting the progress made in the preparation and adoption of local plans (also known as development plan documents) and supplementary planning documents listed in the council's local development scheme (LDS) against the milestones set out in the LDS;
  - Identifying progress in the delivery, both in the reporting period and cumulatively, of local plan policies that set specific targets for the number of net additional dwellings (or affordable dwellings);
  - Setting out monitoring information, where available, used to assess the effectiveness of other local plan policies;
  - Reporting any local plan policies that are not being implemented along with the reasons for non-implementation and any measures to enable implementation;
  - Providing details of neighbourhood plans and neighbourhood development orders that have been made;
  - Detailing any activities or actions related to the statutory duty to cooperate; and
  - Where a community infrastructure levy (CIL) has been introduced, information relating to the operation of the levy, as specified in separate CIL regulations.<sup>(1)</sup>

### Structure of the Report

- 1.3** Section two briefly discusses the geography of the Harrogate district as context for the council's planning strategy. Sections three to five monitor actions carried out by the council in relation to the development of planning policy, as follows:
- Section 3: Reports progress in preparing local development documents.
  - Section 4: Lists neighbourhood plans and neighbourhood development orders that have been 'made', as well as identifying any new neighbourhood areas that have been designated. The section also summarises the neighbourhood planning activity being carried out by qualifying bodies within the district.
  - Section 5: Provides details of activities that have taken place in relation to the statutory duty to co-operate, setting out agreed actions where appropriate.
- 1.4** To ensure that the report provides an up-to-date picture of the council's activities at the time of publication, sections three to five describe actions carried out by the council between 1 January and 31 December 2021.
- 1.5** Section six identifies progress in achieving the targets for housing delivery set out in the local plan, as well as reporting on the implementation of other local plan policies based on the local plan monitoring framework. Section seven provides information on the council's infrastructure funding statement, which is produced annually.

1 Community Infrastructure Levy Regulations 2010 (As amended by The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019)

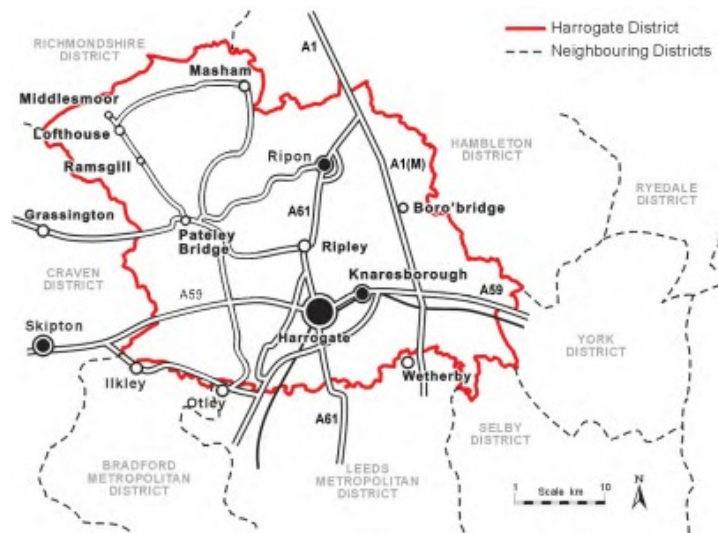
## 1 Introduction

- 1.6** Sections six and seven report on the period of 1 April 2020 to 31 March 2021. For local plan reporting this period is used in order to improve the completeness of the data being reported in recognition that there is often delay between development taking place and this activity being fully recorded. For reporting of infrastructure funding this period is set out in regulations.
- 1.7** Previous Authority Monitoring Reports are available on the council's website.<sup>(2)</sup>

## Harrogate District Context 2

## 2 Harrogate District Context

- 2.1** The Harrogate district is situated within North Yorkshire, and local government is split between Harrogate Borough Council and North Yorkshire County Council. The economic geography of the district straddles two local enterprise partnership (LEP) areas. As a result the district is part of the York and North Yorkshire LEP but is also a partner council that works closely with the Leeds City Region LEP.



Map 2.1 Harrogate district

- 2.2** The district covers an area of 1305 square kilometres (505 square miles) and is one of the largest shire districts in England. The West Yorkshire metropolitan authorities of Leeds and Bradford are situated to the south of the district, while the North Yorkshire districts of Craven, Richmondshire, Hambleton and Selby lie to the west, north-west, north-east and south-east respectively. The unitary authority of York is situated to the east.
- 2.3** The district is characterised by both its rural and urban environments, with large sparsely populated areas as well as the main settlements of Harrogate, Knaresborough, and Ripon. The Nidderdale Area of Outstanding Natural Beauty (AONB) covers the western half of the district and is designated nationally for the quality of its diverse landscapes, which vary from heather moorlands in the west to more pastoral landscapes containing historic parks and gardens and the Studly Royal World Heritage Site (including the ruins of Fountains Abbey) in the east. The eastern third of the district is lower lying and flat, and contains the areas better farmland, more able to support arable crop production.
- 2.4** The district's three main settlements are centrally located. The Victorian spa town of Harrogate is the largest settlement and nearby is the medieval market town of Knaresborough, famous for its castle and riverside. A little further north is the cathedral city of Ripon. Around two thirds of the district's population lives in these urban areas.
- 2.5** The A1(M) runs north-south through the eastern part of the district and provides good road links with the rest of the motorway network. The A59 provides links to areas east and west of the district, while the A61 and A658 provide road links to Leeds and Bradford (including Leeds Bradford Airport) respectively. Rail links are provided by the Leeds-Harrogate-York rail line, which serves settlements in the south and east of the district.
- 2.6** Further baseline information about the district, which informed the preparation of the local plan, is set out in the Local Plan Sustainability Appraisal.<sup>(3)</sup>

## 3 Preparation of Local Development Documents

### 3 Preparation of Local Development Documents

- 3.1** Local development documents is the collective term for the planning documents produced by councils to deliver their planning strategies. They include local plans (also known as development plan documents), which form part of the statutory development plan, and supplementary planning documents, which do not form part of the statutory development plan.
- 3.2** This section reports the progress made in preparing the local development documents listed in the council's local development scheme between 1 January and 31 December 2021.

#### Local Development Scheme

- 3.3** The local development scheme (LDS) sets out the local plans / development plan documents that the council will prepare over a rolling three year period alongside a timetable for their preparation.
- 3.4** The LDS no longer details supplementary planning documents (SPDs) that are being prepared. Instead this information is published on the council's website.<sup>(4)</sup>
- 3.5** The Harrogate District Local Plan: Local Development Scheme (December 2021) is the current LDS and was adopted towards the end of the current monitoring period. This has replaced the previous LDS, which was adopted in August 2020.<sup>(5)</sup>

#### Local Plans and Development Plan Documents

- 3.6** The council is producing the following local plans and development plan documents, as identified in the LDS:
- New Settlement DPD
  - Local Plan Review

#### New Settlement Development Plan Document (DPD)

- 3.7** The Harrogate District Local Plan 2014-2035 (adopted 2020) sets out the spatial vision and development strategy for the district up to 2035. This includes identifying the scale of new development that is planned and a strategy for accommodating this growth.
- 3.8** To meet the district's need for development the local plan growth strategy (policy GS3) identifies that a new settlement will be developed in the Green Hammerton/Cattal area. Further strategic policy to shape the development of a new settlement is included in policy DM4, which identifies a broad location for growth where the new settlement will be brought forward during this local plan plan period and beyond.
- 3.9** The policy also identifies that a separate development plan document (DPD) will be produced to establish the boundary, nature and form of the new settlement; and sets out a number of principles and requirements that the DPD will address.
- 3.10** In 2018 the council appointed consultants in to produce a New Settlement Concept Framework that would form the basis of a document for informal public consultation (regulation 18). Preliminary work, including targeted engagement with key stakeholders, was undertaken from summer 2018; this work was paused in 2019 pending the outcome of the local plan examination.

<sup>4</sup> Details of the SPDs the council is preparing is available at: <https://www.harrogate.gov.uk/emergingplanningguidance>

<sup>5</sup> Further information on the LDS is available at: <https://www.harrogate.gov.uk/lds>



## Preparation of Local Development Documents 3

- 3.11** Following adoption of the local plan and completion of the concept framework the council produced a new local development scheme (August 2020), setting out an updated timetable for the production of the DPD. Regulation 18 consultation began on 19 October 2020, in-line with the target set out in the LDS, and was due to last six weeks. However the consultation period was extended a further eight weeks to 22 January 2021 following feedback from community groups and in recognition of the government's decision to introduce further tough restrictions across England in response to the coronavirus pandemic.
- 3.12** Following regulation 18 consultation the council is considering all of the comments made and carrying out technical work and further engagement with key stakeholders to inform the next stage of the DPD. Towards the end of the current monitoring period a revised LDS has been published with updated timescales for the preparation of the DPD.
- 3.13** Further information the development of the New Settlement DPD is available on the council's website<sup>(6)</sup>.

Progress in preparing the New Settlement DPD				
Regulation stage	Stage of plan making	Commentary	LDS (December 2021) timescale	Achieved
Regulation 18	Public consultation on vision, objectives, site boundary and concept plan	The consultation presented three site options for the new settlement and suggested one of these as an emerging preferred option. Views were sought on the three options, including whether the most appropriate option is preferred. Views were also sought on a draft vision for the new settlement and the scope of the development management policies that should be included. The consultation material was based on the New Settlement Concept Framework; this document and its supporting appendices were published alongside the consultation material. <sup>(1)</sup>  Alongside the main consultation document the council also consulted on an interim sustainability appraisal and habitat regulations assessment screening. <sup>(2)(3)</sup>	Autumn 2020	Yes  Extended consultation between 19 October 2020 and 22 January 2021
Regulation 19	Formal public consultation on the DPD		Summer 2022	
Regulation 22	Submission of DPD to Secretary of State		Winter 2022	
Regulation 24	Examination of the DPD		Spring 2023	
Regulation 26	Adoption of the DPD		Summer 2023	

**Table 3.1 Progress in preparing the New Settlement DPD**

- Further information is available at: <https://consult.harrogate.gov.uk/kse/event/35674>
- Further information on the New Settlement DPD Interim Sustainability Appraisal is available at: <https://consult.harrogate.gov.uk/kse/event/35767>
- Further information on the New Settlement DPD Habitat Regulations Assessment Screening is available at: <https://consult.harrogate.gov.uk/kse/event/35769>

## 3 Preparation of Local Development Documents

### Local Plan Review

- 3.14** Planning legislation requires that policies in local plans are reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary.<sup>(7)</sup> Reviews should take into account the changing circumstances affecting the area and any relevant changes in national policy. Reviews should be proportionate and in many cases policies will not need to be updated at all.
- 3.15** The current local plan (Harrogate District Local Plan 2014-2035) was adopted in 2020 and the council has set out a timetable to review its policies in the recently adopted LDS (December 2021). The table below details the published timetable and will be used to report progress in future monitoring reports.

Progress in preparing the Local Plan Review				
Regulation stage	Stage of plan making	Commentary	LDS (December 2021) timescale	Achieved
	Review of evidence base and relevant changes to national planning policy etc.		2022	
Regulation 18	Consultation on the scope of the review		2023	
	Draft revised policies as appropriate (including targeted consultation)		2023/2024	
Regulation 19	Publish reviewed local plan policies for formal consultation and examination		2024	
	Adoption		December 2025	

Table 3.2 Progress in preparing the Local Plan Review

### Supplementary Planning Documents

- 3.16** The council can prepare supplementary planning documents (SPDs) to provide guidance and additional information to help applicants make successful planning applications.
- 3.17** The local development scheme (LDS) no longer details the SPDs being prepared, instead this information is published on the council's website<sup>(8)</sup>. The SPDs the council is preparing is set out in the table below alongside a summary of the progress made in developing each document.
- 3.18** The need to produce additional SPDs to provide further guidance to local plan policies is kept under review.

SPD Preparation		
SPD Title	Purpose	Status
Affordable Housing SPD	To provide guidance on when affordable housing is required and how it will be provided, in support of local plan policy HS2: Affordable Housing.  This will replace existing guidance titled Negotiating Affordable Housing Contributions (Nov 2015).	A six week consultation on a draft of the SPD took place between 12 October and 11 December 2020.  Comments made during the consultation were considered as the guidance was developed further.

7 The requirement to review local plans is set out in The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

8 Details of the SPDs the council is preparing is available at: <https://www.harrogate.gov.uk/emergingplanningguidance>

## Preparation of Local Development Documents 3

SPD Preparation		
SPD Title	Purpose	Status
		The SPD was adopted on the 1 June 2021 <sup>(9)</sup>
Air Quality SPD	The guidance supports local plan policy NE1: Air Quality. In addition to other matters, to provide clarification on when air quality assessment and dust assessment reports are required, and how schemes likely to generate "significant" amounts of traffic are identified.	A six week consultation on a draft of the SPD took place between 12 October and 11 December 2020.  Comments made during the consultation were considered as the guidance was developed further.  The SPD was adopted on the 1 June 2021 <sup>(10)</sup>
Providing Net Gain for Biodiversity SPD	To provide guidance on how the requirement for development to not lead to a loss of biodiversity will be implemented in support of local plan policy NE3: Protecting the Natural Environment..	A six week consultation on a draft of the SPD took place between 12 October and 11 December 2020.  Comments made during the consultation were considered as the guidance was developed further.  The SPD was adopted on the 1 June 2021 <sup>(11)</sup>
Provision of Open Space and Village Halls SPD	To provide guidance on when developers are required to make provision for the open space and village halls need generated by their development, including when developer financial contributions are required. Includes how the level of provision is calculated and, where necessary, how this is translated into a financial payment. The guidance supports local plan policies HP7: New Sports, Open Space and Recreation Development and TI4: Delivery of New Infrastructure.  This will replace the Provision of Open Space in Connection with New Housing Development SPD and the Provision for Village Halls in Connection with New Housing Development SPD (both adopted in 2006 and reviewed in 2015).	Initial consultation on the approach in relation to open space took place in 2016. The comments received have informed a further iteration of these aspects.  A six week consultation on a draft of the SPD took place between 12 October and 11 December 2020.  Comments made during the consultation were considered as the guidance was developed further.  The SPD was adopted on the 29 June 2021 <sup>(12)</sup>
Rural Workers' Dwellings SPD	To provide guidance on the development of rural workers dwellings in support of local plan policy HS9: Rural Workers Dwellings.	A six week consultation on a draft of the SPD took place between 12 October and 11 December 2020.  Comments made during the consultation were considered as the guidance was developed further.  The SPD was adopted on the 1 June 2021 <sup>(13)</sup>

Table 3.3 Preparation of Supplementary Planning Documents

9 The Affordable Housing SPD is available at: [www.harrogate.gov.uk/affordablehousingspd](http://www.harrogate.gov.uk/affordablehousingspd)10 The Air Quality SPD is available at: [www.harrogate.gov.uk/airqualityspd](http://www.harrogate.gov.uk/airqualityspd)11 The Providing Net Gain for Biodiversity SPD is available at: [www.harrogate.gov.uk/providingnetgainforbiodiversityspd](http://www.harrogate.gov.uk/providingnetgainforbiodiversityspd)12 The Provision of Open Space and Village Halls SPD is available at: [www.harrogate.gov.uk/openspaceandvillagehallsspd](http://www.harrogate.gov.uk/openspaceandvillagehallsspd)13 The Rural Workers Dwellings SPD is available at: [www.harrogate.gov.uk/ruralworkersdwellingsspd](http://www.harrogate.gov.uk/ruralworkersdwellingsspd)

## 4 Neighbourhood Planning Activity

### 4 Neighbourhood Planning Activity

- 4.1** The Localism Act 2011 introduced a range of powers that enable local communities to have a greater say in decisions affecting their local area. The neighbourhood planning provisions within the Act enable communities to prepare neighbourhood development plans (neighbourhood plans) and neighbourhood development orders.
- 4.2** In order to carry out neighbourhood planning a qualifying body needs to apply to Harrogate Borough Council for the designation of a neighbourhood area. In areas where they exist, parish level councils are qualifying bodies. In areas without a parish level council neighbourhood forums are qualifying bodies. To create a forum the community need to constitute a group and apply to the council to designate the group as a neighbourhood forum <sup>(14)</sup>.
- 4.3** This section reports on neighbourhood planning activity in the Harrogate district between 1 January and 31 December 2021.
- 4.4** It identifies whether any new neighbourhood plans or neighbourhood development orders have been made i.e. come into force. Current neighbourhood planning activity is also summarised.

### Made Neighbourhood Plans and Neighbourhood Development Orders

- 4.5** Made neighbourhood plans form part of the statutory development plan and are used to determine applications for planning permission. There have been no additional neighbourhood plans made by Harrogate Borough Council in 2021.
- 4.6** The neighbourhood plans that are part of the development plan in Harrogate district are:
- Our Otley Neighbourhood Plan 2018-2028; made March 2020
  - Ripon Neighbourhood Plan to 2030; made April 2019
- 4.7** There are currently no neighbourhood development orders that have been made within the Harrogate district.

### Designated Neighbourhood Areas

- 4.8** There have been no new neighbourhood areas designated by the council in 2021. The table below lists all the neighbourhood areas currently designated in the Harrogate district and the relevant qualifying bodies. It also identifies the type of neighbourhood planning activity being carried out and the most recent progress or milestones achieved.
- 4.9** With the exception of the Otley neighbourhood area, all the designated neighbourhood areas sit wholly within the Harrogate district and cover the same area that the parish council has responsibility for.
- 4.10** Otley neighbourhood area lies predominantly in West Yorkshire, within the administrative area of Leeds City Council; however, it also includes a small part of the Weston parish (Mid Wharfedale Parish Council) and a small part of the Farnely parish (Lower Washburn Parish Council) within the Harrogate district of North Yorkshire. Local planning authority support for neighbourhood planning within this neighbourhood area is led by Leeds City Council. <sup>(15)</sup>

14 Further information and guidance on neighbourhood planning is available at: [www.harrogate.gov.uk/neighbourhoodplanning](http://www.harrogate.gov.uk/neighbourhoodplanning)

15 Information on neighbourhood planning within the Leeds metropolitan district is available at: <https://www.leeds.gov.uk/planning/planning-policy/neighbourhood-planning/>

## Neighbourhood Planning Activity 4

Neighbourhood Planning Activity			
Neighbourhood Area	Qualifying Body	Neighbourhood Planning Activity	Progress or Milestones
Ripon Neighbourhood Area	Ripon City Council	Neighbourhood Plan	Plan Made 10 April 2019
Knaresborough Neighbourhood Area	Knaresborough Town Council	Neighbourhood Plan	Consultation on pre-submission version in September 2017 <b>(1)</b>
Otley Neighbourhood Area	Otley Town Council; Mid Wharfedale Parish Council; Lower Washburn Parish Council	Neighbourhood Plan	Plan made 4 March 2020
Roecliffe and Westwick Neighbourhood Area	Roecliffe and Westwick Parish Council	Neighbourhood Plan	Neighbourhood Area Designated in September 2015.  Consultation on a pre-submission draft neighbourhood plan took place between April and June 2019.  A draft neighbourhood plan was submitted to Harrogate Borough Council in February 2020.  Formal consultation on the submission draft took place between November 2020 and January 2021. This was delayed due to Covid-19.  A neighbourhood plan examiner was appointed in February 2021 to carry out an independent examination of the plan.  April 2021: The examiner reported his findings and recommended that the plan could proceed to referendum subject to modifications. The recommendations were accepted by Harrogate Borough Council (HBC) Cabinet Member for Planning in July 2021 and a referendum will take place on the 5 May 2022. <b>(2)</b>
Dishforth Neighbourhood Area	Dishforth Parish Council	Neighbourhood Plan	Neighbourhood Area Designated in February 2017.

## 4 Neighbourhood Planning Activity

Neighbourhood Planning Activity			
Neighbourhood Area	Qualifying Body	Neighbourhood Planning Activity	Progress or Milestones
			October 2021: Harrogate Borough Council has been notified that the parish council is no longer preparing a neighbourhood plan. <b>(3)</b>
Pannal and Burn Bridge Neighbourhood Area	Pannal and Burn Bridge Parish Council	Neighbourhood Plan	Neighbourhood Area Designated in August 2017. <b>(4)</b>
Spofforth and Stockeld Neighbourhood Area	Spofforth and Stockeld Parish Council	Neighbourhood Plan	Neighbourhood Area Designated in January 2018. <b>(5)</b>
Masham Neighbourhood Area	Masham Parish Council	Neighbourhood Plan	Neighbourhood Area Designated in August 2018. <b>(6)</b>
Kirkby Malzeard, Laverton and Dallowgill Neighbourhood Area	Kirkby Malzeard, Laverton and Dallowgill Parish Council	Neighbourhood Plan	Neighbourhood Area Designated in April 2019. <b>(7)</b>
Staveley and Copgrove Neighbourhood Area	Staveley and Copgrove Parish Council	Neighbourhood Plan	Neighbourhood Area Designated in April 2019.  June 2019: Preparation of the neighbourhood plan has been suspended until the Harrogate District Local Plan 2014-2035 is adopted.  October 2021: Harrogate Borough Council has been notified that the parish council is no longer preparing a neighbourhood plan. <b>(8)</b>

**Table 4.1 Neighbourhood Planning Activity in the Harrogate District**

- Further information available at: [http://www.knaresboroughtowncouncil.gov.uk/Home\\_21477.aspx](http://www.knaresboroughtowncouncil.gov.uk/Home_21477.aspx)
- Further information available at: [www.roecliffwestwickvillage.co.uk](http://www.roecliffwestwickvillage.co.uk)
- Further information available at: [dishforthvillage.org.uk](http://dishforthvillage.org.uk) - website is no longer available
- Further information available at: <http://www.pannalandburnbridge-pc.gov.uk>
- Further information available at: [www.spofforthvillage.org](http://www.spofforthvillage.org)
- Further information available at: <http://www.mashamparishcouncil.com/>
- Further information available at: [www.kirkbymalzeardarea.org.uk/](http://www.kirkbymalzeardarea.org.uk/)
- Further information available at: <https://staveleyandcopgrovepc.org.uk/>

## 5 Duty to Co-operate

- 5.1** Section 110 of the Localism Act 2010 introduced a statutory duty for local planning authorities to co-operate with neighbouring authorities and other prescribed bodies in the preparation of development plans.
- 5.2** The duty to co-operate requires the council to engage constructively with other councils and public bodies on a continuous basis on planning issues that cross administrative boundaries in order to maximise the effectiveness of local plans. While the duty to co-operate is not a duty to agree, the council must demonstrate how it has met the duty as part of the examination of the local plan.
- 5.3** There is a long history of constructive engagement between authorities in the Leeds city-region, between North Yorkshire authorities, and with other relevant bodies. The current approach to strategic spatial planning is through the district's membership of the York and North Yorkshire Local Enterprise Partnership and the council's partnership with the Leeds City Region Enterprise Partnership. This facilitates effective co-operation between planning authorities through the Leeds City Region Duty to Co-operate (Strategic) Planning Group and the York, North Yorkshire and East Riding Chief Planners Group and Development Plans Forum. Representatives from the Council have continued to attend these forums and contribute discussions on a wide range of topics including changes to national planning policy for housing and employment.

## 6 Local Plan Monitoring

### 6 Local Plan Monitoring

- 6.1** The Harrogate District Local Plan 2014-2035 (adopted 2020) sets out the spatial vision and development strategy for the district up to 2035. It identifies the scale of new development that is required and a strategy for accommodating this growth. The local plan also includes detailed policies across several thematic areas to manage new development; and allocates specific sites for particular types of development.
- 6.2** This section of the AMR reports on the implementation of local plan policies through the determination of planning applications, with reference to targets within those policies and the monitoring framework included in the local plan. This includes:
- Identifying progress in the delivery, both within the reporting period (see below) and cumulatively (from the beginning of the plan period), of local plan policies setting specific targets for the number of net additional dwellings: See policy GS1: Providing New Homes and Jobs within the Harrogate District Growth Strategy subsection;
  - Setting out monitoring information, where available, used to assess the effectiveness of other local plan policies;
  - Reporting any local plan policies that are not being implemented.
- 6.3** The local plan monitoring framework sets out indicators to assess the effectiveness of local plan policies in achieving the objectives of the plan.
- 6.4** For most indicators reported the monitoring data has been collected by analysing information held by the council, for example, records of housing completions, records of how planning applications have been determined and records of planning applications submitted. For other indicators monitoring has made use of publicly available data published by external organisations.
- 6.5** Although the plan period for the local plan runs from 1 April 2014 to 31 March 2035 the plan was adopted in March 2020. Some of the policies have only been operated since adoption and one (HS5: Space Standards) from six months following adoption.
- 6.6** The monitoring period reported is 1 April 2020 to 31 March 2021. Where possible and appropriate, data has been included for previous monitoring periods and trends have been displayed.
- 6.7** The monitoring information is presented in the same order that policies appear in the local plan using the following subsections, which reflect chapters in the local plan:
- Harrogate District Growth Strategy;
  - Economy;
  - Housing;
  - Transport and Infrastructure;
  - Climate Change;
  - Heritage and Placemaking;
  - Natural Environment;
  - Delivery and Monitoring.

### Harrogate District Growth Strategy

- 6.8** The growth strategy chapter of the local plan contains the following policies:
- GS1: Providing New Homes and Jobs;
  - GS2: Growth Strategy to 2035;



## Local Plan Monitoring 6

- GS3: Development Limits;
- GS4: Green Belt;
- GS5: Supporting the District's Economy;
- GS6: Nidderdale Area of Outstanding Natural Beauty.

## Providing New Homes and Jobs

### Delivery of Homes

Plan Period and Housing Requirement		
Start Plan Period	End Plan Period	Housing Requirement
01/04/2014	31/03/2035	Minimum of 13,377 (637 per annum)

**Table 6.1 Plan Period and Housing Requirement**

**6.9** The Harrogate District Local Plan 2014-2035 was adopted in 2020. Policy GS1: Providing New Homes and Jobs sets a minimum housing requirement of 637 net additional dwellings per year. Over the plan period, which runs from 1 April 2014 to 31 March 2035, this equates to a minimum of 13,377 additional dwellings.

Policy GS1 Monitoring Indicators (Homes)		
Indicator	Target	Commentary
Number of net additional housing completions	Delivery of housing per annum in line with housing trajectory	In 2020/21 there were 880 net additional housing completions.
Progress against housing target for plan period	Cumulative housing requirement met	Cumulative delivery is 221 dwellings below the cumulative housing requirement
Number of years housing supply	At least a 5 year supply of housing land (plus relevant buffer)	Housing land supply of 7.4 years (as at 1 April 2021)
Number of Gypsy and Traveller pitches delivered	4 pitches by 2022; 6 pitches by 2032	3 permanent pitches approved and completed (delivered) in 2020/21

**Table 6.2 Policy GS1 Monitoring Indicators**

**6.10** The number of net additional dwellings completed in the 2020/21 monitoring year was 880. While slightly lower than the number completed in the previous year, this continues the recent trend of delivery rates exceeding the annualised minimum housing figure of 637 net additional dwellings per annum. The graph below shows the net additional dwellings each year from the beginning of the plan period. <sup>(16)</sup> <sup>(17)</sup>

16 Net housing completion data for 2014/5 to 2019/20 is correct as of 1st April 2021 and was used within the Housing Land Supply Update (April 2021). This may differ from numbers reported in previous AMRs, which were based on less up-to-date records.

17 Net housing completion data for 2020/21 is correct as of 29 November 2021 and differs from the number reported in the Housing Land Supply Update (April 2021), which was based on less up-to-date records.

## 6 Local Plan Monitoring

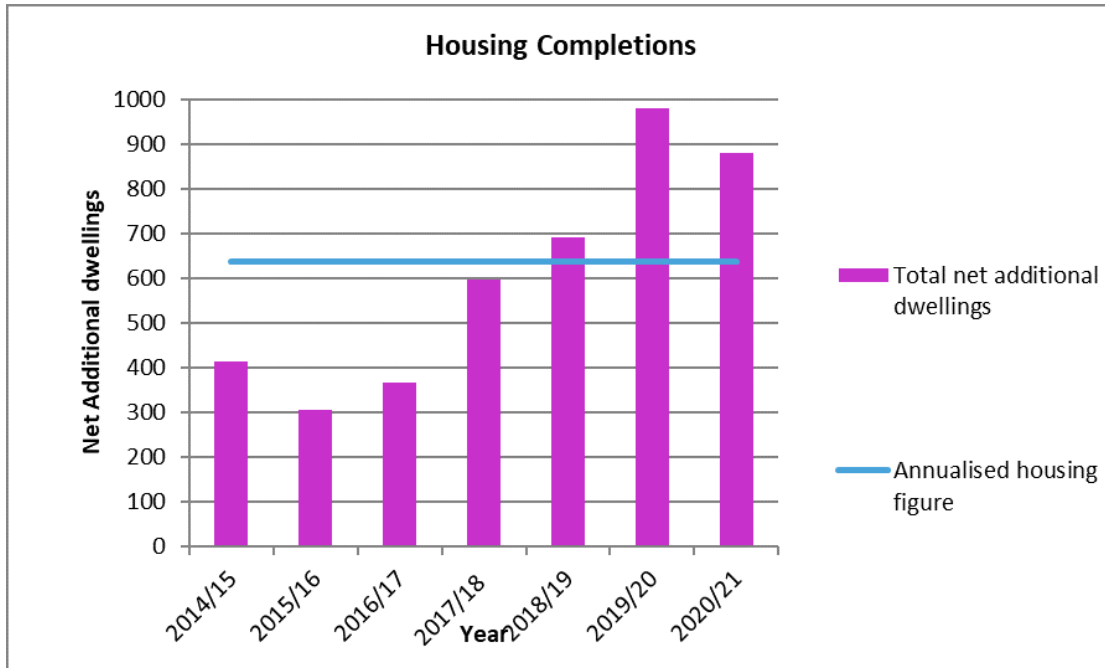


Figure 6.1 Housing Completions

- 6.11 Seven years into the plan period the cumulative housing requirement is 4,459 and cumulative delivery stands at 4,238; this represents a shortfall of 268 dwellings.
- 6.12 In 2020/21 the shortfall in cumulative delivery from the beginning of the plan period has continued to reduce, and is now 221. This compares to a shortfall of 511 reported last year and 845 reported in 2019. The shortfall is discussed further in relation to the Housing Delivery Action Plan, see below.

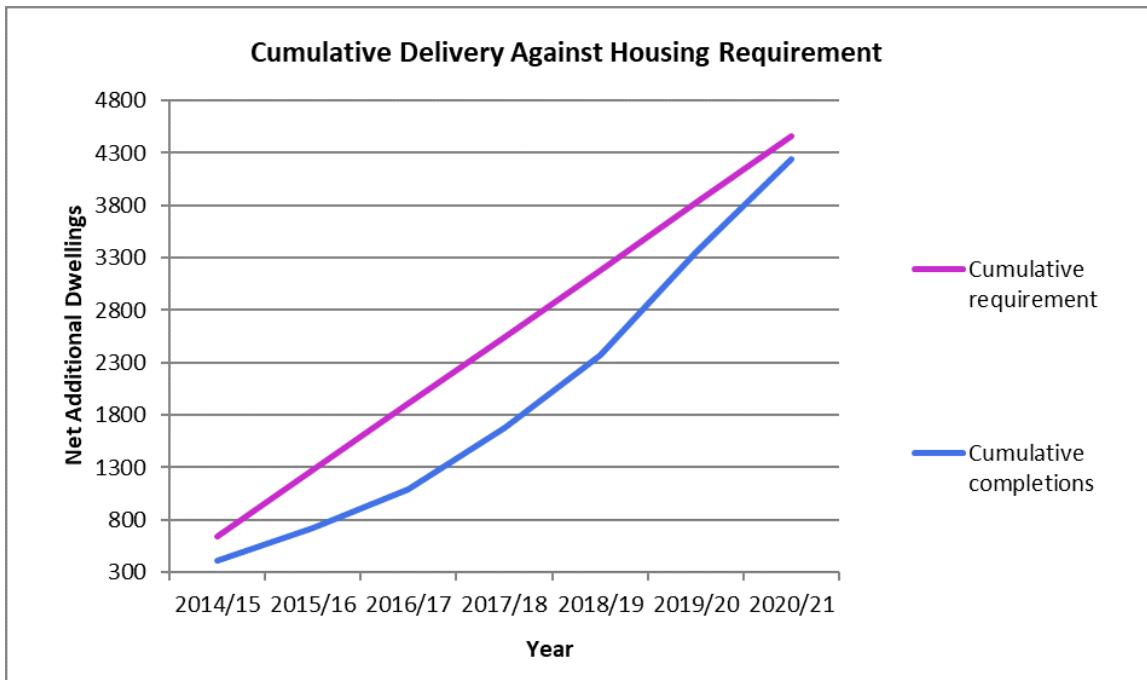


Figure 6.2 Cumulative Delivery Against Housing Requirement

- 6.13 The National Planning Policy Framework (NPPF) requires all local authorities to ensure a five year supply of deliverable land for new homes against their housing requirement. The calculation of the supply is an important part of the council's monitoring and takes into account information on site viability and development activity.

## Local Plan Monitoring 6

- 6.14** The supply of land for housing has recently been reviewed. As of 1st April 2021 the council has been able to demonstrate a 7.4 years supply of housing land in the Harrogate district.<sup>(18)</sup>
- 6.15** Three permanent gypsy and traveller pitches were approved and completed in 2020/21. This development took place on allocated sites. Local plan policy HS10 Providing for the Need of Gypsies and Travellers allocates land for five additional pitches across three sites in order to contribute to meeting an identified need for six additional pitches up to 2032.<sup>(19)</sup>

**Housing Delivery Action Plan**

- 6.16** As the delivery of new housing was below the plan target for several years at the beginning of the plan period, at a time when the local plan was being prepared and previous local plan allocations had been built out, a shortfall in completions developed. Although the shortfall is accommodated within the local plan housing trajectory, in 2018 the council voluntarily developed a Housing Delivery Action Plan to accelerate the delivery of housing and help ensure continued satisfactory rates of delivery.
- 6.17** The council are preparing an updated Housing Delivery Action Plan which will be presented to the Cabinet Member for Planning for his consideration and approval early 2022, the action plan follows an internal consultation process and will update the current 2018 Housing Delivery Action Plan.

Key headline achievements are:

- Harrogate Borough Council now has a dedicated Housing Delivery Account Manager who is responsible for taking the lead on the delivery of housing across the district through proactive account management of sites from the point of identifying preferred allocations/pre application stage through to completion on site.
- In 2020, Harrogate Borough Council set up a specific Housing Delivery & Strategic Sites team whose remit is to proactively work closely with developers and other departments within the authority and partner organisations and stakeholders. The team is project focussed and project teams are currently working on a number of strategic sites within the district such as West of Harrogate and HBC owned strategic sites with the aim of bringing these forward for development in a timely manner.
- A developer survey was carried out to establish how the council could support the development industry through the Covid19 pandemic.
- A RAG (red, amber, green) assessment of allocated sites was produced with the aim of contacting developers to establish blockages to delivery and to monitor delivery of those sites within the local plan period. This work is ongoing.
- A Development Management Plan has been created which identifies managers who will take the lead on specific projects within the plan (such as updating the Validation Checklist) which will improve the planning application process.
- Bracewell Homes, an independent limited company, wholly owned by Harrogate Borough Council was incorporated on 15 March 2019 and started operating at the end of November 2019. The aim of the company is to invest their profits into providing more high quality homes and council services. Bracewell Homes have acquired a number of S106 dwellings around the district and their business plan supports the company as a going concern and the board approved three areas for activities: acquisition of S106 properties; windfall or miscellaneous sites and properties; development of sites for market housing, including affordable housing when required by planning policy.
- Member briefings and training sessions are held regularly so that Planning Committee Members have a better understanding of key planning issues ahead of formal meetings in order to reduce delays in the decision making process. A programme of “on-site

18 Further information on the supply of housing land is available at: [www.harrogate.gov.uk/housinglandsupply](http://www.harrogate.gov.uk/housinglandsupply)

19 Further monitoring of gypsy and traveller development is set out in section 6.3: Housing in response to policy HS10 indicators

## 6 Local Plan Monitoring

learning events” to a range of development sites and attended by Planning Committee Members and staff is being currently being delivered. The aim of these learning events is to help both parties understand the planning process from both the Applicant’s and Local Authority’s perspective, the challenges faced by developers during the planning process and construction period and also the impact of decisions on customers. The first event was held on 29 September.

- Harrogate Borough Council was successful in receiving £236,000 of funding for feasibility and masterplanning work on council owned strategic sites, £85,000 Ripon Renewal Project, £35,000 for small sites project and £540k of Land Release Fund grant to help meet the cost of significant infrastructure works at Frogmire Road and Harlow Nurseries.
- Harrogate Borough Council secured funding through the LGA Housing Advisors Programme to appoint independent expertise to carry out an analysis of small housing sites across the district. The need for a small site review stems from a recognition by the council that many small sites have been granted a planning permission but are not producing completed new homes. The review was commissioned in March 2020 but due to Covid the final report was published in April 2021. A number of recommendations were presented in the report and these will be picked up as actions in the updated Housing Delivery Action Plan.

**6.18** The updated Housing Delivery Action plan will also set out priorities moving forward, these are aimed at sustaining a healthy housing delivery across the district and are structured around two overarching themes:

- improving the capacity and resilience of the planning service in dealing with large scale housing developments;
- taking a more proactive role in the delivery of housing.

**6.19** The Action Plan will be reviewed and updated on an annual basis following publication of the council’s annual Housing Delivery Monitoring Report process. Any updates will also be considered to ensure they are in line with council’s overarching Housing Strategy.

**6.20** Further information on monitoring of housing is set out in the section 6.3: Housing.

### Delivery of Jobs

Policy GS1 Monitoring Indicators (Jobs)		
Indicator	Target	Commentary
Amount of new employment land permitted and completed	Maintain employment land supply to deliver 40 ha over plan period	Developments providing 2.906 hectares of employment floorspace was permitted in 2020/21

**Table 6.3 Policy GS1 Monitoring Indicator**

**6.21** The local plan aims to deliver a minimum of 40 hectares of new employment land (use classes B1, B2 and B8) up to 2035.<sup>(20)</sup>

**6.22** The Use Classes Order was updated on 1 September 2020. Class B1 Business was revoked and replaced by Class E (g).

**6.23** Class E - Commercial, Business and Service is broken down into 11 parts.

- Class E(g) uses which can be carried out in a residential area without detriment to its amenity:

## Local Plan Monitoring 6

- E(g)(i) Offices to carry out any operational or administrative functions;
- E(g)(ii) Research and development of products and processes;
- E(g)(iii) Industrial processes.

**6.24** Use class B2 General Industry and B8 Storage and Distribution are retained.

**6.25** During the monitoring year 2.906 hectares of new employment floorspace was permitted.

**6.26** Further information on monitoring of employment is set out in section 6.2: Economy.

## Growth Strategy

**6.27** Local plan policy GS2 defines the settlements in the district and groups them into a hierarchy based on their roles and the range of services and facilities they offer. Places outside of these settlements are classed as open countryside.

**6.28** The policy also sets out the council's growth strategy, which seeks to direct new development to locations that are sustainable or can be made sustainable. It states that the need for homes and jobs will be met as far as possible by focusing growth within:

1. The district's main settlements (Harrogate, Knaresborough and Ripon);
2. Settlements in the key public transport corridors; and
3. A new settlement within the Green Hammerton/ Cattal area.

**6.29** The policy goes on to explain that the scale of growth proposed in a settlement reflects the following:

- The settlement's role as defined in the settlement hierarchy;
- The settlement's character and setting;
- The settlement's relationship to the key public transport corridors;
- The need to deliver new homes and jobs;
- The need to maintain or enhance services and facilities in villages; and
- The capacity of infrastructure within the settlement and the time frame for any necessary investment and improvement.

Policy GS2 Monitoring Indicators		
Indicator	Target	Commentary
Net additional dwellings and employment floorspace completed within each tier/settlement of district hierarchy	Direct development to most sustainable settlements in accordance with development strategy	55% of new dwellings completed in 2020/21 were delivered in the main settlements.  88% of employment floorspace permitted in 2020/21 relates to countryside locations.

Table 6.4 Policy GS2 Monitoring Indicator

## 6 Local Plan Monitoring

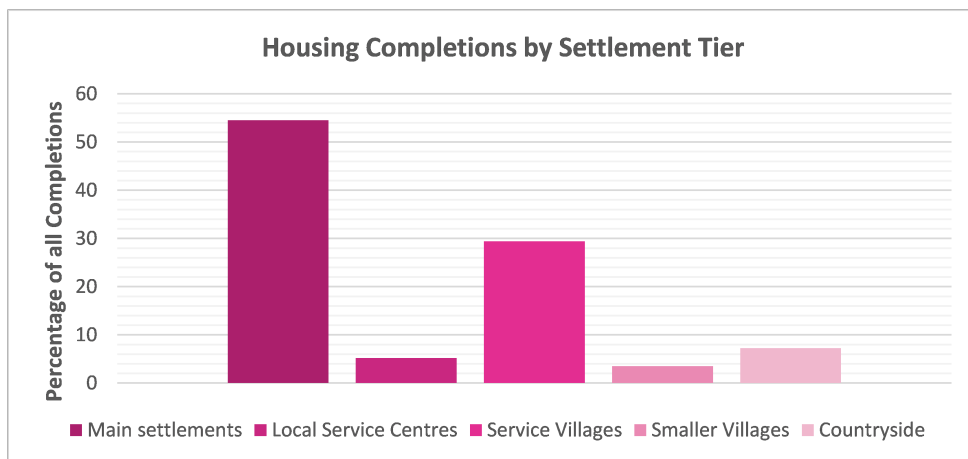


Figure 6.3 Housing Completions by Settlement Tier

**6.30** In the main new housing has been delivered in accordance with the local plan settlement hierarchy during 2020/21, with larger settlements receiving the largest numbers of new dwellings, although it is noted that service villages saw a greater proportion of units than local service centres during this period and a relatively large proportion of homes were delivered away from settlements. When considering this data it is important to note that a significant proportion of these homes were approved in-line with policy and the majority of other units will have secured permission prior to the adoption of the local plan when policies could not be given full weight when determining applications<sup>(21)</sup>.

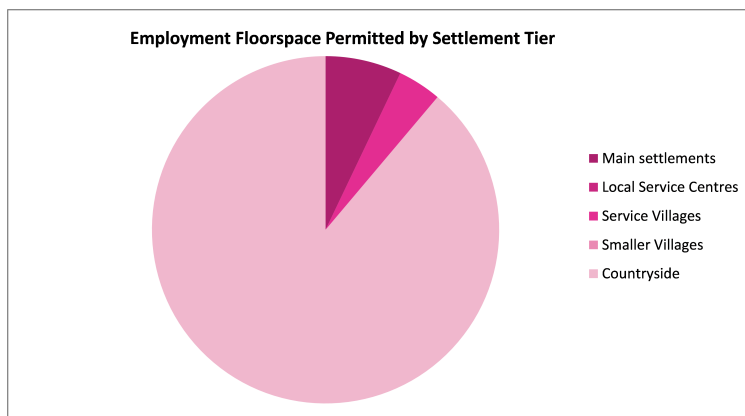


Figure 6.4 Employment Floorspace Permitted by Settlement Tier

**6.31** The vast majority of employment floorspace permitted in 2020/21 will be delivered in the countryside. However it is important to recognise that most of this countryside floorspace was approved in-line with policy. In total 7% of the floorspace permitted was in the main settlements, 4% in the service villages and 88% in the countryside. The largest proportion of employment floorspace permitted in the countryside (outside settlement development limits) is either on the key employment sites identified in policy EC2 or through the change of use of agricultural buildings via the prior notification procedure or full planning application. Employment floorspace was lost across the main settlements (1845.6 sqm), service villages (1615 sqm) and countryside (1237.95sqm).<sup>(22)</sup>

21 Housing development in the countryside (outside settlement development limits) is also discussed in relation to policies HS6: Conversion of Rural Buildings for Housing; HS7: Replacement Dwellings in the Countryside; and HS9: Rural Workers' Dwellings  
 22 Employment development in the countryside (outside settlement development limits) is also discussed in relation to policies EC2: Expansion of Existing Businesses in Open Countryside and Outside Established Employment Areas; and EC3: New Employment Development in the Countryside

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## Development Limits

**6.32** Development limits drawn around settlements defined in planning policy have been used for many years to differentiate where settlement or countryside policies apply in order to manage settlement growth. This approach has continued through the adoption of local plan policy GS3 in March 2020. Prior to the adoption of the plan the limits were described as 'emerging' and could not be given full weight in the determination of planning applications.

Policy GS3 Monitoring Indicators		
Indicator	Target	Commentary
Amount and type of development permitted outside of development limits	No development permitted unless in accordance with policy criteria	29,993m <sup>2</sup> of employment floorspace (Use Classes B1, B2 and B8 (Class E) was permitted outside of settlement development limits in 2020/21  130 dwellings were permitted outside of settlement development limits in 2020/21

Table 6.5 Policy GS3 Monitoring Indicator

**6.33** During 2020/21 130 new dwellings were permitted outside of development limits; this is significantly lower than the 367 permitted in the 2018/19 and marginally less than the 151 the previous year (2019/20). Of those 130 dwellings permitted 37 were carried out under permitted development rights for the change of use of agricultural barns (barn conversions) and do not involve the granting of consent. Five dwellings at Roeclyffe Business Centre were carried out under permitted development rights for the change of use of offices to dwellings, as before these do not involve the grant of planning consent. <sup>(23)</sup>

**6.34** During 2020/21 29,993m<sup>2</sup> of employment floorspace (use classes B1, B2, B8 now use classes Eg i, Eg ii, Eg iii) was permitted outside of development limits. Most of this development was approved in-line with policy. 11% is delivered through applications for change of use or conversion of existing buildings, however the majority is delivered through new build. <sup>(24)</sup>

## Green Belt

Policy GS3 Monitoring Indicators		
Indicator	Target	Commentary
Amount (hectares) of Green Belt lost to inappropriate development	No inappropriate development in the Green Belt (other than allowed for in the plan)	Data not available at time of publication

Table 6.6 Policy GS4 Monitoring Indicator

## Supporting the District's Economy

Policy GS5 Monitoring Indicators		
Indicator	Target	Commentary
Number of jobs created in key employment sectors	Net increase in jobs over 5 year rolling period	FTE workplace jobs in the largest sectors:  2016: 64200; 2021: 56737

23 Housing development in the countryside (outside settlement development limits) is also discussed in relation to policies HS6: Conversion of Rural Buildings for Housing; HS7: Replacement Dwellings in the Countryside; and HS9: Rural Workers' Dwellings

24 Employment development in the countryside (outside settlement development limits) is also discussed in relation to policies EC2: Expansion of Existing Businesses in Open Countryside and Outside Established Employment Areas; and EC3: New Employment Development in the Countryside

## 6 Local Plan Monitoring

Policy GS5 Monitoring Indicators		
Indicator	Target	Commentary
		Decrease of 7463.0 (11.6%) <b>(1)</b>
Amount of B1 office floorspace lost to non-employment uses	To limit the amount of B1 office floorspace lost to non-employment uses	801.6m <sup>2</sup> of B1a office floorspace (use class B1a / use class Eg(i)) was lost to non-employment uses

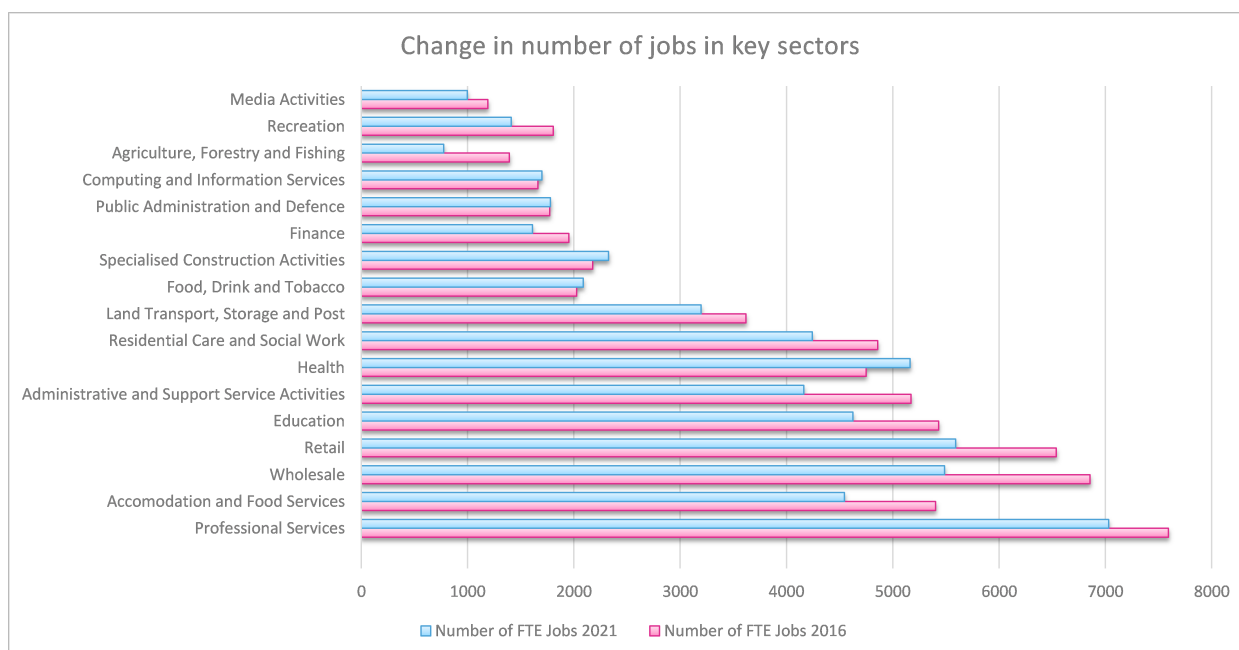
**Table 6.7 Policy GS5 Monitoring Indicator**

1. Source: Regional Econometric Model (REM), 2021

**6.35** The graph below shows the net change in full-time equivalent (FTE) jobs in the largest sectors present in the district. For several years the combined number of jobs in key sectors of the economy has increased when compared to five years earlier, however this trend was not seen in the five year period to 2020 and unfortunately a reduction in the five years to 2021 has also occurred, with an overall reduction of 11.6% in employment in these sectors.

**6.36** The largest percentage reductions were seen in the agriculture, forestry and fishing, which saw a 44% reduction. Significant reductions of between 19 and 22% were seen in the following three sectors: recreation, wholesale, and administrative and support service activity.

**6.37** However, a number of key sectors have experienced job growth in the five years to 2021. These are health with a 9% increase, specialised construction activities 7% increase, food, drink and tobacco 3% increase and computing and information services 2% increase .



**Figure 6.5 Change in Number of Jobs in Key Sectors**

**6.38** During 2020/21 applications were approved that would lead to a loss of 801.6m<sup>2</sup> of office space (use class B1a / use class E g(i)) through a combination of planning consents (665m<sup>2</sup>) and prior notifications (permitted development) (136.6m<sup>2</sup>).



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## Nidderdale Area of Outstanding Natural Beauty

Policy GS6 Monitoring Indicators		
Indicator	Target	Commentary
Percentage of appeals allowed for major development in the AONB	No more than 20% of refused applications are allowed on appeal over a 5 year period	2 refused applications were taken to appeal within the 5 year period. Both appeals were dismissed

Table 6.8 Policy GS6 Monitoring Indicator

## Economy

**6.39** The economy chapter of the local plan contains the following policies:

- EC1: Protection and Enhancement of Existing Employment Areas;
- EC2: Expansion of Existing Businesses in Open Countryside and Outside Established Employment Areas;
- EC3: New Employment Development in the Countryside;
- EC4: Farm Diversification;
- EC5: Town and Local Centre Management;
- EC6: Protection of Tourist Facilities;
- EC7: Sustainable Rural Tourism.

**6.40** The growth strategy policies relating to supporting the districts economy are set out in section 6.1: Harrogate District Growth Strategy.

## Protection and Enhancement of Existing Employment Areas

Policy EC1 Monitoring Indicators		
Indicator	Target	Commentary
Amount of employment land/floorspace lost to non-employment uses on: a) identified key employment sites b) other employment sites	Minimise loss of B1, B2 or B8 employment land	Approval for employment floorspace (use classes B1 (Class E g i), B2 & B8) losses of 2841.6m <sup>2</sup> (in total) of which: a) on key employment sites: 0m <sup>2</sup> b) on other employment sites: 2841.6m <sup>2</sup>

Table 6.9 Policy EC1 Monitoring Indicator

**6.41** In 2020/21 applications that would result in the loss of 2841.6m<sup>2</sup> of employment space were approved through a combination of planning consents and prior notifications. All the lost floorspace will be at sites that are not considered key employment sites, and where suitable changes of use are supported.

## Expansion of Existing Businesses in Open Countryside and Outside Established Employment Areas

Policy EC2 Monitoring Indicators		
Indicator	Target	Commentary
Number of permissions for expansion of existing businesses	Net increase in employment floorspace	3 permissions totaling 1243.2m <sup>2</sup>

## 6 Local Plan Monitoring

Table 6.10 Policy EC2 Monitoring Indicator

**6.42** In 2020/21 there were three permissions for the expansion or redevelopment of existing businesses in open countryside and outside of established employment areas (i.e. employment allocations in countryside). These approvals will deliver 1243.2m<sup>2</sup> of employment space.

### New Employment Development in the Countryside

Policy EC3 Monitoring Indicators		
Indicator	Target	Commentary
Amount of new build employment floorspace permitted and completed (by use class) outside of development limits	Net increase in floorspace	26718m <sup>2</sup> new build employment floorspace permitted outside of development limits in 2020/21
Number of building conversions permitted and completed to employment uses	Number of new businesses	8 applications for the conversion of existing countryside buildings to employment uses were permitted
Business count		Business Enterprises in the Harrogate District.  Start of plan period (2014): 8370  End of current reporting period: (2021): 9125  (1)

Table 6.11 Policy EC3 Monitoring Indicator

1. Source: UK Business Counts from the Inter Departmental Business Register (IDBR), (ONS, 2021). Available at: <https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=142>

**6.43** There were five permissions for new build employment floorspace (use classes B1 (use class E.g), B2 and B8) in locations outside of settlement development limits that will deliver 26718m<sup>2</sup> of new employment floorspace.

**6.44** There were eight applications for the re-use, conversion or change of use of existing buildings in the countryside to employment uses permitted. Of these four were applications submitted under the prior notification procedure.<sup>(25)</sup>

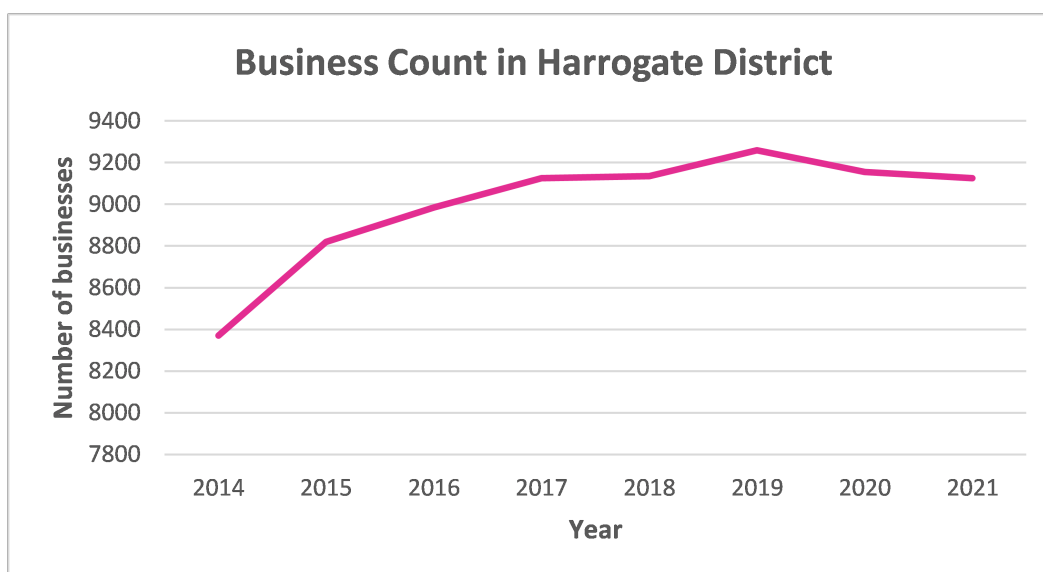


Figure 6.6 Business Count in Harrogate District

25 The expansion of existing employment sites in the countryside is also reported in relation to policy EC2.

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**6.45** Data from the Inter Departmental Business Register and published by the Office for National Statistics (ONS) shows a small decrease in business numbers for the Harrogate district in 2020/21. The fall does not reverse all the gains seen in 2019 and there remains a notable increase in the number of businesses since the beginning of the plan period.

## Farm Diversification

Policy EC4 Monitoring Indicators		
Indicator	Target	Commentary
Number of applications (by use proposed) received and approved	Support diversification and local employment opportunities	Data not available at time of publication

Table 6.12 Policy EC4 Monitoring Indicator

## Town and Local Centre Management

Policy EC5 Monitoring Indicators		
Indicator	Target	Commentary
Percentage of vacant units in town and local centres	Vacancy rate not to rise above level recorded in 2015 town centre monitoring	The 2017 vacancy rate was 8.54% <sup>(1)</sup>
Amount of new retail floorspace permitted and completed in: a) primary shopping areas (main settlements) and town centres (local service centres) b) local centres c) in other locations	To direct majority of retail development to town and local centres	New retail floorspace was permitted in 2020/21 as follows: a) Primary shopping areas of Harrogate, Knaresborough and Ripon; and town centres of Pateley Bridge, Boroughbridge and Masham: 246m <sup>2</sup> b) Local centres: none c) In other locations: 2630m <sup>2</sup>
Percentage of primary and secondary frontages in non Class A1 use	Minimum of 80% of ground floor street frontage in Class A1	63% of frontages were in Class A1 use <sup>(2)</sup>
Amount of Class A3/A4/D1 floorspace permitted and completed in town centres	To support evening economy of town centres	Data not available at time of publication
Amount of new residential units or office floorspace completed on upper floors in the town centres	Net increase in homes and office floorspace on upper floors	Data not available at time of publication

Table 6.13 Policy EC5 Monitoring Indicator

1. Based on the 2017 town and local centre survey
2. Based on the 2017 town and local centre survey

**6.46** For many years the council has undertaken biennial surveys of the district's town and local centres, monitoring the change in town centre uses and shop vacancy rates in order to assess how each centre is performing. The most recent survey took place in 2017. The council is to resume this monitoring in summer 2022 to assess the position following the coronavirus pandemic as part of planning for post-Covid 19 recovery.

**6.47** The graph below presents data collected up to 2017. It shows that the percentage of vacant units in each of the town and local centres, apart from Boroughbridge, has fluctuated widely since the survey began. In the period up to the most recent survey (2015 to 2017) there had been an increase in the percentage of vacant units in Harrogate, Knaresborough, Masham and the local centres.

## 6 Local Plan Monitoring

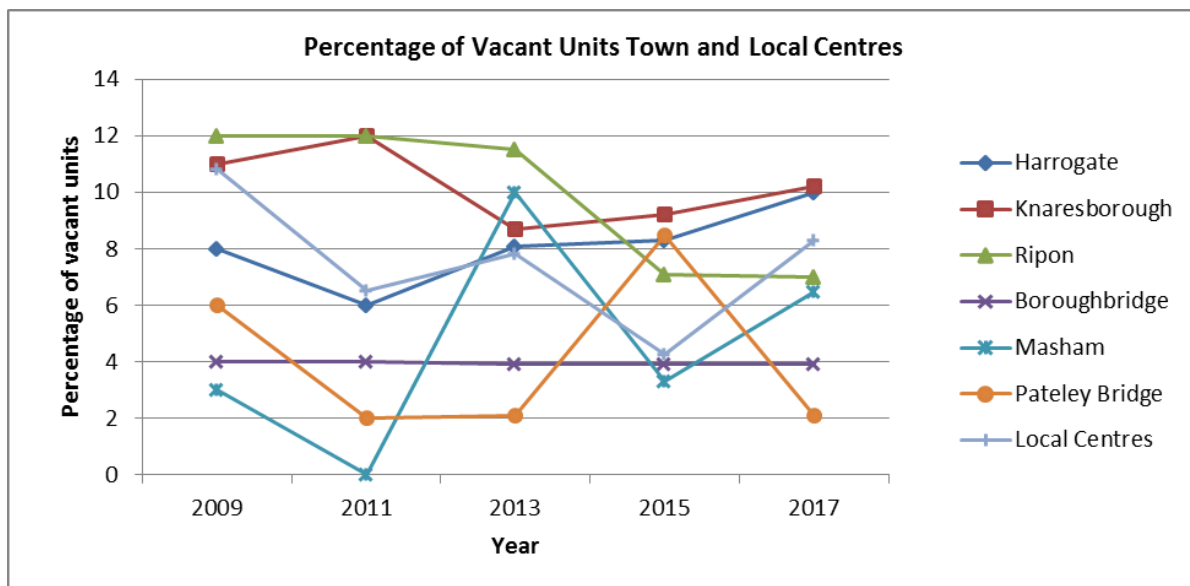


Figure 6.7 Percentage of Vacant Units in Town and Local Centres

**6.48** In 2020/21 2876m<sup>2</sup> of new retail floorspace was permitted, 246m<sup>2</sup> in the primary shopping frontages of Harrogate, Knaresborough and Ripon; this relates to the conversion of a former bank on Knaresborough High Street. 122m<sup>2</sup> was permitted within the secondary shopping frontage within Ripon.

**6.49** Five applications approved 2508m<sup>2</sup> floorspace. These were for a new supermarket at Manse Farm, Knaresborough, a new retail unit to replace the former Three Horseshoes public house in Killinghall (application approved for the demolition of the former public house and erection of a retail unit and 4 no.flats). The erection of a replacement retail unit at Wm Morrison's Petrol Station in Boroughbridge and two applications for change of use of buildings in Ripon and Ripley.

### Protection of Tourist Facilities and Sustainable Rural Tourism

Policy EC6/EC7 Monitoring Indicators		
Indicator	Target	Commentary
Number and type of permissions permitted for visitor economy developments	No net loss in visitor accommodation bed spaces over plan period  Net increase in development for visitor economy over plan period	Data not available at time of publication

Table 6.14 Policy EC6/EC7 Monitoring Indicator

## Housing

**6.50** The housing chapter of the local plan contains the following policies:

- HS1: Housing Mix and Density;
- HS2: Affordable Housing;
- HS3: Self and Custom Build Housing;
- HS4: Older Peoples Specialist Housing;
- HS5: Space Standards;
- HS6: Conversion of Rural Buildings for Housing;
- HS7: Replacement Dwellings in the Countryside;

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- HS8: Extensions to Dwellings;
- HS9: Rural Workers Dwellings;
- HS10: Providing for the Needs of Gypsies and Travellers.

**6.51** The growth strategy policies relating to housing delivery are set out in section 6.1: Harrogate District Growth Strategy.

## Housing Mix and Density

Policy HS1 Monitoring Indicators		
Indicator	Target	Commentary
Size and type of housing approved: a) across the district  b) in the 5 sub-areas identified in the HEDNA (2018)	Delivery of planning permissions for housing provides mix of housing that accords with the HEDNA	a) Approximately 61.6% of all dwellings permissions across the district were for 1, 2 or 3 bedroomed properties.  b) Across the 5 sub-areas 2 and 3 bedroom properties dominated
Density of new development	Average density of housing developments of at least 30dph or higher in more accessible locations	The average density of housing developments (on sites of 5 dwellings or more) permitted was 45.7 dwellings per hectare.
Percentage of homes permitted and completed that are accessible and adaptable	At least 25% of homes on sites over 10 units to meet prescribed requirement	Data not available at time of publication

**Table 6.15 Policy HS1 Monitoring Indicators**

**6.52** The Housing and Economic Development Needs Assessment (HEDNA) (2018) provides an estimate of the need for different sizes of market and affordable homes over the plan period. For market housing it suggests that future provision across the district should be focused on delivering two and three bedroom homes; and for affordable housing it identifies that there should be a greater proportion of homes for smaller households, with a focus on one and two bedroom homes but with some three bedroom homes to meet the needs of families.

**6.53** In 2020/21 one, two and three bedroomed dwellings comprised over half of all dwellings permitted, with two and three bedroomed dwellings making up around 55%. The largest proportion of permissions were for three bedroomed dwellings (29%), five plus bedroomed properties made up less than 10% of permissions. 16% are unknown these include permissions for outline consent, changes of use and prior notifications where the number of bedrooms are not specified.

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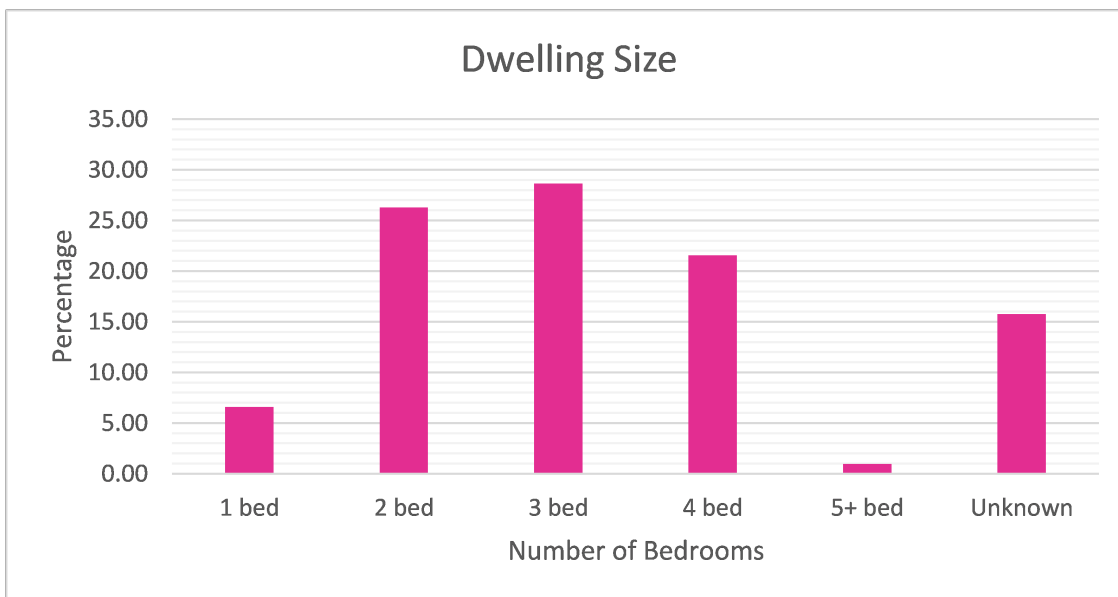


Figure 6.8 Dwelling Size

**6.54** This data is broken down into the sub-areas as defined in the HEDNA, the graph shows the number of dwellings permitted and number of bedrooms, where known, and shows the largest number of permissions were for two and three bedroom properties across the whole district.

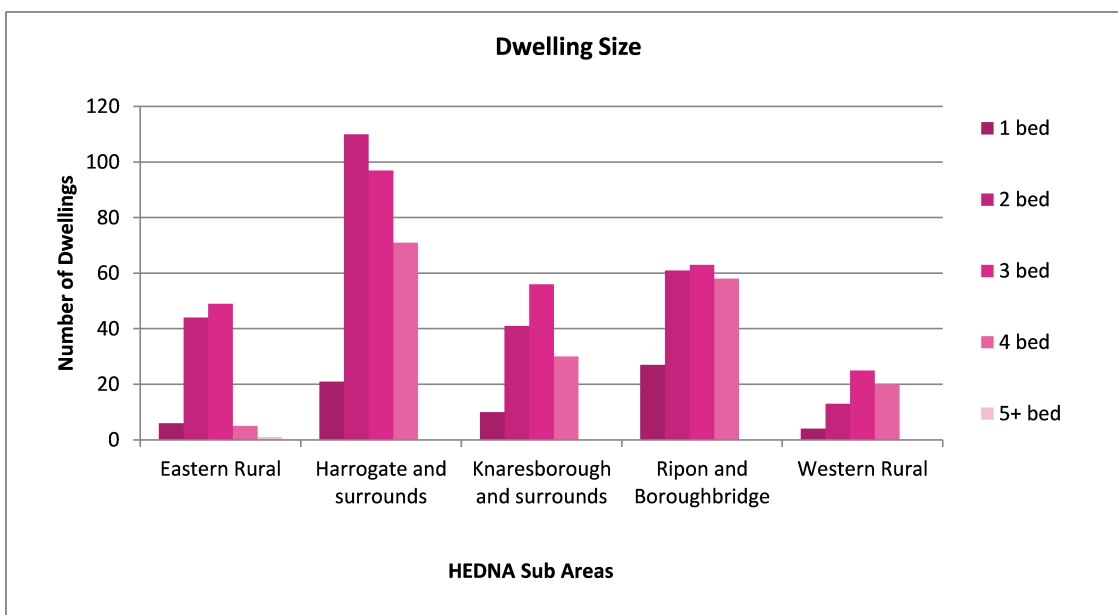


Figure 6.9 Dwelling Size, HEDNA Sub Areas

**6.55** On average developments are expected to achieve a minimum density of 30 dwellings per hectare (dph). During 2020/21 the average density of permissions for five or more dwellings was 45.7dph. Permissions for schemes at less than 30dph will deliver 582 new dwellings; permissions for schemes at between 30 and 50dph will deliver 356; and permissions for schemes over 50dph will deliver 56 new dwellings.

**6.56** Policy HS1: Housing Mix and Density in the emerging local plan also includes a requirement that 25% of market units on developments of ten or more dwellings meet the accessible and adaptable requirements of building regulations. The council is reviewing the implementation and delivery of this element of this recent policy.

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## Affordable Housing

Policy HS2 Monitoring Indicators		
Indicator	Target	Commentary
Number of affordable housing completions	Developments that meet site thresholds provide required affordable housing percentage	219 of the 880 net additional dwellings delivered are affordable homes
Amount paid in financial contributions for the provision of affordable housing	No target	For information on monitoring S106 contributions, see section 7: Infrastructure Funding Statement
Percentage of homes permitted and completed that are accessible and adaptable	100% of homes to meet prescribed requirements	Data not available at time of publication
Percentage of homes permitted and completed that are wheelchair accessible	10% of homes to meet prescribed requirements	

Table 6.16 Policy HS2 Monitoring Indicators

**6.57** Of the 880 net additional dwellings delivered in 2020/21, 219 were affordable homes. The graph below shows the number of additional dwellings created as affordable homes each year from the start of the plan period. In addition to new homes that are affordable a further 33 affordable homes have been delivered in 2021/21 by putting existing market housing to an affordable housing use. As such the total number of affordable homes created in the monitoring year is 252. These further units are not captured in the earlier figure because their creation is through a change of tenure and does not increase the overall housing stock.

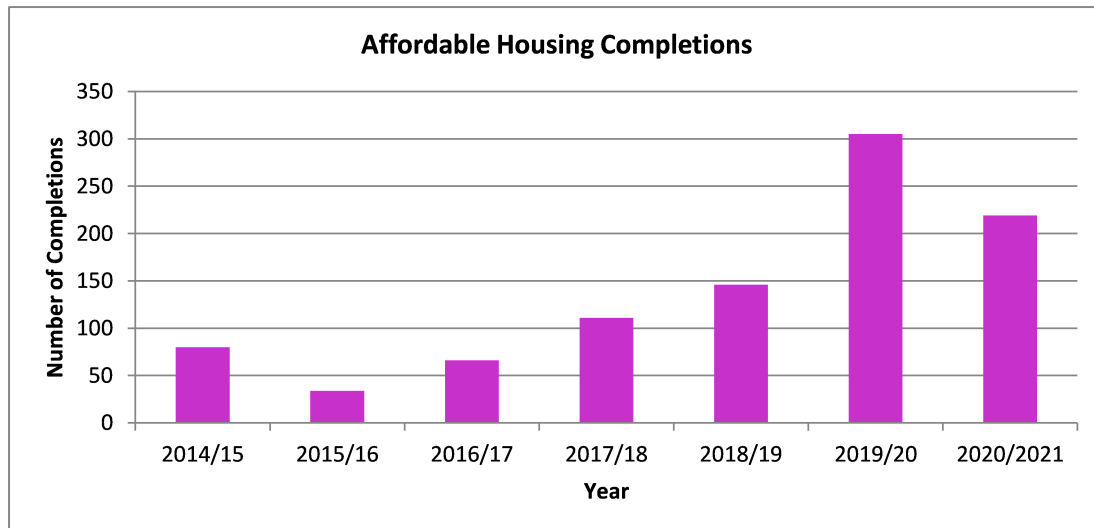


Figure 6.10 Affordable Housing Completions

**6.58** The section 106 report within the council's 2020/2021 Infrastructure Funding Statement (IFS) details how the system of planning obligations has been administered in 2020/21. Further information is set out in section 7: Infrastructure Funding Statement.

**6.59** Local plan policy HS2: Affordable Housing includes the requirement that affordable housing meets the accessible and adaptable requirements of building regulations and, within any individual site, 10% meet the wheelchair accessible homes requirements of building regulations. The council is reviewing the implementation and delivery of this element of this recent policy.

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### Self and Custom Build Housing

Policy HS3 Monitoring Indicator		
Indicator	Target	Commentary
Number of plots provided on strategic sites	Minimum of 100 plots provided over plan period  Reduction in number of registrations on self build register	No plots delivered on strategic sites in 2020/21

Table 6.17 Policy HS3 Monitoring Indicator

- 6.60** The Housing and Planning Act 2016 requires authorities to give suitable development permission in respect of enough serviced plots of land to meet the demand for self and custom house-building in the authority's area arising in each base period, as shown in the council's self build register.
- 6.61** The council's self build register became operational in April 2016. The first base period covered seven months, running from 1 April 2016 to 30 October 2016. Each subsequent base period covers 12 months and runs from 31 October to 30 October the following year; for example, the second base period ran from 31 October 2016 to 30 October 2017. The authority has three years from the end of each base period within which to grant the required number of development permissions<sup>(26)</sup>.
- 6.62** Analysis of the register has identified the following number of eligible entries within each base period:
- **Base period 1:** 1 April 2016 to 30 October 2016: 63 eligible entries;
  - **Base period 2:** 31 October 2016 to 30 October 2017: 159 eligible entries and 2 associations of individuals;
  - **Base period 3:** 31 October 2017 to 30 October 2018: 121 eligible entries and 1 association of individuals;
  - **Base period 4:** 31 October 2018 to 30 October 2019: 95 eligible entries;
  - **Base period 5:** 31 October 2019 to 30 October 2020: 86 eligible entries and 1 association of individuals, and
  - **Base period 6:** 31 October 2020 to 30 October 2021: 121 eligible entries and 1 association of individuals.
- 6.63** As some register entries are duplicate entries, the number of eligible entries is lower than the total number of entries on the register.
- 6.64** In order to meet the demand, local plan policy HS3 requires the provision of at least 5% of dwelling plots on strategic sites of 500 dwellings or more to be made available for sale to self-builders, subject to appropriate demand being identified for the plots at that time. However, the opportunity afforded by windfall sites in providing self build plots is also recognised.
- 6.65** To date no plots have been delivered on strategic sites. However, the monitoring of permissions plots indicates that 356 plots, which could include self and custombuilding, have been permissioned between 1 April 2016 and 31 October 2021. This is sufficient to meet the demand from the first, second and third base periods, with the demand from the third base period being met within three years. It is also sufficient to meet 13 of the 95 eligible entries from the fourth base period a year ahead of the three year target.



## Local Plan Monitoring 6

- 6.66** On the 31 October 2021, at the start of base period 7, the council introduced a new self build and custom housebuilding register; the new register is split into 2 parts. For eligibility onto part 1 entrants must be able to demonstrate a local connection, confirm they have sufficient funds to proceed with their self or custom housebuilding project, pay an administration fee and an annual re-registration fee. Entrants onto part 2 do not need to meet the eligibility criteria and there is no administration fee for entry or annual fee.
- 6.67** The data collected on the new register will help build a full picture of the demand for self and custom housebuilding within the district.

## Older People's Specialist Housing

Policy HS4 Monitoring Indicator		
Indicator	Target	Commentary
Number of specialist housing units permitted and completed	No specific target	29 retirement living apartments completed

Table 6.18 Policy HS4 Monitoring Indicator

- 6.68** The local plan supports the provision of accommodation to meet the needs of older people, where this is well located to facilities and services. In the monitoring period 29 new retirement living apartments (one and two bedroom apartments) were provided through a single development.

## Space Standards

Policy HS5 Monitoring Indicator		
Indicator	Target	Commentary
Percentage of developments permitted that meet residential space standards	100% of eligible developments meeting the residential space standards	Data not available at time of publication

Table 6.19 Policy HS5 Monitoring Indicator

- 6.69** Local plan policy HS5: Space Standards includes the requirement that all new market and affordable homes should meet, as a minimum, the relevant nationally described space standard. The application of this policy came into effect six months following the adoption of the Local Plan, the plan was adopted in March 2020 and the policy came into effect in September 2020 part way through the monitoring period. The council is reviewing the implementation and delivery of this recent policy.

## Conversion of Rural Buildings for Housing

Policy HS6 Monitoring Indicator		
Indicator	Target	Commentary
Number of units permitted and completed through conversion of buildings	No specific target	49 units permitted

Table 6.20 Policy HS6 Monitoring Indicator

- 6.70** During 2020/21 permission was granted for the change of use of rural buildings, i.e. buildings outside settlement development limits, to provide 49 dwellings. Of these, 12 involved the change of use of agricultural buildings (barn conversions) with the other two involving the change of use of other rural buildings; e.g. a stables building to a dwelling. 34 of the barn conversions were secured through permitted development.

## 6 Local Plan Monitoring

### Replacement Dwellings in the Countryside

Policy HS7 Monitoring Indicator		
Indicator	Target	Commentary
Number of replacement dwellings permitted and completed	No specific target	5 units permitted

Table 6.21 Policy HS7 Monitoring Indicator

- 6.71** During 2020/21 permission was granted for five replacement dwellings in the countryside, i.e. outside settlement development limits.

### Extension to Dwellings

Policy HS8 Monitoring Indicator		
Indicator	Target	Commentary
Number of planning applications refused on basis of policy allowed on appeal	No more than 20% of refused applications are allowed on appeal over a 5 year period	Over the 5 year period 303 applications were refused, 34 were subsequently allowed on appeal. This equates to 11% .

Table 6.22 Policy HS8 Monitoring Indicator

### Rural Workers Dwellings

Policy HS9 Monitoring Indicator		
Indicator	Target	Commentary
Number of units permitted and completed	No specific target	4 units permitted

Table 6.23 Policy HS9 Monitoring Indicator

### Providing for the Need of Gypsies and Travellers

Policy HS10 Monitoring Indicator		
Indicator	Target	Commentary
Number of pitches provided set out in policy	No net loss of pitches	3 permanent pitches granted permission. No loss of pitches
5 year supply (rolling over plan period)	To maintain a 5 year supply	5 year supply demonstrated

Table 6.24 Policy HS10 Monitoring Indicator

- 6.72** The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2017) identifies a gross need for 11 additional pitches to 2032. The net need for additional pitches over the same period, once vacant pitches at existing sites are considered, is six. Local plan policy HS10 Providing for the Need of Gypsies and Travellers allocates land for a total of five additional pitches across three sites in order to contribute to meeting this need.
- 6.73** In 2020/21 three permanent pitches have been approved and developed, all on allocated sites, and there has been no loss of pitches. Allocated land expected to deliver a further two pitches remains undeveloped. As such the council can demonstrate a five year supply against the local requirement.<sup>(27)</sup>

27 Further monitoring of gypsy and traveller development is set out in section 6.1: Harrogate District Growth Strategy in response to policy GS1 indicators

## Local Plan Monitoring 6

## Transport and Infrastructure

**6.74** The transport and infrastructure chapter of the local plan contains the following policies:

- T11: Sustainable Transport;
- T12: Protection of Transport Sites and Routes;
- T13: Parking Provision;
- T14: Delivery of New Infrastructure;
- T15: Telecommunications;
- T16: Provision of Educational Facilities.

### Sustainable Transport

Policy T11 Monitoring Indicator		
Indicator	Target	Commentary
Walking, cycling, bus and rail modal share for travel to work journey (expressed as a percentage of all trips)	Increase in modal share over 10 year period	Percentage trip share in Harrogate district: <sup>(1)</sup> Walking: 10.36% Cycling: 1.55% Bus: 2.74% Rail: 1.77%
Number of electric charging points provided in association with new development	No specific target	The council approved 34 applications to discharge conditions relating to the provision of electric vehicle charging points at new dwellings; this will provide 620 charging points
Number of permissions granted with approved Transport Assessment or travel plan	100% of eligible developments	Travel plans/transport assessments connected to 6 permissions were considered acceptable
Completion of Strategic Transport Priorities Study	Completion of Study by 2019	Study completed in 2020

**Table 6.25 Policy T11 Monitoring Indicator**

1. Source: (2011 Census)

**6.75** In 2011 sustainable modes of travel accounted for just 16.4% of all journeys to work, and the majority of these journeys were within urban locations. Given that much of the district is rural in nature with relatively little public transport provision and poorer accessibility to employment opportunities, a lower than average proportion of sustainable journeys should perhaps be expected. However, as around two thirds of the district's population live within the main settlements of Harrogate, Knaresborough and Ripon there is clearly scope to increase this proportion.

**6.76** At the time of preparing this report data from the 2021 census has not yet been released. It is expected that this will be published over the next 12 months, which will enable a comparison between 2011 and 2021 to be made in future reporting.

**6.77** The council has approved 34 applications seeking to discharge conditions relating to the provision of electric vehicle charging points in new residential developments during 2020/21. Together these developments will deliver 620 new charging points.

## 6 Local Plan Monitoring

- 6.78** The council has determined six applications to discharge conditions relating to the approval of a travel plan or transport assessment. In all cases the documents submitted were considered to be acceptable.
- 6.79** The Strategic Transport Priorities Study was completed in 2020. It was undertaken in two parts:
- Part 1, the ‘Strategic Vision Report’ – set out the purpose of the multi-modal study, which was to evidence the issues and need for intervention and set out a vision and set of objectives to provide betterment that would look to improve connectivity for more sustainable modes of transport to help contribute to wider objectives regarding the economy, society and environment.
  - Part 2, the ‘Packages, Delivery & Funding’ element – comprised of a longlist of scheme options, which was then sifted to provide a shortlist of options and priorities. The shortlist led to the identification of packages of interventions for further development.
- 6.80** Outcomes of this study has led to further work-streams including:
- The A59 multimodal corridor project (which is due to be completed before the end of 2022),
  - Electric vehicle charging infrastructure. Delivery is underway through the Ultra Low Emission Vehicle Strategy. <sup>(28)</sup>

### Protection of Transport Sites and Routes

Policy TI2 Monitoring Indicator		
Indicator	Target	Commentary
Safeguarding of transport sites and routes	No development permitted that would prejudice implementation of site or route for transport infrastructure	Data not available at time of publication

Table 6.26 Policy TI2 Monitoring Indicator

### Parking Provision

Policy TI3 Monitoring Indicator		
Indicator	Target	Commentary
Number of new developments providing measures to reduce use of private cars	100% of eligible developments	Data not available at time of publication

Table 6.27 Policy TI3 Monitoring Indicator

### Delivery of New Infrastructure

Policy TI4 Monitoring Indicators		
Indicator	Target	Commentary
Number of infrastructure related obligations within S106 agreements delivered	100% of obligations delivered to agreed timescale	For information on monitoring S106 contributions, see section 7: Infrastructure Funding Statement

## Local Plan Monitoring 6

Policy TI4 Monitoring Indicators		
Indicator	Target	Commentary
Progress on delivery of key infrastructure	Delivery of key infrastructure in accordance with timescales identified in IDP schedule	Data not available at time of publication

Table 6.28 Policy TI4 Monitoring Indicators

## Telecommunications

Policy TI5 Monitoring Indicator		
Indicator	Target	Commentary
Number of new developments providing prescribed broadband connectivity	100% of developments	Data not available at time of publication

Table 6.29 Policy TI5 Monitoring Indicator

## Provision of Educational Facilities

Policy TI6 Monitoring Indicator		
Indicator	Target	Commentary
Progress on delivery of educational facilities	Delivery in accordance with Policy	No planning applications submitted for school expansion  1 application submitted for modest extensions to Pannal Primary School

Table 6.30 Policy TI6 Monitoring Indicator

- 6.81** Depending on the scale of development, local plan policy TI4: Delivery of New Infrastructure requires developers to contribute to the provision of new infrastructure, including educational infrastructure, to meet the needs of their development. This may be either through direct on-site provision or financial contributions towards new provision. Where it has been identified that the expansion of an existing school will be required but the school site has insufficient space for growth, land for expansion has been allocated through policy TI6: Provision of Educational Facilities.
- 6.82** Up to the end of 2020/21 while there had been no planning applications submitted for school expansion on any of the three sites allocated under policy TI6, a modest application for infill extensions totaling 156m<sup>2</sup> was submitted and approved for Pannal Primary School.

## Climate Change

- 6.83** The climate change chapter of the local plan contains the following policies:
- CC1: Flood Risk and Sustainable Drainage;
  - CC2: Rivers;
  - CC3: Renewable and Low Carbon Energy;
  - CC4: Sustainable Design.

## 6 Local Plan Monitoring

### Flood Risk and Sustainable Drainage

Policy CC1 Monitoring Indicator		
Indicator	Target	Commentary
Number of planning applications permitted where Environment Agency objected on flood grounds	No applications permitted contrary to advice of Environment Agency without appropriate condition	10 initial objections made to planning applications / prior notifications. 4 were approved following removal of the objection by the Environment Agency, 3 applications were refused, and 2 applications were withdrawn  1 application was refused with one of the reasons siting concern over flood risk, this was subsequently allowed on appeal  (1)

Table 6.31 Policy CC1 Monitoring Indicator

1. Source: Environment Agency objections to planning on the basis of flood risk and water quality 2016/2017 to 2020/2021 (Environment Agency 2021)

**6.84** Information published by the Environment Agency (EA)<sup>(29)</sup> indicates it lodged ten initial objections to schemes in 2020/2021. Of these, seven were residential schemes, one was for the siting of five shepherd huts and one for a bridge over a beck for use by farm vehicles. One application for a temporary workers dwelling was refused but subsequently allowed on appeal. In each case the objection related to an unsatisfactory flood risk assessment supplied by the applicant.

**6.85** Following objection by the EA, four of the planning applications were approved following the receipt of an updated Flood Risk Assessment (FRA) or amended layout which resulted in the EA removing their objection. Two of the planning applications were subsequently withdrawn and one was refused permission for the lack of a FRA. Two further applications were refused although in both cases revised FRAs had been received and the EA had removed their objection and were thus not refused on flood risk grounds.

**6.86** The final application relates to an application for a temporary workers dwelling which was refused, with one of the reasons for refusal concerning flood risk, this application was subsequently allowed on appeal after the Inspector concluded that the application met the exception test.

### Rivers

Policy CC2 Monitoring Indicators		
Indicator	Target	Commentary
Number of developments providing buffer zones	All eligible developments provide buffer	Data not available at time of publication
Environmental quality of district's rivers	Increasing quality. No worsening as a minimum	Data not available at time of publication

Table 6.32 Policy CC2 Monitoring Indicators

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Renewable and Low Carbon Energy

Policy CC3 Monitoring Indicators		
Indicator	Target	Commentary
District per capita reduction in CO <sup>2</sup> emissions	Reduction over 5 and 10 years	Five year period: Per capita reduction of 1.1 tonnes between 2014 (6.1t) and 2019 (5.0t)  Ten year period: Per capita reduction of 2.2 tonnes between 2009 (7.2t) and 2019 (5.0t)  (1)
Amount of renewable energy capacity installed through the planning system	To increase generation of renewable energy in district	Data not available at time of publication
Number of wind turbines approved	No specific target	There were no applications for wind turbine development received or determined in 2020/21
Review of Renewable and Low Carbon Energy SPD	Adoption by 2019	Review not completed. Work to develop policy guidance is currently focusing on other policy areas. Information and an update on SPDs is set out in section 3.

Table 6.33 Policy CC3 Monitoring Indicators

- Source: UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2019 (DBEIS, 2021): Emissions within the scope of influence of local authorities Available at: <https://www.gov.uk/government/collections/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics>

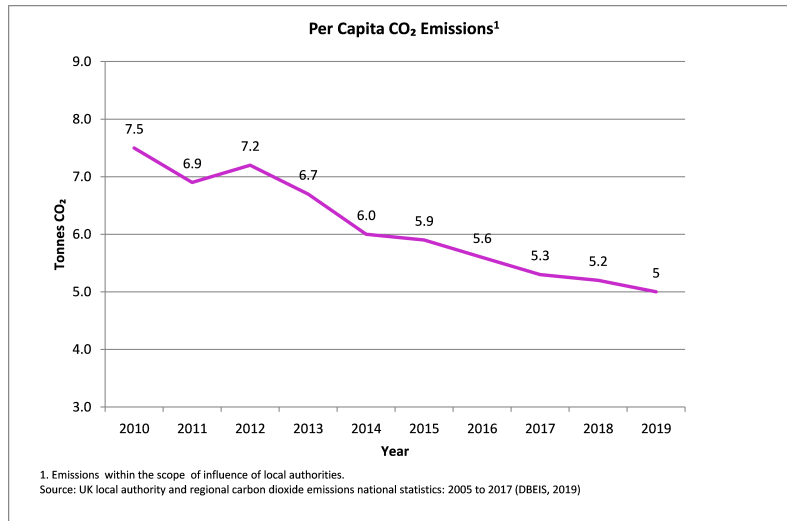


Figure 6.11 Per Capita CO2 Emissions

Sustainable Design

Policy CC4 Monitoring Indicators		
Indicator	Target	Commentary
District per capita reduction in CO <sup>2</sup> emissions	Reduction over 5 and 10 years	Five year period: Per capita reduction of 1.1 tonnes between 2014 (6.1t) and 2019 (5.0t)  Ten year period: Per capita reduction of 2.2 tonnes between 2009 (7.2t) and 2019 (5.0t)  (1)

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Policy CC4 Monitoring Indicators		
Indicator	Target	Commentary
Number of approved residential developments incorporating energy reduction technologies/design	All developments incorporating energy reduction features	Data not available at time of publication
Proportion of non-residential developments meeting BREEAM excellent standard	100% of eligible buildings constructed to prescribed standard	Requirement to achieve 'Excellent' operated for new applications only from March 2020, 5 design stage BREEAM conditions requiring 'very good' and 1 post-construction BREEAM conditions requiring 'very good' were discharged, 2 applications to discharge the design stage BREEAM condition for the Grantley Hall were refused due to insufficient information

**Table 6.34 Policy CC4 Monitoring Indicators**

1. Source: UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2019 (DBEIS, 2021): Emissions within the scope of influence of local authorities. Available at: <https://www.gov.uk/government/collections/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics>

- 6.87** Policy CC4: Sustainable Design includes a requirement for development to reduce energy use in line with priorities of the energy hierarchy. The policy also requires new non-domestic development to achieve a minimum BREEAM (Building Research Establishment Environmental Assessment Method) standard of 'Excellent'.
- 6.88** Policy CC4 has replaced core strategy policy EQ1: Reducing Risks to the Environment, which required non-residential developments to attain the lower BREEAM 'very good' standard. Compliance is assessed through the use of planning conditions requiring the submission of assessment certificates to the council. These are usually required at both the design and post construction phases of development.
- 6.89** In 2020/21 the council discharged five design stage BREEAM conditions requiring 'very good' and one post-construction BREEAM condition requiring 'very good'. Two applications to discharge the design stage BREEAM condition for the Grantley Hall were refused due to insufficient information.

## Heritage and Placemaking

- 6.90** The heritage and placemaking chapter of the local plan contains the following policies:
- HP1: Harrogate Town Centre Improvements;
  - HP2: Heritage Assets;
  - HP3: Local Distinctiveness;
  - HP4: Protecting Amenity;
  - HP5: Public Rights of Way;
  - HP6: Protection of Existing Sport, Open Space and Recreation Facilities;
  - HP7: New Sports, Open Space and Recreation Development;
  - HP8: Protection and Enhancement of Community Facilities;
  - HP9: Provision of New Community Facilities.

## Harrogate Town Centre Improvements

Policy HP1 Monitoring Indicators		
Indicator	Target	Commentary
Development of transport hub at Station Parade	Planning application for development submitted by 2021	No planning application submitted although work progressing on the development of a masterplan



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Policy HP1 Monitoring Indicators		
Indicator	Target	Commentary
Amount of Class B1 floorspace permitted and completed in town centre	Net increase in B1 floorspace in Harrogate town centre	No new B1 (Class Eg) floorspace was permitted in 2020/21
Amount of Class A3/A4/D1 floorspace permitted and completed	Increase in permitted and completed floorspace	No new A3 A4 or D1 (Class E, F1 and sui generis) floorspace permitted in 2020/21
Review and implementation of car parking management strategy	Review complete by 2019	This is being kept under review

Table 6.35 Policy HP1 Monitoring Indicator

**6.91** The council and North Yorkshire County Council (NYCC) have been jointly working on access improvements to the bus and rail station in Harrogate town centre as part of the Transforming Cities Fund proposal, to support the the wider Station Gateway Masterplan.

**6.92** The Use Classes Order was updated on 1 September 2020.

- Class A3 cafe or restaurant was revoked and replaced by Class E (b). Class E - Commercial, Business and Service is broken down into 11 parts. Class E(b) food and drink which is mostly consumed on the premises;
- Class A4 pub or drinking establishment was revoked and replaced as sui generis;
- Class D1 was divided into Class E(e) medical services not attached to the residence of the practitioner and (f) non-residential creche, day centre or nursery, and F.1 learning and non-residential institutions.

**6.93** The review and implementation of the car parking management strategy is being kept under review, particularly in light of local government re-organisation. Currently parking is managed separately by the two authorities; the council operates off-street car parks whereas on-street parking is an NYCC function. Any change/strategy relating to parking needs to be undertaken holistically, which has a better prospect within one organisation.

## Heritage Assets

Policy HP2 Monitoring Indicators		
Indicator	Target	Commentary
Number of developments permitted on appeal that were refused for not protecting or enhancing significance of designated or undesignated assets	No more than 20% of refused applications are allowed on appeal over a 5 year period	Over the 5 year period 429 applications were refused on heritage grounds, 28 were subsequently allowed on appeal, this equates to 7%
Number of heritage assets on the Heritage at Risk Register	Reduction in number of heritage assets at risk	2021: 14 entries (down from the 16 in 2019 and 2020) <sup>(1)</sup>

Table 6.36 Policy HP2 Monitoring Indicator

1. Source: Heritage at Risk: North East and Yorkshire Register (Historic England, 2021). Available at: <https://historicengland.org.uk/whats-new/news/heritage-at-risk-2021/>

**6.94** Between 1 April 2016 and 31 March 2021 429 applications were refused on heritage grounds. 28 applications were subsequently allowed on appeal. This equates to 7%.

**6.95** Historic England's Heritage at Risk Register 2021 identifies 14 designated heritage assets in the Harrogate district as being at risk. The number is down from the 16 in 2019 and 2020. The entries comprise four listed buildings, two registered parks and gardens, one registered battlefield (Battle of Boroughbridge) and seven scheduled monuments.

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- 6.96** Where priority categories of risk are noted, none are in the highest two categories indicating an immediate risk of further rapid deterioration, one previously recorded as being 'in slow decay with no solution agreed' is now undergoing repairs. Four are recorded as being 'in slow decay; solution agreed but not implemented'. Two are recorded at the lowest category 'repair scheme in progress with end use agreed'.
- 6.97** Where the trend in the condition of assets on the register is noted, the condition of five are in decline (all are scheduled monuments), three are stable (one registered park/garden, one scheduled monument and one battlefield), one is improving (a registered park/garden).
- 6.98** Plumpton Rocks, Plumpton, a registered park and garden, and Butterton Bridge, Sawley / Warsill, a scheduled monument, have both undergone repairs and have been removed from the Heritage at Risk Register.

### Local Distinctiveness

Policy HP3 Monitoring Indicator		
Indicator	Target	Commentary
Number of developments permitted at appeal that were refused on design grounds	No more than 20% of refused applications are allowed on appeal over a 5 year period	Over the 5 year period 1134 applications were refused on design grounds 77 were subsequently allowed on appeal . This equates to 7%

Table 6.37 Policy HP3 Monitoring Indicator

### Protecting Amenity

Policy HP4 Monitoring Indicator		
Indicator	Target	Commentary
Number of developments permitted on appeal refused on amenity grounds	No more than 20% of refused applications are allowed on appeal over a 5 year period	Over the 5 year period 1315 applications were refused on amenity grounds, 85 were subsequently allowed on appeal . This equates to 6%

Table 6.38 Policy HP4 Monitoring Indicator

### Public Rights of Way

Policy HP5 Monitoring Indicator		
Indicator	Target	Commentary
Number of developments permitted incorporating enhancement of PRow network	All developments affecting PRow network	Data not available at time of publication

Table 6.39 Policy HP5 Monitoring Indicator

### Protection of Existing Sport, Open Space and Recreation Facilities

Policy HP6 Monitoring Indicator		
Indicator	Target	Commentary
Number of applications involving loss of existing open space or recreational facilities not meeting policy criteria	No net loss of existing open space or facilities by type	Data not available at time of publication

Table 6.40 Policy HP6 Monitoring Indicator

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## New Sports, Open Space and Recreation Development

Policy HP7 Monitoring Indicators		
Indicator	Target	Commentary
Amount of open space included within approved housing developments per annum	Open space provision to reflect local standards	Data not available at time of publication
Amount of open space contributions provided for through S106 contributions	No specific target	For information on monitoring S106 contributions, see section 7: Infrastructure Funding Statement
Adoption of Open Space in New Housing SPD	Adoption by 2018	The Provision of Open Space and Village Halls SPD was adopted in June 2021  Further information on this SPD and the other SPDs adopted this year is set out in Section 3: Preparation of Local Development Documents

Table 6.41 Policy HP7 Monitoring Indicator

## Community Facilities

Policy HP8/HP9 Monitoring Indicator		
Indicator	Target	Commentary
Number of planning applications involving community facilities	No net loss of community facilities across the district over the plan period	Data not available at time of publication

Table 6.42 Policy HP8/HP9 Monitoring Indicator

## Natural Environment

**6.99** The natural environment chapter of the local plan contains the following policies:

- NE1: Air Quality;
- NE2: Water Quality;
- NE3: Protecting the Natural Environment;
- NE4: Landscape Character;
- NE5: Green and Blue Infrastructure;
- NE6: Local Green Space;
- NE7: Trees and Woodland;
- NE8: Protection of Agricultural Land;
- NE9: Unstable and Contaminated Land.

## Air Quality

Policy NE1 Monitoring Indicators		
Indicator	Target	Commentary
Level of nitrogen dioxide (NO <sub>2</sub> ) emissions in AQMAs	Reduction in NO <sub>2</sub> levels over plan period	In the monitoring year there have been no exceedance of the annual mean objective for nitrogen dioxide  The trend across the district is one of a continuing decline in concentrations, with the exception of the diffusion tube at Knaresborough Bus Station, which has increased slightly

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Policy NE1 Monitoring Indicators		
Indicator	Target	Commentary
		(1)
Number of planning applications approved requiring mitigation measures related to air quality	100% of relevant developments incorporate appropriate measures	Data not available at time of publication

**Table 6.43 Policy NE1 Monitoring Indicator**

1. Source: Air Quality Annual Status Report 2021 (Harrogate Borough Council, 2021)

**6.100** Part four of the Environment Act 1985 Local Air Quality Management requires the council to produce an annual air quality status report, which includes reporting on areas designated as air quality management areas (AQMAs). There are four AQMAs in the Harrogate district, all of which have been designated for breaches of the annual mean objective for nitrogen dioxide (NO<sub>2</sub>). There are no other pollutants or areas of concern across the district. The AQMAs are:

- Wetherby Road, Harrogate, designated in 2017;
- Bond End, Knaresborough, designated in 2010;
- York Place, Knaresborough, designated in 2017;
- High and Low Skellgate, Ripon, designated in 2010.

**6.101** The Air Quality Annual Status Report (2021)<sup>(30)</sup> highlights that in the monitoring year of 2020 there have been no exceedances of the annual mean objective for nitrogen dioxide. The trend across the district is one of a continuing decline in concentrations, with the exception of the diffusion tube at Knaresborough bus station, which has increased slightly in 2020.

**6.102** Although concentrations in the AQMA's have not exceeded the air quality objective in 2020 or longer, the council do not propose to make any changes to the extent of AQMA's at this time as it is not known what the long term impacts of the coronavirus pandemic will be.

**6.103** The report goes on to set out actions that are being taken to improve air quality, including priorities for the year ahead.

### Water Quality

Policy NE2 Monitoring Indicator		
Indicator	Target	Commentary
Number of planning applications permitted where Environment Agency objected on grounds of water quality	No applications permitted contrary to advice of Environment Agency without appropriate condition	5 objections made to planning applications, 2 applications were approved following removal of the objections by the Environment Agency, 2 applications were withdrawn and 1 application is still pending a decision <sup>(31)</sup>

**Table 6.44 Policy NE2 Monitoring Indicator**

**6.104** Information published by the Environment Agency<sup>(32)</sup> indicates it objected to five planning applications in the Harrogate district on grounds of water quality in 2020/21. Two applications were approved after the Environment Agency removed their objection; one was for the siting

30 The Air Quality Annual Status Report (2021) and reports from previous years are available at: <https://www.harrogate.gov.uk/air-quality>

31 Source: Environment Agency: objections to planning on the basis of flood risk and water quality: 2016/2017 to 2020/2021 (Environment Agency, 2021)

32 <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

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of shepherd huts and another for siting a slurry store. One application for the erection of buildings for employment use is still pending a decision following the removal of the Environment Agency's objection. Two further applications were subsequently withdrawn.

## Protecting the Natural Environment

Policy NE3 Monitoring Indicator		
Indicator	Target	Commentary
Change in areas of biodiversity importance	No net loss of area of biodiversity importance without mitigation being provided	Data not available at time of publication

Table 6.45 Policy NE3 Monitoring Indicator

## Landscape Character

Policy NE4 Monitoring Indicator		
Indicator	Target	Commentary
Number of developments permitted at appeal that were refused on landscape grounds	No more than 20% of refused applications are allowed on appeal over a 5 year period	Over the 5 year period 629 applications were refused on landscape grounds, 43 were subsequently allowed on appeal, this equates to 7%

Table 6.46 Policy NE4 Monitoring Indicator

## Green and Blue Infrastructure

Policy NE5 Monitoring Indicators		
Indicator	Target	Commentary
Review of Green Infrastructure SPD	SPD adopted by 2019	To date work to develop policy guidance has focused on other policy areas and the existing Green Infrastructure SPD remains relevant, the need to update this guidance is kept under review
Amount of Green Infrastructure created or lost through development	Net increase in area of green infrastructure	Data not available at time of publication

Table 6.47 Policy NE5 Monitoring Indicator

## Local Green Space

Policy NE6 Monitoring Indicators		
Indicator	Target	Commentary
Number of applications made affecting LGS	No development permitted unless in accordance with policy	Data not available at time of publication
Amount of development completed within areas designated as LGS which would impact on character and local significance		

Table 6.48 Policy NE6 Monitoring Indicator

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### Trees and Woodland

Policy NE7 Monitoring Indicator		
Indicator	Target	Commentary
Number of protected trees lost as result of development	No trees lost unless in accordance with policy	Data not available at time of publication

Table 6.49 Policy NE7 Monitoring Indicator

### Protection of Agricultural Land

Policy NE8 Monitoring Indicators		
Indicator	Target	Commentary
Amount of the best and most versatile agricultural land for which permissions are granted for other uses	No loss of best and most versatile land unless in accordance with policy	Data not available at time of publication
Number of applications accompanied by soil assessment	100% of eligible applications	

Table 6.50 Policy NE8 Monitoring Indicator

### Unstable and Contaminated Land

Policy NE9 Monitoring Indicator		
Indicator	Target	Commentary
Number of developments involving unstable or contaminated land	No developments permitted without appropriate conditions	Data not available at time of publication

Table 6.51 Policy NE9 Monitoring Indicator

## Delivery and Monitoring

**6.105** The delivery and monitoring chapter of the local plan contains the following policies:

- DM1: Housing Allocations;
- DM2: Employment Allocations;
- DM3: Mixed Use Allocations;
- DM4: Green Hammerton/Cattal Broad Location for Growth.

**6.106** Monitoring information relating to operation of these policies is set out below. Wider monitoring of housing and employment development relating to both allocated and non-allocated sites is set out in section 6.1: Harrogate District Growth Strategy.

### Housing Allocations

**6.107** The local plan allocates 48 sites for housing development and associated uses through policy DM1. In addition a further 23 sites are identified as housing commitments. The policy explains that the committed sites are sites that were promoted for inclusion in the local plan and would have been identified as allocations but had received planning permission prior to completion of the plan. Together these 71 sites are termed local plan housing sites.

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Policy DM1 Monitoring Indicator		
Indicator	Target	Commentary
Number of completions on allocated sites	Development in line with housing trajectory phasing	At Dec 2021: 7 local plan housing sites have been fully developed and 21 are currently delivering units, a further 17 sites have secured planning permission

Table 6.52 Policy DM1 Monitoring Indicator

**6.108** Of the 71 local plan housing sites, seven have been developed and 21 are delivering housing units. In addition a further 17 sites have secured planning permission and applications are pending on ten sites. There has been no planning activity to date on 16 sites.

## Employment Allocations

**6.109** The local plan allocates six sites for employment development through policy DM2. In addition a further site is identified as an employment commitment. The policy explains that the committed site was promoted for inclusion in the local plan and would have been identified as an allocation but had received planning permission prior to completion of the plan. Together these seven sites are termed local plan employment sites.

Policy DM2 Monitoring Indicator		
Indicator	Target	Commentary
Amount of floorspace completed on allocated sites	Delivery of additional employment floorspace each year on allocated sites	At Dec 2021: 1 local plan employment site is currently delivering units through several applications, a further site has secured planning permission

Table 6.53 Policy DM2 Monitoring Indicator

**6.110** Of the seven local plan employment sites, one is delivering employment units through several applications at Melmerby Business Park. In addition a further site, Flaxby Green Park, has secured planning permission. There has been no planning activity to date on five sites.

## Mixed Use Allocations

**6.111** The local plan allocates five sites for mixed housing and employment development and associated uses through policy DM3. In addition, a further four sites are identified as mixed use commitments. The policy explains that the committed sites are sites that were promoted for inclusion in the local plan and would have been identified as allocations but had received planning permission prior to completion of the plan. Together these nine sites are termed local plan mixed use sites.

Policy DM3 Monitoring Indicators		
Indicator	Target	Commentary
Number of completions on allocated sites	Development in line with housing trajectory phasing	At Dec 2021: 4 local plan mixed-use sites are delivering housing units, 3 of these sites also have permission for employment elements, employment proposals are expected on the 4th site as part of a larger mixed-use scheme, 1 further site has permission for a mixed-use development
Amount of floorspace completed on allocated sites	Delivery of additional employment floorspace each year on allocated sites	At Dec 2021: 1 local plan mixed-use site is delivering employment floorspace, the site also has permission for housing, a further three sites have permission for employment development as part of mixed-use schemes

Table 6.54 Policy DM3 Monitoring Indicator

## 6 Local Plan Monitoring

- 6.112** Of the nine local plan mixed-use sites, four are delivering housing units. Three of these also have permission for employment elements. Employment proposals are expected on the fourth as part of a further mixed-use scheme. One further site has permission for mixed-use development but is yet to deliver, while there is a mixed-use application pending on another. There has been no planning activity to date on the remaining three sites.
- 6.113** Of the nine local plan mixed-use sites, one is delivering employment floorspace, the site also has permission for housing. Three sites have permission for employment development as part of mixed-use schemes but are yet to deliver employment units, while there is a mixed-use application pending on a further site. One site has a residential permission on a small part but mixed use proposals for the remainder of the site are expected. Finally there are three sites where there has been no planning activity to date.

### Green Hammerton/Cattal Broad Location for Growth

- 6.114** The development of a new settlement is part of the local plan strategy to meet the long-term development needs of the district. While the local plan establishes a broad location for the new settlement at Green Hammerton/Cattal, policy DM4 requires the preparation of a further DPD to allocate a site and set out specific requirements for its design, development and delivery.

Policy DM4 Monitoring Indicator		
Indicator	Target	Commentary
Adoption of New Settlement DPD	Adoption of DPD by 2020	Preparation of the New Settlement DPD is progressing in-line with the timescales set in the current local development scheme (LDS)

Table 6.55 Policy DM4 Monitoring Indicator

- 6.115** Although the monitoring framework identifies a target date of 2020 for adoption of the New Settlement DPD it also identifies that the 'trigger' for action would be a lack of progress in preparation in comparison to the approved local development scheme (LDS). The Local Development Scheme (December 2021) is the current LDS and sets out the timetable for preparation of the DPD. Preparation of the DPD is in-line with this timetable, with Regulation 19 consultation expected in summer 2022. Further information on the preparation of the DPD is set out in section 3: Preparation of Local Development Documents.



## Infrastructure Funding Statement 7

### 7 Infrastructure Funding Statement

- 7.1** The community infrastructure levy (CIL) regulations<sup>(33)</sup> require the council to produce an infrastructure funding statement (IFS) on an annual basis. The statement provides information on developer contributions, which are used to provide infrastructure to support development and mitigate its impacts.
- 7.2** Developer contributions is a collective term used to refer to planning obligations (commonly referred to as Section 106 or S106 agreements after Section 106 of the Planning Act), which are used to secure financial and non-financial contributions, and the community infrastructure levy (CIL).
- 7.3** The IFS includes information on the contributions required and received in the financial year, and how financial payments have been used.
- 7.4** The 2021 IFS covering the period 1 April 2020 to 31 March 2021 is available on the councils website<sup>(34)</sup>.

#### Community Infrastructure Levy (CIL)

- 7.5** Where a local authority has produced an IFS it is required to highlight certain information in relation to CIL in its AMR.
- 7.6** The council adopted the CIL Charging Schedule on 8 July 2020 with an implementation date of 1 October 2020. Applications determined on or after the 1 October 2020 are liable for CIL except those valid applications in the system on the 8 July 2020, which will be exempt regardless of the determination date.
- 7.7** As the 2021 IFS covers a period where the CIL has begun to be implemented the following information is included<sup>(35)</sup>:
- The total value of CIL set out in demand notices and the total amount of CIL receipts, for the reporting period;
  - The total amount of previous receipts that have been allocated in the reporting period and the total amount still unallocated;
  - The total amount of CIL expenditure in the reporting period that summarises:
    - a. Each item of infrastructure on which CIL has been spent and the amount spent;
    - b. The amount of CIL spent on repaying money borrowed to deliver infrastructure, detailing the infrastructure;
    - c. The amount of CIL spent on administrative expenses;
  - The total amount of CIL receipts (whenever collected) allocated but not spend in the reporting period, summarising the infrastructure to which CIL has been allocated and the amount;
  - The amount of CIL passed to parish level councils or any other persons (as allowed), including:
    - a. Whether any monies have been requested to be repaid to Harrogate Borough Council, the amount, whether this has been paid and how this has then been allocated or spent or any other persons (as allowed);

33 Community Infrastructure Levy Regulations 2010 (As amended by The Community Infrastructure Levy (Amendment) Regulations 2013 and The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019)

34 The 2021 Infrastructure Funding Statement (IFS) is available at: [www.harrogate.gov.uk/infrastructurefundingstatement](http://www.harrogate.gov.uk/infrastructurefundingstatement)

35 This is a summary of the requirements set out in paragraph 1 of schedule 2 of The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019

## 7 Infrastructure Funding Statement

- For areas without a parish level council the amount of CIL that would have been passed on and how this has been allocated and spent;
- The total amount of CIL receipts for the reporting period (and from previous years) retained at the end of the reporting period.

**7.8** Parish level councils are also required to produce a report for any financial year in which it receives CIL receipts. This should include details of the receipts, expenditure (including the items of infrastructure and the amount spent); the total amount of CIL receipts for the reporting period (and from previous years) retained at the end of the reporting period; and the amount of any monies requested to be repaid to Harrogate Borough Council, including amounts where repayment is outstanding.

### Section 106 Agreements

**7.9** The IFS also includes a section 106 report that fully sets out how the system of planning obligations has been administered in the reporting period. This includes detailing monies agreed through any new planning obligation, monies received, and how monies have been allocated and spent. The report also details non-monetary contributions, for example, in relation to affordable housing and educational facilities, setting out the number of affordable units and school places that will be provided.



