



Housing Land Supply Update



April 2022

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1 Introduction

- 1.1** The National Planning Policy Framework (NPPF)⁽¹⁾ requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The NPPF also states that where the local planning authority cannot demonstrate a five year supply of deliverable housing sites, with the appropriate buffer, the policies which are most important for determining the application are out of date and the presumption in favour of sustainable development should be applied to decision making.
- 1.2** This update sets out the Council's current housing supply position and covers the five year period to 30 March 2027. It shows that the Council can demonstrate **7.3 years** of deliverable housing sites.

2 The Housing Requirement

Basic requirement

- 2.1** The housing requirement for Harrogate district is 637 dwellings per annum. This figure is identified within the Harrogate District Local Plan 2014-35 which was adopted in 2020. The basic requirement for the next five year period (2021 - 2027) is therefore $5 \times 637 = 3185$.

Addressing past shortfall

- 2.2** National Planning Policy Guidance (NPPG) requires the local authority to consider past shortfalls in housing completions against planned requirements. The level of shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next five year period. The Harrogate District Local Plan was adopted part way through the proposed plan period which began in 2014. Table 2.1 'Housing completions' shows the net number of dwellings completed from the start of the Local Plan period compared with the Local Plan target. The net figures refer to the total number of houses completed minus any losses through conversion or demolition. The completions for the whole period have been calculated using the most up-to-date information and consequently may differ from completions previously reported.

Year	Net completions from planning applications	Net completions from prior notifications	Net total completions	Local Plan Requirement
2014/15	414	1	415	637
2015/16	298	8	306	637
2016/17	291	75	366	637
2017/18	582	16	598	637
2018/19	680	13	693	637
2019/20	962	18	980	637
2020/21	888	3	891	637
2021/22	1245	23	1268	637

1 References to the NPPF refer to the revised NPPF published in July 2021

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Year	Net completions from planning applications	Net completions from prior notifications	Net total completions	Local Plan Requirement
TOTALS			5517	5096

Table 2.1 Housing completions

2.3 It is expected that housing delivery will vary from year to year, however table 2.1 shows that completions for the first 4 consecutive years of the plan period were significantly lower than the plan target. The following years' delivery exceeded the annual target and made significant headway to address this historical under supply. The total completions over the plan period to date (2014 – 2022) were 5517. Against a total requirement of 5096 over the same period, this represents a current surplus against the requirement of 421. There is no specific guidance provided on dealing with surplus against requirement, however, the purpose of the 5 year land supply is to ensure the housing requirement is met over the entirety of the Plan Period. The Council intends therefore to adopt a cautious approach in dealing with surplus and spread the additional supply of 421 dwellings over the remaining plan period, rather than removing it over the next five year period.

Application of buffer

2.4 Paragraph 73 of the NPPF makes provision for an appropriate buffer to be applied to the housing requirement to ensure there is a realistic prospect of achieving the planned level of housing supply:

- a. 5% to ensure choice and competition in the market for land; or
- b. 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year;
- c. or 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

2.5 The Council is not intending to submit a formal annual position statement and the latest Housing Delivery Test results released in January 2022 demonstrate that Harrogate's housing delivery over the past three years does not fall within the threshold for "significant under delivery". Therefore in line with national policy a 5% buffer should be applied to the housing requirement.

2.6 The housing requirement is shown in table 4.1 'Calculating the Five Year Supply'.

3 Supply of Deliverable Sites

3.1 The deliverable supply of land is made up from sites with planning permission, sites allocated within the Local Plan, sites with applications pending a decision and a windfall allowance.

Identifying deliverable sites

3.2 The NPPF defines 'deliverable' within Annex 2:

3.3 *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a. *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission*

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expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

- b. *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

3.4 The NPPG sets out examples of the kind of the evidence that can be used to demonstrate the deliverability of a site, which includes:

- Current planning status – for example, how much progress has been made towards approving reserved matters;
- Firm progress being made toward the submission of an application;
- Firm progress with site assessment work;
- Clear relevant information about site viability, ownership constraints or infrastructure provision.

Sites with planning permission

3.5 The Council has assessed sites for inclusion in the five year housing land supply in accordance with the definition of ‘deliverable’ and evidence requirements set out above. In addition, to further ensure our housing supply is robust the council has taken the approach to find evidence to demonstrate deliverability of all major schemes, not just those with outline permission.

3.6 The Council's Housing Delivery and Strategic Sites Team has been actively monitoring both small and large sites throughout the previous year to identify and, where possible, support sites which may face challenges with delivery. This has been done by both email and telephone calls to developers, their agents or site promoters asking for details on work currently being undertaken to progress planning applications, anticipated commencement dates, build out rates and obstacles to delivery. In this manner, we have sought to contact agents or developers for all major development sites within the 5 year supply. In addition to this evidence, a range of monitoring data (including the Council's planning application systems, building control and Council Tax data) have been used to monitor and inform the trajectory for delivery on each site. For sites where the rate of delivery is uncertain, the assumed lead in times and build out rates have been used in line with the SHELAA methodology. All sites which require evidence to demonstrate deliverability are listed within the appendix.

Sites allocated in the Local Plan

3.7 The Council is working with developers across the district to ensure allocated sites meet their specific site requirements through good design and deliver benefits across a range of policy areas. Regular contact with promoters also ensures a good pipeline of housing delivery over the plan period. These are sites which have been considered and supported by the Council's Planning Committee and their approval is subject to finalising detailed matters, such as legal agreements. Whilst these allocated sites with a resolution to grant approval are monitored, these have not been included within this update of the 5 year housing supply update.

Sites with a planning permission pending

3.8 Annex 2 of the NPPF does not provide an exhaustive list of sources of housing supply and there is potential for sites pending a planning permission to be considered deliverable where the council has robust evidence to support them. As with previous housing supply updates the

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Council has considered whether there are other sites, in addition to those allocated, with a resolution to grant permission which could meet the tests for deliverability within 5 years. No sites have been identified for the current 5 year housing supply update.

Windfall allowance

- 3.9** The NPPF also allows for the inclusion of an allowance for windfall development where there is compelling evidence that this will provide a reliable source of supply. It goes on to note that *'any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends'*.
- 3.10** The adopted Local Plan included a windfall allowance of 97 dwellings per annum. This figure was based on an analysis of past trends and was discussed in detail at the Local Plan examination. The Inspector concluded that there is strong evidence that windfalls have consistently come forward and that it is reasonable to assume a continuing supply from small sites. As a result, a total of 194 dwellings has been included in the five year supply. This does not include an allowance in the first three years on the basis that any windfall allowance for these years will already be in the system and avoids double counting.

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4 Calculating a Five Year Supply

4.1 The table below shows that the district has a deliverable supply of 7.3 years.

Requirement (April 2021 - March 2027)	Dwellings
Local Plan target for delivery from 2014 to April 2021 (637 x 8)	5096
Completions to date (net)	5517
Surplus in completions against target (net)	421
Total remaining requirement (Remaining Plan period 1 April 2022 - 31 March 2035 - 637 x 13)	8281
Total remaining requirement (Remaining Plan period 1 April 2022 - 31 March 2035, minus oversupply - (637 x 13) - 414)	7860
Local Plan Annual Target for Requirement (Remaining plan period 1 April 2022 - 31 March 2035)	605
Local Plan annual target for delivery from 2014 to April 2022 (605 x 5)	3023
Buffer (5%)	151
Total 5 year requirement plus shortfall plus buffer	3177
Annual requirement (adjusted to reflect shortfall)	635
Supply deliverable in 5 years	
Large sites with planning permission (10+ dwellings)	3100
Small sites with planning permission (1 to 9 dwellings)	1100
Prior notifications	210
Windfall allowance	194
Total Supply	4604
Number of years supply	7.3

Table 4.1 Land supply as of 1 April 2022

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Appendix 1 Housing Supply Tables

Permissions for Major Scheme

Allocated Ref	Application Number	Applicant Name	Address	Proposal	Housing Plots - Count	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Units counted within 5YHLS	Comments
NA	21/05114/FULMAJ	Athelstan Court Limited And Spirit 80 Limited	Athelstan Court College Business Park Kearsley Road Ripon North Yorkshire HG4 2RL	Erection of two storey side extension and external alterations, including insertion of balconies, and change of use of vacant office building (Class B1a) to 19 residential flats (Class C3); alterations to hard / soft landscaping and parking arrangements and other associated works	19	0	0	19	19	Building Control -Initial notice accepted.
NA	21/02991/REMMAJ	Nuspace Homes	2 Hutton Bank Ripon North Yorkshire	Reserved matters planning application for the erection of 37 dwellings with details of appearance, landscaping and scale considered together with the creation of serviced employment plots (Use Class E(g)(iii) formerly B1c) pursuant to outline planning permission 18/04504/OUTMAJ	37	0	0	37	37	Site to commence Q3 2022 with completion in 2024.
NA	21/05446/DVCMAJ	Palladian York Ltd	Land Comprising Field At 437216 470554 Marton Le Moor North Yorkshire	Variation of condition 2 (approved plans) of 20/04111/REMMAJ to allow for change of house types and repositioning of houses on plots 6 and 7.	10	0	0	10	10	Work has commenced. Completion in 2023.
B12	21/03683/REMMAJ	Barratt And David Wilson Homes And Gladman Developments	Land Comprising Field At 439839 464979 Boroughbridge North Yorkshire	Reserved matters application under outline permission 17/04319/OUTMAJ for the erection of 256 dwelling houses (phase 1) with access, appearance, landscaping, layout and scale for consideration (revised scheme) . Outline application was not subject to an EIA.	256	0	0	256	150	All conditions discharged ready for start on site.
K31	20/00486/DVCMAJ	Taylor Wimpey	Manse Farm Knaresborough HG5 0NY	Variation of condition 2 (Approved Plans) to allow a further 11 dwellings in Phase East of planning permission 17/05491/REMMAJ - Reserved matters application (layout, scale, appearance and landscaping) for erection of 600 dwellings	168	4	7	161	161	Site was temporally closed during lock down and progress was initially slow when site re-opened. Developer anticipates completion 2024/2025.

Allocated Ref	Application Number	Applicant Name	Address	Proposal	Housing Plots - Count	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Units counted within 5YHLS	Comments
				including laying out of open space, landscaping and access roads, approved under outline planning permission Ref 13/00535/EIAMAJ.						
	19/04708/DVCMAJ	Taylor Wimpey	Manse Farm York Road Knaresborough North Yorkshire HG5 0SP	Variation of condition 2 (Drawings) to allow a further 13 dwellings in Phase East of planning permission 17/05491/REMMAJ - Reserved matters application (layout, scale, appearance and landscaping) for erection of 600 dwellings including laying out of open space, landscaping and access roads, approved under outline planning permission Ref 13/00535/EIAMAJ.	156	116	68	88	88	
	17/05491/REMMAJ	CEP, Taylor Wimpey Ltd, Linden Homes Ltd, Home Group Ltd	Manse Farm York Road Knaresborough North Yorkshire HG5 0SP	Reserved matters application (layout, scale, appearance and landscaping) for erection of 600 dwellings including laying out of open space, landscaping and access roads, approved under outline planning permission Ref 13/00535/EIAMAJ.	300	0	22	278	278	
GB4	19/04375/REMMAJ	Stonebridge Homes Limited and Henry Bernard Webster	Land Comprising Field At 438082 456352 Station Road Goldsborough North Yorkshire	Reserved matters application for the erection of 36 dwellings (with appearance, landscaping, layout and scale considered) under outline permission 18/02118/OUTMAJ.	36	36	0	36	36	Completion anticipated in 2023
K23	21/01943/REMMAJ	Mr Andrew Spiers C/o	Land Comprising Field At Grid Reference 435478 458582 Bar Lane Knaresborough North Yorkshire	Reserved Matters application for the erection of 12 dwellings with appearance, landscaping and layout considered, of Planning Permission 17/05292/OUTMAJ- Outline application for up to 12 dwellings with access considered from Bar Lane.	12	12	0	12	12	Completion anticipated in 2023.
H50	16/05624/REMMAJ	Mr Craig Woolmer	Land At Grid Reference 427444 455651 Penny Pot Lane Killinghall North Yorkshire	Reserved matters application (layout, scale, appearance and landscaping) for erection of 367 residential units incorporating public open space and	367	0	0	367	150	Developer confirmed start on site anticipated Autumn 2022.

Allocated Ref	Application Number	Applicant Name	Address	Proposal	Housing Plots - Count	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Units counted within 5YHLS	Comments
				associated infrastructure under outline application 14/02737/EIAMAJ - Outline application for erection of 600 dwellings, primary school, community/retail facilities and open space with access considered (Site Area 27.8ha) (re-advertisement).						
	16/03651/REMMAJ	Woodard Corporation And Hallam Land Management Ltd	Land At Grid Reference 427444 455651 Penny Pot Lane Killinghall North Yorkshire	Reserved matters application (layout, scale, appearance and landscaping) for erection of 233 dwellings including public open space and allotments in respect of southern part of development approved under outline application 14/02737/EIAMAJ dated 13/03/2015 (site area 9.7ha) (Revised layout and details).	233	0	104	129	129	Developer confirmed completion anticipated 2023.
H73	17/01399/REMMAJ	Persona	Land Comprising Field At 428221 457140 Otley Road Killinghall North Yorkshire	Reserved matters application (with access, appearance, landscaping, layout and scale considered) for the erection of 135 dwellings under outline permission 17/00760/DVCMAJ.	135	0	0	135	135	Start on site anticipated Autumn 2022.
H22	20/01556/FULMAJ	Redrow Homes And Richborough Estates	Land Comprising Field At 431533 455850 Harrogate North Yorkshire	Proposed residential development of 95 dwellings including access road, Public Open Space, Surface water attenuation and other associated infrastructure. (Amended plans)	95	26	0	95	95	Developer confirmed anticipated site completion 2024.
R11	18/04687/FULMAJ	Harron Homes	Bishops Glade Development Site Bellman Walk Ripon North Yorkshire	Erection of 145 no. dwellings and associated infrastructure, access and landscaping.	145	42	82	63	63	Evidence of completions ongoing. Completion during 2023.
H48	19/04146/REMMAJ	Stonebridge Projects Limited and	Land Comprising Field At 431853 456117 Kingsley Drive Harrogate North Yorkshire	Reserved matters application for the erection of 70 dwellings with Appearance, Landscaping, Layout and Scale considered under outline permission 17/04277/OUTMAJ.	70	70	8	62	62	Site continuing to deliver and developer confirmed site expected to complete in 2023.

Allocated Ref	Application Number	Applicant Name	Address	Proposal	Housing Plots - Count	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Units counted within 5YHLS	Comments
BL9	19/03854/FULMAJ	Wharfedale Homes Ltd	Primrose House Copgrove Road Burton Leonard Harrogate HG3 3SR	Partial demolition of Primrose House, demolition of existing commercials buildings, improvements to access from Copgrove Road, change of use of application site to residential (C3) and construction of 30 dwellings (including affordable homes)	30	26	12	18	18	Developer confirmed site completion expected August 2022.
P7	19/03094/FULMAJ	Brierley Homes Ltd	Former County Highways Depot Millfield Street Pateley Bridge Harrogate North Yorkshire HG3 5AX	Demolition of former highway depot building; Erection of 20 no. dwellings with associated hardstanding and landscaping works.	20	20	0	20	20	Developer confirmed build out complete anticipated 2023.
SP6	20/00323/REMMAJ	Vistry Partnerships Limited / Yorkshire Housing Limited	Land Comprising Field At 436632 450968 Massey Fold Spofforth North Yorkshire	Reserved matters application for the Erection of 72 no. dwellings (Appearance, Landscaping, Layout and Scale considered) under Outline Permission 17/04102/OUTMAJ (Amended Scheme).	72	0	0	72	72	Currently discharging conditions with developer confirming start on site anticipated 2023.
TW3	19/01734/FULMAJ	Mulgrave Developments Ltd	Land North Of Westfield Road Tockwith York North Yorkshire YO26 7PY	Erection of 63 no. dwellinghouses; Conversion of 1 no. agricultural building to form 1 no. dwellinghouse; Demolition of agricultural buildings.	63	51	11	52	52	Site progressing well. Mulgrave confirmed they have a 24 month programme for the site running from 2021 to 2023.
B16	19/04383/FULMAJ	Linden Homes Ltd	Site Of Riverside Sawmills Valuation Lane Boroughbridge YO51 9LJ	Residential Development for 46 dwellings, access and associated works.	46	46	34	12	12	Site completion expected in 2022.
	17/04757/FULMAJ	Linden Homes Ltd	Site Of Riverside Sawmills Valuation Lane Boroughbridge North Yorkshire	Demolition of Existing Buildings and Erection of 87 dwellings, associated access and associated works.	62	62	49	13	13	
K37	19/04911/REMMAJ	Galliford Try Partnerships Yorkshire Ltd	Land Comprising Field At 435295 458903 Boroughbridge Road Knaresborough North Yorkshire	Reserved matters application for the erection of 120 no. dwellings with appearance, landscaping, layout and scale considered under Outline Planning	120	49	8	112	112	Site progressing well, developer confirmed completion anticipated 2024.

Allocated Ref	Application Number	Applicant Name	Address	Proposal	Housing Plots - Count	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Units counted within 5YHLS	Comments
				Permission 17/01350/OUTMAJ (amended plan with revised pedestrian links).						
NA	19/03508/FULMAJ	Santander CF Trustees Ltd	27-31 Cambridge Street Harrogate North Yorkshire HG1 1RW	Demolition of rear extension; Refurbishment and retention of ground floor A1 retail uses, conversion of first floor and erection of roof extension to form 14no. apartments, including alterations to fenestration and addition of external lighting.	14	0	0	14	14	Site under offer.
B2	18/05001/FULMAJ	Taylor Wimpey (North Yorkshire) Ltd	Land Comprising OS Field 1541 Skelton Road Langthorpe North Yorkshire	Demolition of existing farm buildings; Erection of 63 no. dwellings and associated landscaping.	63	58	26	37	37	Developer confirmed anticipated completion 2023.
SH1	18/04657/FULMAJ	Rouse Homes Ltd	Land Comprising Field At 433113 471863 Back Lane Sharow North Yorkshire HG4 5BS	Residential Development of 60 Dwellings. (Revised Scheme)	60	0	0	60	60	Developer anticipates a start on site in Q4 2022 and on this basis would anticipate a completion of build in Q2-Q3 2025.
RN3	19/00960/REMMAJ	Oakapple Group	Land Comprising Field At 436990 475048 Sleights Lane Rainton North Yorkshire	Reserved Matters application for the erection of 15 no. dwellings (access, appearance, landscaping, layout and scale considered) under Outline Permission 17/01908/OUTMAJ.	15	0	6	9	9	Developer confirmed completion anticipated 2022.
DF2	19/03346/REMMAJ	Strata Homes	Land Comprising Field At 437818 473254 Dishforth YO7 3LS	Reserved matters application for the erection of up to 72 dwellings, school approach road and car park (with appearance considered) of Outline Permission 16/04981/OUTMAJ.	72	72	49	23	23	Developer advised remaining properties anticipated to be complete summer 2022.
MG8	18/00335/FULMAJ	Brierley Homes Ltd	Land Adjacent To Yew Tree Farm Marton Cum Grafton North Yorkshire YO51 9PU	Erection of 20 dwellings, including the part demolition and part conversion of existing outbuildings, public open space and landscaping.	19	17	0	19	19	Developer anticipates completion of site anticipated November 2022
NA	19/02526/FULMAJ	Graycliffe Homes Ltd	The Old Lecture Building College Road Ripon HG4 2HD	Conversion of existing building to form 8 No. dwellings and erection of 5 No. dwellings.	13	0	0	13	13	Sale of site about to complete with start on site anticipated 2022.

Allocated Ref	Application Number	Applicant Name	Address	Proposal	Housing Plots - Count	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Units counted within 5YHLS	Comments
H70	19/02342/REMMAJ	Stonebridge Homes	Castle Hill Farm Whinney Lane Harrogate North Yorkshire HG3 1QF	Reserved Matters application for up to 130 dwellings with appearance, landscaping, layout, and scale considered under Outline Permission 17/05595/OUTMAJ.	130	1	63	67	67	Site progressing well. Completion anticipated 2023.
NA	19/00129/FULMAJ	Forward Retirement Trust	Vacant Land East Of Hambleton Grove Hambleton Grove Knaresborough HG5 0DB	Erection of 14 no. apartments with undercroft parking and associated landscaping and hardstanding.	14	0	0	14	14	Completion expected in 2022
NA	18/01557/FULMAJ	Jack Lunn Properties Ltd	Land Comprising OS Field Number 6952 Harrogate Road Ferrensby North Yorkshire	Erection 18 dwellings with access and associated landscaping.	18	0	6	12	12	Developer confirmed completion anticipated in 2022.
NA	18/01594/FULMAJ	Harrogate12 Limited	Former Lancashire Fittings Premises Devonshire Lane Harrogate North Yorkshire HG1 4AF	Demolition of two workshops, conversion of two workshops into nine dwellings, and erection of five additional dwellings, including parking provisions and various tree works.	14	0	0	14	14	Developer confirmed completion anticipated in 2022.
TW7	18/04395/REMMAJ	Bellway Homes Limited (Yorkshire)	Scrubland And Disused Runway At 446456 451983 South Field Lane Tockwith North Yorkshire	Reserved matters application for 80 dwellings with appearance, landscaping, layout and scale considered under outline permission 15/02228/OUTMAJ.	80	31	0	80	80	Developer confirmed completion anticipated 2025.
	18/04528/FULMAJ			Full planning permission for the erection of 38 dwellings and associated access, landscaping and infrastructure.	38	0	0	38	38	
KL2	18/04749/FULMAJ	c/o Agent	Land Comprising Field At 428602 458151 Grainbeck Lane Killinghall North Yorkshire	Erection of 55 no. dwellings; Formation of access and car parking; Landscaping.	55	54	33	22	22	Completion anticipated 2022.
GH2	18/01532/FULMAJ	Strata Homes	Land Comprising Field At 446184 456825 Yule Lane Green Hammerton North Yorkshire	Erection of 62 dwellings and associated works.	62	62	50	12	12	Developer confirmed completion anticipated 2022.

Allocated Ref	Application Number	Applicant Name	Address	Proposal	Housing Plots - Count	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Units counted within 5YHLS	Comments
B4	17/02937/FULMAJ	Taylor Wimpey UK Ltd	Taylor Wimpey Greystones Residential Development Boroughbridge North Yorkshire	Erection of 184 no. dwellings with associated landscaping and access - Amended details received - including proposal to increase ground levels across the site.	184	120	58	126	126	Final completions anticipated 2024.
NA	19/00865/CLOPUD	Mr John Lee	Ashdown Park Minskip Road Boroughbridge YO51 9HY	Certificate of Lawfulness application for the proposed siting of upto 46 caravans.	46	0	31	15	15	Final completion anticipated 2022.
DF4	17/04059/FULMAJ	Newett Homes	Land Comprising Field At 438371 473369 Topcliffe Road Dishforth YO7 3LX	Erection of 56 dwellings, associated garaging, walls and fences installation of railings and gates and formation of associated access, hardstanding, landscaping and bin store.	56	49	36	20	20	Expected completion by summer 2022.
H72	17/01398/REMMAJ	Persona	Land Comprising Field At 428022 456969 Skipton Road Killinghall North Yorkshire	Application for approval of Reserved Matters (under Outline Application 14/00854/OUTMAJ) for the erection of 210 dwellings with appearance, landscaping, layout and scale considered.	210	0	87	123	123	Developer confirmed completion anticipated 2022.
K22	18/02469/REMMAJ		Land Adjacent To Orchard Close Knaresborough North Yorkshire	Reserved matters application for Appearance, Landscaping, Layout and Scale under outline permission Ref 14/03849/OUTMAJ for up to 74 dwellings (as amended by Ref 17/02645/DVCMAJ).	74	27	0	74	74	Site completion anticipated 2023.
R23	15/04168/FULMAJ	Persimmon Homes (Yorkshire) Limited	Former Ripon Cathedral Choir School Whitcliffe Lane Ripon North Yorkshire HG4 2LA	Demolition of existing school buildings, conversion of building to form 12 apartments and erection of 105 dwellings (117 units in total) with associated access, parking and site landscaping (Site Area 4.09 ha)	113	0	75	38	38	No issues raised. Developer advised completion will be in 2022.
BW11	18/01528/FULMAJ	Castle SPV 1 Ltd	West House Farm Nidd Lane To West House Farm Birstwith HG3 3AW	Erection of 33 dwellings with access and associated landscaping.	33	11	13	20	20	Developer confirmed completion anticipated 2022.

Allocated Ref	Application Number	Applicant Name	Address	Proposal	Housing Plots - Count	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Units counted within 5YHLS	Comments
H21 (Part)	16/02967/FULMAJ	Persimmon Homes (Yorkshire) Ltd	Land To The North Of Kingsley Drive Harrogate North Yorkshire	Erection of 26 residential dwellings with associated access.	26	0	10	16	16	Developer confirmed completion anticipated 2022.
KL13	18/01603/REMMAJ	Strategic Team Maintenance Co Ltd _x0016_ Yorkshire Housing Limite	Land Off Ripon Road Killinghall North Yorkshire	Reserved matters application for appearance, landscaping, layout and scale under outline permission 18/03162/DVCMAJ for erection of upto 73 dwellings with access considered.	73	0	44	29	29	Completion confirmed during 2022.
KL12	17/04957/REMMAJ	Harron Homes Limited	Nidd House Farm Crofters Green Killinghall HG3 2DF	Reserved matters application under outline permission 16/00582/OUTMAJ for the residential development of 75 dwellings (including 40% affordable housing) with scale, layout, appearance, landscaping and remaining matters of access considered.	75	56	33	42	42	Site progressing, completion anticipated 2022.
R26	16/02574/REMMAJ	Stonebridge Homes Ltd & Mr N Chippendale	Kingsley Farm Kingsley Road Harrogate North Yorkshire HG1 4RF	Reserved matters application for the residential development of 61 dwellings with access, appearance, landscaping, layout and scale considered (site area 3.31 ha)	61	0	51	10	10	Completion in 2022.
B18	17/03952/FULMAJ	Berkeley Deveer	Poultry Houses Leeming Lane Langthorpe North Yorkshire	Erection of 34 dwellings, garages,walls and fences, installation of gates and formation of associated access, hardstanding and landscaping.	34	34	22	12	12	No delays or issues, anticipating completion in summer 2022.
NA	17/05214/FULMAJ	Mr Snowden	Highfield House Hemsworth Walk Ripon HG4 2SG	Conversion of offices to form 11 apartments, alterations to roof pitch & extension of flat roof, alterations to fenestration and bin store. AMENDED DETAILS RECEIVED, INCLUDING AMENDED DETAILS OF THE PROPOSED BIN STORE.	11	11	3	8	8	All dwellings commenced and no issues identified. Units expected to complete within 2022.
M11	17/01057/OUTMAJ	Stonebridge	Land Comprising Field At 422023 480727 Foxholme Lane Masham North Yorkshire HG4 4DT	Outline planning permission with access into the site considered for up to 60 houses, demolition of existing buildings, construction of commercial units (Use Class	60	0	0	60	60	Developer confirmed start on site in 2022 with completion anticipated in 2024.

Allocated Ref	Application Number	Applicant Name	Address	Proposal	Housing Plots - Count	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Units counted within 5YHLS	Comments
				B1/B2/ B8/D2) and informal public open space.						
B7	17/03376/REMMAJ	Miller Homes	Land Comprising Field At 439826 467466 Milby North Yorkshire	Reserved matters application under outline permission 15/04164/OUTMAJ for erection of up to 145 dwellings with appearance, landscaping, layout and scale considered.	145	132	107	38	38	Expected completion 2023.
NA	16/02116/FULMAJ	Mr Christopher Greensit	Land At Former Ripon Auction Mart North Road Ripon North Yorkshire HG4 1JP	Change of use of land to allow for siting of 32 residential caravans (Site Area 1.5 ha).	32	0	1	31	31	Developer confirmed completion anticipated in 2022.
PN15	17/02123/REMMAJ	Bellway Homes Ltd (Yorkshire)	Site Of Pannal Business Park Station Road Pannal North Yorkshire	Reserved matters application (Access, Layout, Scale, Appearance and Landscaping) for erection of 128 dwellings including sports pitches and public amenity space approved under outline application 16/05447/DVCMAJ.	104	104	98	6	6	Site commenced, completion anticipated 2023.
	19/05273/FULMAJ	Bellway Homes Ltd (Yorkshire Division)	Site Of Pannal Business Park Station Road Pannal North Yorkshire	Erection of 29 no. dwellings as replacement for 24 no. dwellings approved as part of Reserved Matters 17/02123/REMMAJ.	29	29	9	20	20	Site commenced, completion anticipated 2023.
H46	15/01999/EIAMAJ	Persimmon Homes (Yorkshire) Ltd	Land Comprising Field At Grid Reference 427850 453496 Otley Road Harrogate North Yorkshire	Erection of 125 dwellings with associated access, open space and landscaping (Site Area 4.05ha)	125	0	81	44	44	site anticipated to complete end 2022
NA	17/00730/FULMAJ	East Coast Developments (Yorkshire) Limited	Lambert House 108 Station Parade Harrogate North Yorkshire HG1 1HQ	Demolition of Lambert House and erection of 12 apartments with parking and communal areas and improvements to the highway (Amended Scheme).	12	0	0	12	12	Completion anticipated 2022.
NA	16/01869/FULMAJ	Mr Jonathan Raistrick	Land To The East Of Scarah Lane Burton Leonard HG3 3RS	Proposed residential development (Use Class C3) comprised of 19 open-market dwellings and 12 affordable	31	0	0	31	31	Completion anticipated in 2023.

Allocated Ref	Application Number	Applicant Name	Address	Proposal	Housing Plots - Count	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Units counted within 5YHLS	Comments
				dwelling on land to the East of Scarah Lane, Burton Leonard						
NA	15/05370/FULMAJ	Lawns Investment Ltd	The Lawns Nursing Home 31 Oatlands Drive Harrogate North Yorkshire HG2 8JT	Erection of 13 apartments and 1 dwelling with associated landscaping and car parking, and demolition of existing care home (Site Area 0.35ha).	14	0	0	14	14	Completion anticipated 2022.
NA	15/03868/FULMAJ	Ridgefield Property Ltd	Land At Dacre Banks Dacre Banks Harrogate North Yorkshire HG3 4ED	Erection of 22 dwellings with formation of associated access and landscaping (Site Area 0.83ha).	22	4	17	5	5	Complete 2022.
KL4	16/01240/FULMAJ	Linden Homes (North) Limited	Land West Of Ripon Road Killinghall North Yorkshire	Erection of 43 dwellings with associated open space, car parking and vehicular access (site area 1.6 ha).	43	41	36	7	7	Developer confirmed completion anticipated 2022.
B17	15/05451/REMMAJ	Harron Homes Ltd	Land Comprising Field At 439448 467406 Milby North Yorkshire	Reserved matters application under permission 6.57.66.DVCMAJ for the erection of up to 176 dwellings with appearance, landscaping, layout and scale considered (site area 8.8 ha).	176	64	99	77	77	Site forecast to complete 2023.
NA	07/05275/FULMAJ	Chris Hawkesworth Ltd	Glasshouses Mill Glasshouses North Yorkshire HG3 5QH	Conversion of principal mill building to form 15 dwellings, 11 apartments and restaurant (Use Class A3), including reconstruction of former wheel house, conversion of former mechanics shop, store and pugmill to 4 dwellings, conversion of former jute and hemp warehouse to form 5 dwellings, conversion of barn to form 4 office units (Use Class B1), erection of 4 terraced dwellings and 1 detached dwelling, conversion of stables to form 3 office units (Use Class B1) and demolition of former boys brigade building. (Revised Plans).	40	30	19	21	21	Completion anticipated 2022.

Allocated Ref	Application Number	Applicant Name	Address	Proposal	Housing Plots - Count	Total Commenced Housing Plots	Total Completed Housing Plots	Outstanding plots	Units counted within 5YHLS	Comments
SB2	15/01382/FULMAJ	Lochlan Real Estate	Land Comprising Field Adjacent To Summerbridge Methodist Church Summerbridge North Yorkshire	Erection of 13 dwelling houses with associated car parking and landscaping, formation of access and service roads, and formation of community car park (Site Area 0.56ha).	13	13	7	6	6	Developer confirmed completion anticipated 2023.
NA	20/04874/REMMAJ	Vernon Land Partnership (Kirkby Malzeard) Limited	Land Comprising Field At 422819 474158 Back Lane Kirkby Malzeard North Yorkshire	Outline application for the erection of up to 37 dwellings and associated works with access to (but not within) the site considered.	37	0	0	37	37	Site completion anticipated early 2025.
									3100	

Table 1.1

Harrogate District Local Plan: Housing Land Supply Update April 2022

Prior Notification Permissions for Major Schemes

Prior notifications				
Application reference	Address	Proposal	Total	Comments
20/03216/PNH	Mowbray House Harrogate	Prior notification for change of use from Offices (use class B1) to 20 dwellings (use class C3).	20	Site was acquired with planning permission and developer has now gained permission for a revised scheme.
21/01134/PNH	Windsor House, Cornwall Road, Harrogate	Prior notification for Change of Use from Offices (Use Class - B1 (a)) to 94 no. dwellings (Use Class - C3)	94	Permission for change of use to provide 94 dwellings.
TOTAL			114	

Table 1.2 Prior notification permissions for major schemes

