

North Yorkshire Local Plan

Authority Monitoring Report (AMR) 2023/24

Appendix C:

AMR for the Harrogate Local Plan Area

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Authority Monitoring Report

Background 1

1 Background

Introduction

- 1.1** This document forms Appendix C of the North Yorkshire Local Plan Authority Monitoring Report (NYLP AMR) 2024 and contains monitoring information in relation to local plan policies in place in the Harrogate area of North Yorkshire.
- 1.2** The NYLP AMR 2024 covers the period 1 April 2023 to 31 March 2024 and has been prepared to meet the requirements of regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.3** The AMR contains six sections reporting on different activities, as set out below. Sections one to four and six respond to specific requirements within Regulations:
1. Progress in preparing and adopting the North Yorkshire Local Plan and any supplementary planning documents identified in the Local Development Scheme;
 2. Neighbourhood planning;
 3. Duty to Co-operate activities;
 4. The operation of Community Infrastructure Levies;
 5. North Yorkshire Council Self-Build and Custom Housebuilding Register;
 6. Monitoring performance of policies in legacy Local Plans.
- 1.4** The NYLP AMR 2024 is presented as a single report comprising a main document that reports on each of these activities, alongside a series of appendices to be read alongside section six. These appendices set out monitoring information for each of the legacy Local Plan areas as follows:
- Appendix A: AMR for the Craven Local Plan Area
 - Appendix B: AMR for the Hambleton Local Plan Area
 - Appendix C: AMR for the Harrogate Local Plan Area
 - Appendix D: AMR for the Richmondshire Local Plan Area
 - Appendix E: AMR for the Ryedale Local Plan Area
 - Appendix F: AMR for the Scarborough Local Plan Area
 - Appendix G: AMR for the Selby Local Plan Area
- 1.5** The NYLP AMR 2024 main report and appendices A to G are available on the council's website.⁽¹⁾

Harrogate Area Context

- 1.6** The Harrogate area of North Yorkshire is the area that was formerly within the Harrogate district. Prior to the formation of North Yorkshire Council, local planning authority functions in this area were carried out by Harrogate Borough Council.
- 1.7** The former Harrogate district covers an area of 1305 square kilometres (505 square miles) and is situated to the west of York and north of the West Yorkshire metropolitan authorities of Leeds and Bradford. The former North Yorkshire districts of Craven, Richmondshire, Hambleton and Selby border the area to the west, north-west, north-east and south-east respectively.

¹ Previous AMRs for the Harrogate area of North Yorkshire are available at: www.northyorks.gov.uk/planning-and-conservation/planning-policy/authority-monitoring-reports

1 Background

- 1.8** In terms of sub-regional governance, North Yorkshire Council, along with the City of York Council, is part of the York and North Combined Authority area. The Harrogate area and other southern parts of North Yorkshire also have strong long-standing economic ties with the Leeds City Region area.
- 1.9** The Harrogate area is characterised by high-quality rural and urban environments, with large sparsely populated areas as well as the main settlements of Harrogate, Knaresborough, and Ripon. The Nidderdale National Landscape is a designated Area of Outstanding Natural Beauty (AONB) that covers the western half of the former district. This protected area is characterised by high-quality diverse landscapes that 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 Harrogate area is lower lying and flat, and contains higher-quality farmland, more able to support arable crop production.
- 1.10** The area'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 former district's population live in these urban areas.
- 1.11** The A1(M) runs north-south through the eastern part of the Harrogate area, providing good road links with the rest of the motorway network. The A59 provides links to areas to the east and west, 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 former district.
- 1.12** Further baseline information about the former district is set out in the Harrogate District Local Plan Sustainability Appraisal.⁽²⁾

Harrogate District Local Plan 2014-2035

- 1.13** Local plan policies for the Harrogate area of North Yorkshire are set out in the Harrogate District Local Plan 2014-2035, which was adopted in 2020.
- 1.14** The local plan sets out a spatial vision and development strategy for the Harrogate area of North Yorkshire up to 2035. This includes identifying the scale of new development required and a strategy for accommodating this growth. The local plan also contains detailed policies across several thematic areas to manage new development and allocates specific sites for particular types of development.
- 1.15** Work to prepare a North Yorkshire Local Plan that will replace the Harrogate District Local Plan 2014-2035, and the other local plans prepared by the former districts within North Yorkshire, is underway. Timescales for the preparation of the North Yorkshire Local Plan are set out in the Local Development Scheme.⁽³⁾

2 The Harrogate District Local Plan: Sustainability Appraisal is available at: www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/harrogate-planning-policy/sustainability-appraisal-and-habitat-regulations

3 The Local Development Scheme (March 2025) is available at: www.northyorks.gov.uk/planning-and-conservation/planning-policy/north-yorkshire-local-plan

Local Plan Monitoring 2

2 Local Plan Monitoring

Introduction

- 2.1** Local plan monitoring takes place to understand whether the objectives of the plan are being achieved through the operation of local plan policies when determining applications for planning permission.
- 2.2** The local plan monitoring framework sets out indicators to assess the effectiveness of policies. The local plan monitoring section of the AMR reports on the implementation of policies with reference to targets within this framework or within the policies themselves. This includes:
- Identifying progress in the delivery, both within the reporting period (see section three: Monitoring Information) 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 of section three);
 - 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.
- 2.3** For most indicators reported, monitoring data is 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 makes use of publicly available data published by external organisations.
- 2.4** Although the local plan covers the period 1 April 2014 to 31 March 2035, the plan was adopted in March 2020 and, as such, most policies have not been fully operated from the beginning of the plan period. All policies have been applied since adoption, except policy HS5: Space Standards, which, as required by the policy, came into operation six months after adoption.

Review of Indicators

- 2.5** A review of the approaches used to monitor the existing local plans across the North Yorkshire Local Plan area has taken place.
- 2.6** The review aimed to reduce the time taken to produce each local plan AMR and bring their content more in line to allow for easier comparison between local plan areas and collation of figures for the whole North Yorkshire Local Plan area.
- 2.7** Each indicator has been reviewed against the following considerations. Indicators that no longer provide significant value in light of these considerations are no longer reported:
- Is the information needed to report on the indicator already available, and have monitoring systems already been set up to record it?
 - Does the indicator provide information which is useful for the implementation of current Local Plan policies?
 - Does the indicator provide information which is useful for the formation of new policies within the North Yorkshire Local Plan?
 - Is the information reported by the indicator already publicly available from another source?
- 2.8** Further information is set out in section seven of the North Yorkshire Local Plan Authority Monitoring Report (AMR) 2024.

3 Monitoring Information

3 Monitoring Information

Introduction

- 3.1** The following section presents monitoring information for the Harrogate District Local Plan 2014-2035 and relates to the period 1 April 2023 to 31 March 2024.
- 3.2** Reporting of selected local plan monitoring data for this period has previously been included in the Housing and Employment Land Report 2023/24 (July 2024). Where this information is also included in this report, the current reporting presents up to date data.
- 3.3** The Housing and Employment Land Report 2023/24 and Authority Monitoring Reports for the Harrogate area of North Yorkshire covering earlier periods are available on the council's website.⁽⁴⁾

Harrogate District Growth Strategy

Policy GS1: Providing New Homes and Jobs (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 3.1 Plan Period and Housing Requirement

- 3.4** The Harrogate District Local Plan 2014-2035 was adopted in 2020. Policy GS1 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 net additional dwellings.

Policy GS1 (Homes)		
Indicator	Target	Commentary
Number of net additional housing completions	Delivery of housing per annum in line with housing trajectory	In 2023/24 there were 1,078 net additional housing completions.
Progress against housing target for plan period	Cumulative housing requirement met	At 31 March 2024 cumulative delivery was 1,209 dwellings above the cumulative housing requirement.
Number of years housing supply	At least a 5 year supply of housing land (plus relevant buffer)	At 1 April 2024 the housing land supply was 7.37 years.
Number of Gypsy and Traveller pitches delivered	4 pitches by 2022 (2017 to 2022); 6 pitches by 2032 (2017 to 2032)	In 2023/24 0 pitches were approved and 0 pitches were delivered. A previous permission for 1 pitch is yet to be delivered. From 2017 to 2022 3 pitches were permitted and 3 pitches delivered. From 2017 to 2024: 4 pitches were permitted and 3 pitches delivered.

Table 3.2 Policy GS1 Monitoring Indicators

⁴ Previous AMRs for the Harrogate area of North Yorkshire are available at: www.northyorks.gov.uk/planning-and-conservation/planning-policy/authority-monitoring-reports

Monitoring Information 3

3.5 The number of net additional dwellings completed in 2023/24 was 1,078. While slightly less than the 1,096 net additional dwellings completed in 2022/23, this nevertheless continued the recent trend of delivery rates exceeding the annualised minimum housing figure of 637 net additional dwellings. The graph below shows the net additional dwellings each year from the beginning of the plan period ⁽⁵⁾.

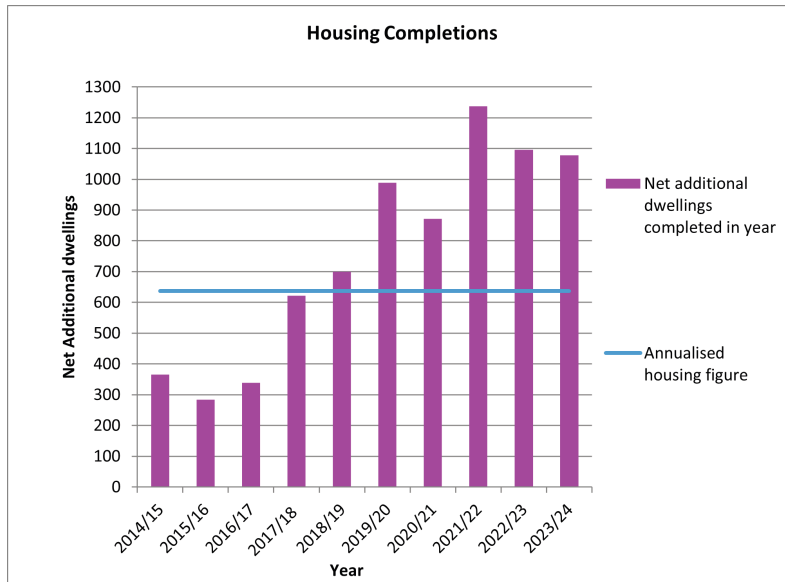


Figure 3.1 Housing Completions

3.6 At the end of 2023/24, ten years into the plan period, the cumulative housing requirement was 6,370 and cumulative delivery stood at 7,579, which is 1,209 above the cumulative minimum required. As delivery has again been above the annual minimum requirement, the cumulative delivery position has improved further since the previous year. This will help to ensure that delivery can remain on track should developers reduce delivery rates (for example, in response to economic conditions becoming less favourable).

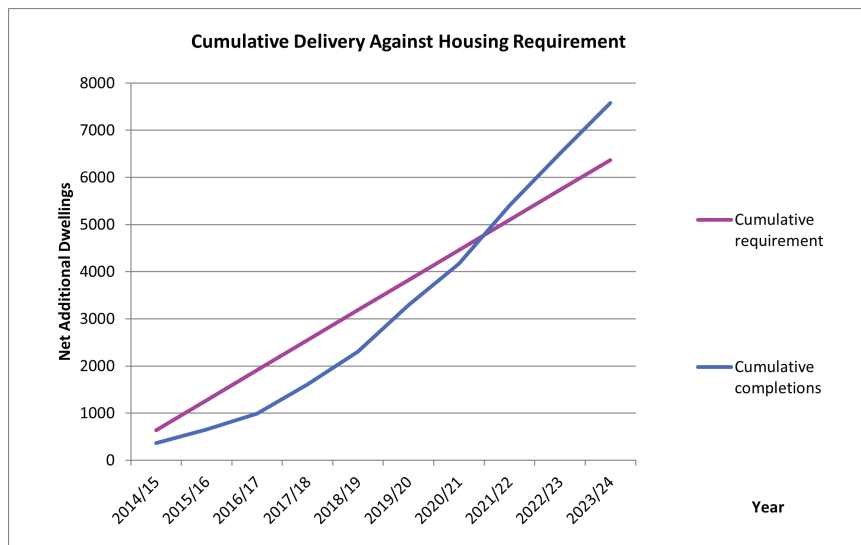


Figure 3.2 Cumulative Delivery Against Housing Target

⁵ Net housing completion data for 2014/5 to 2022/23 is correct as of 20 December 2023. Data for 2023/24 is correct as of 10 April 2025. Records are updated if new information becomes available and as such data may differ from that reported in previous AMRs.

3 Monitoring Information

- 3.7** 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.
- 3.8** The supply of land for housing is typically reviewed annually. At 1st April 2024 the council was able to demonstrate a 7.37 years supply of housing land in the former Harrogate district.⁽⁶⁾

Gypsy and Traveller Development

- 3.9** The local plan approach to Gypsy and Traveller development is based on findings within the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2017). To meet evidenced need the GTAA identifies a requirement for 6 additional pitches in the 15 year period 2017 to 2032. It also identifies an expectation that 4 of these pitches would be required in the first five years (2017 to 2022), with a further one in years six to 10 (2022-2027) and a further one in years 11 to 15 (2027 to 2032). Further information on the GTAA and the approach to Gypsy and Traveller development is set out alongside monitoring information for policy HS10: Providing for the needs of Gypsies and Travellers.
- 3.10** In 2023/24 no new pitches were approved and no new pitches were delivered. A previous permission for 1 pitch is yet to be delivered. From 2017 to 2022: 3 pitches were permitted and 3 pitches delivered; and from 2017 to date: 4 pitches were permitted and 3 pitches delivered.
- 3.11** Additional information on monitoring of housing permissions and completions is set out against further growth strategy policies below as well as against policies in the housing section of this report.

Policy GS1: Providing New Homes and Jobs (Jobs)

Policy GS1 (Jobs)		
Indicator	Target	Commentary
Amount of new employment land permitted and completed	Maintain employment land supply to deliver 40 ha over plan period	<p>Permissions: In 2023/24 the net provision of employment floorspace [Use Class E(g)(i) (former B1), B2 and B8] permitted was 32,359m²</p> <p>Completions: In 2023/24 12,757m² of new employment floorspace [Use Class E(g)(i) (former B1), B2 and B8] was delivered and 12,641m² was lost through the delivery of other development. Net delivery was therefore: 116m²</p> <p>From the start of the plan period to date 133,089m² (net) of employment floorspace [Use Class E(g)(i) (former B1), B2 and B8] has been delivered.</p>

Table 3.3 Policy GS1 (Jobs)

- 3.12** The local plan aims to deliver a minimum of 40 hectares of new employment land (use classes B1, B2 and B8) up to 2035.⁽⁷⁾
- 3.13** The Use Classes Order was updated on 1 September 2020. Class B1 Business was revoked and replaced by Class E (g).
- 3.14** Class E - Commercial, Business and Service is broken down into 11 parts.

6 Further information on the supply of housing land in the Harrogate area of North Yorkshire is available at: www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/harrogate-planning-policy/housing-land-supply.

7 AMRs published prior to the AMR 2021 incorrectly referenced a target of 38ha in error.

Monitoring Information 3

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

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

3.16 In 2023/24 12,757m² of new employment floorspace was completed/delivered and 12,641m² was lost through the delivery of other development. Net delivery was, therefore, 116m².

3.17 In 2023/24 32,359m² (net) of new employment floorspace was permitted

3.18 From the start of the plan period (2014/15) to date 133,089m² [13.3ha] (net) of new employment floorspace has been delivered.

3.19 Additional information on monitoring of employment land permissions and completions is set out against further growth strategy policies below as well as against policies in the economy section of this report.

Policy GS2: Growth Strategy

3.20 Policy GS2 defines settlements in the former 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.

3.21 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.

3.22 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		
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	Housing: 2023/24: 566 net new dwellings were delivered in the main settlements - this equates to 53% of net delivery. The net dwellings completed in other tiers were as follows (percentages are shown in the graph below): Local Service Centres: 189; Service Villages: 195; Smaller Villages: 14; Countryside: 114.

3 Monitoring Information

Policy GS2		
Indicator	Target	Commentary
		Employment: Delivery in 2023/24 resulted in a net loss of 2140m ² of employment floorspace [Use Class E(g)(i) (former B1), B2 and B8] in Main Settlements. Net employment floorspace delivery in other tiers were as follows: Local Service Centres: Loss of 1040m ² ; Service Villages: Loss of 702m ² ; Smaller Villages: Loss of 154m ² ; Countryside: Gain of 4151m ² . Gross delivery of new floorspace and gross losses are identified in the commentary below.

Table 3.4 Policy GS2

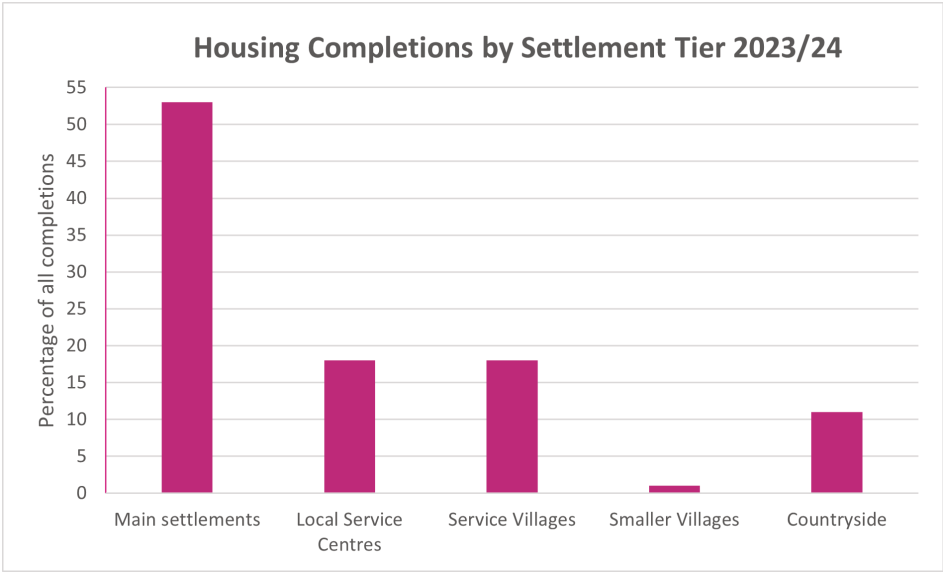


Figure 3.3 Housing Completions by Settlement Tier

3.23 Over half (53%) of the additional homes completed in 2023/24 were delivered in the main settlements of Harrogate, Knaresborough, and Ripon; an increase compared to 2022/23 (38%). Eighteen percent of new homes were delivered in the three local service centres of Boroughbridge, Masham and Pateley Bridge; and the same proportion (18%) were delivered across the 41 service villages. The smallest proportion of additional homes was again delivered in the 28 smaller villages, with a reduction to 1% compared to the previous year (3%). The countryside, places outside defined development limits, again accommodated around a tenth (11%) of new homes. Delivery was in-line with the local plan growth strategy.⁽⁸⁾.

8 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

Monitoring Information 3

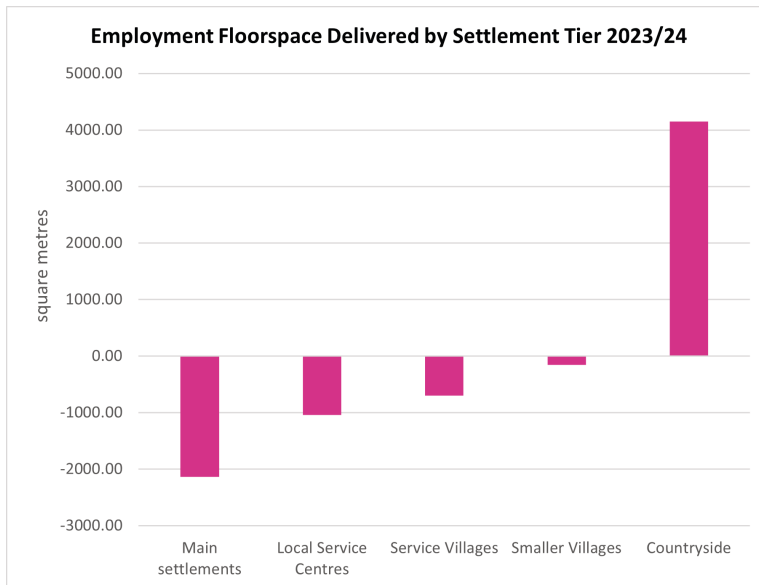


Figure 3.4 Net Employment Floorspace Created by Settlement Tier

- 3.24** While reporting against policy GS1 identifies delivery of a net gain of 116m² of employment floorspace across the local plan area as a whole in 2023/24, net delivery across the settlement hierarchy tiers was as follows: Main Settlements - loss of 2,140m²; Local Service Centres - loss of 1,040m²; Service Villages - loss of 702m²; Smaller Villages - loss of 154m²; and Countryside - gain of 4151m².
- 3.25** Contributing to these net delivery levels, a total of 12,757m² of new employment floorspace was delivered across the local plan area in 2023/24, as identified against GS1. The vast majority of this new floorspace was created in the countryside (8,974m²) or in main settlements (2,088m²), with a small amount in service villages (1,695m²).
- 3.26** Of the 12,641m² of total employment floorspace reported against GS1 as lost across the plan area in 2023/24, the greatest losses were in the countryside (4,823m²) and main settlements (4,228m²). Large losses were also seen in service villages (2,397m²), with smaller losses in local service centres (1,040m²) and smaller villages (154m²).
- 3.27** 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.

Policy GS3: Development Limits

- 3.28** 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.

Policy GS3		
Indicator	Target	Commentary
Amount and type of development permitted outside of development limits	No development permitted unless in accordance with policy criteria	Housing: 2023/24: 125 new dwellings were permitted outside of settlement development limits.

3 Monitoring Information

Policy GS3		
Indicator	Target	Commentary
		Employment: In 2023/24: 37,111m ² (gross) and 35,743m ² (net) of employment floorspace (Use Classes B1, B2 and B8 (Class E) was permitted outside of settlement development limits.

Table 3.5 Policy GS3

3.29 In 2023/24 125 new dwellings were permitted at locations outside of settlement development limits, which is an increase from 2022/23 (88), but similar to 2021/22 (130). Of those 125 dwellings, 28 were through prior notifications of change of use of an agricultural barn (barn conversions) through permitted development rights⁽⁹⁾.

3.30 In 2023/24: 37,111m² (gross) and 35,743m² (net) of employment floorspace (Use Classes B1, B2 and B8 (Class E) was permitted outside of settlement development limits.⁽¹⁰⁾

Policy GS5: Supporting the District's Economy

Policy GS5		
Indicator	Target	Commentary
Amount of B1 office floorspace lost to non-employment uses	To limit the amount of B1 office floorspace lost to non-employment uses	In 2023/24 permissions leading to a loss of 3,476m ² of B1a office floorspace (Use Class Eg(i)) to non employment uses were approved.

Table 3.6 Policy GS5

3.31 During 2023/24 applications were approved that would lead to a loss of 3,476m² of office space (use class B1a / use class E g(i)). All permissions were achieved through planning consent and none were prior notifications (permitted development).

Economy

Policy EC1: Protection and Enhancement of Existing Employment Areas

Policy EC1		
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	Permissions in 2023/24 will lead to a net loss of employment floorspace to non-employment uses as follows: a) on key employment sites: 454m ² b) on other employment sites: 5,237m ²

Table 3.7 Policy EC1

⁹ 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

¹⁰ 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

Monitoring Information 3

- 3.32** In 2023/24 applications permitted that would each lead to a net loss of employment floorspace will lead to a net loss of 5,691m². This comprises permissions resulting in a loss of 454m² of employment floorspace on key employment sites and a loss of 5,237m² on other employment sites.

Policy EC2: Expansion of Existing Businesses in Open Countryside and Outside Established Employment Areas

Policy EC2		
Indicator	Target	Commentary
Number of permissions for expansion of existing businesses	Net increase in employment floorspace	In 2023/24 five relevant permissions were granted, which will deliver a net increase of 1,499m ² of employment floorspace.

Table 3.8 Policy EC2

- 3.33** In 2023/24 there were five approvals for the expansion of existing businesses in open countryside but outside of established employment areas. These permissions will a net increase of 1,499m² of employment floorspace.

Policy EC3: New Employment Development in the Countryside

Policy EC3		
Indicator	Target	Commentary
Amount of new build employment floorspace permitted and completed (by use class) outside of development limits	Net increase in floorspace	<p>Permissions: Permissions in 2023/24 granted for new build employment floorspace [Use Class E(g)(i) (former B1), B2 and B8] in the countryside (i.e. outside of development limits) will deliver a net gain of 36,353m²</p> <p>Completions: As reported against policy GS2, delivery in 2023/24 resulted in a net loss of employment floorspace [Use Class E(g)(i) (former B1), B2 and B8] in the countryside (i.e. outside of development limits). This includes gross delivery of 8974m² - data to separate new build development from conversions not available at present.</p>
Number of building conversions permitted and completed to employment uses		<p>Permissions: Permissions in 2023/24 granted for change of use to employment use in the countryside will deliver 282m² new build employment floorspace [Use Class E(g)(i) (former B1), B2 and B8].</p> <p>Completions: See completions indicator above.</p>

Table 3.9 Policy EC3

Policy EC5: Town and Local Centre Management

Policy EC5		
Indicator	Target	Commentary
<p>Amount of new retail floorspace permitted and completed in:</p> <p>a) primary shopping areas (main settlements) and town centres (local service centres)</p> <p>b) local centres</p> <p>c) in other locations</p>	To direct majority of retail development to town and local centres	<p>In 2023/24 applications for the creation of 4,361m² of new retail floorspace and the loss of 3,925m² of existing retail floorspace were permitted. These permissions were spread across the plan area as follows:</p> <p>a) Primary shopping areas of Harrogate, Knaresborough and Ripon; and town centres of Pateley Bridge, Boroughbridge and Masham: -1,997m² (net) [Gross gains: 388m²; losses: 2,385m²]</p>

3 Monitoring Information

Policy EC5		
Indicator	Target	Commentary
		<p>b) Local centres: -61m² (net) [Gross gains: nil losses: 61m²]</p> <p>c) In other locations: 2,494m² (net) [Gross gains: 3,973m² losses: 1,479m²]</p>

Table 3.10 Policy EC5

Housing

Policy HS1: Housing Mix and Density

Policy HS1		
Indicator	Target	Commentary
Size and type of housing approved: a) across the district	Delivery of planning permissions for housing provides mix of housing that accords with the HEDNA	2023/24: 56% of all dwelling permissions across the former district were for 1, 2 or 3 bedroomed properties.
Density of new development	Average density of housing developments of at least 30dph or higher in more accessible locations	2023/24: The average density of housing developments (on sites of 5 dwellings or more) permitted was 30.1 dwellings per hectare.

Table 3.11 Policy HS1

- 3.34** 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.
- 3.35** In 2023/24, one, two, and three bedroomed dwellings comprised 56% of all dwellings permitted; a similar proportion to the previous year (54%). The size of 27% (the largest proportion) of permitted dwellings was not known - these were outline consents where the number of dwellings was not specified. The next largest proportions were two and three bedroomed dwellings (24% and 23% respectively).

Monitoring Information 3

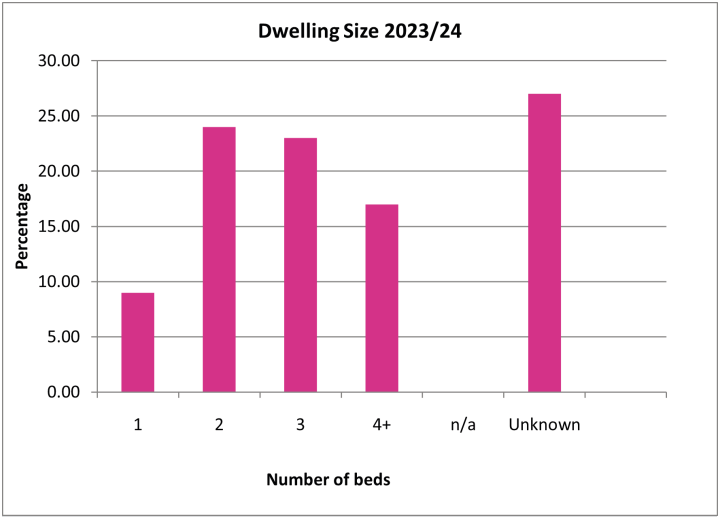


Figure 3.5 Dwelling Size

3.36 On average developments are expected to achieve a minimum density of 30 dwellings per hectare (dph). In 2023/24 the average density of permissions for five or more dwellings was 30.1dph. Permissions for schemes at less than 30dph will deliver 228 new dwellings; permissions for schemes at between 30 and 50dph will deliver 1182; and permissions for schemes over 50dph will deliver 63 new dwellings.

Policy HS2: Affordable Housing

Policy HS2		
Indicator	Target	Commentary
Number of affordable housing completions	Developments that meet site thresholds provide required affordable housing percentage	2023/24: 403 (37.4%) of the 1,078 net additional dwellings delivered were affordable homes.

Table 3.12 Policy HS2

- 3.37** Of the 1,078 net additional dwellings delivered in 2023/24, 403 (37.4%) were affordable homes. The graph below shows the number of additional homes delivered as affordable homes each year of the plan period to date. It shows that 2023/24 saw the highest number of affordables delivered since the start of the plan period and that, overall, the higher rates of affordable housing delivery seen in recent years are being sustained.
- 3.38** In addition to delivering new homes that are affordable, a smaller number of affordable units are created each year through the purchase of existing market (non-affordable) housing and changing these to an affordable tenure. As the creation of these affordable units do not result in an additional dwelling in terms of the total housing stock, these are not included in the numbers reported in the AMR.

3 Monitoring Information

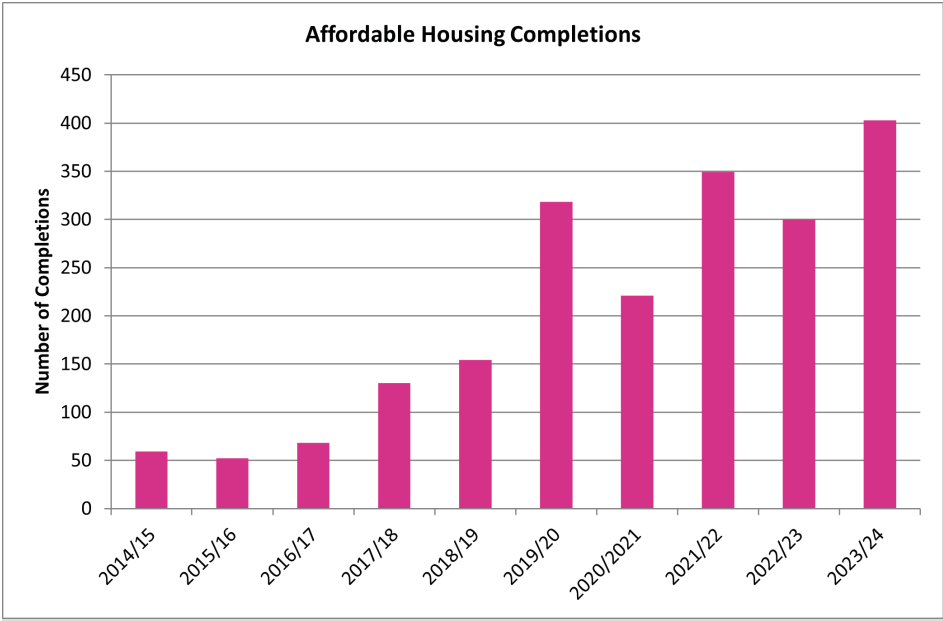


Figure 3.6 Affordable Housing Completions

Policy HS3: Self and Custom Build Housing

Policy HS3		
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	2023/24: No plots delivered

Table 3.13 Policy HS3

3.39 In 2023/24 no self and custom house building plots were delivered on Local Plan strategic site allocations. The overall delivery of self and custom house building plots and monitoring of Self-build and Custom Housebuilding Register is reported in the Self-build and Custom Housebuilding Report for 2024.⁽¹¹⁾

Policy HS4: Older People's Specialist Housing

Policy HS4		
Indicator	Target	Commentary
Number of specialist housing units permitted and completed	No specific target	2023/24: A permission for the siting of residential caravans with an age related occupancy condition delivered two units in total.

Table 3.14 Policy HS4

11 The Self-build and Custom Housebuilding Report for 2024 is available at: www.northyorks.gov.uk/planning-and-conservation/self-build-and-custom-housebuilding

Monitoring Information 3

- 3.40** 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 2023/24 a permission for the siting of residential caravans with an age related occupancy condition, on land at the former Ripon auction mart, delivered two housing units. This application, 16/02116/FULMAJ, provides consent for 32 units overall.

Policy HS6: Conversion of Rural Buildings for Housing

Policy HS6		
Indicator	Target	Commentary
Number of units permitted and completed through conversion of buildings	No specific target	2023/24: Permission granted for 76 dwellings from the conversion of rural buildings.

Table 3.15 Policy HS6

- 3.41** During 2023/24 consent was granted for the change of use (conversion) of rural buildings, i.e. buildings outside settlement development limits, to provide 76 dwellings. Of these, 60 involve the change of use of agricultural buildings (barn conversions) to provide housing - 28 of these were via permitted development and 32 through planning applications. The change of use of other buildings will deliver the remaining 16 units consented.

Policy HS7: Replacement Dwellings in the Countryside

Policy HS7		
Indicator	Target	Commentary
Number of replacement dwellings permitted and completed	No specific target	2023/24: Permission was granted for 14 replacement dwellings in the countryside i.e. outside of settlement development limits.

Table 3.16 Policy HS7

Policy HS9: Rural Workers Dwellings

Policy HS9		
Indicator	Target	Commentary
Number of units permitted and completed	No specific target	2023/24: Permission was granted for 11 rural workers dwellings.

Table 3.17 Policy HS9

Policy HS10: Providing for the Need of Gypsies and Travellers

Policy HS10		
Indicator	Target	Commentary
Number of pitches provided set out in policy	No net loss of pitches	In 2023/24 0 pitches were approved and 0 pitches were delivered. A previous permission for 1 pitch is yet to be delivered. From 2017 to 2022 3 pitches were permitted and 3 pitches delivered. Form 2017 to 2024: 4 pitches were permitted and 3 pitches delivered.

3 Monitoring Information

Policy HS10		
Indicator	Target	Commentary
5 year supply (rolling over plan period)	To maintain a 5 year supply	Five years supply requirements of 2 pitches. Following delivery, as described above, the local plan allocations can still deliver a further three pitches. Therefore a five year supply can be demonstrated.

Table 3.18 Policy HS10

- 3.42** The local plan approach to Gypsy and Traveller development is based on findings within the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2017). To meet evidenced need the GTAA identifies a gross need for 11 pitches in the 15 year period 2017 to 2032. After considering the level of vacancies on existing public sites, a net requirement for 6 new additional pitches for which land is required is identified. This includes an expectation that 4 of the 6 new pitches would be required in the first five years (2017 to 2022), with a further one in years six to 10 (2022-2027) and a further one in years 11 to 15 (2027 to 2032).
- 3.43** In 2023/24 no new pitches were approved and no new pitches were delivered. From 2017 to 2022: 3 pitches were permitted and 3 pitches delivered; and from 2017 to 2024: 4 pitches were permitted and 3 pitches delivered.
- 3.44** As the GTAA identifies a need for 6 new pitches over 15 years, this equate to an annual requirement of 0.4 pitches and a five year supply requirement of specific deliverable sites for two pitches. Policy HS10 allocates three sites with a combined yield of five pitches. To date, site K40 has delivered 1 pitch against an indicative yield of 1; site K41 has delivered 1 pitch against an indicative yield of 1 but also has a further pitch permitted that is yet to be delivered; and site K42 has delivered 1 pitch against an indicative yield of 3. As site K42 can accommodate two further pitches and there is an unimplemented permission on site K41, the council has a supply of sites to deliver three pitches. As the five year supply requirement is 2 pitches, a five year supply can be demonstrated.⁽¹²⁾

Summary of Housing Delivery Information

- 3.45** The table below sets out a summary of the main housing delivery data for each year of the plan period to date. This table updates the information provided in the Housing and Employment Land Report 2023/24 (July 2024).⁽¹³⁾

12 Further monitoring of Gypsy and Traveller development is set out in the Harrogate District Growth Strategy section in response to policy GS1 indicators.

13 Housing delivery data for 2014/5 to 2022/23, including information on affordable delivery, is correct as of 20 December 2023. Records are updated if new information becomes available and as such data may differ from that reported in previous AMRs. Data for 2023/24 is correct as of 10 April 2025

Summary of Housing Delivery Information																	
Period	New Build Completions	Change of Use Completions	Conversion Completions	Gross Total Completions	Greenfield Completions	Brownfield Completions	Affordable Completions	% Affordable Completions	Losses via Demolition	Losses via Change of Use	Losses via Conversion	Net Additional Dwellings	Local Plan Minimum Annual Housing Requirement	Annual Supply Against Local Plan Minimum Requirement	Cumulative Net Additional Dwellings	Cumulative Local Plan Minimum Housing Requirement	Cumulative Supply Against Cumulative Local Plan Minimum Requirement
2014/15	208	167	56	431	106	325	59	13.7	17	2	47	365	637	-272	365	637	-272
2015/16	202	88	35	325	88	237	52	16.0	19	2	20	284	637	-353	649	1274	-625
2016/17	221	136	31	388	141	247	68	17.5	38	2	10	338	637	-249	987	1911	-924
2017/18	523	93	26	642	358	284	130	20.2	4	1	16	621	637	-16	1608	2548	-940
2018/19	605	106	25	736	487	249	154	20.9	22	1	14	699	637	62	2307	3185	-878
2019/20	879	112	18	1009	685	324	318	31.5	6	0	14	989	637	352	3296	3822	-526
2020/21	819	65	12	896	597	299	221	24.7	9	0	15	872	637	235	4168	4459	-291
2021/22	1189	60	25	1266	967	299	349	27.6	18	1	10	1237	637	600	5405	5096	309
2022/23	1035	69	14	1118	859	259	300	26.8	7	4	11	1096	637	459	6501	5733	768
2023/24	1034	54	9	1097	979	118	403	37.4	6	5	8	1078	637	441	7579	6370	1209

Table 3.19 Summary of Housing Delivery Information

3 Monitoring Information

Transport and Infrastructure

Policy TI6: Provision of Educational Facilities

Policy TI6		
Indicator	Target	Commentary
Progress on delivery of educational facilities	Delivery in accordance with Policy	2023/24: No planning applications yet submitted for school expansion at schools where land has been allocated in the local plan.

Table 3.20 Policy TI6

3.46 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.

3.47 Policy TI6 allocates land at sites in Boroughbridge, Pannal and North Stainley. To date, there have been no planning applications for development at these sites.

Heritage and Placemaking

Policy HP1: Harrogate Town Centre Improvements

Policy HP1		
Indicator	Target	Commentary
Amount of Class B1 floorspace permitted and completed in town centre	Net increase in B1 floorspace in Harrogate town centre	In 2023/24 no new B1 (Class Eg) floorspace was permitted in Harrogate town centre.

Table 3.21 Policy HP1

3.48 In 2023/24 no new B1 (Class Eg) floorspace was permitted in Harrogate town centre. Permissions in 2023/24 will result in a net loss of B1 floorspace of 1098m².

