



SHLAA

Strategic Housing Land Availability Assessment Update

DECEMBER 2013

CONTENTS

[INTRODUCTION](#)

[SCHEDULE of DOCUMENTS](#)

[JUSTIFICATION](#)

[CALCULATION ASSUMPTIONS](#)

[NOTES FOR READING THE DOCUMENT](#)

[LAND SUPPLY](#)

[LAND SUPPLY ANALYSIS](#)

INTRODUCTION

- i. In December 2013 Richmondshire District Council carried out an update to the 2010 Strategic Housing Land Availability Assessment (SHLAA) producing the SHLAA Update 2013.
- ii. NPPF sets out the requirement for Local Planning Authorities (LPA) to carry out a SHLAA in order to identify a sufficient supply of deliverable housing sites for the first 5 years. A further supply of developable sites should also be identified for years 6 – 10 and ideally years 11 – 15 but where this is not possible indicate broad locations for future growth.
- iii. The assessment of site deliverability and developability and the identification of potential sites in the SHLAA does not indicate that planning permission will be granted for new development or be allocated in Development Plan Documents (DPD). Planning proposals on sites identified in the local authority SHLAA report will be judged on their merits against the Development Plan policies unless material considerations indicate otherwise. The SHLAA report may represent material consideration in the determination of such planning proposals.
- iv. Maps for most of the sites included within this document can be found within Tables 1 & 2 of the SHLAA June 2010. To view these documents please visit www.richmondshire.gov.uk/planning/planningpolicy/deliveringdevelopmentplan.aspx or click [SHLAA 2010](#)
- v. The SHLAA refers to the Core Policies (CP) and Spatial Principles (SP) of the Richmondshire Local Plan Core Strategy (LCPS), which provide the context for enabling development in the plan area up to 2028. These policies and principles can be viewed at [http://www.richmondshire.gov.uk/pdf/SD001%20Richmondshire%20Local%20Plan%20Core%20Strategy%20Low%20Res%20\(August%202012\).pdf](http://www.richmondshire.gov.uk/pdf/SD001%20Richmondshire%20Local%20Plan%20Core%20Strategy%20Low%20Res%20(August%202012).pdf). The LCPS was submitted for statutory examination in February 2014.
- vi. New information relating to the Examination is added to the Richmondshire District Council web page on a daily basis so please visit the website to keep up to date with its progress at www.richmondshire.gov.uk/planning/localplan/localplan2012-2028/corestrategyexamination.aspx

SCHEDULE of DOCUMENTS

- 1** [15 YEAR LAND SUPPLY SITES - DECEMBER 2013](#)
Provides updated land supply site list
- 2** [SP2: SETTLEMENT HIERARCHY: 0-5, 6-10, 11-15 & 0-15 Year Breakdown](#)
Spatial distribution analysis of current supply assessed relative to Spatial Principle SP2: Settlement Hierarchy
- 3** [SP4: SPATIAL DISTRIBUTION 0-15 Year Breakdown](#)
Spatial distribution analysis of current supply assessed relative to Spatial Principle SP4: The Scale and Distribution of Development up to 2028

- 4 [SP2: SETTLEMENT HIERARCHY 0-15 Year Breakdown](#)
Spatial distribution analysis of current supply assessed relative to Spatial Principle SP2: Settlement Hierarchy
- 5 [SP1: SUB AREAS 0-15 Year Breakdown](#)
Spatial distribution analysis of current supply assessed relative to Spatial Principle SP1: Sub Areas
- 6 [Total & 15 Year Supply](#)
Summary of Total and 15 Year Supply against Core Strategy Target
- 7 [SP4: SPATIAL DISTRIBUTION: BROWNFIELD %](#)
Spatial distribution of PDL (Brownfield) and NPDL (Greenfield) supply assessed relative to Spatial Principle SP4: The Scale and Distribution of Development up to 2028 relative to individual Tier.
- 8 [SP4: SPATIAL DISTRIBUTION: BROWNFIELD %](#)
Spatial distribution of PDL (Brownfield) and NPDL (Greenfield) supply assessed relative to Spatial Principle SP4: The Scale and Distribution of Development up to 2028 relative to Plan area.
- 9 [BROWN/GREENFIELD DELIVERY](#)
Expected delivery of PDL (Brownfield) and NPDL (Greenfield) over the Plan period.
- 10 [DISTRIBUTION OF LAND SUPPLY: AREA \(HA\)](#)
Expected delivery of land assessed relative to Spatial Principle SP4: The Scale and Distribution of Development in hectares.
- 11 [SP4: SPATIAL DISTRIBUTION: DENSITY \(D.P.H\)](#)
Spatial distribution of average density assessed relative to Spatial Principle SP4: The Scale and Distribution of Development up to 2028.

JUSTIFICATION

This document provides a detailed site list of strategic housing land that has been assessed for development on an individual basis according to principles set out by the NPPF:

5 Year Supply Criteria:

To be considered deliverable:
Sites should be **available now**
Offer a **suitable location** for development now

Be **achievable** with a realistic prospect that housing will be delivered on the site within five years
Development of the site is **viable**

10 Year Supply Criteria

To be considered developable:
Sites should be in a **suitable location** for housing development
Should be a **reasonable prospect** that the site is **available** and
Could be **viably developed** at the point envisaged

15 Year Supply Criteria

Broad locations for development

Broad locations have been identified within the LPCS Strategic Development Growth Areas of Leyburn, Catterick Garrison and Richmond

The document then assumes a base line target of 180 dwellings per annum for a 15 year period.

Paragraph 47 of NPPF requires a local planning authority to identify and annually update a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period).

Where there has been a record of persistent under delivery of housing, the NPPF also requires local planning authorities to increase the buffer to 20% (moved forward from later in the plan period).

The Council does not believe a 20% buffer is necessary based on past performance, but it is recognised as a useful tool to ensure that housing delivery targets can be met. The Land Supply analysis tables are based upon a 20% buffer on target within the first 5 years. The Land Supply demonstrates the capacity for the 20% buffer within the first five years.

It is necessary to assess the spatial distribution of the land supply in relation to defined spatial principles within the Local Plan Core Strategy.

This enables the Council to identify relative under or over supply of land in any one of the 11 defined areas based on preferred SP4 spatial distribution targets.

The characteristics of sites within the Land Supply are important to assess in order to monitor performance, conditions or output relating to density and the re-use of PDL (brownfield land).

CALCULATION ASSUMPTIONS

Core Strategy Target is 180 dwellings per Annum

All analysis tables are related to a 20% buffer scenario

30 dwellings delivered per outlet per annum

Where informed data not available, average density = 30 d.p.h approx

No attempt to phase development

NOTES FOR READING THE DOCUMENT

The work sheets are ordered sequentially from left to right

All tables are interlinked through formulae.

Information expressed within the Land Supply Sites list is analysed within the remaining specialised tables

Surplus to Plan' illustrates the dwellings expected to be delivered beyond this 15 year period on a particular site.

1. LAND SUPPLY SITES - DECEMBER 2013

Provides updated land supply site list

SITE LOCATION						FEATU		YIELD		SITE YIELD: BREAKDOWN																		
ID	Site Name	Site Area (ha)	Site Location	SP1	SP2	D.P.H	Total Yield	Yield within Plan Period	Yr 1 (2013/14)	Yr 2 (2014/15)	Yr 3 (2015/16)	Yr 4 (2016/17)	Yr 5 (2017/18)	0-5 Yr Supply	Yr 6 (2018/19)	Yr 7 (2019/20)	Yr 8 (2020/21)	Yr 9 (2021/22)	Yr 10 (2022/23)	6-10 Yr Supply	Yr 11 (2023/24)	Yr 12 (2024/25)	Yr 13 (2025/26)	Yr 14 (2026/27)	Yr 15 (2027/28)	11-15 Yr Supply	Surplus to Plan	
56	Old Sports Field, Catterick Garrison	3.40	Catterick Garrison	CR	Principal Town	30	102	102	0	0	0	0	30	30	30	12	0	0	0	0	72	0	0	0	0	0	0	0
58	Old Sports Field, Catterick Garrison	0.66	Catterick Garrison	CR	Principal Town	30	20	20	0	0	0	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120	Somerset Close	1.06	Catterick Garrison	CR	Principal Town	36	38	38	0	0	0	30	8	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121	Gough Road	0.82	Catterick Garrison	CR	Principal Town	29	24	24	0	0	0	0	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0
124	Arras Lines	3.30	Catterick Garrison	CR	Principal Town	26	86	86	0	0	0	30	30	60	26	0	0	0	0	0	26	0	0	0	0	0	0	0
125	Sour Beck	0.82	Catterick Garrison	CR	Principal Town	28	23	23	0	0	0	0	23	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0
186	Richmond Park, Walkerville	0.86	Catterick Garrison	CR	Principal Town	29	25	25	0	0	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0
70	Hurgill Road Stables	1.34	Richmond	CR	Principal Town	7	10	10	0	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
223	Swalehouse	0.05	Richmond	CR	Principal Town	221	10	10	0	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
230	Frenchgate	0.02	Richmond	CR	Principal Town	313	6	6	0	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
140	Land to the North of Village Farm	9.22	Brompton-on-Swale	CR	Primary Service Village	31	283	120	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30	30	120	163	
227	Phase 2 Gatherley Road	8.30	Brompton-on-Swale	CR	Primary Service Village	30	250	250	0	0	0	30	30	60	30	30	30	30	30	150	30	10	0	0	0	0	40	0
156	Former Colburn Pipeworks site Woodside Chase	6.11	Catterick Garrison	CR	Principal Town	45	272	272	30	30	30	30	30	150	30	30	30	30	2	122	0	0	0	0	0	0	0	0
157	Former Colburn Pipeworks site (Phase 2)	6.78	Catterick Garrison	CR	Principal Town	37	250	250	0	0	30	30	30	90	30	30	30	30	30	150	10	0	0	0	0	0	10	0
29	In Pipes	1.47	Catterick Garrison	CR	Principal Town	32	47	47	0	30	17	0	0	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0
208	Bedale Road, Scotton	0.56	Catterick Garrison	CR	Principal Town	21	12	12	12	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Hipswell	2.40	Catterick Garrison	CR	Principal Town	30	72	72	0	30	30	12	0	72	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27	Regents Park Estate	1.45	Catterick Garrison	CR	Principal Town	31	45	45	0	0	0	0	0	0	0	0	0	30	15	45	0	0	0	0	0	0	0	0
126	Regents Park Estate	2.80	Catterick Garrison	CR	Principal Town	30	85	85	0	0	0	0	0	0	0	0	0	30	30	60	25	0	0	0	0	0	25	0
82	Hipswell Mill	4.42	Catterick Garrison	CR	Principal Town	30	133	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30	90	43	
229	Site South of Sour Beck	26.00	Catterick Garrison	CR	Principal Town	30	770	150	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30	30	30	150	620
204	Site to the South of Colburn Business Park	25.00	Catterick Garrison	CR	Principal Town	30	750	150	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30	30	30	150	600
205	Site North of Colburn	16.40	Catterick Garrison	CR	Principal Town	30	492	150	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30	30	30	150	342
226	Land to the East of Scotton	26.00	Catterick Garrison	CR	Principal Town	30	770	150	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30	30	30	150	620
21	Site 3, Pallet Hill Farm	0.63	Catterick Village	CR	Primary Service Village	30	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	19	0	0	0	0	19	0
142	Land to the North of Tunstall Road Bridge	10.69	Catterick Village	CR	Primary Service Village	30	321	150	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30	30	30	150	171
179	Arriva Bus Depot	0.30	Richmond	CR	Principal Town	80	24	24	24	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0
166	Former Hockey Field site, Beeth Road	1.22	Richmond	CR	Principal Town	40	49	49	0	0	0	0	30	30	19	0	0	0	0	0	19	0	0	0	0	0	0	0
37	Land at Pilmoor Hill	1.50	Richmond	CR	Principal Town	30	45	45	0	0	0	0	0	0	30	15	0	0	0	0	45	0	0	0	0	0	0	0
224	Richmond House	0.57	Richmond	CR	Principal Town	35	20	20	20	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0

ID	Site Name	Site Area (ha)	Site Location	SP1	SP2	D.P.H	Total Yield	Yield within Plan Period	Yr-1 (2013/14)	Yr-2 (2014/15)	Yr-3 (2015/16)	Yr-4 (2016/17)	Yr-5 (2017/18)	0-5 Yr Supply	Yr-6 (2018/19)	Yr-7 (2019/20)	Yr-8 (2020/21)	Yr-9 (2021/22)	Yr-10 (2022/23)	6-10 Yr Supply	Yr-11 (2023/24)	Yr-12 (2024/25)	Yr-13 (2025/26)	Yr-14 (2026/27)	Yr-15 (2027/28)	11-15 Yr Supply	Surplus to Plan	
228	Friary Lodge	0.06	Richmond	CR	Principal Town	96	6	6	0	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	
110	Land to the West of Stanley Grove	1.36	Richmond	CR	Principal Town	30	41	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	11	41	0		
52	Land at Clara Meyer and Southside	0.03	Scorton	CR	Primary Service Village	33	1	1	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	
50	Land at Clara Meyer and Southside	0.69	Scorton	CR	Primary Service Village	30	21	21	0	0	0	0	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	
80	Land south of St. Mary's School	2.00	Scorton	CR	Primary Service Village	20	40	40	0	0	0	30	10	40	0	0	0	0	0	0	0	0	0	0	0	0	0	
143	Land to the East of Scorton (Old Camp Site)	3.37	Scorton	CR	Primary Service Village	30	101	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30	90	11	
144	Land West of Cleveland Road	1.70	Scorton	CR	Primary Service Village	30	51	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	21	
75	Land to rear of Orchard Close	1.25	Hunton	LW	Secondary Service Village	30	38	38	0	0	0	0	0	0	0	0	0	0	30	30	8	0	0	0	0	8	0	
53	Hill Top Farm	4.03	Leyburn	LW	Local Service Centre	40	160	160	0	0	0	15	15	30	15	15	15	15	10	70	15	15	30	0	0	60	0	
118	Hill Top Farm	3.53	Leyburn	LW	Local Service Centre	40	140	140	0	0	0	15	15	30	15	15	15	15	20	80	15	15	0	0	0	30	0	
14	West Hamby Road (West of Cliff Lodge)	0.92	Leyburn	LW	Local Service Centre	58	53	53	30	23	0	0	0	53	0	0	0	0	0	0	0	0	0	0	0	0	0	
41	Maythorne Farm	1.15	Leyburn	LW	Local Service Centre	30	35	35	0	0	0	0	30	30	5	0	0	0	0	5	0	0	0	0	0	0	0	
62	Land to the North of Woodburn Drive	4.69	Leyburn	LW	Local Service Centre	30	141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	141	
115	Land South of Ellerclose Road	2.21	Leyburn	LW	Local Service Centre	30	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66	
87	OS6732	0.24	Leyburn	LW	Local Service Centre	29	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	
113	Site to the East of Brentwood	3.68	Leyburn	LW	Local Service Centre	30	110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110	
114	(Cliffe Lodge) East	1.93	Leyburn	LW	Local Service Centre	30	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	
116	Land South of Kendray Well	4.33	Leyburn	LW	Local Service Centre	30	130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	130	
117	Land South of Moor Road	1.13	Leyburn	LW	Local Service Centre	29	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	
159	Cattlemarket	1.25	Leyburn	LW	Local Service Centre	30	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	
209	Middleham	1.17	Middleham	LW	Primary Service Village	30	35	35	0	30	5	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	Land at St Alkelda's Road	2.89	Middleham	LW	Primary Service Village	30	87	87	0	0	0	0	0	0	0	0	0	30	30	60	27	0	0	0	0	27	0	
163	Handleys Coaches	0.34	Middleham	LW	Primary Service Village	29	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	10	0	
210	King William Pub Barton	0.62	Barton	NR	Primary Service Village	19	12	12	0	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	
133	Land to the North of Silver Garth	1.69	Barton	NR	Primary Service Village	30	51	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	21	51	0		
134	Land surrounding Rose Villa Farm	7.62	Barton	NR	Primary Service Village	30	229	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30	90	139	
153	Old Haulage Depot	0.15	Barton	NR	Primary Service Village	40	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	0	
101	High Lane	0.50	Dalton	NR	Secondary Service Village	20	10	10	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	
51	OS 144	0.09	Dalton	NR	Secondary Service Village	33	3	3	0	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	
45	Glebe Farm	0.61	Eppleby	NR	Secondary Service Village	30	18	18	0	0	0	0	0	0	0	0	0	0	18	18	0	0	0	0	0	0	0	
46	BUTTS	0.53	Eppleby	NR	Secondary Service Village	30	16	16	0	0	0	0	0	0	0	0	0	0	16	16	0	0	0	0	0	0	0	
202	Site to the East of Eppleby	8.33	Eppleby	NR	Secondary Service Village	30	250	150	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30	30	30	150	100

ID	Site Name	Site Area (ha)	Site Location	SP1	SP2	D.P.H	Total Yield	Yield within Plan Period	Yr-1 (2013/14)	Yr-2 (2014/15)	Yr-3 (2015/16)	Yr-4 (2016/17)	Yr-5 (2017/18)	0-5 Yr Supply	Yr-6 (2018/19)	Yr-7 (2019/20)	Yr-8 (2020/21)	Yr-9 (2021/22)	Yr-10 (2022/23)	6-10 Yr Supply	Yr-11 (2023/24)	Yr-12 (2024/25)	Yr-13 (2025/26)	Yr-14 (2026/27)	Yr-15 (2027/28)	11-15 Yr Supply	Surplus to Plan	
									Sites in 0-15 Year																			
132	Land to the West of Moor Road	9.65	Melsonby	NR	Primary Service Village	30	290	35	0	0	18	17	0	35	0	0	0	0	0	0	0	0	0	0	0	0	255	
225	Land to the North of Village Farm	3.87	Middleton Tyas	NR	Primary Service Village	10	40	40	0	0	0	0	30	30	10	0	0	0	0	10	0	0	0	0	0	0	0	
148	Land at Moor Lane	0.71	Newsham	NR	Secondary Service Village	21	15	15	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	
165	Holywell Farm	2.63	North Cowton	NR	Secondary Service Village	30	79	79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	19	79	0	
173	OS Field Number 161	0.41	Ravensworth	NR	Secondary Service Village	29	12	12	0	0	0	0	0	0	0	0	0	12	0	12	0	0	0	0	0	0	0	
32	OS no 3797	1.47	Ravensworth	NR	Secondary Service Village	30	44	44	0	0	0	0	0	0	0	0	0	0	30	30	14	0	0	0	0	14	0	
231	Holmes House	0.32	Manfield	NR	Elsewhere	22	7	7	0	0	0	0	0	0	7	0	0	0	0	7	0	0	0	0	0	0	0	
229	Land at the Wheatsheaf	0.23	Newton-le-Willows	LW	Elsewhere	35	8	8	0	0	0	0	0	0	8	0	0	0	0	8	0	0	0	0	0	0	0	
70	No. Site	247.53	Hectares				7545	3877	62	116	149	168	262	407	1102	255	165	132	222	261	1035	353	250	360	390	387	1740	3668
										116	265	433	695	1102	1102	1357	1522	1654	1876	2137	2137	2490	2740	3100	3490	3877	3877	7545

Spatial Principle SP2: Settlement Hierarchy

A settlement hierarchy is defined to organise development and service provision in the plan area and improve links between the settlements in the hierarchy, particularly by public transport.

The levels of the hierarchy are as follows:

- **Principal Towns:** Richmond and Catterick Garrison
acting in a complementary manner to constitute the main focus in the plan area for housing, employment, shopping, leisure, education, health and cultural activities and facilities
- **Local Service Centre:** Leyburn
serving the needs of its surrounding sub area, in particular providing appropriate levels of market and affordable housing, job opportunities and assisting in achieving long term economic and social sustainability
- **Primary Service Villages**
with key services to supplement those provided in the towns to help meet the needs of the dispersed rural communities
Central Richmondshire: Brompton on Swale, Catterick Village and Scorton
Lower Wensleydale: Middleham
North Richmondshire: Barton, Melsonby and Middleton Tyas
- **Secondary Service Villages**
settlements with fewer services that support the needs and sustainability of rural communities
Lower Wensleydale: Finghall-Harmby-Spennithorne and Hunton
North Richmondshire: Aldbrough-Caldwell-Eppleby, Dalton-Newsham-Ravensworth, Gilling West and North Cowton

2. SP2: SETTLEMENT HIERARCHY: 0-5, 6-10, 11-15 & 0-15 Year Breakdown

15 Year Target of 2700	Richmondshire Plan Area: 0-15 Year Supply											
	Total 15 Year			0-5, 6-10 & 11-15 Breakdown								
Settlement Type (SP2)	Supply (Units)	Core Strategy Target (Units)	Supply as a % of Target	0-5 Yr Supply	Target	Supply as a % of Target	6-10 Yr Supply	Target	Supply as a % of Target	11-15 Yr Supply	Target	Supply as a % of Target
Catterick Garrison	1791	1674	107%	591	670	88%	475	502	95%	725	502	144%
Richmond	211	216	98%	106	86	123%	64	65	99%	41	65	63%
Leyburn	388	189	205%	143	76	189%	155	57	273%	90	57	159%
Primary Service Village	1087	338	322%	234	135	173%	220	101	217%	633	101	625%
Secondary Service Village	385	149	259%	28	59	47%	106	45	238%	251	45	563%
Elsewhere	15	135	11%	0	54	0%	15	41	37%	0	41	0%
Total	3877	2700	144%	1102	1080	102%	1035	810	128%	1740	810	215%

3. SP4: SPATIAL DISTRIBUTION 0-15 Year Breakdown

15 Yr Target of 2700	Richmondshire Plan Area: Total 0-15 Year Supply - Sub Areas								
	CR			LW			NR		
Settlement Type (SP2)	Supply (Units)	Core Strategy Target (Units)	Supply as a % of Target	Supply (Units)	Core Strategy Target (Units)	Supply as a % of Target	Supply (Units)	Core Strategy Target (Units)	Supply as a % of Target
Catterick Garrison	1791	1674	107%						
Richmond	211	216	98%						
Leyburn				388	189	205%			
Primary Service Village	721	216	334%	132	41	326%	234	81	289%
Secondary Service Village				38	41	94%	347	108	321%
Elsewhere	0	27	0%	8	54	15%	7	54	13%
Total	2723	2133	128%	566	324	175%	588	243	242%

4. SP2: SETTLEMENT HIERARCHY 0-15 Year Breakdown

15 Yr Target of 2700	Richmondshire Plan Area: Total 0-15 Year Supply			
Settlement Type (SP2)	Core Strategy Target % Distribution	Supply (Units)	Core Strategy Target (Units)	Supply as a % of Target
Catterick Garrison	62%	1791	1674	107%
Richmond	8%	211	216	98%
Leyburn	7%	388	189	205%
Primary Service Village	12.5%	1087	338	322%
Secondary Service Village	5.5%	385	149	259%
Elsewhere	5%	15	135	11%
Total	100%	3877	2700	144%

5. SP1: SUB AREAS 0-15 Year Breakdown

15 Yr Target of 2700	Richmondshire Plan Area: Total 0-15 Year Supply - Sub Areas								
	CR: Target 79%			LW: Target 12%			NR: Target 9%		
Settlement Type (SP2)	Supply (Units)	Core Strategy Target (Units)	Supply as a % of Target	Supply (Units)	Core Strategy Target (Units)	Supply as a % of Target	Supply (Units)	Core Strategy Target (Units)	Supply as a % of Target
Total	2723	2133	128%	566	324	175%	588	243	242%

6. Total & 15 Year Supply

Richmondshire Plan Area

	No. Units	Core Strategy Target (Units)	Net on Target/ Surplus (Units)	Supply as a % of Target
Total Supply	7545	2700	4845	279%
15 Year Supply	3877	2700	1177	144%

7 SP4 SPATIAL DISTRIBUTION: BROWNFIELD %

Figures represent the proportion of brownfield land as a percentage of land supply within that tier.

Total 0-15 Year: Brownfield % within each Tier				
SP1	CR	LW	NR	
SP2 Settlement Type	% Brownfield	% Brownfield	% Brownfield	SP2 Total
Catterick Garrison	12.3%			12.3%
Richmond	17.5%			17.5%
Leyburn		4.3%		4.3%
Primary Service Village	1.1%	2.3%	1.3%	50.8%
Secondary Service Village		0.0%	0.1%	0.1%
Elsewhere	#DIV/0!	0.0%	0.0%	0.0%
SP1 Total	#DIV/0!	0	0	

8 SP4 SPATIAL DISTRIBUTION: BROWNFIELD %

Figures represent the distribution of brownfield land as a percentage of total brownfield land supply within the Plan area.

Total 0-15 Year: Brownfield % of All Supply				
SP1	CR	LW	NR	
SP2 Settlement Type	% Brownfield	% Brownfield	% Brownfield	SP2 Total
Catterick Garrison	83.4%			83.4%
Richmond	5.8%			5.8%
Leyburn		6.5%		6.5%
Primary Service Village	2.1%	0.5%	1.6%	4.2%
Secondary Service Village		0.0%	0.1%	0.1%
Elsewhere	0.0%	0.0%	0.0%	0.0%
SP1 Total	91.3%	7.0%	1.7%	100% 100%

9. BROWN/GREENFIELD DELIVERY

Figures represent the expected delivery of brownfield and greenfield.

Brown/Greenfield Land Supply: Plan Area																		
	All Supply			Total 0-15 Year			0-5 Year			6-10 Year			11-15 Year			Surplus to Plan		
	Total	PDL	NPDL	Total	PDL	NPDL	Total	PDL	NPDL	Total	PDL	NPDL	Total	PDL	NPDL	Total	PDL	NPDL
Hectares	247.5	19.3	228.3	124.9	17.7	107.2	36.1	9.8	26.3	31.6	7.0	24.6	57.1	0.8	56.3	122.7	1.6	121.1
% within Time Period	100.0%	7.8%	92.2%	100.0%	14.1%	85.9%	100.0%	27.2%	72.8%	100.0%	22.2%	77.8%	100.0%	1.5%	98.5%	100.0%	1.3%	98.7%
% of over all supply	-	-	-	50.4%	91.8%	47.0%	14.6%	51.0%	11.5%	12.8%	36.4%	10.8%	23.1%	4.3%	24.7%	49.6%	8.2%	53.0%

10. DISTRIBUTION OF LAND SUPPLY: AREA (HA)

Figures represent the area of development land within each settlement tier (Hectares)

Total 0-15 Year: AREA				
SP1	CR	LW	NR	
SP2 Settlement Type	Hectares	Hectares	Hectares	SP2 Total
Catterick Garrison	55.6			55.6
Richmond	6.4			6.4
Leyburn		9.6		9.6
Primary Service Village	24.6	4.4	10.5	39.4
Secondary Service Village		1.3	11.9	13.2
Elsewhere	0.0	0.2	0.3	0.5
SP1 Total	86.6	15.5	22.8	124.9

11. SP4 SPATIAL DISTRIBUTION: DENSITY (D.P.H)

Figures represent the average density of each tier illustrated as dwellings per hectare (D.P.H.)

Total 0-15 Year: Dwellings per Hectare				
SP1	CR	LW	NR	
SP2 Settlement Type	D.P.H.	D.P.H.	D.P.H.	SP2 Total
Catterick Garrison	32			32
Richmond	33			33
Leyburn		40		40
Primary Service Village	29	30	22	28
Secondary Service Village		30	29	29
Elsewhere		35	22	27
SP1 Total	31	36	26	31