

Harrogate District Local Plan: Housing Background Paper



October 2016

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1 Introduction

1 Introduction

- 1.1** Local Planning Authorities are required to ensure that their Local Plans meet the development needs of their area as far as this is consistent with the policies set out in the National Planning Policy Framework (NPPF).
- 1.2** This paper provides the context to the council's approach to the housing components of the draft Harrogate District Local Plan and demonstrates how the district's objectively assessed housing needs can be delivered through sites allocated in the Local Plan and the development management process. It provides information on:
- The national, regional and local policy context
 - The housing requirement within the Plan and how it has been determined
 - Specific housing needs
 - The identified housing land supply and trajectory
 - The approach to the Optional Housing Technical Standards
- 1.3** The following evidence base documents should be read alongside this background paper:
- Harrogate Strategic Housing Market Assessment (GL Hearn, September 2015)
 - Harrogate Strategic Housing Market Assessment Update (GL Hearn, June 2016)
 - Harrogate Strategic Housing and Economic Land Availability Assessment (HBC, July 2016)
 - Gypsy and Traveller Accommodation Assessment (Opinions Research, 2013)
 - Whole Plan and CIL Viability Assessment (HDH Planning & Development Ltd, 2016)
 - Harrogate Infrastructure Capacity Study (O'Neill Associates, Fore Consulting and DTZ, 2016)
 - Traffic Modelling (Jacobs, 2016)
 - Harrogate Local Plan Sustainability Appraisal/Strategic Environmental Assessment (HBC, October 2016)

2 Policy Context

National Policy Context

National Planning Policy Framework

- 2.1** The core planning principles of the National Planning Policy Framework (NPPF) (paragraph 17) state that to underpin plan making '.. Every effort should be made objectively to identify and then meet the housing,...needs of an area, and respond positively to wider opportunities for growth...' and that local authorities should 'meet their objectively assessed need with sufficient flexibility to adapt to change, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole, or where specific policies in the NPPF indicate development should be restricted'.
- 2.2** In seeking to achieve this local planning authorities (LPAs) should have a robust understanding of the housing requirements in their area, and the NPPF identifies the measures required to support delivery of market and affordable housing to meet the identified needs.
- 2.3** Specifically the NPPF (paragraph 47) identifies what actions local planning authorities should undertake to boost significantly the supply of housing, including:
- ensuring that the Local Plan meets the full objectively assessed need for market and affordable housing in the housing market area, identifying key sites which are critical to the delivery of the housing strategy over the plan period;
 - identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement with an additional 5% or 20% buffer (dependent on past record of housing delivery) to ensure choice and competition;
 - identifying a supply of specific developable sites or broad locations for years 6-10 and where possible for years 11-15.
- 2.4** The NPPF (paragraph 50) sets out the approach that local planning authorities are expected to take in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable and mixed communities. Specifically, it requires that local planning authorities should:
- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups within the community;
 - identify the size, type and tenure of housing that is required;
 - set policies for meeting affordable housing needs where these have been identified;
- 2.5** In order to plan for and deliver new housing, local planning authorities should have a clear understanding of the housing needs within their area. This should be informed by the preparation of a Strategic Housing Market Assessment (SHMA) (paragraph 159). The SHMA should identify the scale, mix and tenure of housing that the local population is likely to need over the plan period.

2 Policy Context

- 2.6** To establish realistic assumptions about the availability, suitability and the likely economic viability of land for housing, local authorities should also prepare a Strategic Housing Land Availability Assessment (paragraph 159). Harrogate Borough Council has combined this with an assessment of economic land in the form of the Strategic Housing and Economic Land Availability Assessment (SHELAA).
- 2.7** The NPPF also suggests (paragraph 52) that the supply of new homes might best be achieved through planning for larger scale development such as new settlements or extensions to existing towns and villages and that local authorities should consider whether that is the best way to achieve sustainable development.
- 2.8** To promote sustainable development in rural areas the NPPF (paragraph 55) indicates that housing should be located where it will enhance or maintain the vitality of rural communities.
- 2.9** The NPPF is also clear that councils must ensure that their plans include any unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Planning Practice Guidance

- 2.10** The Planning Practice Guidance (PPG) provides more detailed guidance on the methodology behind the preparation of both the SHMA and SHELAA.
- 2.11** The guidance sets out that a SHMA's assessment of need should be realistic and based on future scenarios that could reasonably be expected to occur. It outlines that estimating future need is not an exact science but that the starting point should be the latest household and population projections. However, it goes on to say that upward adjustments should be made where other relevant factors, such as market signals, point to the supply side having been constrained, or to improve affordability.

Gypsy and Travellers and Travelling Showpeople

- 2.12** The Planning Policy for Traveller sites (August 2015) sets out specific guidance relating to traveller sites. It states that local planning authorities should develop fair and effective strategies to meet needs through the identification of land for sites, which should be planned over a reasonable timescale. Pitch (for Gypsies and Travellers) and plot (for Travelling Showpeople) targets which address the likely permanent and transit site accommodation needs of travellers should be set. The policy also states that in producing their Local Plans, LPAs should:
- Identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets;
 - Identify a supply of specific, developable sites or broad locations for growth, for years 6 -10 and, where possible, for years 11 -15.
- 2.13** There is no longer a requirement to undertake a specific accommodation assessment but the duty for the Local Plan to be informed by robust evidence remains.

Policy Context 2

Self-build and Custom Housebuilding Act 2015

- 2.14** The Act requires local authorities to establish and maintain a register of people seeking to acquire land to build or commission their own home. The requirement to keep a register took effect on the 1 April 2016. This has been taken forward by the Housing and Planning Act by requiring local planning authorities to support those registered by identifying enough suitable plots of land to meet local demand through their Local Plan.

Housing and Planning Act 2016

- 2.15** The Housing and Planning Act received Royal Assent in May 2016. It makes provision for a number of changes to the planning system including the requirement for all local planning authorities to promote the delivery of starter homes⁽¹⁾ in their areas. The precise detail of how this will operate in practice will become clearer through statutory instruments and secondary regulations (expected in October 2016). In March 2016, the government published a technical consultation that sought views on the details for the regulations to support the starter homes clauses in the Housing and Planning Act. This included what an appropriate minimum site threshold for the starter homes requirement might be and the percentage of starter homes to be required on relevant sites. It is expected that the provision of starter homes will impact on the delivery of 'traditional' affordable housing tenures in the future.
- 2.16** The Act also includes provisions to require local authorities to establish and maintain registers of particular types of land in their area. Related to this, the government have consulted on the criteria for establishing brownfield land and small site registers.

Regional Policy Influences

Leeds City Region Strategic Economic Plan 2016-2036

- 2.17** The Strategic Economic Plan (SEP) was approved in May 2016 and sets out the priorities to deliver the growth agenda across the City Region area. Harrogate is identified as an area enjoying high employment and strong levels of enterprise with resident earnings and skills above average but facing a significant challenge in that the average workplace earnings are lower than regional and national rates and for those residents who commute elsewhere. This is compounded by high house prices and a costly private rental market: Harrogate is one of three areas in the City Region with worsening housing affordability.
- 2.18** A key priority of the SEP is to increase housebuilding across the City Region not only to deliver homes but also support economic growth and employment opportunities. Harrogate is not identified in the SEP as one of the housing growth areas but actions identified in the SEP to accelerate the pace and rate of house building across the region are relevant for the preparation of the Local Plan.

York, North Yorkshire and East Riding Strategic Economic Plan

- 2.19** The SEP was approved in March 2014 and an update published in 2016. A key ambition of the SEP is to double housebuilding across the Local Enterprise Partnership (LEP) area. Harrogate is identified as one of the growth towns in the A1/A19 corridor but the SEP identifies that transport congestion severely restricts long term growth potential. The LEP Housing Strategy sets out more detailed housing aims.

¹ Starter homes are defined as market housing with a 20% reduction on the normal market price. They would be limited to first time buyers under the age of 40 and capped at £250,000.

2 Policy Context

York, North Yorkshire and East Riding Housing Strategy 2015-2021

2.20 The Strategy sets the strategic priorities for housing growth and delivery in the area covering the York, North Yorkshire and East Riding LEP. Investing to increase the supply of housing is at the core of the Strategy. The priorities, and supporting proposals, in the Strategy relevant to the preparation of the Harrogate District Local Plan include:

- Increase the supply of new homes across all tenures and locations
- Ensure the housing stock reflects the needs of urban and rural communities
- Ensure the housing stock meets diverse needs of the population reflecting changing local demographics and promoting social cohesion
- Ensure new homes are of high design and environmental quality
- Make the best use of existing stock to ensure it is of decent quality to meet community needs
- Ensure all homes have a positive impact on health and well being and are affordable to run
- Continue to reduce homelessness

Local Policy Influences

Harrogate Borough Council Corporate Plan 2014-2017

2.21 The council's Corporate Plan identifies affordable housing as one of the key challenges facing the district. Under the 'Supporting Communities' priority, addressing people's housing needs is identified as one of the outcomes to be achieved and the Corporate Delivery Plan identifies increasing the district's housing stock as one of the measures to deliver this outcome.

Harrogate Borough Council Draft Housing Strategy 2015-2020

2.22 The council's Housing Strategy sets out the key drivers and issues affecting the district and what the council intends to do to help overcome these challenges and create the right conditions for growth and improve the local housing offer. It recognises that the supply of housing, both affordable and market has fallen behind household growth. As a result, demand for housing outweighs supply with a significant shortage in the affordable housing available and affordability being a significant issue.

2.23 The Strategy identifies that creating more balance in the local housing market through increasing supply will give local people more choice and the ability to move up or down the housing ladder as their needs or circumstances change. This will also help to promote flexibility by making it easier for local people to pursue employment opportunities and supporting economic growth, which in turn will help to support development and encourage new employers to come to the district.

Harrogate Borough Council Homelessness Strategy 2013-2018

2.24 The Homelessness Strategy sets out the council's aims to prevent homelessness. One of the strategy's priorities is to increase the supply of affordable housing.

Policy Context 2

Harrogate Self Build Register

- 2.25** In April 2016, the Self Build Register went live on the council website enabling people to register their interest in self build opportunities. The register seeks information about the location and type of house people would wish to build and how they would fund it. It will provide evidence to inform the self build and custom housing policy in the draft Local Plan. During the first 4 months of operation, there had been 34 individual registrations.

Neighbourhood Plans

- 2.26** Neighbourhood Plans enable local communities to develop a vision and planning policies for their designated areas. Where a Neighbourhood Plan is adopted or emerging before an up to date Local Plan is in place, LPAs should take account of it when preparing the Local Plan. The weight to be given to an emerging Neighbourhood Plan will depend on the extent to which there are unresolved objections: it can gain weight once the Neighbourhood Plan is published and the level of objection is known.
- 2.27** Currently four Neighbourhood Plans are being prepared (Ripon, Knaresborough, Roelcliffe and Westwick and Otley)⁽²⁾. At the time of preparing this paper, none of the Neighbourhood Plans had completed a statutory consultation stage so can only be afforded limited weight.

Duty to Cooperate

- 2.28** A separate Duty to Cooperate paper will be published which will set out the council's engagement with local authorities in North Yorkshire and the Leeds City Region, including on housing issues.
- 2.29** At the time of publishing the draft Local Plan, no local planning authority had formally approached the council to ask about accommodating some of their housing need. There is, therefore, currently no evidence of a shortfall in the wider area which needs to be added to the district's identified housing target.

2 This falls mainly within the Leeds City Council boundary

3 The Housing Requirement

3 The Housing Requirement

Strategic Housing Market Assessment

- 3.1** The Harrogate district SHMA was published in September 2015 and replaced the North Yorkshire SHMA (2011). It was subsequently reviewed and updated to take account of the latest economic forecasts for the region and district: a SHMA update was published in June 2016. Large parts of the full SHMA remained unchanged (i.e. analysis of the housing market area and needs of specific groups) and, therefore, the two documents need to be read alongside each other.
- 3.2** The SHMA was undertaken with a methodology consistent with the requirements and guidance of both the NPPF and PPG. It provides a 'non-constrained' assessment of future housing requirements i.e. it does not take account of constraints relating to land supply, environmental constraints, infrastructure provision or any policy decisions.

Housing Market Area

- 3.3** A Housing Market Area (HMA) is defined in the PPG as a 'geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work'.
- 3.4** The SHMA analysis highlighted a complex set of relationships in respect of housing market geographies in operation across the district. It identified significant links between the south of the district and Leeds and in the north of the district with Hambleton, although to a lesser extent. However, the analysis concluded that preparation of a SHMA for Harrogate district alone was appropriate given that the district sits across more than one HMA and the interactions between them.
- 3.5** The complete analysis of the housing market geographies can be found in the SHMA.

Determining the Objectively Assessed Need

- 3.6** There are two stages to identifying the housing target for the Local Plan. At the first stage, the council is required to undertake an objective assessment of the need for new homes covering market and affordable housing: the objectively assessed need (OAN). The second stage involves translating this into a target for the number of homes to be provided. At this point, policy objectives can be taken into account. This includes the consideration of the capacity of the area's supply of deliverable and sustainable land, any cross-boundary un-met housing need, and the authority's wider policy objectives.
- 3.7** This paper provides a summary of the SHMA analysis of identifying the OAN. The full analysis can be found in the SHMA reports.

Population and Household Projections

- 3.8** In line with the PPG, the starting point for objectively assessing housing need was the use of the most recent official household and population projections.⁽³⁾ These make assumptions about likely household formation rates, rates of fertility and mortality and levels of in-migration into the district.

3 2012-based CLG household projections published in February 2015 and the ONS (2012-based) sub-national population projections (SNPP) published in May 2014

The Housing Requirement 3

3.9 The PPG continues by saying that household projection based estimates of housing need may require local adjustment to reflect factors affecting local demography and household formation rates not captured in past trends. The SHMA, therefore, tested the following sensitivities:

- Implications of 2013 and 2014 mid year population estimates;
- Long term migration trends;
- Pre-recession migration trends; and
- Adjustments for unattributable population change.

3.10 The SHMA concluded that none of the alternative scenarios developed to test the above were any better or more robust than another, although the 2012-based projections sat towards the top end of the range developed. On the basis of the analysis, the 2012-based Sub National Population Projections (SNPP) were considered to be the soundest projections to use and suggested a need for around 380 dwellings per annum (dpa) between 2014 and 2035.

3.11 However, the SHMA analysis observed possible suppression of household formation in the 25-34 age group in the past (which was projected to continue into the future) and modelling was carried out to address this. This increased the need to 413 dwellings per annum.

Uplift

3.12 The PPG sets out that consideration should be given as to whether the housing need should be increased in order to:

- Support economic growth, based on an interrogation of trends and forecast for future growth in employment;
- Improve affordability, taking account of evidence from market signals and of the need for affordable housing.

Economic growth

3.13 The PPG sets out that consideration should be given to the interaction between the housing market and economy and whether delivery of housing based on demographic projections is consistent with anticipated levels of employment growth in terms of providing enough workers.

3.14 The SHMA concludes that an adjustment for economic growth is justified in order to support the forecast growth in employment over the plan period. Historically there has been a mis-alignment of housing and employment growth in the district, which has resulted in increased commuting into the district. However, the SHMA has modelled figures on an assumption that, moving forwards growth in housing and the workforce within the district will increase in line with one another, which is considered a sustainable approach. An uplift of 122 dwellings is considered justified.

Affordable housing

3.15 Once account is taken of the range of outputs within the modelling (for different affordability thresholds) and the fact that many of the households in need are already living in accommodation (existing households) and the role played by the private rented sector, the analysis does not suggest that there is any strong evidence of a need to consider additional housing over and above that suggested by demographic projections to help meet the affordable need.

3 The Housing Requirement

Market Signals

- 3.16** In considering an appropriate OAN figure account needs to be taken of other factors such as market signals. Overall the SHMA analysis of market signals points towards some affordability pressures. A further adjustment to formation rates in the 25-34 age group to historic levels provides an additional uplift of 22 dwellings per annum.

Dealing with any Shortfall in Housing Delivery

- 3.17** It has now been established that a SHMA assesses need at the point at which it is produced and that authorities are not required to bolt on any shortfall of housing delivery to new housing requirements.⁽⁴⁾
- 3.18** However, as the SHMA is based on up to date demographic information relating to the need for housing at the local plan base date (2014) it captures impacts of past under delivery and this is reflected in the OAN figure.

Conclusion

- 3.19** After considering several alternative scenarios, the SHMA considers that, based on the 2012 SNPP, there is a demographic requirement of 413 dwellings with an uplift of 122 dwellings for economic growth and a further 22 dwellings to reflect market signals.
- 3.20** The final OAN for Harrogate district is 557 dwellings per annum or 11,697 dwellings over the plan period.

Specific Housing Needs

Affordable Housing

- 3.21** As well as considering the overall need for housing, the SHMA also undertook an assessment of the affordable housing need in the district. This used the Affordable Needs Assessment Model, as set out in the PPG. The SHMA considered both the current unmet affordable housing need and the projected future affordable housing need in the context of the existing affordable housing stock having regard to a range of factors including the number of emerging households, housing waiting list demand, house prices and income levels.
- 3.22** Overall the SHMA analysis identified a need of just under 5,400 affordable homes in the period from 2014 to 2035, equating to a requirement for 256 additional affordable homes per annum. This would mean that 48% to 67% of all housing need within the plan period arising through the demographic and economic based projections should be affordable.
- 3.23** In the PPG (paragraph 029) it states that the total affordable housing need should be considered in the context of its likely delivery as a proportion of mixed market and affordable housing, given the probable percentage of affordable housing to be delivered by market housing led developments.
- 3.24** For this reason, the target set in the Local Plan for affordable housing provision needs to balance need and likely delivery. The delivery of housing depends upon its financial viability and should the affordable housing target be set too high, both market and affordable housing will fail to be delivered.

The Housing Requirement 3

- 3.25** The proportion of affordable housing that it is economically viable to deliver through planning obligations, taking account of the impact of the requirement for sites to deliver starter homes, is being established through the Whole Plan Viability Study, which is assessing the impact of requiring different levels of affordable housing provision.

Gypsy and Travellers

- 3.26** A Gypsy and Traveller Accommodation Assessment (GTAA) was carried out in 2013 and identified a relatively low level of need for future pitch provision over the plan period. However, the GTAA only considered the future need arising from unauthorised sites or those with temporary permission, it did not include future need arising from the two public sites within the district. When the approach followed in the GTAA of applying a rate of 2.5% compound growth per year for household formation is applied to all pitches (both public and private), the estimated future need is 20 pitches in the period to 2028.
- 3.27** Based on this assessment of need, the identified requirements are as follows:
- 2013 - 2018: 7 pitches
 - 2018 - 2022: 7 pitches
 - 2023 - 2028: 6 pitches

Travelling Showpeople

- 3.28** There is no authorised Showperson's yard in the district and the GTAA did not identify a need for one during the plan period.

Elderly and Specialist Housing Need

- 3.29** Harrogate has a population that is older than the national average, with a relatively high proportion of people aged 85 or over. With the projected increase in this age group over the plan period, the SHMA has looked at the need for specialist housing for older people and those with specialist needs such as long term illness.
- 3.30** Whilst the majority of older people will live in mainstream housing there will be a need for new specialist accommodation provision such as sheltered housing and extra care provision. The SHMA identifies that in the longer term there may also be a requirement for additional Registered Care provision, such as nursing and residential care homes. The amount and type of specialist accommodation required will depend on a range of factors including individual choice.

Self Build and Custom Housing

- 3.31** The SHMA found little demand for self or custom build opportunities (based on interviews with local estate agents and advertising of plots for sale). Since April 2016 when the Self Build Register became operational, 34 people had registered an interest.⁽⁵⁾

Local Plan Housing Target

- 3.32** The NPPF is clear that LPAs should seek to meet their OAN in full unless there is a lack of physical capacity or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Where this is the case, then an LPA should work with neighbouring authorities to assess the role they could play in accommodating some of the unmet need.

3 The Housing Requirement

- 3.33** In setting the housing target for the Local Plan, therefore, it is necessary to consider if the OAN figure can be met in terms of any constraints to delivery.
- 3.34** A number of Local Plan evidence documents have considered land supply (SHELAA), development viability (Whole Plan Viability Study), the social, environmental and economic effects of development (Sustainability Appraisal) and the capacity of existing or need for new infrastructure to support the scale of planned growth (Infrastructure Capacity Study). These have identified that there are no fundamental constraints to delivery in terms of land availability, viability, environmental capacity and infrastructure capacity. There is, therefore, considered to be no justification for setting a Local Plan housing target lower than the OAN or requesting that neighbouring local authorities take some of the housing need.
- 3.35** The PPG states that it may also be appropriate to consider an 'uplift' in translating the OAN into a plan target, for instance to help deliver affordable homes.
- 3.36** The council has also considered whether an uplift to the OAN for policy reasons would be justified i.e. to deliver affordable homes, but has concluded that this is not necessary. The reasons for this are:
- A proportion of those households in need will already be living in accommodation. If they move into affordable housing then their current dwelling will become available for someone else
 - The private rented sector makes a significant contribution to meeting the needs of households requiring support to meet those needs and might be expected to continue to do so
- 3.37** The Local Plan housing target, therefore, will be to meet the OAN figure for the district of 557 dwellings per annum, or 11,697 dwellings in total, over the plan period.

Delivering the Housing Requirement 4

4 Delivering the Housing Requirement

- 4.1** The NPPF requires local planning authorities to actively manage housing land supply demonstrating how a five year supply of deliverable housing land will be maintained to meet the overall housing target.
- 4.2** This section sets out how the council intends to achieve this.

Historic Delivery

- 4.3** An analysis of completions provides an understanding of past development trends and allows consideration of the extent to which they will continue into the future.
- 4.4** The historic completion rates in Harrogate district since 2006 are set out in Table 4.1.

| | 2006/7 | 2007/8 | 2008/9 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 |
|----------------------------|--------------------|--------|--------|---------|---------|---------|---------|---------|--------------------|---------|
| Completions (net) | 333 | 485 | 388 | 351 | 261 | 188 | 200 | 183 | 396 | 289 |
| Housing Requirement | 390 ⁽¹⁾ | 390 | 390 | 390 | 390 | 390 | 390 | 390 | 557 ⁽²⁾ | 557 |
| Over/Under Supply | -57 | +95 | -2 | -39 | -129 | -202 | -190 | -207 | -161 | -268 |

Table 4.1 Housing Completions (net) 2006 - 2016

1. Annualised housing figure from adopted Core Strategy
 2. Annualised housing figure from SHMA (2016)

- 4.5** Between 2006 and 2016, 3074 new homes were provided, equating to 307 dpa. Over the past five years, average completion rates have been 251 dpa.
- 4.6** There has been considerable variation in the delivery rates per annum over this time with the highest number recorded in 2007/8 (485 dwellings) and the lowest in 2013/14 (183 dwellings). Compared to the annualised housing requirement (applicable at the time), this has been met only once (2007/8), although it should be noted that in the early part of the period (2006/7 to 2009/10) delivery was close to matching the overall housing requirement.
- 4.7** The level of delivery experienced can, however, be expected given the context of delivery: in common with the rest of the country, the downturn in the economy had an impact on the district's housing market which has not yet fully recovered; the lack of supply of allocated housing sites as old Local Plan allocations were largely built out; and the lead in time for construction on sites granted planning permission arising from planning processes and infrastructure requirements.
- 4.8** Since the start of the new plan period in 2014, 685 (net) new homes have been completed. This is 429 dwellings below the requirement of 1114 dwellings (based on 557 dpa).
- 4.9** This shows that the historical trends evidenced above, including low housing delivery experienced during the economic downturn have continued into the plan period. In addition, the annual housing requirement identified through the SHMA of 557 dpa, represents a significant increase on that previously set out in the Core Strategy.

4 Delivering the Housing Requirement

Housing Buffer

- 4.10** The NPPF establishes that to provide choice and flexibility and to encourage development to come forward, local authorities should provide an additional 5% buffer of housing land unless there is evidence of persistent under delivery in which case a 20% buffer should be provided.
- 4.11** As illustrated above, over the past 10 years housing delivery has not matched or exceeded the total housing target expected for that period. As such, in calculating the housing requirement the council needs to provide for a 20% buffer.
- 4.12** A 20% buffer has, therefore, been applied to the housing requirement over the first five years and 5% over the remaining years of the plan period.

Housing Trajectory

- 4.13** The housing trajectory shows how the Local Plan housing target will be delivered. It comprises completions to date and sites from which the council anticipates delivery during the plan period. This includes sites with planning permission, windfall sites and allocations and outlines the actual or predicted delivery rates envisaged from these sites and shows how this level of delivery affects the district's housing target year on year.
- 4.14** There are two commonly used approaches to calculating housing supply:
- Sedgefield - which deals with any shortfall in delivery within the first five year period; and
 - Liverpool - which spreads the shortfall over the remainder of the plan period.
- 4.15** Whilst the PPG encourages the use of the Sedgefield method, it is not mandatory in either the NPPF or PPG.
- 4.16** Applying the Sedgefield approach would result in an annual requirement of 643 dwellings per annum (557 plus shortfall of 86 dwellings) for the first five years of the Plan. This would rise to 754 dwellings when the 20% additional buffer (111 dwellings) is added.
- 4.17** This compares to average completion rates over the past 5 years of 251 dpa and a longer term average over the past 10 years of 307 dpa. Delivering 754 dwellings per annum would be a significant step change for the market to deliver in a short period. It is also clear that simply increasing the housing target does not lead to increased delivery. Setting unrealistic targets can impact significantly on delivery of housing as every year the target is not met, the target is increased for subsequent years.
- 4.18** A significant element of the housing supply over the plan period will be met through the development of a new settlement. The draft Local Plan proposes two possible locations for a new settlement, Flaxby and Green Hammerton, although it is intended that only one location will be included in the Submission Local Plan.
- 4.19** Both new settlement options might reasonably be expected to deliver in excess of 1,000 new dwellings within the plan period and have the capacity to continue to grow well into the next plan period. The expected delivery from either new settlement option represents a significant element of the overall housing supply and will require sufficient lead in time for a masterplanning and planning application process to be undertaken and the early infrastructure provision needed to support the new settlement put in place.

Delivering the Housing Requirement 4

- 4.20** Taking into account the longer lead in time for both the new settlement and other large allocated sites means that they will not contribute to early housing delivery, although once they start delivery they will provide significant levels of housing throughout the rest of the plan period.
- 4.21** Given these circumstances, it is unrealistic to assume the shortfall in housing delivery will be met in the first five years and the council consider, therefore, that the use of the Liverpool method to calculate the housing supply position over the plan period would ensure that there is a realistic prospect of achieving the planned land supply (as required by the NPPF, paragraph 47) and ensure that the plan is 'aspirational but also realistic' (NPPF, paragraph 154).

Housing Supply

- 4.22** The housing trajectory comprises several components of housing supply:⁽⁶⁾
- Housing completions since the Local Plan base date (see historic delivery section above)
 - Existing planning permissions
 - Windfall allowance
 - Prior Approvals
 - Allocations

Existing Planning Permissions

Large sites

- 4.23** Large sites are those that accommodate 10 or more units. It includes sites where, as at 31 March 2016, they:
- Were under construction
 - Had planning permission either outline or full but development had yet to commence
- 4.24** These sites will contribute to meeting needs particularly in the early part of the plan period. The assessment of expected delivery from sites takes account of the guidance and tests outlined in the NPPF. As part of the regular updating of the five year housing land supply statement, developers and agents associated with individual sites have been contacted for information on when they anticipate construction to commence (if it has not already done so) and the expected build out rate for each site. This information has been used to inform the site delivery rates included in the housing trajectory.
- 4.25** A non-implementation rate is not applied to large sites as it is assumed, based on historic information, that they will all be built out eventually.

Small sites

- 4.26** Small sites (of 9 or less units) includes sites under construction and with planning permission. The anticipated rate of completions have been apportioned over the first five year period.
- 4.27** A discount of 6% for non-implementation has been applied to commitments (excluding sites under construction).

⁶ The housing figures in this paper use the latest available housing supply information, which at the time of preparation is April 2016. It will be updated prior to publication of the draft Submission Local Plan with the latest available information.

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Windfalls

- 4.28** The NPPF states (paragraph 48) that LPAs 'may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens'. The PPG adds that broad locations can be identified in years 6-15, which could include a windfall allowance based on geographical areas but this must follow the same criteria as paragraph 48.
- 4.29** A windfall allowance paper was prepared in January 2016 and analysed the past and expected future delivery of windfall sites in the district. It found that the principle of including a small site windfall allowance was justified.⁽⁷⁾ As small sites with a current planning permission are likely to make up small site completions in the next three years an allowance for windfalls in this period has not been made to avoid any double counting.
- 4.30** The plan includes a small site windfall allowance which totals 1,552 over the 16 year period from 2019/20. No windfall allowance is included for sites of five or more dwellings in order to avoid any potential double counting with sites identified in the SHELAA. Although such sites are in reality likely to come forward at some point during the plan period, they will provide an additional source of land supply.
- 4.31** Similarly, although dwellings built on garden land have been excluded from the windfall allowance calculation in accordance with the NPPF, the analysis of historic delivery from small sites identified that development on garden land continued to deliver an average of 36 dwellings per annum. This will, therefore, also provide an additional source of supply.

Permitted Development and Prior Approval

- 4.32** Recent legislative changes have introduced more flexibility about the conversion and re-use of existing buildings from commercial, office/industrial and agricultural use to residential use without the need for planning permission. Some of these permitted development rights are for a temporary period only and/or subject to limitations on the floorspace/units created and a prior approval process.
- 4.33** At 31 March 2016, 161 dwellings had received prior approval. This included 30 dwellings through conversion of agricultural buildings, three through the conversion of buildings in A1/A2 use and 128 through the conversion of offices.
- 4.34** A 10% non-implementation allowance for sites identified through the prior approval process but which were not started at 31 March 2016 has been applied.
- 4.35** No allowance has been made for the contribution this source might make to housing supply beyond those that already have approval as there is not currently sufficient evidence, given these changes have only been in operation for a short period of time, to demonstrate a sustained impact on housing supply. This is because firstly, there are a number of factors that impact on a decision to bring a site forward and whether or not this should be via the prior approval process and there is no certainty that the initial trend will continue, secondly some of the permitted developments are intended to operate for a time limited period and thirdly many of the sites are for fewer than five units and, therefore, would be captured by the windfall allowance.

Delivering the Housing Requirement 4

Residual Housing Requirement

4.36 The calculation of the residual (net) housing requirement for the remainder of the plan period is set out in Table 4.2 below.

| | | | |
|---|--------------------------------|--|---------|
| A | Local Plan housing requirement | The amount of additional housing needed to be provided 2014-2035 (557 x 21) | 11,697 |
| B | Buffer and shortfall | Buffer plus shortfall in years 1-2 | +1376 |
| B | Housing completions (net) | Number of homes completed since start of plan period (2014-2016) | - 685 |
| C | Sites with planning permission | Number of homes to be delivered on sites that have planning permission (at March 2016) | - 4,627 |
| D | Windfall allowance | An allowance for homes that will come from unidentified small sites within plan period (97 x 16) | - 1,552 |
| E | Residual requirement to find | Equals A+B-(C+D+E) | 6,209 |

Table 4.2 Calculation of the Residual Housing Requirement (2016/17 - 2034/35)

4.37 Through the Local Plan, therefore, there is a need to find land for at least 6,209 new dwellings.

Strategic Housing and Economic Land Availability Assessment

4.38 The SHELAA forms part of the technical evidence base to inform the preparation of the Local Plan. It provides a high level assessment of the availability, suitability and achievability of sites for development and whether and when sites will come forward for development.

4.39 In line with guidance set out in the NPPF and PPG, the assessment of housing land availability has been combined with the assessment of available economic land. The SHELAA was published in July 2016. As part of the SHELAA preparation landowners, developers and agents were invited to put sites forward for assessment through a 'Call for Sites' in 2014 and 2015: over 460 sites were submitted. A number of submitted sites were discounted because they were below the site size threshold or the promoters of a site subsequently informed the council it was no longer available. A total of 447 sites were assessed: 409 for their potential for housing; 18 for employment potential; three for either housing or employment potential; two for their potential for housing, employment or as a Traveller site; one for a Traveller site and 14 for mixed use.

4.40 The sites were assessed to determine whether and when they were likely to be developed. Each site was assessed on the basis of its:

- Suitability for development - were there any policy restrictions, physical problems, potential impacts or environmental conditions that might render the site as unsuitable
- Availability for development - were there any legal or ownership issues that might prevent a site from being developed
- Achievability for development - were there any market, cost or delivery factors that might impact on when a site was developed.

4.41 Since starting to prepare the SHELAA, a number of sites had obtained planning permission. These sites were excluded from further detailed assessment under the SHELAA as they were considered to remain suitable and deliverable locations for development. Of the

4 Delivering the Housing Requirement

remaining sites, 54 were considered to be deliverable within the next five years (with the capacity for 2,042 dwellings) and 173 sites (with the capacity for 28,442 dwellings) were expected to be developable after five years.

Local Plan Allocations

Housing Allocations

Local Plan

- 4.42** The sites submitted to and assessed through the SHELAA have formed the starting point for identifying sites for allocation in the Local Plan together with a number of other sites submitted to the council outside the SHELAA process. All sites have been assessed in a consistent way and the methodology for selecting sites for allocation can be found in Appendix 3.
- 4.43** The draft Local Plan has identified 76 sites to be allocated for housing or an element of housing development.
- 4.44** The council has not applied a non-implementation rate to allocated sites on the basis that only those sites with a realistic chance of coming forward for development have been allocated and/or any constraints to delivery have been identified and the impact of this reflected in the trajectory phasing and delivery rate for each site.

Neighbourhood Plans

- 4.45** The council supports Neighbourhood Planning in the district. Of the Neighbourhood Plans currently under preparation, only the Ripon City Plan has reached an advanced stage of preparation with the publication of the draft City Plan for consultation (September 2016).
- 4.46** The draft City Plan does not propose the allocation of specific sites but rather has identified regeneration areas within which new housing could come forward as part of a wider mix of uses. One of the regeneration areas covers the Claro and Deverell Barracks, which the draft Local Plan proposes to allocate (sites R24 and R25).
- 4.47** As such, the draft Local Plan housing land supply does not make an allowance for any housing contribution that may come forward through the City Plan as this is already accounted for through the Barracks allocation or windfall allowance (unidentified sites within the regeneration areas).

Delivery and Phasing

- 4.48** The housing trajectory (Appendices 1 and 2) does not prescribe when sites should come forward but does make some assumptions regarding likely delivery taking into account any developer interest, how actively a site is being promoted and whether the site is already being progressed through the planning application process (some sites are currently subject to outstanding outline/full planning applications for development or pre-application enquiries). Sites currently in operational use have been assumed not to be deliverable until a later phase of the plan period.
- 4.49** The council has taken a cautious but realistic and pragmatic view of delivery from sites. However, the anticipated delivery of the strategic sites, including the new settlement and larger allocations, is likely to change as delivery will be informed by the preparation of future site specific masterplans and phasing plans.

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- 4.50** The need for essential infrastructure to be operational to support the development of specific sites will also be taken into account in determining the likely phasing and delivery of sites in the housing trajectory. Site specific infrastructure requirements are being considered through the Infrastructure Capacity Study, which is currently being finalised although it is expected that the majority of the sites allocated, with the possible exception of the new settlement, will be free from major site constraints and the need for strategic and/or off site infrastructure improvements.
- 4.51** The housing trajectory comprises a variety of sites in terms of size, character and location and provides for a mix of greenfield and previously developed land. Providing such a range of sites should assist in improving housing delivery through the provision of opportunities for different types of housebuilder.

Flexibility

- 4.52** The NPPF indicates that plans need to be sufficiently flexible to respond to changing circumstances.
- 4.53** As shown by the housing trajectory, provision is made to deliver between 13,844 and 14,034 homes over the plan period (depending on which new settlement option is taken forward) exceeding the proposed Local Plan housing requirement by 2,187 (16%) or 2,337 (17%) dwellings. This is intended to build a degree of contingency and flexibility into the housing trajectory to ensure that the objectively assessed housing needs of the district are met and that a continuous five year supply of housing is maintained, as required by the NPPF.
- 4.54** There will also be additional flexibility through:
- Brownfield Register - the government is introducing brownfield registers with sites included on the register granted planning permission through the new 'permission in principle'.⁽⁸⁾ Although the district does not contain extensive areas of previously developed land, it is expected nevertheless that some sites will come forward for inclusion on the register and will be subsequently developed.
 - Greenfield windfalls - no account has been taken of any development of garden land which may become available throughout the plan period. It is recognised that such sites have played a part in delivering housing in the district and it is likely that they will continue to come forward, obtain planning permission and be built out during the course of the plan period, adding to the supply and choice of housing land.
 - Permitted developments
 - Neighbourhood Plans
 - Sites outside development limits - the draft Local Plan proposes some changes to the development limits of the settlements in the settlement hierarchy, which will provide opportunities for infill development. The policy also proposes that development, including housing, of a scale appropriate to the role and size of settlements on sites adjoining the development limit may also come forward subject to certain criteria being met.

⁸ The location, uses and minimum and maximum amount of residential development will be granted permission when a site is included on the register. These matters can not be re-opened when an application for approval of the technical details of a development i.e. what it will look like, is made at a later date

4 Delivering the Housing Requirement

Five Year Supply on Adoption

- 4.55** The Local Plan is required to deliver a five year housing land supply from the outset. In accordance with the current Local Development Scheme, Table 4.3 below assumes the Local Plan will be adopted in autumn 2018. This shows that at the point of adoption there will be 9.7 years supply of housing land (regardless of which new settlement option is taken forward).

| Five Year Housing Land Supply | |
|---|------------|
| Five Year Requirement 01/04/2018 to 31/03/2023 | 3289 |
| Annual Requirement | 691 |
| Predicted Housing Land Supply (Flaxby New Settlement Option) | 6707 |
| Number of Years Supply (6707/691) | 9.7 |
| Predicted Housing Land Supply (Green Hammerton New Settlement Option) | 6687 |
| Number of Years Supply (6687/691) | 9.7 |

Table 4.3 Five Year Housing Land Supply at 1st April 2018

Risks to Delivery and Monitoring

- 4.56** The potential risks to achieving the level of housing delivery identified in the draft Local Plan are set out below.

Economic Conditions

- 4.57** Although the economy has seen some recovery in recent years, nationally housebuilding starts and completions continues to be inconsistent year on year. The council is unable to influence this but can seek to work closely with housebuilders/site promoters active in the district to understand what constraints there may be on individual site delivery and actions needed to unlock the site and facilitate delivery.

Infrastructure Provision

- 4.58** Delivery risks can arise due to the need to provide necessary infrastructure particularly in relation to costs if they are higher than anticipated or if there is uncertainty about when the infrastructure would be provided. The Infrastructure Capacity Study (ICS) prepared to support the Local Plan, recognises that the level of growth must be supported by the necessary infrastructure and has been developed in partnership with key stakeholders and service providers to identify infrastructure needs, delivery costs and barriers to implementation.
- 4.59** Failure to deliver infrastructure to support growth would be a significant issue and the Infrastructure Delivery Plan identifies the specific infrastructure required to deliver the development of the allocated sites. The council is working with service providers (Yorkshire Water etc.), statutory agencies (Environment Agency, Highways England) and site developers to ensure the identified infrastructure is delivered to support development.
- 4.60** The council is also seeking to implement the Community Infrastructure Levy (CIL) to ensure that development contributes towards the provision of infrastructure.

Delivering the Housing Requirement 4

Economic Viability

- 4.61** A Plan Wide Viability Assessment has been prepared in order to appraise the viability of the Local Plan in terms of the impact of its policies on the economic viability of the housing development expected to be delivered during the Plan period. The study considered policy requirements that might affect the cost and value of housing development. The assessment considered a range of site typologies (based on the type of sites submitted for assessment as part of the SHELAA).
- 4.62** In addition, where a developer can provide robust evidence that development of a site would not be economically viable, the council takes a flexible approach to planning obligations reducing the obligations required where necessary to enable the development to come forward.

Release and Expected Build Out Rate of Sites

- 4.63** Risks could arise if sites with planning permission and allocated sites do not come forward quickly enough for whatever reason or anticipated delivery rates are not as expected. To mitigate such risks, measures the council can take include:
- Assessing risks to site deliverability and identifying appropriate actions to reduce risk;
 - Establishing relationships and working in partnership with developers - this could involve the formation of a development team to include key service and infrastructure providers as well as developers and the necessary specialist expertise;
 - Pre-application discussions with developers/owners to increase certainty in the development process and to address any planning issues early on.

Monitoring and Review

- 4.64** The Local Plan is supported by a monitoring framework, which identifies and monitors the indicators necessary to determine whether Local Plan policies and proposals are being successfully implemented. The housing trajectory demonstrates how the housing allocations together with existing commitments meet the housing requirement each year.
- 4.65** Monitoring of housing permissions and the number of houses started and completed each year is carried out on an annual or more regular basis with the outcome reported through publication of the assessment of the five year housing land supply and the Annual Monitoring Report.
- 4.66** This continuous monitoring should highlight patterns of development. If it becomes apparent that housing targets are not being met the remedial action as set out above can be put in place to get development back on track. Pro-longed under performance would have significant risk implications for the successful delivery of the overall growth strategy and in such circumstances the council may have to consider a review of the Local Plan.

Specific Housing Need

- 4.67** Section 3 identified the specific housing needs to be met during the plan period. The approach to be taken in the Local Plan is set out below.

4 Delivering the Housing Requirement

Affordable Housing

- 4.68** Since the start of the plan period 80 new affordable homes have been delivered through a mix of development and acquisition and there is planning permission for up to a further 1,486 units (as at 31 March 2016).⁽⁹⁾
- 4.69** The actual proportion of affordable housing that it is economically viable to deliver through planning obligations, is being established through the Whole Plan Viability Study. This will need to take account of the impact of the requirement to deliver starter homes on qualifying sites.
- 4.70** To deliver affordable housing, the council will:
- deliver affordable homes through its own housing development programme;
 - work with developers to secure affordable housing through planning obligations on qualifying sites;
 - identify opportunities to secure affordable housing through acquisition - this includes the purchase of individual properties on the open market and acquiring properties on development sites being developed by housebuilders; and
 - securing grant funding from Homes and Communities Agency for specific projects through the Affordable Homes Programme.

Gypsy and Travellers

- 4.71** To meet identified needs in the first five year period of the Plan, the draft Local Plan identifies a site at Pannal (Policy HS10). The identification of sites to meet need for the remainder of the plan period will be focused within the broad locations which reflect the existing pattern of sites and the nearest most sustainable settlements including land within one mile of the edge of the main urban areas of Harrogate and Knaresborough (including Scriven).

Elderly and Specialist Housing Need

- 4.72** A policy has been included in the draft Local Plan (Policy HS4) that enables provision for specialist accommodation for older people where this would meet an identified need. The housing needs of older households may also be met through the provision of homes that are adaptable. As set out in Section 5, the council propose to require a proportion of development to meet the higher Building Regulations accessibility and adaptability requirement where development deliverability is not compromised.

Self Build and Custom Housing

- 4.73** Although the demand for self build/custom housing is currently low (based on entries on the self build register) the draft Local Plan makes provision to meet this demand through the inclusion of Policy HS3. This requires the provision of at least 5% of dwelling plots on sites of 20 dwellings or more, to be made available for sale to self-builders, subject to appropriate demand at the time being identified.

⁹ This includes sites where an indicative amount of affordable housing provision has been agreed but the final amount will be determined through the submission of reserved matter planning applications.

Housing Technical Standards 5

5 Housing Technical Standards

- 5.1** In March 2015, the government announced the outcome of a review of housing standards. The aim of the review was to simplify and rationalise the large number of local housing standards applied by local authorities to new homes.
- 5.2** Following the review, the ability of local authorities to set their own technical standards or requirements relating to the construction, internal layout or performance of new dwellings was removed. The review also resulted in the withdrawal of the Code for Sustainable Homes and Lifetime Homes standards.
- 5.3** Instead, the review led to the setting of national technical standards including amended building regulations, new optional building regulation standards (for access and water) and an optional national minimum space standard.
- 5.4** Local planning authorities can apply these optional standards, with the requirement set out in Local Plans, where there is sufficient evidence to demonstrate the need for the additional standards in their area and to do so would have no adverse impact on development viability.
- 5.5** All optional requirements must be applied through planning policy by way of a condition attached to planning consents. However, the optional standards for water efficiency and access are enforced through Building Regulations and the space standards through the planning system.
- 5.6** The PPG sets out the areas of evidence that should be considered by a local authority in determining whether it would be necessary or justified to introduce the optional standards.
- 5.7** This paper sets out the evidence in respect of the optional building regulation standards for water efficiency, access and the nationally prescribed space standard.

Water Efficiency

- 5.8** Part G of the Building Regulations includes requirements for water efficiency in residential properties. They require a maximum water consumption rate of 125 litres/person/day. The new optional standard would reduce this to 110 litres/person/day. The optional higher standard would be met through either a fittings based approach, which imposes maximum consumption rates for various fittings such as WCs, basin taps and showers, or calculating a whole house water consumption using a 'water efficiency calculator' for new homes.
- 5.9** Guidance in the PPG is that the optional standard should only be applied where there is evidence of a clear need and the impact of viability has been considered. The PPG recommends sources of evidence to establish if there is a need for such requirements (see Appendix 4).

Does the evidence support a need for the optional water efficiency standard?

- 5.10** Harrogate forms part of the much larger Yorkshire Water area which as a whole is not classified (under the Environment Agency's Water Stressed Area Classification) as an area of water stress. Whilst greater water efficiency has significant benefits and should be encouraged on housing developments there is no clear justification for inclusion of the higher optional technical standards at this time.
- 5.11** As there is no evidence of clear need, the impact of introducing this standard on development viability has not been tested.

5 Housing Technical Standards

Accessibility

5.12 Accessible housing standards emerged in response to a number of different needs including:

- Designing out barriers to independent living;
- Improving the range of housing choice for disabled people;
- Mitigating the cost to social welfare and the health system arising from an ageing population.

5.13 Following the Housing Standards review, the optional standards are:

- M4(2) Accessible and adaptable dwellings
- M4(3) Wheelchair user dwellings, which includes
 - Wheelchair adaptable
 - Wheelchair accessible

5.14 In respect of M4(3) there is a distinction between the two with wheelchair adaptable dwellings allowing for simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs and wheelchair accessible meeting the needs of occupants who use wheelchairs. The PPG states that wheelchair accessible homes should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling i.e. social housing.

5.15 Local Plans should clearly state what proportion of new dwellings should comply with the requirements. Policies should also take into account site specific factors such as vulnerability to flooding, site topography and other circumstances which may make a specific site less suitable for M4(2) or M4(3) compliant dwellings, particularly where step free access cannot be achieved or is not viable. Where step free access is not viable, neither of the optional requirements in Part M should be applied.

5.16 In considering whether to introduce the optional accessibility requirements for accessibility, the PPG suggests local authorities should consider the following:

- The likely future need for housing for older and disabled people (including wheelchair user dwellings)
- Size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes or care homes)
- The accessibility and adaptability of existing housing stock
- How needs vary across different housing tenures
- The overall impact on viability

5.17 To assist local authorities in considering the introduction of this requirement, the PPG provides a link to a data sheet providing sources of information that can be drawn upon to inform need assessments (see Appendix 4).

Does the evidence support a need for the optional access standard?

5.18 The SHMA highlighted that accommodating the housing needs of older people would be an issue during the period of the local plan. Whilst some of this need may be met through the provision of specialist accommodation, it might be expected that a proportion of older people would seek to remain in their own home for as long as possible.

Housing Technical Standards 5

- 5.19** The older population of the district is increasing and as people age so does the prevalence of mobility issues. The data sources (Appendix 4) project a significant increase in the number of over 75s living alone by 2030 and significant increases in the number of people with limited mobility and limiting long term illnesses (above that expected for England over the same period). This suggests there will be an increased need for suitable homes that can be adapted to meet their inhabitants' changing requirements.
- 5.20** Ensuring housing meets the needs of occupiers across the life cycle presents challenges for housing provision. There is, therefore, evidence to support a policy requiring more accessible homes in the district and the draft Local Plan policy proposes that 10% of new homes should be accessible in accordance with standard M4(2).
- 5.21** As there is evidence of need, the impact of introducing accessible housing on development viability is being tested through the Whole Plan Viability Assessment.

Internal Space Standards

- 5.22** The amount of space in a home influences how people live. At its most basic level, the space in a home impacts on:⁽¹⁰⁾
- how and where people prepare and eat food;
 - how people deal with household waste and recycling;
 - how possessions are stored and how the living space looks and feels to inhabit;
 - what furniture can be used and the activities it enables;
 - whether people can socialise with guests or other members of the household;
 - how much privacy people have for studying, working, relaxing or leisure; and
 - whether there is room for additional changes to the environment, for example to make life easier if the circumstances or health of members of the household change.
- 5.23** The space available in homes in the affordable housing sector is particularly important because these homes are occupied intensively. Households are allocated the minimum amount of space they require, with young children expected to share bedrooms. Where homes are fully occupied it is therefore important to ensure that the space available is sufficient to meet needs.
- 5.24** Space standards are intended to ensure that new dwellings provide a reasonable level of internal space to undertake day to day activities, at a given level of occupancy.
- 5.25** The Nationally Described Space Standard (NDSS) deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal Area (GIA) of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
- 5.26** The PPG states that where a need for internal space standards are identified, local authorities should take account of need (based on evidence on the size and type of dwellings currently being built), viability of imposing the standards and timing to allow a reasonable transitional period.

5 Housing Technical Standards

- 5.27** In January 2016, desktop research of a number of recent housing developments was undertaken. This included both new homes for sale (or subject to contract) on Rightmove (where information was taken from the floor layout plans) and proposed housing developments where a planning application had been submitted (where information was taken from the development layouts submitted with the application, where this was available).
- 5.28** In total 112 new homes, both market and affordable, across 26 developments were assessed. This included small sites of less than 10 units up to major sites of over 100 units and covered both volume house builders and small local builders.
- 5.29** The assessment indicated that:
- Overall, whilst the majority of larger properties met or exceeded the NDSS, the majority of two and three bedroom market properties failed to meet the NDSS and evidence from current planning applications suggested that smaller market homes, particularly on larger sites built by volume housebuilders, rarely met the NDSS;
 - The deviance from the NDSS ranged from -36% below (a two bedroom market flat) to +186% above (a six bedroom market house) the required NDSS;
 - At the upper end of the property market (in terms of size and price) it was more likely the GIA would be in excess of the NDSS for that sized property;
 - In several market properties rooms described as bedrooms on the layout plans did not meet the required space standard to be described as such, although these rooms were, in most cases, alternatively described as office/study thereby enabling the NDSS for the smaller property to be met; and
 - Affordable properties were mostly below the NDSS, anywhere between 0.7m² and 14m² (based on the lower floorspace requirement for that house type).
- 5.30** The research undertaken shows that 2 and 3 bedroom houses are generally being built below the NDSS. The SHMA identifies that it is this size of housing most likely to be required to meet housing needs during the plan period. The evidence supports the case to implement a policy requiring homes to be built to the NDSS.
- 5.31** The WPV study is looking at the impact of the NDSS on development viability and the inclusion of this requirement in the Submission Local Plan policy will be dependant on the conclusions of this work.

Housing Trajectory: Green Hammerton 1

Appendix 1 Housing Trajectory: Green Hammerton

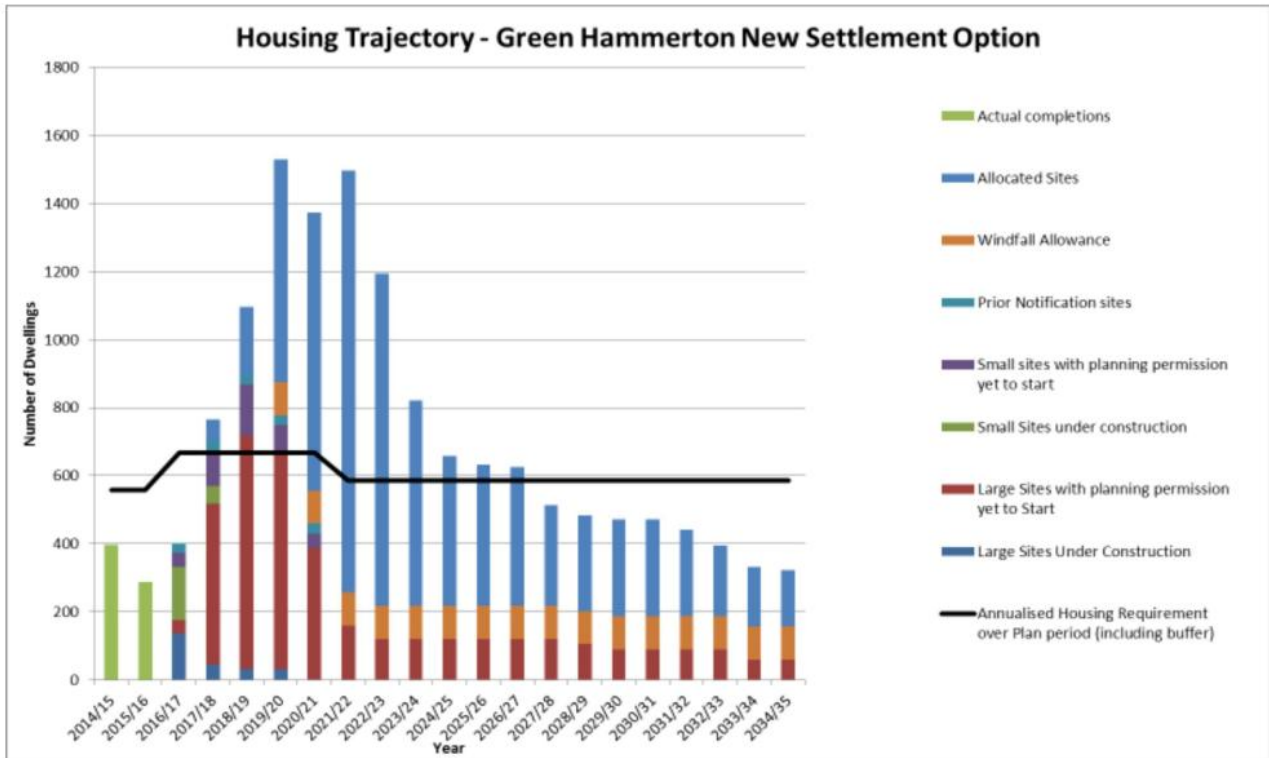


Figure 1.1 Housing Trajectory - Green Hammerton New Settlement Option

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-----------------|-------|------|---|------|--|--|--|--|----|-----|-----|-----|------|------|------|------|------|-----|-----|-----|-----|-----|-----|------|-----|-----|------|------|-----|-------|------|
| Land west of B6265 and north of A59 | Green Hammerton | GH9 | 45 | 0 | 45 | | | | | | | | 15 | 30 | | | | | | | | | | | 45 | 0 | | | | | | |
| Land at Green Hammerton | Green Hammerton | GH11 | 2774 | 0 | 2774 | | | | | | | | 90 | 90 | 90 | 90 | 90 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 1350 | 0 | | | | | | |
| Land off Brookfield Garth | Hampsthwaite | HM7 | 30 | 0 | 30 | | | | | | | 30 | | | | | | | | | | | | | 30 | 30 | | | | | | |
| Land adjoining Grainbank Manor | Killinghall | KL2 | 38 | 0 | 38 | | | | | | | | 8 | 30 | | | | | | | | | | | 38 | 0 | | | | | | |
| Land off Ripon Road | Killinghall | KL4 | 43 | 0 | 43 | | | | | 13 | 30 | | | | | | | | | | | | | | 43 | 43 | | | | | | |
| Land at Manor Farm | Killinghall | KL6 | 72 | 0 | 72 | | | | | | | | 12 | 30 | 30 | | | | | | | | | | 72 | 0 | | | | | | |
| Former Cricket Club and adjoining land | Killinghall | KL13 | 73 | 0 | 73 | | | | | 30 | 30 | | 13 | | | | | | | | | | | | 73 | 60 | | | | | | |
| Land east of St Johns Walk | Kirby Hill | KB1 | 36 | 0 | 36 | | | | | | | | 6 | 30 | | | | | | | | | | | 36 | 0 | | | | | | |
| Land north of Station Road | Kirk Hammerton | KH4 | 15 | 0 | 15 | | | | | 15 | | | | | | | | | | | | | | | 15 | 15 | | | | | | |
| Land at Station Road | Kirk Hammerton | KH11 | 25 | 0 | 25 | | | | | | | | 25 | | | | | | | | | | | | 25 | 0 | | | | | | |
| Land at Richmond Garth | Kirby Malzeard | KM4/5 | 31 | 0 | 31 | | | | | | | | 31 | | | | | | | | | | | | 31 | 0 | | | | | | |
| Land north of Braimber Lane | Marton Cum Graf | MG7 | 10 | 0 | 10 | | | | | | | | 10 | | | | | | | | | | | | 10 | 0 | | | | | | |
| Land to west of Cockpit Green | North Stainley | NS3 | 134 | 0 | 134 | | | | | | | | 30 | 30 | 30 | 30 | 14 | | | | | | | | 134 | 0 | | | | | | |
| Land south of A6108 and Shop Wood | North Stainley | NS6 | 54 | 0 | 54 | | | | | | | | 24 | 30 | | | | | | | | | | | 54 | 0 | | | | | | |
| Land at Pannal Hall Farm | Pannal | PN14 | 214 | 0 | 214 | | | | | 14 | 30 | 30 | 30 | 30 | 30 | 30 | 20 | | | | | | | | 214 | 44 | | | | | | |
| Former Agricultural Buildings | Rainton | RN2 | 14 | 0 | 14 | | | | | | | | 14 | | | | | | | | | | | | 14 | 0 | | | | | | |
| Village Farm, Sleights Lane | Rainton | RN3 | 15 | 0 | 15 | | | | | | | | 15 | | | | | | | | | | | | 15 | 0 | | | | | | |
| Land at New Road | Sharrow | SH1 | 52 | 0 | 52 | | | | | | | | 22 | 30 | | | | | | | | | | | 52 | 0 | | | | | | |
| Land at Castle Farm | Spofforth | SP4 | 22 | 0 | 22 | | | | | | | | 22 | | | | | | | | | | | | 22 | 0 | | | | | | |
| Land at Massey Garth | Spofforth | SP6 | 80 | 0 | 80 | | | | | | | | 30 | 30 | 20 | | | | | | | | | | 80 | 0 | | | | | | |
| Land between Minkip Road and Low Field Lane | Staveley | SV1 | 57 | 0 | 57 | | | | | | | | 30 | 27 | | | | | | | | | | | 57 | 0 | | | | | | |
| Clough House Farm | Summerbridge | SB1 | 45 | 0 | 45 | | | | | | | | 30 | 15 | | | | | | | | | | | 45 | 0 | | | | | | |
| Land at Braisty Woods | Summerbridge | SB5 | 24 | 0 | 24 | | | | | | | | 24 | | | | | | | | | | | | 24 | 0 | | | | | | |
| Land to the north of Southfield Road | Tockwith | TW4 | 126 | 0 | 126 | | | | | 30 | 30 | 30 | 36 | | | | | | | | | | | | 126 | 126 | | | | | | |
| Sub Total | | | | | | | | | | 60 | 199 | 655 | 817 | 1241 | 976 | 603 | 442 | 415 | 409 | 296 | 280 | 285 | 285 | 255 | 207 | 175 | 165 | 7765 | 1731 | | | |
| Grand Total | | | | | | | | | | 0 | 0 | 402 | 764 | 1095 | 1529 | 1373 | 1497 | 1193 | 820 | 659 | 632 | 626 | 513 | 482 | 472 | 472 | 442 | 394 | 332 | 322 | 14019 | 5163 |

Note: Since the base date for the housing trajectory (of 31/03/2016) a number of sites shown as allocations have now received planning permission and are shown on the draft Local Plan maps as housing commitments.

Housing Trajectory: Flaxby 2

Appendix 2 Housing Trajectory: Flaxby

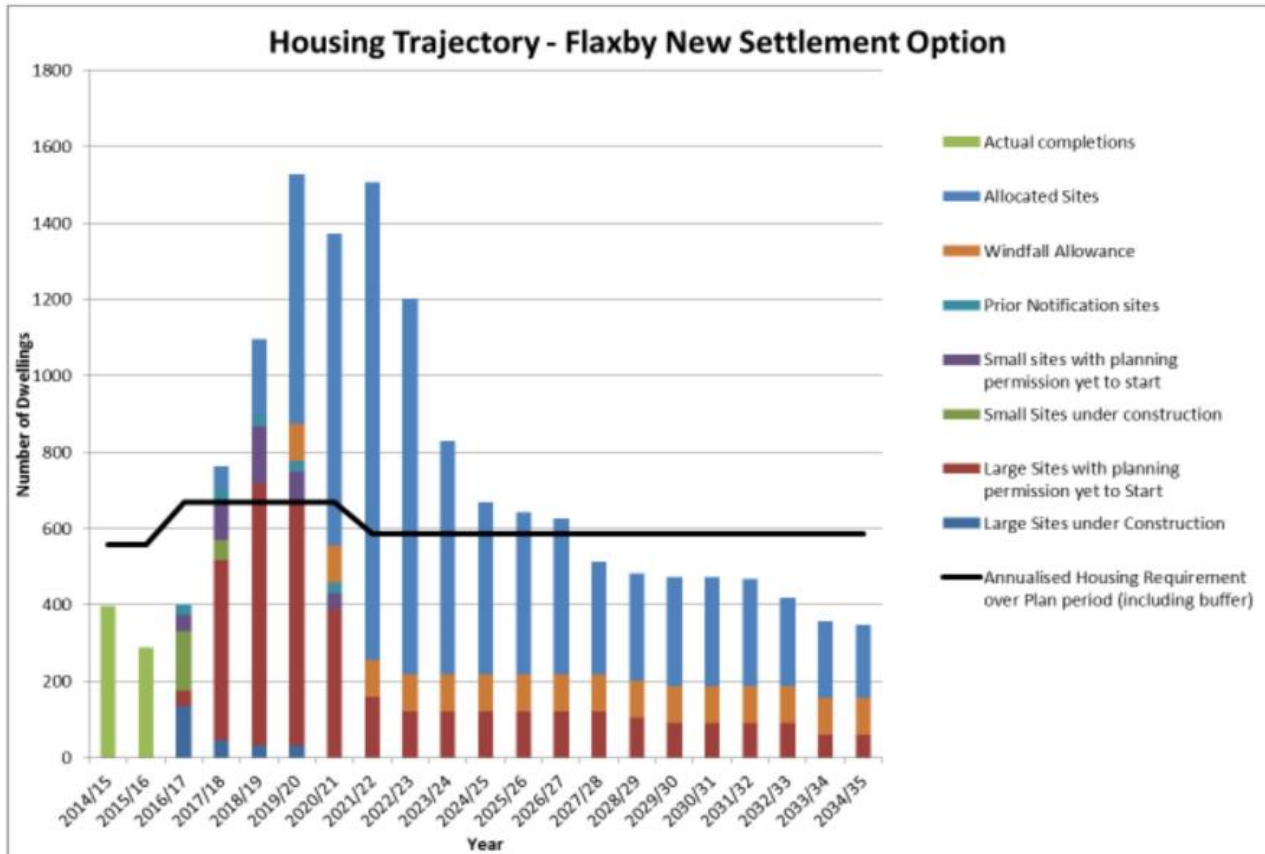


Figure 2.1 Housing Trajectory - Flaxby New Settlement Option

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-----------------|-------|-----|---|-----|---|---|-----|-----|------|------|------|------|------|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|------|-----|------|------|
| Land west of B6265 and north of A59 | Green Hammerton | GH9 | 45 | 0 | 45 | | | | | | | | | 15 | 30 | | | | | | | | | | | | 45 | 0 | | | |
| Land off Brookfield Garth | Hampsthwaite | HM7 | 30 | 0 | 30 | | | | | | | | | 30 | | | | | | | | | | | | | 30 | 30 | | | |
| Land adjoining Grainbank Manor | Killinghall | KL2 | 38 | 0 | 38 | | | | | | | | | 8 | 30 | | | | | | | | | | | | 38 | 0 | | | |
| Land off Ripon Road | Killinghall | KL4 | 43 | 0 | 43 | | | | | | | 13 | 30 | | | | | | | | | | | | | | 43 | 43 | | | |
| Land at Manor Farm | Killinghall | KL6 | 72 | 0 | 72 | | | | | | | | | 12 | 30 | 30 | | | | | | | | | | | 72 | 0 | | | |
| Former Cricket Club and adjoining land | Killinghall | KL13 | 73 | 0 | 73 | | | | | | | 30 | 30 | 13 | | | | | | | | | | | | | 73 | 60 | | | |
| Land east of St Johns Walk | Kirby Hill | KB1 | 36 | 0 | 36 | | | | | | | | | 6 | 30 | | | | | | | | | | | | 36 | 0 | | | |
| Land north of Station Road | Kirk Hammerton | KH4 | 15 | 0 | 15 | | | | | | 15 | | | | | | | | | | | | | | | | 15 | 15 | | | |
| Land at Station Road | Kirk Hammerton | KH11 | 25 | 0 | 25 | | | | | | | | | 25 | | | | | | | | | | | | | 25 | 0 | | | |
| Land at Richmond Garth | Kirkby Malzeard | KM4/5 | 31 | 0 | 31 | | | | | | | | | 31 | | | | | | | | | | | | | 31 | 0 | | | |
| Land north of Braimber Lane | Marton Cum Graf | MG7 | 10 | 0 | 10 | | | | | | | | | 10 | | | | | | | | | | | | | 10 | 0 | | | |
| Land to west of Cockpit Green | North Stainley | NS3 | 134 | 0 | 134 | | | | | | | | | 30 | 30 | 30 | 30 | 14 | | | | | | | | | 134 | 0 | | | |
| Land south of A6108 and Shop Wood | North Stainley | NS6 | 54 | 0 | 54 | | | | | | | | | 24 | 30 | | | | | | | | | | | | 54 | 0 | | | |
| Land at Pannal Hall Farm | Pannal | PN14 | 214 | 0 | 214 | | | | | | | 14 | 30 | 30 | 30 | 30 | 30 | 30 | 20 | | | | | | | | 214 | 44 | | | |
| Former Agricultural Buildings | Rainton | RN2 | 14 | 0 | 14 | | | | | | | | | 14 | | | | | | | | | | | | | 14 | 0 | | | |
| Village Farm, Sleights Lane | Rainton | RN3 | 15 | 0 | 15 | | | | | | | | | 15 | | | | | | | | | | | | | 15 | 0 | | | |
| Land at New Road | Sharrow | SH1 | 52 | 0 | 52 | | | | | | | | | 22 | 30 | | | | | | | | | | | | 52 | 0 | | | |
| Land at Castle Farm | Spofforth | SP4 | 22 | 0 | 22 | | | | | | | | | 22 | | | | | | | | | | | | | 22 | 0 | | | |
| Land at Massey Garth | Spofforth | SP6 | 80 | 0 | 80 | | | | | | | | | 30 | 30 | 20 | | | | | | | | | | | 80 | 0 | | | |
| Land between Minkisip Road and Low Field Lane | Staveley | SV1 | 57 | 0 | 57 | | | | | | | | | 30 | 27 | | | | | | | | | | | | 57 | 0 | | | |
| Clough House Farm | Summerbridge | SB1 | 45 | 0 | 45 | | | | | | | | | 30 | 15 | | | | | | | | | | | | 45 | 0 | | | |
| Land at Braisty Woods | Summerbridge | SB5 | 24 | 0 | 24 | | | | | | | | | 24 | | | | | | | | | | | | | 24 | 0 | | | |
| Land to the north of Southfield Road | Tockwith | TW4 | 126 | 0 | 126 | | | | | | | 30 | 30 | 30 | 36 | | | | | | | | | | | | 126 | 126 | | | |
| Sub Total | | | | | | | | | | | | 60 | 199 | 655 | 817 | 1251 | 986 | 613 | 452 | 425 | 409 | 296 | 280 | 285 | 285 | 280 | 232 | 200 | 190 | 7915 | 1731 |
| Grand Total | | | | | | 0 | 0 | 402 | 764 | 1095 | 1529 | 1373 | 1507 | 1203 | 830 | 669 | 642 | 626 | 513 | 482 | 472 | 472 | 467 | 419 | 357 | 347 | 14169 | 5163 | | | |

Note: Since the base date for the housing trajectory (of 31/03/2016) a number of sites shown as allocations have now received planning permission and are shown on the draft Local Plan maps as housing commitments.

Site Selection Process 3

Appendix 3 Site Selection Process

Site Selection Process

3.1 The selection of sites for allocation in the draft Harrogate Local Plan went through a five stage process.

Stage 1: Data gathering

3.2 A desktop study was undertaken using all known map based information about sites. All sites were visited by planning policy officers and site descriptions and notable characteristics of the sites collated. This information has formed the base data upon which the site assessments have been made.

Stage 2: Initial Sift

3.3 Using the desktop information all sites were considered against the criteria listed below to sift out those sites that were unsuitable for allocation at this time:

- Site size/previous permission
 - Site is too small to be allocated i.e. less than 0.25 hectares
 - Site has planning permission
- Showstoppers
 - Site is subject to international or national designation for biodiversity
 - Site is subject to international or national designation as a heritage asset
 - Site falls within Flood Zone 3 or removal of affected area would result in area of less than 0.25 hectares
 - No physical point of access from the adopted highway into the site and no evidence to suggest one can be achieved

3.4 Sites listed below do not meet one of the above criteria and have been considered inappropriate for allocation. They have been sifted out at this stage and have not been subject to any further assessment or consideration.

| Sites Sifted Out at Stage 1 | | | |
|-----------------------------|----------|----------------------------------|---|
| Settlement | Site Ref | Location | Reason Sifted Out |
| Baldersby | BD1 | Village Farm | Planning permission for residential development |
| Beckwithshaw | BK1 | Land at Moor Park | Access cannot be achieved |
| Bilton in Ainsty | BA1 | Land at Bilton in Ainsty | Access cannot be achieved |
| Birstwith | BW2 | Land adjacent River Nidd | Access cannot be achieved |
| Birstwith | BW8 | Land adjoining Kerry Ingredients | Access cannot be achieved |
| Bishop Thornton | BT3 | Land south of West Grove | Planning permission for residential development |
| Bishop Thornton | BT4 | Land at West End Farm | Below threshold |
| Boroughbridge | B1 | Land south of Brickyard Road | Planning permission for employment development |
| Boroughbridge | B5 | Rear of Langthorpe Manor | Planning permission for residential development |
| Boroughbridge | B9 | Paddocks at Back Lane | Planning permission for residential development |
| Boroughbridge | B16 | Riverside Sawmills | Planning permission for residential development |

3 Site Selection Process

| Sites Sifted Out at Stage 1 | | | |
|-----------------------------|----------|--|---|
| Settlement | Site Ref | Location | Reason Sifted Out |
| Boroughbridge | B17 | Land off Leeming Lane | Planning permission for residential development |
| Burton Leonard | BL2 | Land to north of North Fields | Access cannot be achieved |
| Burton Leonard | BL4 | Land to west of High Peter Lane | Access cannot be achieved |
| Burton Leonard | BL5 | Land to east of High Peter Lane | Access cannot be achieved |
| Cattal | CA3 | Land part of The Aubert | Access cannot be achieved |
| Copt Hewick | CH1 | Land at Corner Farm | Planning permission for residential development |
| Dacre Banks | DB2 | Land at Dacre Banks | Access cannot be achieved |
| Darley | DR11 | Land off Main Street | Access cannot be achieved |
| Dishforth | DF5 | Manor House Farm | Access cannot be achieved |
| Ellingstring | EL1 | Land at Ellingstring | Below threshold |
| Farnham | FH1 | Land to the rear of The Old Cottage | Below threshold |
| Ferrenby | FR4 | Former Hexagon Motors site | Below threshold |
| Green Hammerton | GH1 | Hall Farm, Back Lane | Access cannot be achieved |
| Grewelthorpe | GW1 | Land at Maryfield | Below threshold |
| Grewelthorpe | GW2 | Land at White House | Access cannot be achieved |
| Grewelthorpe | GW3 | Land at Bellwood | Below threshold |
| Hampsthwaite | HM1 | Land west of Brookfield | Planning permission for residential development |
| Hampsthwaite | HM3 | Land at Hollins Farm | Access cannot be achieved |
| Harrogate | H45 | Bluecoat Park | Planning permission for residential development |
| Harrogate | H47 | Kingsley Farm | Planning permission for residential development |
| Harrogate | H50 | Land at Penny Pot Lane | Planning permission for residential development |
| Harrogate | H54 | 17 Green Lane | Planning permission for residential development |
| Hopperton | HIP1 | Land off Hopperton Road | Below threshold |
| Hopperton | HIP2 | Land adjacent to The Homestead | Below threshold |
| Hopperton | HIP3 | Land off Hopperton Street | Below threshold |
| Hopperton | HIP4 | Land off Hopperton Street | Below threshold |
| Killinghall | KL9 | Land at Daleside Nurseries | Planning permission for residential development |
| Kirk Deighton | KD5 | Land to the south west of Wetherby Road | Below threshold |
| Kirk Hammerton | KH2 | Pool Land Classics, Station Road | Planning permission for residential development |
| Kirk Hammerton | KH3 | Land at rear of Elmwood House, York Road | Access cannot be achieved |
| Kirk Hammerton | KH8 | Land east and west of Parker Lane | Access cannot be achieved |
| Kirk Hammerton | KH10 | Land at South View Gardens | Access cannot be achieved |
| Kirk Hammerton | KH12 | Kirk Hammerton Business Park | Planning permission for residential development |
| Kirkby Overblow | KO1 | Land at Walton Head Lane | Access cannot be achieved |
| Knaresborough | K3 | Land at Coatham House, Forest Moor Road | Below threshold |
| Knaresborough | K4 | Land at Bridge Farm, Bar Lane | Access cannot be achieved |
| Knaresborough | K8 | Land at Harrogate Road | Access cannot be achieved |
| Knaresborough | K9 | Victoria Cottage and Coal Yard, Thistle Hill | Access cannot be achieved |
| Knaresborough | K13 | Land west of Abbey Road | Planning permission for residential development |

Site Selection Process 3

| Sites Sifted Out at Stage 1 | | | |
|-----------------------------|----------|---|---|
| Settlement | Site Ref | Location | Reason Sifted Out |
| Lofthouse | LF1 | Park House | Access cannot be achieved |
| Marion le Moor | ML2 | Land east of Cana Lane | Planning permission for residential development |
| Masham | M9 | Land to the east of Marfield House | Access cannot be achieved |
| Masham | M10 | Land at Foxholme Lane | Access cannot be achieved |
| Melmerby | MB4 | Land south of Grange Farm | Access cannot be achieved |
| Pateley Bridge | P3 | Nidderdale Motors Ltd | Below threshold |
| Pateley Bridge | P8 | Land adjacent to Mill Cottages | Below threshold |
| Pateley Bridge | P9 | Land off The Sidings | Below threshold |
| Ripley | RP1 | Land off Orchard Lane | Access cannot be achieved |
| Ripon | R2 | Mallorie Park | Access cannot be achieved |
| Ripon | R11 | Former Doublegates Quarry | Planning permission for residential development |
| Ripon | R22 | Red House, Palace Road | Planning permission for residential development |
| Scotton | SC3 | Land at Mire Syke Lane | Planning permission for residential development |
| Shaw Mills | SM1 | Land west of Shaw Mills | Below threshold |
| Shaw Mills | SM2 | Land to the east of Clint Terrace | Below threshold |
| Spofforth | SP1 | The Old Railway Cutting | Access cannot be achieved |
| Summerbridge | SB2 | Land adjacent Summerbridge Methodist Church | Planning permission for residential development |
| Summerbridge | SB4 | Land at New York Mill | Access cannot be achieved |
| Summerbridge | SB6 | New York Mill | Access cannot be achieved |
| Tockwith | TW7 | Southfield Lane | Planning permission for residential development |
| Tockwith | TW9 | Land west of Blind Lane | Access cannot be achieved |
| Tockwith | TW10 | Land off Kendal Gardens | Access cannot be achieved |
| Wetherby | WB1 | Land north west of Wetherby | Access cannot be achieved |
| Wighill | WH1 | Land west of the village | Access cannot be achieved |

Table 3.1 Sites Sifted Out at Stage 1

Stage 3: Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)

- 3.5** To ensure the assessment of all remaining sites was carried out in a clear, consistent and robust manner a SA/SEA decision making framework was prepared using the SA/SEA objectives for the Local Plan. The SA/SEA objectives cover environmental, social and economic issues and are designed to ensure a complete assessment of all strands of sustainability. This is in accordance with the three strands of sustainable development set out in the NPPF and reflects advice within the NPPF that these three roles are mutually dependent.
- 3.6** The SA/SEA report sets out in detail the methodology used to assess the effects of the site options on sustainability objectives. The report also includes detailed matrices showing the outcome of the SA/SEA assessment on all remaining sites.
- 3.7** The matrices demonstrate that the assessment of each site has been carried out in the same level of detail. They also allow a comparison of the sites performance and highlight where significant effects have been predicted.

3 Site Selection Process

- 3.8** As a result a number of sites were considered to have the most positive and/or least adverse effect on the SA/SEA objectives and were considered as part of the next stage.

Stage 4: Identification of additional factors which may affect the deliverability of a site

- 3.9** Further consideration of the sites which have been subject to SA/SEA has also been undertaken to consider the following detailed factors:
- Does the highway access limit the capacity of the site
 - Does the topography of the site affect the way it could be developed i.e. reducing the overall capacity of a site, increasing build costs
 - Is the proposed use compatible with the neighbouring uses
 - Would development in this location be detrimental to the local landscape, character of the settlement, conservation area and its setting or a listed building and its setting
 - Is the current use of the site, if it is in use, the most appropriate and should it be retained
 - How does the site relate to the existing pattern of development
- 3.10** The assessment has been carried out using comments provided by the highway authority (North Yorkshire County Council) and the council's consultancy team (conservation, ecology, landscape officers).
- 3.11** To ensure consistency a number of questions were prepared together with a series of answers which determined how the sites would be assessed against each of the criteria. This employed a traffic light colour coding. Each colour referred to a specific answer to the question and provided a consistent and transparent means of assessing sites making judgements about sites as explicit and objective as possible.

Stage 5: Assessment of site deliverability

- 3.12** Consideration was then given to the deliverability and developability of sites with regard to the advice of paragraph 46 footnotes 11 and 12 of the NPPF.
- 3.13** This was informed by the deliverability assessment undertaken for the most recent SHELAA and considered the following factors:
- The site is available for development - the owner is known to be willing for the site to be developed and it has actively been promoted through the SHELAA or plan making process
 - There has been development interest in the site - the site is promoted by or has the involvement of a developer; pre-application discussions have taken place or detailed planning reports prepared to support development
 - There is no physical constraint on/adjacent the site which would prevent it from being developed
 - There is no known impediment to development which might affect viability

Conclusion

- 3.14** As a result of the assessment process it is clear that a number of sites could be considered for allocation. The final selection of preferred housing allocations was based on the information collected and assessed, as outlined above. These sites are deemed to be the most sustainable and deliverable overall and are consistent with the draft Local Plan growth strategy.

Housing Technical Standards Evidence 4

Appendix 4 Housing Technical Standards Evidence

Water Efficiency

| Evidence Source | Findings |
|--|---|
| Environment Agency Water Stressed Areas Classification 2013 | The Yorkshire Water area is identified as an area of moderate stress now and also for a range of future growth scenarios. With an overall assessment as 'not serious', the district is not considered to be an area of serious water stress |
| Yorkshire Water Resource Management Plan 2014 | The district is served by the Grid Surface Water Zone, which covers all but a small part of Yorkshire. The whole of the area will be in supply deficit from 2018/19. The solutions identified in the Management Plan are a mix of demand reduction (including customer efficiency although this refers primarily to metering) and asset development |
| Humber River Basin Management Plan 2015 | This refers to the inclusion of policies in Local Plans requiring tighter water efficiency measures - but this applies across the whole of the Humber area and does not identify specific areas under pressure |
| Local Water Cycle Study | No local study prepared for Harrogate district |
| Consultations with the local water and sewerage company, the Environment Agency and catchment partnerships | Environment Agency - have commented (in response to Local Plan Issues & Options consultation) that the Local Plan should include a policy seeking the optional technical standard but provided no justification to support this position Yorkshire Water - have not raised this as an issue in response to any Local Plan consultations or as part of wider infrastructure discussions |

Table 4.1 Water Efficiency

Accessibility

| Evidence Source | Indicator | Findings | | | |
|---|--|--|------------------------|---|-------------------------|
| Local Authority Housing Statistics Data set | Numbers of households that are on the waiting list that have had to move on medical grounds or welfare grounds, including grounds relating to disability Levels of local authority housing stock 2014-15: 3,893 | Year | People on waiting list | People needing to move on medical or welfare grounds including disability | % of waiting list total |
| | | 2012-13 | 2,666 | 740 | 28 |
| | | 2013-14: | 2,341 | 774 | 33 |
| | | 2014-15: | 1,687 | 430 | 26 |
| COntinuous REcordings (CORE) | Data on social housing statistics | 2014-15: | | | |
| Personal Independence Payments (PIP) | Numbers claiming personal independence payments (replaced disability living allowance) | April 2015 Total claims: 759 Number receiving highest rate of award (enhanced mobility and enhanced daily living): 176 | | | |
| Census Data 2011 | Number of households with one person with LTHPD | 15332 (23%) | | | |

4 Housing Technical Standards Evidence

| Evidence Source | Indicator | Findings |
|-----------------------|--|--|
| Population Estimates | Projected change in population of older age groups 2014-35 (from SHMA) | 65+ age group - 32.5% 75+ age group - 52.9% 85+ age group - 144.8% |
| Household Projections | Projected change in older age households | |

Table 4.2 Accessibility

In addition to the sources identified in the PPG, information from POPPI (Projecting Older People Population Information), which is designed to explore the possible impact demography and certain conditions may have on populations aged 65 and over, was assessed.⁽¹¹⁾

| | Harrogate | | | | | Projected increase 2014 - 2030 |
|--|-----------|------|------|-------|-------|---|
| | 2014 | 2015 | 2020 | 2025 | 2030 | |
| Number of people aged 65 and over unable to complete at least one mobility task ⁽¹⁾ | 6543 | 6644 | 7555 | 8811 | 10123 | Harrogate 35.4% North Yorkshire 35% England 33.5% |
| Number of people aged 65 and over with a limiting long term illness whose day-to-day activities are limited a little | 8188 | 8380 | 9344 | 10599 | 11895 | Harrogate 31.2% North Yorkshire 29.7% England 28.9% |
| Number of people aged 65 and over with a limiting long term illness whose day-to-day activities are limited a lot | 5967 | 6104 | 6917 | 8013 | 9116 | Harrogate 34.5% North Yorkshire 33.8% England 31.8% |
| Total population aged 75 and over predicted to live alone | 8317 | 8412 | 9613 | 11798 | 13121 | Harrogate 36.6% North Yorkshire 35% England 37% |

Table 4.3 POPPI Data

1. Activities include: going out of doors and walking down the road, getting up and down stairs, getting around the house on the level, getting to the toilet, getting in and out of bed.

