

# Harrogate District Local Plan: Authority Monitoring Report 2019

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December 2019



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# Authority Monitoring Report

## 1 Introduction

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

### Structure of the Report

- 1.3** Section two briefly discusses the geography of the Harrogate district as context for the council's planning strategy. Sections three to six monitor actions carried out by the council in relation to the development of planning policy, as follows:
- Section 3: Reports progress in preparing local development documents.
  - Section 4: Lists neighbourhood plans and neighbourhood development orders that have been 'made', as well as identifying any new neighbourhood areas that have been designated. The section also summarises the neighbourhood planning activity being carried out by qualifying bodies in the neighbourhood areas within the district.
  - Section 5: Provides details of activities that have taken place in relation to the statutory duty to co-operate, setting out agreed actions where appropriate.
  - Section 6: Reports progress in developing and introducing a community infrastructure levy (CIL).
- 1.4** To ensure that the report provides an up-to-date picture of the council's activities at the time of publication, these sections describe actions carried out by the council between 1 January and 31 December 2019.
- 1.5** Section seven identifies progress in achieving the targets for housing delivery set out in the local plan, as well as reporting on the implementation of other local plan policies based on the local plan monitoring framework. In order to improve the completeness of the data being

1 Community Infrastructure Levy Regulations 2010 (As Amended)

## 1 Introduction

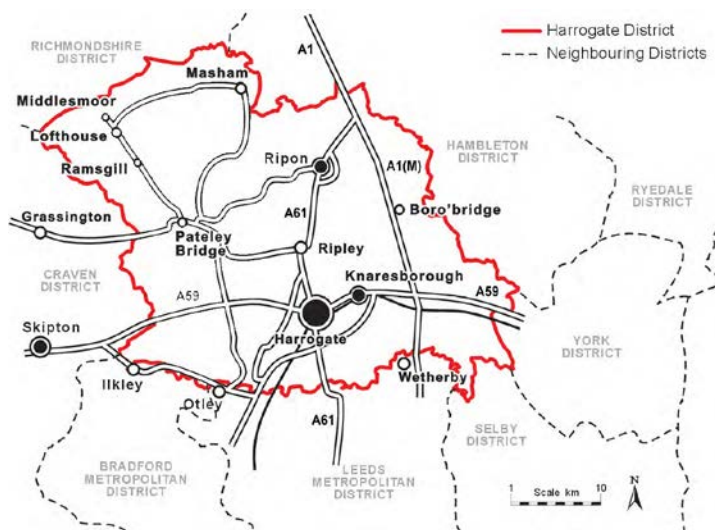
reported, this section reports on the period of 1 April 2018 to 31 March 2019 in recognition that there is often delay between development taking place and this activity being fully recorded.

- 1.6** Previous AMRs (titled as Annual Monitoring Reports) are available on the council's website.<sup>(2)</sup>



## 2 Harrogate Context

- 2.1** The Harrogate district is situated within North Yorkshire, and local government is split between Harrogate Borough Council and North Yorkshire County Council. The district is part of both the Leeds City Region Local Enterprise Partnership (LEP) and the York, North Yorkshire and the East Riding LEP.



Map 2.1 Harrogate district

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

3 The Local Plan Sustainability Appraisal (August 2018) both parts 1 and 2 can be accessed at: [https://www.harrogate.gov.uk/info/20012/planning\\_and\\_development/1134/local\\_plan\\_submission](https://www.harrogate.gov.uk/info/20012/planning_and_development/1134/local_plan_submission)

## 3 Preparation of Local Development Documents

### 3 Preparation of Local Development Documents

- 3.1** Local development document is the collective term for the planning documents produced by councils to deliver their planning strategies. They include local plans (also known as development plan documents), which form part of the statutory development plan, and supplementary planning documents, which do not form part of the statutory development plan.
- 3.2** This section reports progress on the preparation of local development documents during 2019 against the timetable and milestones set out in the council's local development scheme.

#### Local Development Scheme

- 3.3** The local development scheme (LDS) sets out the local development documents that the council will prepare over a rolling three year period alongside a timetable for their preparation.
- 3.4** The Harrogate District Local Plan: Local Development Scheme Fourth Review (August 2018) is the current LDS.<sup>(4)</sup>

#### Local Plans and Development Plan Documents

##### Harrogate District Local Plan 2014 - 2035

- 3.5** Following the submission of the plan to the Secretary of State for Housing Communities and Local Government in August 2018, and the subsequent appointment of Richard Schofield BA (Hons) MA MRTPI as the planning inspector, local plan examination hearing sessions took place between mid January and mid February 2019.
- 3.6** In March the council received a post-hearings letter from the inspector setting out his thoughts on the plan at that stage and the way forward for the examination<sup>(5)</sup>. This requested additional sustainability appraisal (SA) work be carried out in relation to broad locations for growth for a new settlement. It also identified the deletion of a number of sites that were proposed to be allocated for development.
- 3.7** Between 26 July and 20 September 2019 the council consulted on an addendum to the SA that assessed broad locations for a new settlement. At the same time the council also consulted on Main Modifications to the local plan. These modifications were proposed in response to the concerns of the inspector and include changes suggested during the course of the hearing sessions and changes suggested following receipt of the post-hearings letter.
- 3.8** As a result of the need to carry out additional SA work, make changes to the plan and carry out consultation, the adoption of the local plan has been delayed and the target of Spring 2019 has not been met. As this work was initiated by the concerns of the inspector, it is clear that the delay this has caused has been necessary in order to achieve a sound plan. The council has sought to minimise the delay by completing the required work in a timely manner.
- 3.9** The representations received during the post-hearings consultations were passed to the inspector on 2 October 2019. Further communication is expected from the inspector before the end of the year and it is hoped that this will be the final report, which concludes that the council is able to adopt the (modified) local plan.

4 Further information on the LDS is available at: [https://www.harrogate.gov.uk/info/20101/planning\\_policy\\_and\\_the\\_local\\_plan/559/local\\_development\\_scheme](https://www.harrogate.gov.uk/info/20101/planning_policy_and_the_local_plan/559/local_development_scheme)

5 Further information available at: [https://www.harrogate.gov.uk/downloads/file/4950/exins003a\\_post\\_hearings\\_letter\\_to\\_harrogate\\_borough\\_council\\_amended](https://www.harrogate.gov.uk/downloads/file/4950/exins003a_post_hearings_letter_to_harrogate_borough_council_amended)



## Preparation of Local Development Documents 3

Progress on preparing the Harrogate District Local Plan 2014 - 2035				
Regulation stage	Stage of plan making	Commentary	LDS (August 2018) timescale	Achieved
Regulation 18	Public consultation on vision and priorities, growth options and emerging policies. <sup>(1)</sup>	The consultation sought views on how new homes and jobs should be distributed during the plan period. <sup>(2)</sup>	July 2015	Yes
	Public consultation on draft development management policies	The consultation sought views on the scope/draft wording for the detailed planning policies for managing development in the district. <sup>(3)</sup>	November 2015	Yes
	Public consultation on draft Local Plan (vision and objectives, all policies, allocations, designations and development/infill limits)	The consultation sought views on the whole plan including the growth strategy, site allocations (for new homes and jobs, options for location of a new settlement and local green space), development limits and development management policies. <sup>(4)</sup>	November 2016	Yes
	Public consultation on additional sites (housing, employment and Gypsy and Traveller)	The consultation sought views on additional draft allocations needed to meet revised forecasts for housing and employment needs, draft allocations where the site boundary had been amended since the Draft Local Plan consultation, changes to Gypsy and Traveller site provision, sites for education and a preferred draft allocation for a new settlement. <sup>(5)</sup>	July 2017	Yes
Regulation 19	Formal consultation on Local Plan Publication Draft	This provided an opportunity for representations to be made regarding the 'soundness' of the Local Plan. <sup>(6)</sup>	January 2018	Yes
Regulation 22	Submission of Local Plan to the Secretary of State	The Publication Local Plan was submitted for examination on the 31 August 2018. <sup>(7)</sup>	August 2018	Yes
Regulation 24	Examination of the Local Plan	<p>Examination hearing sessions took place between mid January and mid February 2019. The inspector issued a post-hearings letter on 11 March 2019, which requested additional sustainability appraisal (SA) work in relation to broad locations for growth for a new settlement and suggested the deletion of a number of development allocations. <sup>(8)</sup></p> <p>The council consulted on an addendum to the SA (assessing broad locations for a new settlement), as well as Main Modifications to the local plan from late July to mid September 2019. <sup>(9)</sup></p> <p>Further communication from the inspector is expected before the end of the year and it is hoped that this will be the final report, which concludes that the local plan can be adopted (subject to the modifications).</p>	Winter 2018	On-going
Regulation 26	Adoption of the Local Plan		Spring 2019	Delayed

Table 3.1 Progress on preparing the Harrogate District Local Plan 2014 - 2035

- Each stage of the Local Plan has been accompanied by a Sustainability Appraisal (incorporating the requirements of Strategic Environmental Assessment (SEA)) to assess the significant environmental, social and economic effects of strategies and policies contained in the Local Plan.
- For further information see: [consult.harrogate.gov.uk/portal/pp/lp/io2015/hdlp2015](https://consult.harrogate.gov.uk/portal/pp/lp/io2015/hdlp2015)
- Further information available at: [consult.harrogate.gov.uk/portal/pp/lp/io2015/dmp](https://consult.harrogate.gov.uk/portal/pp/lp/io2015/dmp)

### 3 Preparation of Local Development Documents

4. Further information available at: [consult.harrogate.gov.uk/portal/pp/lp/dlp](http://consult.harrogate.gov.uk/portal/pp/lp/dlp)
5. Further information available at: [consult.harrogate.gov.uk/portal/pp/lp/as17/as17](http://consult.harrogate.gov.uk/portal/pp/lp/as17/as17)
6. Further information available at: [consult.harrogate.gov.uk/portal/pp/lp/pd18/pd18](http://consult.harrogate.gov.uk/portal/pp/lp/pd18/pd18)
7. Further information available at: [www.harrogate.gov.uk/info/20012/planning\\_and\\_development/1134/local\\_plan\\_submission](http://www.harrogate.gov.uk/info/20012/planning_and_development/1134/local_plan_submission)
8. Further information available at: [www.harrogate.gov.uk/info/20101/planning\\_policy\\_and\\_the\\_local\\_plan/1159/harrogate\\_district\\_local\\_plan\\_examination](http://www.harrogate.gov.uk/info/20101/planning_policy_and_the_local_plan/1159/harrogate_district_local_plan_examination)
9. Further information available at: [consult.harrogate.gov.uk/portal/pp/sa/sa\\_add2](http://consult.harrogate.gov.uk/portal/pp/sa/sa_add2) and [consult.harrogate.gov.uk/portal/pp/lp/2019\\_modifications/main\\_modifications\\_consultation](http://consult.harrogate.gov.uk/portal/pp/lp/2019_modifications/main_modifications_consultation)

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

- 3.10** The Harrogate District Local Plan Publication Draft 2018 identifies a broad location for growth in the Green Hammerton/Cattal area where the development of a new settlement will be brought forward during the plan period and beyond. Whilst the local plan will provide the strategic policy context for development of the new settlement, the allocation of a defined site and the detailed planning framework will be set out in a separate New Settlement DPD.
- 3.11** As part of preparing the DPD, the council appointed consultants in 2018 to produce a New Settlement Concept Framework that will form the basis of a document for informal public consultation (regulation 18). This document will identify options and a preferred approach for the new settlement boundary, as well as a draft vision and objectives, and an initial concept plan.
- 3.12** Preliminary work has been undertaken, including targeted engagement with key stakeholders, but this work has been paused pending the outcome of the local plan examination. The timescales for the production of the DPD will be reviewed through the production of a new local development scheme following the council's receipt of the final report from the local plan examination.

Progress on preparing the New Settlement DPD			
Regulation stage	Stage of plan making	LDS (August 2018) timescale	Achieved
Regulation 18	Public consultation on vision, objectives, site boundary and concept plan	Winter 2018/2019	Delayed
Regulation 19	Formal public consultation on the DPD	Spring/Summer 2019	Delayed
Regulation 22	Submission of DPD to Secretary of State	Winter 2019	Delayed
Regulation 24	Examination of the DPD	Spring/Summer 2020	To be reviewed
Regulation 26	Adoption of the DPD	Autumn 2020	To be reviewed

Table 3.2 Progress on preparing the New Settlement DPD

#### Supplementary Planning Documents

- 3.13** The council can prepare supplementary planning documents (SPDs) to provide additional information to help applicants make successful planning applications.
- 3.14** The local development scheme (LDS) lists the production of seven SPDs, as set out in the table below, and proposes that each would be adopted in 2019. These timescales were dependent on local plan adoption in Spring 2019. The timescales for the production of these SPDs will be reviewed through the production of a new local development scheme following the council's receipt of the final report from the local plan examination.

## Preparation of Local Development Documents 3

SPD Preparation		
SPD Title	Purpose	Status
Provision of Open Space in Connection with New Housing Development SPD	To set out local standards for the provision of open space typologies (and/or financial contributions) sought from new residential development in support of local plan policy HP7: New Sports, Open Space and Recreation Development.  This will replace the SPD adopted in 2006 and reviewed in 2015.	Consultation took place in October 2016. To be informed by an updated Playing Pitch Strategy currently being developed by consultants and due for completion in early 2020.  Proposed adoption date to be reviewed.
Sustainable Transport SPD	To provide guidance on the requirements for sustainable transport measures in support of local plan policy T11: Sustainable Transport, and other relevant local plan policies.	Proposed adoption date to be reviewed.
Farm and Rural Buildings Design Guide SPD	To provide guidance to support the implementation of local plan policy HP3: Local Distinctiveness, and other relevant local plan policies.  This will replace informal guidance that has been in place for many years.	Proposed adoption date to be reviewed.
Biodiversity Offsetting SPD	To provide guidance on biodiversity to support the implementation of local plan policy NE3: Protecting the Natural Environment.	Proposed adoption date to be reviewed.
Sustainable Construction and Design SPD	To provide guidance to support the implementation of local plan policy CC4: Sustainable Design.	Proposed adoption date to be reviewed.
Renewable and Low Carbon Energy SPD	To provide guidance on the development of renewable and low carbon energy generation to support local plan policy CC3: Renewable and Low Carbon Energy.  This will replace the SPD adopted in 2015.	Proposed adoption date to be reviewed.
Green and Blue Infrastructure SPD	To provide guidance on maximising opportunities to create new (and improve existing) green blue infrastructure in support of local plan policy NE5: Green Blue Infrastructure, and other relevant local plan policies.  This will replace the Green Infrastructure SPD adopted in 2014.	Proposed adoption date to be reviewed.

Table 3.3 Preparation of Supplementary Planning Documents

## 4 Neighbourhood Planning Activity

### 4 Neighbourhood Planning Activity

- 4.1** The Localism Act 2011 introduced a range of powers that enable local communities to have a greater say in decisions affecting their local area. The neighbourhood planning provisions within the Act enable communities to prepare neighbourhood development plans (neighbourhood plans) and neighbourhood development orders.
- 4.2** In order to carry out neighbourhood planning a qualifying body needs to apply to Harrogate Borough Council for the designation of a neighbourhood area. In areas where they exist, parish level councils are qualifying bodies. In areas without a parish level council neighbourhood forums are qualifying bodies. To create a forum the community need to constitute a group and apply to the council to designate the group as a neighbourhood forum.

### Made Neighbourhood Plans and Neighbourhood Development Orders

- 4.3** On 10 April 2019 the Ripon Neighbourhood Plan to 2030 became the first neighbourhood plan to be made by Harrogate Borough Council. The plan now forms part of the statutory development plan. <sup>(6)</sup>
- 4.4** There are currently no neighbourhood development orders that have been made within the Harrogate district.

### Designated Neighbourhood Areas

- 4.5** In 2019 the council designated two neighbourhood areas: Kirkby Malzeard, Laverton and Gallowgill; and Staveley and Copgrove.
- 4.6** The table below lists all the neighbourhood areas currently designated in the Harrogate district and the relevant qualifying bodies. It also identifies the type of neighbourhood planning activity being carried out and the most recent progress or milestones achieved.
- 4.7** With the exception of the Otley Neighbourhood Area, all the designated neighbourhood areas sit wholly within the Harrogate district and cover the same area that the parish council has responsibility for.
- 4.8** Otley Neighbourhood Area lies predominantly in West Yorkshire, within the administrative area of Leeds City Council; however, it also includes a small part of the Weston parish (Mid Wharfedale Parish Council) and a small part of the Farnely parish (Lower Washburn Parish Council) within the Harrogate district of North Yorkshire. Local planning authority support for neighbourhood planning within this neighbourhood area is being led by Leeds City Council. <sup>(7)</sup>

Neighbourhood Planning Activity			
Neighbourhood Area	Qualifying Body	Neighbourhood Planning Activity	Progress or Milestones
Ripon Neighbourhood Area	Ripon City Council	Neighbourhood Plan	Plan Made 10 April 2019
Knaresborough Neighbourhood Area	Knaresborough Town Council	Neighbourhood Plan	Consultation on pre-submission version in September 2017. <b>(1)</b>

<sup>6</sup> The Ripon Neighbourhood Plan to 2030 can be accessed at: [https://www.harrogate.gov.uk/info/20101/planning\\_policy\\_and\\_the\\_local\\_plan/548/current\\_harrogate\\_district\\_local\\_plan](https://www.harrogate.gov.uk/info/20101/planning_policy_and_the_local_plan/548/current_harrogate_district_local_plan)

<sup>7</sup> Information on neighbourhood planning within the Leeds metropolitan district can be accessed at: <https://www.leeds.gov.uk/planning/planning-policy/neighbourhood-planning/>

## Neighbourhood Planning Activity 4

Neighbourhood Planning Activity			
Neighbourhood Area	Qualifying Body	Neighbourhood Planning Activity	Progress or Milestones
Otley Neighbourhood Area	Otley Town Council; Mid Wharfedale Parish Council; Lower Washburn Parish Council	Neighbourhood Plan	Examination passed in June 2019. Referendum to take place in due course. <b>(2)</b>
Roecliffe and Westwick Neighbourhood Area	Roecliffe and Westwick Parish Council	Neighbourhood Plan	Consultation on pre-submission version in March 2019. <b>(3)</b>
Dishforth Neighbourhood Area	Dishforth Parish Council	Neighbourhood Plan	Neighbourhood Area Designated in February 2017. <b>(4)</b>
Pannal and Burn Bridge Neighbourhood Area	Pannal and Burn Bridge Parish Council	Neighbourhood Plan	Neighbourhood Area Designated in August 2017. <b>(5)</b>
Spofforth and Stockeld Neighbourhood Area	Spofforth and Stockeld Parish Council	Neighbourhood Plan	Neighbourhood Area Designated in January 2018. <b>(6)</b>
Masham Neighbourhood Area	Masham Parish Council	Neighbourhood Plan	Neighbourhood Area Designated in August 2018. <b>(7)</b>
Kirkby Malzeard, Laverton and Dallowgill Neighbourhood Area	Kirkby Malzeard, Laverton and Dallowgill Parish Council	Neighbourhood Plan	Neighbourhood Area Designated in April 2019. <b>(8)</b>
Staveley and Copgrove Neighbourhood Area	Staveley and Copgrove Parish Council	Neighbourhood Plan	Neighbourhood Area Designated in April 2019. <b>(9)</b>

Table 4.1 Neighbourhood Planning Activity in the Harrogate District

1. Further information available at: [knaresboroughtowncouncil.gov.uk](http://knaresboroughtowncouncil.gov.uk)
2. Further information available at: [otleytowncouncil.gov.uk](http://otleytowncouncil.gov.uk)
3. Further information available at: [roecliffewestwickvillage.co.uk](http://roecliffewestwickvillage.co.uk)
4. Further information available at: [dishforthvillage.org.uk](http://dishforthvillage.org.uk)
5. Further information available at: [pannalandburnbridge-pc.gov.uk](http://pannalandburnbridge-pc.gov.uk)
6. Further information available at: [spofforthvillage.org](http://spofforthvillage.org)
7. Further information available at: [mashamparishcouncil.com](http://mashamparishcouncil.com)
8. Further information available at: [kmlldpc.btck.co.uk](http://kmlldpc.btck.co.uk)
9. Further information available at: [staveleyandcopgrovepc.org.uk](http://staveleyandcopgrovepc.org.uk)

## 5 Duty to Co-operate

### 5 Duty to Co-operate

- 5.1** Section 110 of the Localism Act 2010 introduced a statutory duty for local planning authorities to co-operate with neighbouring authorities and other prescribed bodies in the preparation of development plans.
- 5.2** The duty to co-operate requires the council to engage constructively with other councils and public bodies on a continuous basis on planning issues that cross administrative boundaries in order to maximise the effectiveness of local plans. While the duty to co-operate is not a duty to agree, the council must demonstrate how it has met the duty as part of the examination of the local plan.
- 5.3** There is a long history of constructive engagement among Leeds City Region authorities, North Yorkshire authorities and with other relevant bodies. The current approach to strategic spatial planning is through the council's involvement in the York, North Yorkshire, Hull and East Riding Enterprise Partnership and the Leeds City Region. This provides facilitates effective co-operation between constituent councils through the Leeds City Region Duty to Co-operate (Strategic) Planning Group and the York, North Yorkshire and East Riding Chief Planners Group and Development Plans Forum.
- 5.4** As well as participating in on-going meetings as part of the groups mentioned above, the following activities have been undertaken by the council:
- One to one meeting with City of York Council and City of Bradford Metropolitan Council
  - Participation in regional projects on climate change and public health
  - Agreed a statement of common ground with Leeds City Region authorities, which shows there are no outstanding areas of disagreement <sup>(8)</sup>
  - Worked to agree a statement of common ground with York, North Yorkshire and East Riding authorities; this work is on-going
- 5.5** The duty to co-operate was discussed at the local plan examination hearings sessions in January and February 2019 and the Statement of Compliance with the Duty to Co-operate, which was submitted for examination alongside the plan, identifies the strategic issues on which the council has engaged, the discussion and engagement that has taken place between the council and relevant duty to co-operate bodies and the outcome of those discussions. The statement concludes that there are no outstanding strategic issues between the council and the duty to co-operate bodies, as evidenced by no objections having been received from adjoining authorities or other relevant organisations in terms of compliance with the duty to co-operate. <sup>(9)</sup>

8 Further information available at: [https://www.harrogate.gov.uk/downloads/file/4724/exsocg10\\_leeds\\_city\\_region\\_statement\\_of\\_common\\_ground\\_august\\_2018\\_redacted](https://www.harrogate.gov.uk/downloads/file/4724/exsocg10_leeds_city_region_statement_of_common_ground_august_2018_redacted)

9 Further information available at: [https://www.harrogate.gov.uk/downloads/file/4122/statement\\_of\\_compliance\\_with\\_duty\\_to\\_cooperate\\_update\\_august\\_2018](https://www.harrogate.gov.uk/downloads/file/4122/statement_of_compliance_with_duty_to_cooperate_update_august_2018)



## Community Infrastructure Levy 6

## 6 Community Infrastructure Levy

- 6.1** The community infrastructure levy (CIL) is a charge that can be levied by local authorities on new development to raise funds to help deliver the infrastructure needed to support development in their area. Local authorities who wish to charge the levy must produce a draft charging schedule setting out CIL rates, expressed in pounds per square metre, based on evidence of viability of different types of development. Before it is approved the charging schedule must go through a series of public consultations, followed by an independent examination.
- 6.2** Following consideration of the responses received during consultation on the preliminary draft charging schedule in 2018, the council produced a draft charging schedule. Formal consultation on this schedule took place in January 2019, and it was submitted for examination in August 2019 following the local plan examination hearings.
- 6.3** The draft charging schedule examination hearings took place in October 2019 and the council is currently finalising arrangements to consult on Main Modifications suggested at the hearings to overcome the concerns of the examiner. The council now expects to adopt the charging schedule in Spring 2020.

Progress on preparing CIL charging schedule				
Regulation Stage	Stage	Commentary	Timescale	Achieved
Regulation 15	Public consultation on preliminary draft charging schedule	This provided an opportunity for comments to be made on a preliminary draft charging schedule and draft Regulation 123 list.  (1)	June/July 2018	Yes
Regulation 16	Public consultation on draft charging schedule	Following review of the preliminary draft charging schedule in light of the comments received in June/July 2018, a draft charging schedule was published for consultation. This provided an opportunity for formal representations to be made that would be considered as part of the independent examination of the schedule.  (2)	January 2019	Yes
Regulation 19	Submission of draft charging schedule	The Community Infrastructure Levy Draft Charging Schedule was submitted for examination on Friday 16 August.  (3)	April 2019	Completed August 2019
Regulation 20	Examination of draft charging schedule	Examiner Jameson Bridgwater PGDipTP MRTPI held the Community Infrastructure Levy Charging Schedule examination on Wednesday 23 October.  The council will be consulting on Modifications to the schedule shortly, the timing of this may be delayed by the general election to be held in December.  (4)	Summer 2019	Completed October 2019
Regulation 25	Adoption of charging schedule		Autumn 2019	Expected Spring 2020

## 6 Community Infrastructure Levy

**Table 6.1 Progress on preparing CIL charging schedule**

1. For more information including representations made see: [consult.harrogate.gov.uk/kse/](https://consult.harrogate.gov.uk/kse/)
2. For more information including representations made see: [consult.harrogate.gov.uk/kse/](https://consult.harrogate.gov.uk/kse/)
3. For more information  
see: [www.harrogate.gov.uk/info/20101/planning\\_policy\\_and\\_the\\_local\\_plan/555/community\\_infrastructure\\_levy](https://www.harrogate.gov.uk/info/20101/planning_policy_and_the_local_plan/555/community_infrastructure_levy)
4. For more information  
see: [www.harrogate.gov.uk/info/20101/planning\\_policy\\_and\\_the\\_local\\_plan/555/community\\_infrastructure\\_levy](https://www.harrogate.gov.uk/info/20101/planning_policy_and_the_local_plan/555/community_infrastructure_levy)

## 7 Local Plan Monitoring

- 7.1** This section reports the monitoring of housing delivery and the implementation of other emerging local plan policies through the determination of planning applications with reference to the monitoring framework included in the emerging plan.
- 7.2** The monitoring framework sets out indicators to assess the effectiveness of local plan policies at achieving the objectives of the plan. For most indicators reported the monitoring data has been collected by analysing information held by the council, for example, records of housing completions, records of how planning applications have been determined and, to a lesser extent, records of planning applications submitted. For other indicators monitoring has made use of publicly available data published by external organisations. For some indicators data has not been available, however, these will be monitored in future years.
- 7.3** Where possible and appropriate, data has been included for previous monitoring periods and trends have been displayed.

## Delivery and Growth Strategy

### Housing Delivery

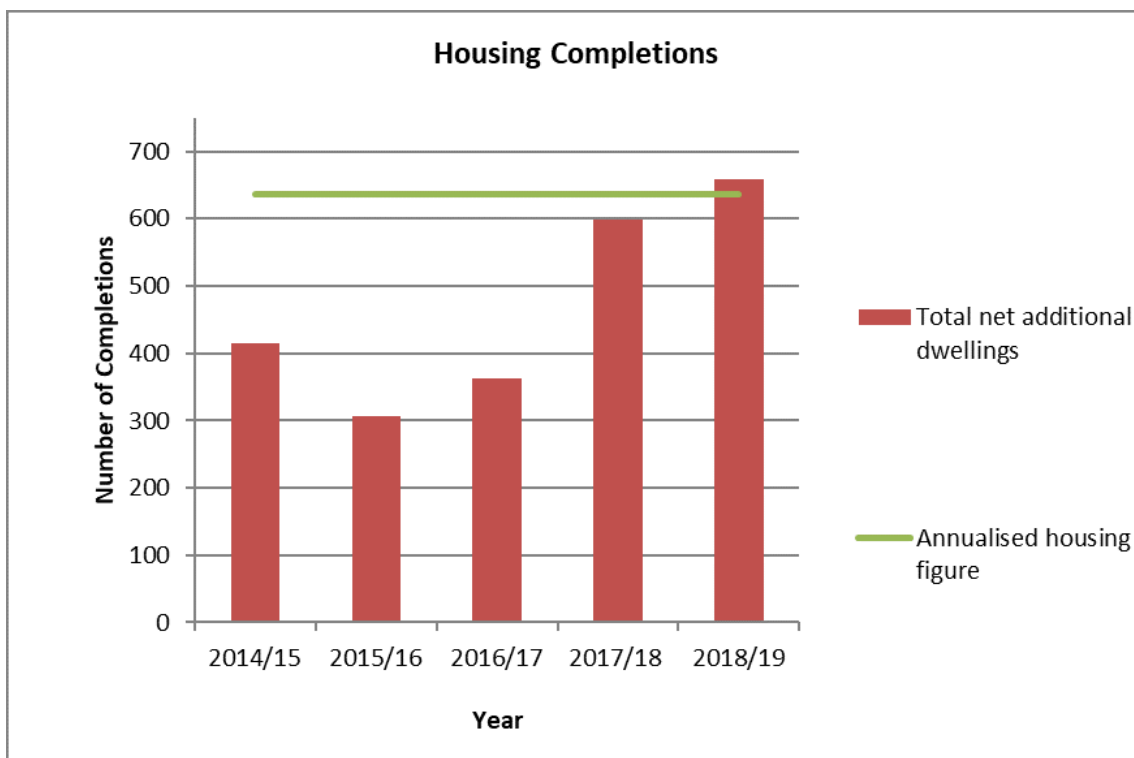
Policy GS1 Monitoring Indicators		
Indicator	Target	Commentary
Number of net additional housing completions	Delivery of housing per annum in line with housing trajectory	In 2018/19 there were 659 net additional housing completions.
Progress against housing target for plan period	Cumulative housing requirement met	Cumulative delivery is 845 dwellings below the cumulative housing requirement
Number of years housing supply	At least a 5 year supply of housing land (plus relevant buffer)	Housing land supply of 6.89 years (as at 1 April 2019)
Amount of new employment land permitted and completed	Maintain employment land supply to deliver 38 ha over plan period	Developments providing 8.292 hectares of employment land were permitted
Number of Gypsy and Traveller pitches delivered	4 pitches by 2022; 6 pitches by 2032	There were no permanent pitches granted permission during the monitoring year

**Table 7.1 Policy GS1**

- 7.4** The adopted plan housing target was set in the Harrogate District Core Strategy (2009) and is 390 net additional dwellings per annum. However, since 2014 the council has used the latest available objectively assessed housing need figure to assess the supply of housing, as this reflects up-to-date demographic and economic forecasts of need.
- 7.5** The current housing requirement for the Harrogate district is 637 dwellings per annum. This is derived from the Housing and Economic Development Needs Assessment (HEDNA) (2018)<sup>(10)</sup> and has changed from the figure identified in previous AMRs following consideration during the examination of the emerging local plan. As a result, based on an annual requirement of 637, the emerging local plan seeks to deliver a minimum of 13,377 additional new homes over the plan period (2014-2035).
- 7.6** The number of net additional dwellings in the 2018/19 monitoring year was 659. This continues the trend of increasing levels of delivery over recent years.

10 Further information available at: [https://www.harrogate.gov.uk/downloads/file/2714/2018\\_housing\\_and\\_economic\\_development\\_needs\\_assessment](https://www.harrogate.gov.uk/downloads/file/2714/2018_housing_and_economic_development_needs_assessment)

## 7 Local Plan Monitoring



Plan Period and Housing Requirement		
Start Plan Period	End Plan Period	Housing Requirement
01/04/2014	31/03/2035	13,377 (637 per annum) from HEDNA (2018)

Table 7.2 Plan Period and Housing Requirement

**7.7** It is acknowledged that housing delivery has been slow at the beginning of the plan period, notably at a time when previous local plan allocations had been built out. Whilst the shortfall is accounted for within the local plan trajectory, the council has acknowledged the historic issues with past delivery and has voluntarily developed a Housing Delivery Action Plan to accelerate and ensure continued delivery<sup>(11)</sup>.

**7.8** The council has also restructured to reflect the priority for delivering housing and a newly appointed Executive Officer for Housing Delivery and Strategic Sites has begun leading work on the actions identified. Further posts to assist have been created and will be filled in the coming weeks. Housing delivery actions to date include:

- Proactive monitoring of site delivery (account management) and intervening where delivery is slow or stalled.
- £35,000 of funding secured to engage expertise to look at delivery of small sites, which currently make up nearly 20% of our supply. We have engaged consultants Local Partnerships to conduct primary research and look at best practice and new and innovative ways that the council can influence the delivery of small sites, and their role in meeting our self-build requirements. Project due to complete at the end of March.
- £235,000 of funding secured to help with the masterplanning of council owned housing and employment sites once the local plan has been adopted.
- Proactively influencing quality place-making and delivery of Clothierholme Urban Village, west Harrogate and other key local plan sites. Looking to increase the use of PPAs on more complex schemes (recently agreed a PPA for Clothierholme) – benefits in terms of committing resource, securing a fee and looking to achieve a better quality application.

11 Further information available at: [https://www.harrogate.gov.uk/downloads/file/4703/housing\\_delivery\\_action\\_plan\\_draft](https://www.harrogate.gov.uk/downloads/file/4703/housing_delivery_action_plan_draft)

## Local Plan Monitoring 7

- Engaging with site promoters to prepare a Parameters Plan to agree how infrastructure such as schools, highway improvements, sustainable transport and green infrastructure should be delivered across the area.
- Building strong relationships with the development industry and key stakeholders such as Homes England.
- Learning best practice through visits to high performing local authorities (Plymouth and East Riding).
- Introducing more engagement for councillors at the pre-application stage.
- Streamlining the S106 process, including more effective monitoring.
- Reviewing the use of planning conditions to reduce delay in the process.
- The council's housing company has been established, which is led by the Housing and Property team.

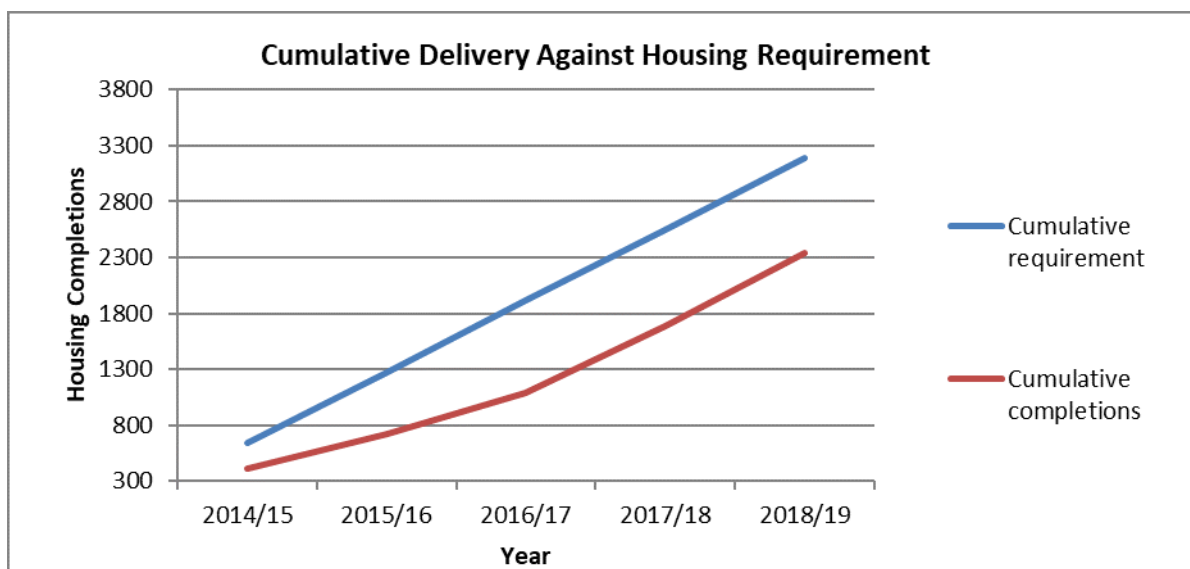


Figure 7.1 Cumulative Housing Delivery Against Housing Requirement

- 7.9** As of 1st April 2019 the council has been able to demonstrate a supply of housing land in the Harrogate district of 6.89 years. Further information on how this figure has been calculated can be found in the Harrogate District Local Plan Housing Land Supply Update (April 2019)<sup>(12)</sup>

### Delivery of Employment Land

- 7.10** The emerging local plan aims to deliver a minimum of 38 hectares of new employment land (use classes B1, B2 and B8) up to 2035. During the monitoring year 8.292 hectares of employment land was granted permission, however, permission was also granted for development that will result in a loss to other uses of 1.38 hectares. The net result of these permissions will be an increase of 6.912 hectares.

### Delivery of Gypsy and Traveller Provision

- 7.11** No additional permanent Gypsy and Traveller pitches were provided during 2018/19. The emerging local plan seeks to allocate sites for the delivery of sufficient pitches to meet the requirement up to 2022, as identified in the Gypsy and Traveller Accommodation Assessment (GTAA) (2017). This would be through limited alterations to the Green Belt at Knaresborough in order to create insets within the Green Belt to accommodate the allocation of three existing private Gypsy and Traveller sites, which have temporary planning permission.<sup>(13)</sup>

12 For further available at: [https://www.harrogate.gov.uk/downloads/file/5105/2019\\_april\\_housing\\_land\\_supply\\_update](https://www.harrogate.gov.uk/downloads/file/5105/2019_april_housing_land_supply_update)

13 See also the commentary for Policy HS10 indicator.

## 7 Local Plan Monitoring

### Growth Strategy

#### Settlement Hierarchy

**7.12** The local plan growth strategy directs new development to locations that are sustainable or can be made sustainable. The scale of growth proposed in a settlement reflects:

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

Policy GS2 Monitoring Indicators		
Indicator	Target	Commentary
Net additional dwellings and employment floorspace completed within each tier/settlement of district hierarchy	Direct development to most sustainable settlements in accordance with development strategy	48% of dwellings and 20% of employment floorspace was permitted in the main settlements.

Table 7.3 Policy GS2 Monitoring Indicator

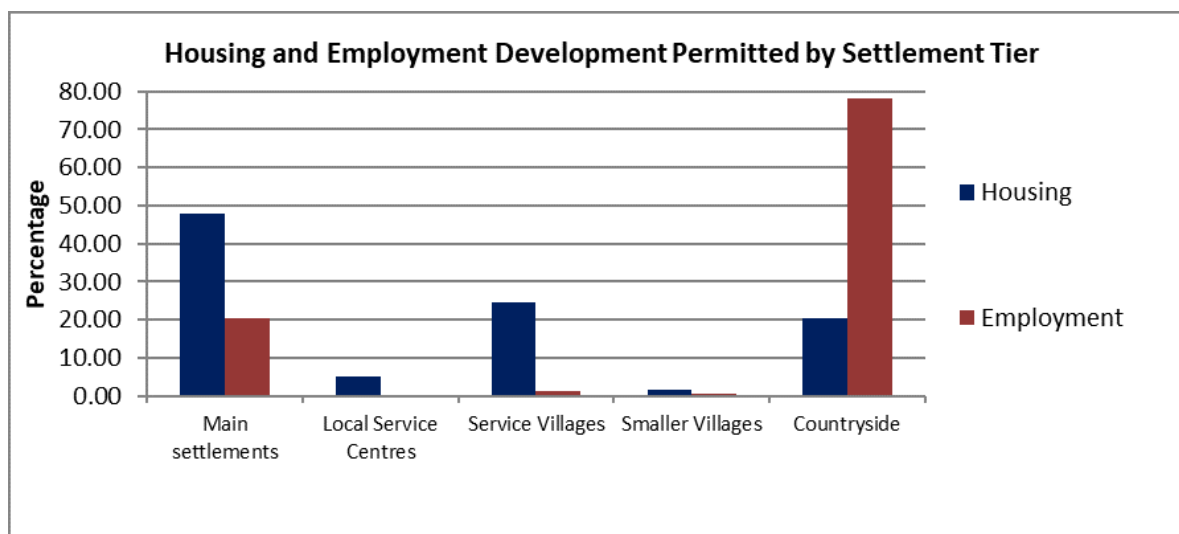


Figure 7.2 Housing and Employment Development by Settlement Tier

**7.13** In the main new housing and employment development has been permitted in accordance with the local plan settlement hierarchy with larger settlements receiving the most development<sup>(14)</sup>. However it is noted that significant amounts of housing and particularly employment floorspace has been permitted in countryside locations i.e. outside emerging settlement development limits. Development outside development limits is discussed further below.

14 The housing and employment figures are net and to avoid double counting exclude outline applications as the quantum of development is often not determined at this stage.



## Local Plan Monitoring 7

## Development Limits

Policy GS3 Monitoring Indicators		
Indicator	Target	Commentary
Amount and type of development permitted outside of development limits	No development permitted unless in accordance with policy criteria	24,065m <sup>2</sup> of employment floorspace (Use Classes B1, B2 and B8) was permitted outside of settlement development limits.  367 dwellings were permitted outside of settlement development limits.

Table 7.4 Policy GS3 Monitoring Indicator

- 7.14** Development limits drawn around defined settlements have been used for many years to differentiate where settlement or countryside policies apply in order to manage settlement growth. When defining development limits in the emerging plan account has been taken of the need for development over the plan period, in particular the need to allocate land on the edge of settlements. As such the limits have been drawn around sites being allocated for development.
- 7.15** As the local plan is still undergoing examination the emerging development limits have been given only limited weight in planning decisions during the monitoring period, which has resulted in more development being approved outside these limits than would be the case if the plan was in place. In 2018/19 367 dwellings and a little over 24,000m<sup>2</sup> of employment floorspace was permitted outside these limits. It is noted that the vast majority of this housing is well located in relation to existing settlements, usually adjacent to the development limit, rather than being detached from settlements and in isolated locations. For example more than 200 of these dwellings were permitted in a single application on the edge of Harrogate. The level of employment floorspace permitted outside emerging settlement development limits is discussed in the economy section under policy EC3: Employment Development in the Countryside.

## Green Belt

Policy GS3 Monitoring Indicators		
Indicator	Target	Commentary
Amount (hectares) of Green Belt lost to inappropriate development	No inappropriate development in the Green Belt (other than allowed for in the Plan)	Not monitored this year

Table 7.5 Policy GS4 Monitoring Indicator

## Supporting the District's Economy

Policy GS5 Monitoring Indicators		
Indicator	Target	Commentary
Number of jobs created in key employment sectors	Net increase in jobs over 5 year rolling period	FTE workplace jobs in the largest sectors:  2014: 65,225; 2019: 71,416  Increase of 6,191 (9.5%)  (1)

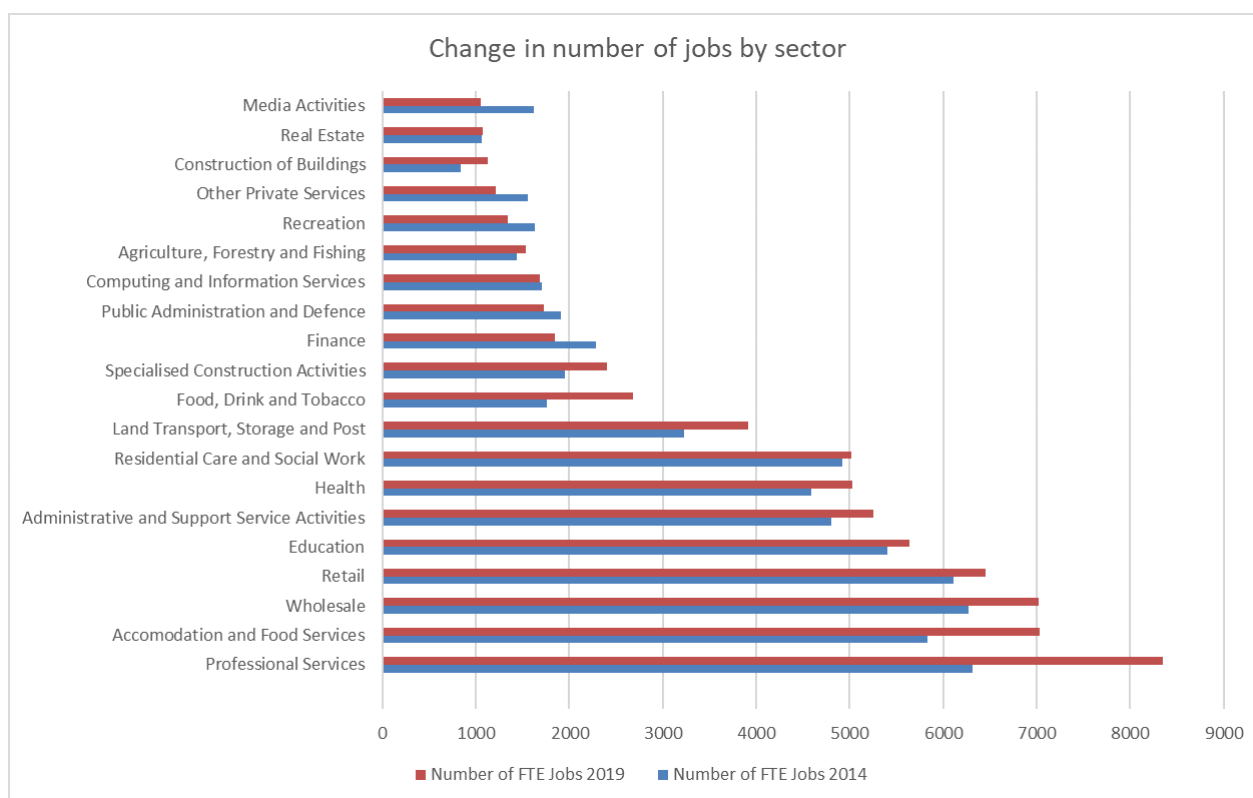
## 7 Local Plan Monitoring

Policy GS5 Monitoring Indicators		
Indicator	Target	Commentary
Amount of B1 office floorspace lost to non-employment uses	To limit the amount of B1 office floorspace lost to non-employment uses	3,497.4m <sup>2</sup> of B1 office floorspace was lost to non-employment uses through planning applications.

**Table 7.6 Policy GS5 Monitoring Indicator**

1. Source: Regional Econometric Model (REM), 2019

**7.16** The graph below shows the net change in full-time equivalent (FTE) jobs in the largest sectors present in the district. Overall in the five years to 2019 there has been an increase of 6,191 jobs, which represents a rise of 9.5%. Within this headline figure there has been significant increases within: professional services; accommodation and food services; land transport, storage and post; food, drink and tobacco; specialised construction activities; and construction of buildings. There has also been significant decreases within: finance; recreation; other private services; and media activities.



**Figure 7.3 Change in number of jobs by sector**

**7.17** During the monitoring year planning permission was granted for five developments involving the loss of office floorspace in use class B1 resulting in a loss of a little under 3,500m<sup>2</sup>. Three of the applications involved conversion to a residential use, which will provide 18 new residential units. The other applications were for change of use to a gymnasium and wellbeing centre (use class D2), and conversion to a dental surgery (use class D1). This figure does not include schemes where the use of offices has changed to residential use without the need for planning permission i.e. through permitted development.

## Local Plan Monitoring 7

## Area of Outstanding Natural Beauty

Policy GS8 Monitoring Indicators		
Indicator	Target	Commentary
Percentage of appeals allowed for major development in the AONB	No more than 20% of refused applications are allowed on appeal over a 5 year period	No applications for major development in the AONB that were refused have subsequently been successful at appeal.

Table 7.7 Policy GS8 Monitoring Indicator

## Housing

## Housing Mix and Density

Policy HS1 Monitoring Indicators		
Indicator	Target	Commentary
Size and type of housing approved: a) across the district b) in the 5 sub-areas identified in the HEDNA (2017)	Delivery of planning permissions for housing provides mix of housing that accords with the HEDNA	Approximately 70% of all dwellings permitted were for 1, 2 or 3 bedroomed properties.  In all sub-areas the number of homes with 3 or fewer bedrooms is greater than the number with 4 or more bedrooms.
Density of new development	Average density of housing developments of at least 30dph or higher in more accessible locations	The average density of housing developments permitted was 28 dwellings per hectare.
Percentage of homes permitted and completed that are accessible and adaptable	At least 25% of homes on sites over 10 units to meet prescribed requirement	Requirement not in operation

Table 7.8 Policy HS1 Monitoring Indicators

- 7.18** The Housing and Economic Development Needs Assessment (HEDNA) (2018) provides an estimate of the need for different sizes of market and affordable homes over the plan period. For market housing it suggests that future provision across the district should be focused on delivering two and three bedroom homes; and for affordable housing it identifies that there should be a greater proportion of homes for smaller households, with a focus on one and two bedroom homes but with some three bedroom homes to meet the needs of families.
- 7.19** The graph below shows that the largest proportion of permissions for new dwellings relate to three bedroomed properties followed by two bedroomed properties. Taken together, just over 70% of new dwelling permissions were for one, two or three bedroomed properties, however, a little under a third of new dwelling permissions are for properties with four or more bedrooms.

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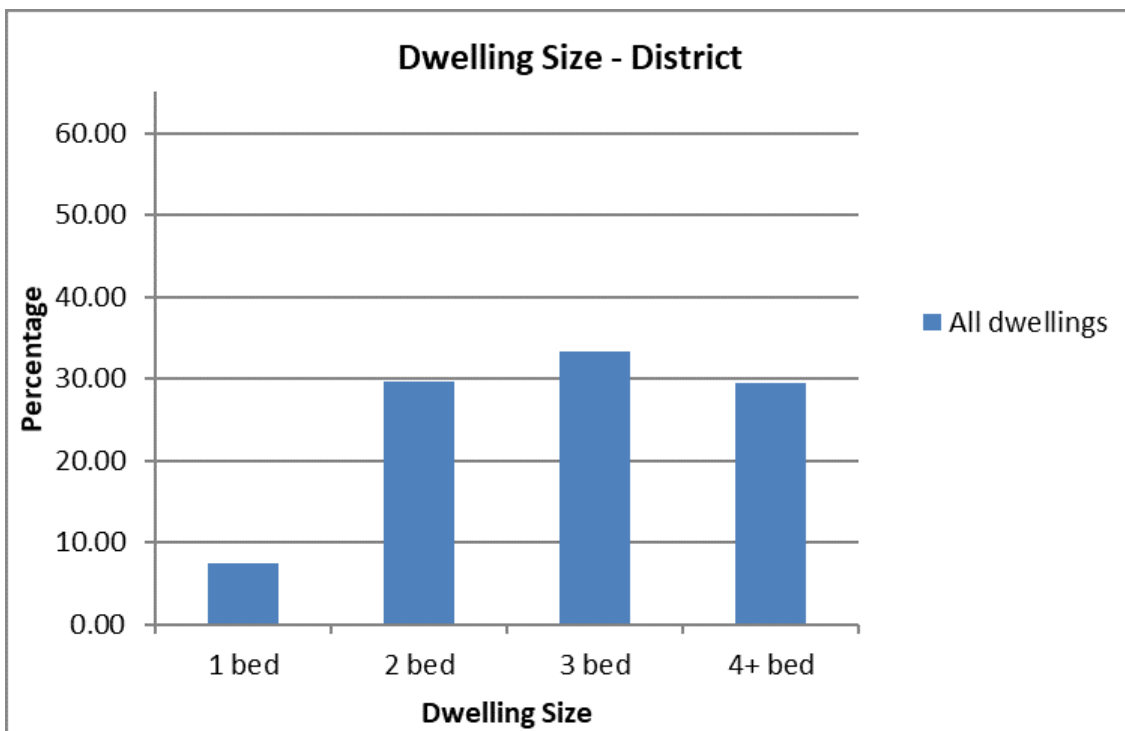


Figure 7.4 Dwelling Size Districtwide

**7.20** The graph below shows the dwelling size mix of permissions for new dwellings across the five sub-areas identified in the HEDNA. It identifies that the desire for a greater proportion of smaller dwellings (i.e. dwellings with fewer bedrooms) is most successfully being implemented in Harrogate and its surrounding area and least successfully implemented in western rural area. In all areas the number of new homes with three or fewer bedrooms is greater than the proportion of new homes with four or more bedrooms.

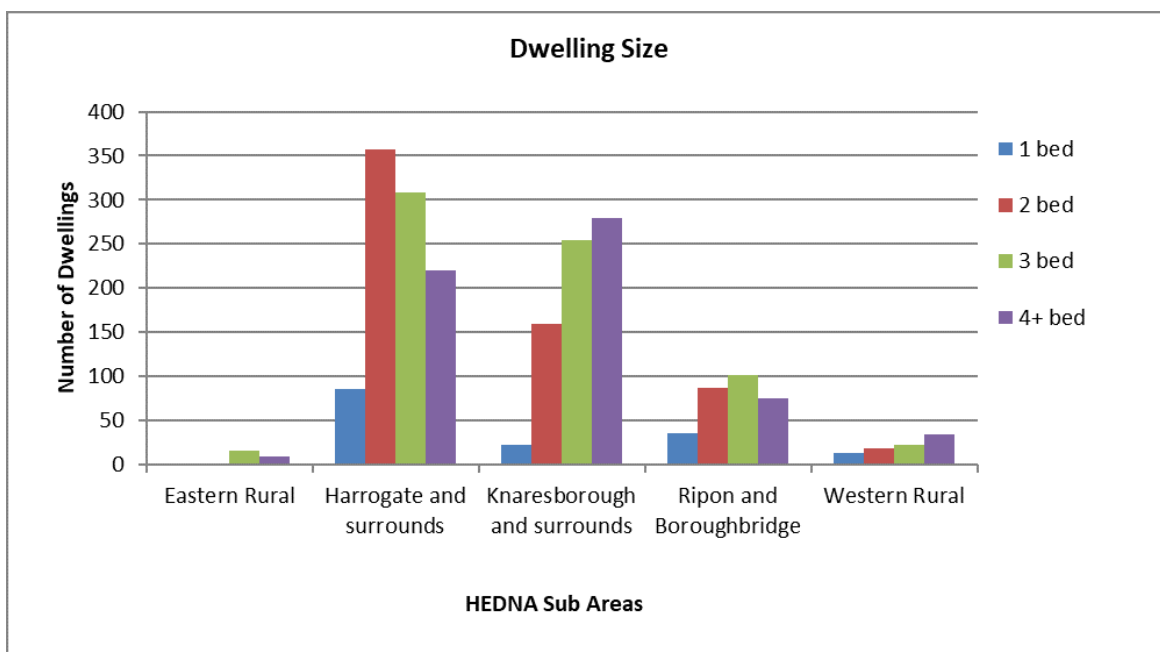


Figure 7.5 Dwelling Size by HEDNA Sub-Area

**7.21** On average developments are expected to achieve a minimum density of 30 dwellings per hectare (dph). During 2018/19 the average density of housing developments permitted was 28dph. 852 residential units were permitted on schemes achieving more than 30dph but

## Local Plan Monitoring 7

1292 units were permitted on schemes achieving less than 30dph. While the average density is a little less than that targeted it is noted that a large number of the permissions relate to smaller sites, particularly in villages, where it can be more difficult to realise desired densities.

- 7.22** Draft policy HS1: Housing Mix and Density in the emerging local plan also includes a requirement that 25% of market units on developments of 10 or more dwellings meet the accessible and adaptable requirements of building regulations. This policy is still undergoing examination and, as yet, not fully in operation.

### Affordable Housing

Policy HS2 Monitoring Indicators		
Indicator	Target	Commentary
Number of affordable housing completions	Developments that meet site thresholds provide required affordable housing percentage	146 affordable housing completions
Amount paid in financial contributions for the provision of affordable housing	No target	Not monitored this year
Percentage of homes permitted and completed that are accessible and adaptable	100% of homes to meet prescribed requirements	Requirements not yet in operation
Percentage of homes permitted and completed that are wheelchair accessible	10% of homes to meet prescribed requirements	

Table 7.9 Policy HS2 Monitoring Indicators

- 7.23** There were 146 affordable housing completions in the monitoring period. Draft policy HS2: Affordable Housing in the emerging local plan includes the requirement that affordable housing meets the accessible and adaptable requirements of building regulations and within any individual site 10% meet the wheelchair accessible homes requirements of building regulations. These requirements are still undergoing examination and, as yet, not fully in operation.

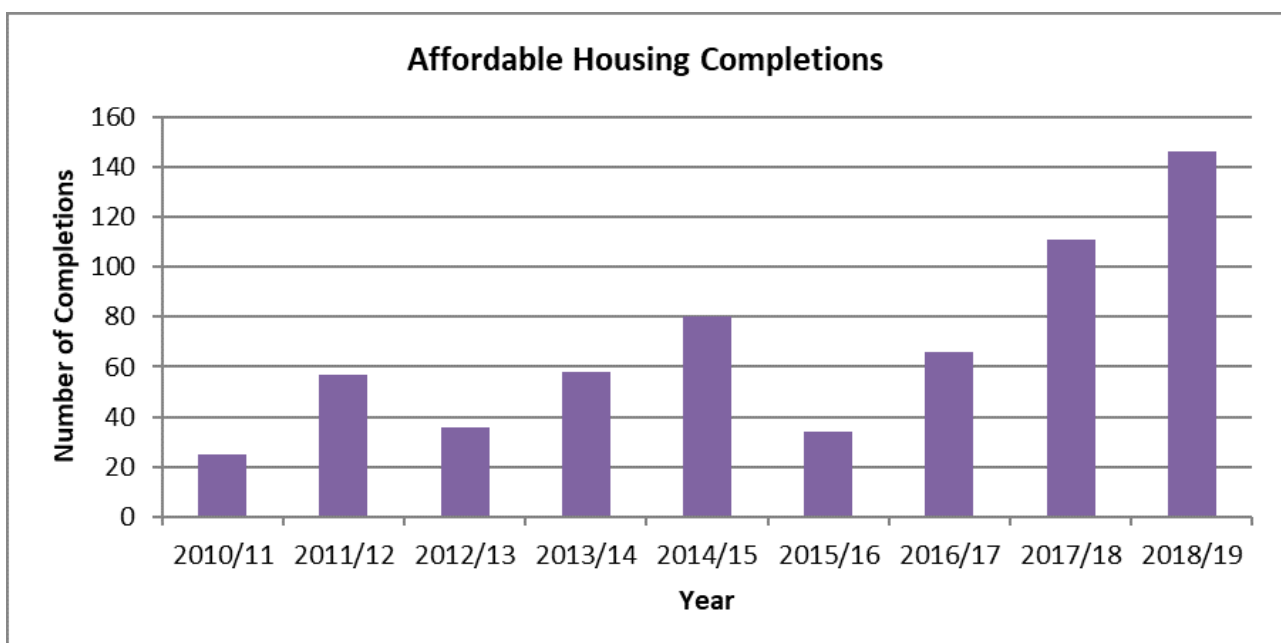


Figure 7.6 Affordable Housing Completions

## 7 Local Plan Monitoring

### Self and Custom Build Housing

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

Table 7.10 Policy HS3 Monitoring Indicator

- 7.24** The Housing and Planning Act 2016 requires authorities to give suitable development permission in respect of enough serviced plots of land to meet the demand for self and custom house-building in the authority's area arising in each base period. The first base period runs from 1 April 2016 to 31 October 2016. Each subsequent base period will be 12 months. The authority has three years from the end of each base period within which to grant the required number of development permissions<sup>(15)</sup>.
- 7.25** The council's Self Build Register became operational in April 2016. An analysis of the register has indicated that in the first base period (1 April 2016 - 30 October 2016) there were 63 eligible entries. In the second base period (31 October 2016-30 October 2017) there were 159 eligible entries and in the third base period (31 October 2017 - 30 October 2018) there were 121 eligible entries. In base period four (31 October 2018 - 30 October 2019) there were 95 eligible entries.<sup>(16)</sup>
- 7.26** In order to meet the demand policy HS3 requires the provision of at least 5% of dwelling plots on strategic sites of 500 dwellings or more, to be made available for sale to self-builders, subject to appropriate demand at the time being identified. However, the opportunity afforded by windfall sites in providing self build plots is also recognised.
- 7.27** To date no plots have been delivered on strategic sites. However, the monitoring of single dwelling plots indicates that 184 plots believed to be self build plots have been given permission between 1 April 2016 and 31 October 2018, which is sufficient to meet the demand for the first base period and the majority of the demand identified in the second base period.

### Older People's Specialist Housing

Policy HS4 Monitoring Indicator		
Indicator	Target	Commentary
Number of specialist housing units permitted and completed	No specific target	86 bedrooms completed

Table 7.11 Policy HS4 Monitoring Indicator

- 7.28** The emerging local plan supports the provision of accommodation to meet the needs of older people, where this is well located to facilities and services. In the monitoring period 86 new units were provided through a single development and there was no loss of units.

15 Regulation 2 of the Self and Custom Housebuilding (Time for compliance and fees) Regulations 2016

16 There are more entries on the register but not all are eligible and some are duplicate entries.



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## Space Standards

Policy HS5 Monitoring Indicator		
Indicator	Target	Commentary
Percentage of developments permitted that meet residential space standards	100% of eligible developments meeting the residential space standards	Not yet in operation

Table 7.12 Policy HS5 Monitoring Indicator

**7.29** Emerging local plan policy HS5: Space Standards includes the requirement that all new market and affordable homes should meet, as a minimum, the relevant nationally described space standard. Within the plan it explains that this policy would come into force six months after the adoption of the plan. As such the policy is not yet in operation.

## Conversion of Rural Buildings to Housing

Policy HS6 Monitoring Indicator		
Indicator	Target	Commentary
Number of units permitted and completed through conversion of buildings	No specific target	23 units were granted permission.

Table 7.13 Policy HS6 Monitoring Indicator

**7.30** During the monitoring year permission was granted for the conversion of rural buildings to provide 23 dwellings. This compares to 56 and 44 dwellings granted permission in the previous two monitoring years.

## Replacement Dwellings in the Countryside

Policy HS7 Monitoring Indicator		
Indicator	Target	Commentary
Number of replacement dwellings permitted and completed	No specific target	3 applications permitted

Table 7.14 Policy HS7 Monitoring Indicator

**7.31** During the monitoring year there were three applications for replacement dwellings in countryside locations (i.e. locations outside development limits set out in the emerging local plan). All of these applications were permitted.

## Extension to Dwellings

Policy HS8 Monitoring Indicator		
Indicator	Target	Commentary
Number of planning applications refused on basis of policy allowed on appeal	No more than 20% of refused applications are allowed on appeal over a 5 year period	Not monitored this year

Table 7.15 Policy HS8 Monitoring Indicator

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### Rural Workers Dwellings

Policy HS9 Monitoring Indicator		
Indicator	Target	Commentary
Number of units permitted and completed	No specific target	6 applications permitted

Table 7.16 Policy HS9 Monitoring Indicator

**7.32** During the monitoring year six applications for rural workers dwellings, each seeking a single dwelling, were approved. Five of the schemes secured full planning permission and the other scheme secured outline permission.

### Providing for the Need of Gypsies and Travellers

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

Table 7.17 Policy HS10 Monitoring Indicator

**7.33** The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2017) identifies a gross need for 11 additional pitches to 2032. The net need for additional pitches over the same period, once vacant pitches at existing sites are considered, is six. Draft policy HS10 of the emerging local plan seeks to allocate five additional pitches. As such the council can demonstrate more than a five year supply against the local requirement.

## Economy

### Protection and Enhancement of Existing Employment Sites

Policy EC1 Monitoring Indicators		
Indicator	Target	Commentary
Amount of employment land/floorspace lost to non-employment uses on:	Minimise loss of B1, B2 or B8 employment land	Employment floorspace permitted (use classes B1, B2 & B8) losses: 13,757.7m <sup>2</sup> of which:
a) identified key employment sites		a) on key employment sites: -1,566m <sup>2</sup>
b) other employment sites		b) on other employment sites: 15,323.7m <sup>2</sup>

Table 7.18 Policy EC1 Monitoring Indicator

**7.34** In total 13,758m<sup>2</sup> of employment floorspace was permitted to be lost to non-employment uses during the monitoring period. The vast majority of these losses occurred on other employment sites i.e. not the key sites most strongly protected by policy. On key employment sites there was a loss of 332m<sup>2</sup> at Hornbean Park in Harrogate and a net gain of 1,986m<sup>2</sup> at St James' Park in Knaresborough. The net gain at St. James Park resulted from a single application that involved the loss of 420m<sup>2</sup> but the creation of 2,318m<sup>2</sup>. Overall these two applications will result in a gain of employment floorspace at key employment sites of 1,566m<sup>2</sup>.

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## Expansion of Existing Businesses

Policy EC2 Monitoring Indicators		
Indicator	Target	Commentary
Number of permissions for expansion of existing businesses	Net increase in employment floorspace	Three permissions totalling 544.08m <sup>2</sup>

Table 7.19 Policy EC2 Monitoring Indicator

**7.35** There were three permissions delivering additional employment land, which specifically related to the expansion of an existing business on site. The approvals will deliver a little over 544m<sup>2</sup> of new employment floorspace.

## Employment Development in the Countryside

Policy EC3 Monitoring Indicators		
Indicator	Target	Commentary
Amount of new build employment floorspace permitted and completed (by use class) outside of development limits	Net increase in floorspace	New employment floorspace outside of development limits: 24,065m <sup>2</sup>
Number of building conversions permitted and completed to employment uses	Number of new businesses	Three building conversions permitted
Business count		Business Enterprises in the Harrogate District. Start of plan period (2014): 8370 End of current reporting period: (2019): 9260 (1)

Table 7.20 Policy EC3 Monitoring Indicator

1. Source: UK Business Counts from the Inter Departmental Business Register (IDBR), (ONS, 2019). Available at: <https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=142>

**7.36** There were 15 permissions for employment development in locations outside of emerging settlement development limits that will deliver 24,065m<sup>2</sup> of new employment floorspace.

**7.37** Three of the permitted applications, delivering 915m<sup>2</sup> were for the redevelopment of land within a single key employment site and, as such, are in-line with wider local plan employment policies. Of the remaining permissions the majority of floorspace relates to three applications; one for a greenfield industrial park on the outskirts of Harrogate (11,200m<sup>2</sup>); one for the change of use of horticultural buildings to storage near Baldersby (2,243m<sup>2</sup>); and the other for the change of use of a former highways depot to an open air storage facility at Walshford (7,300m<sup>2</sup>). The remaining nine permissions relate to smaller-scale development alongside farmsteads.

## Farm Diversification

Policy EC4 Monitoring Indicators		
Indicator	Target	Commentary
Number of applications (by use proposed) received and approved	Support diversification and local employment opportunities	Two applications permitted

Table 7.21 Policy EC4 Monitoring Indicator

## 7 Local Plan Monitoring

- 7.38** During the monitoring year three applications for farm diversification developments were received; two were approved and the other was withdrawn. The approved applications involved the conversion of agricultural buildings for business (use class B1) and storage and distribution (use class B8).

### Town and Local Centre Management

Policy EC5 Monitoring Indicators		
Indicator	Target	Commentary
Percentage of vacant units in town and local centres	Vacancy rate not to rise above level recorded in 2015 town centre monitoring	Vacancy rate of 8.54% <sup>(1)</sup>
Amount of new retail floorspace permitted and completed in: a) primary shopping areas b) local centres c) in other locations	To direct majority of retail development to town and local centres	New retail floorspace (use class A1) completed: a) Primary shopping areas: 69m <sup>2</sup> b) Local centres: no new floorspace created c) In other locations: 476m <sup>2</sup>
Percentage of primary and secondary frontages in non Class A1 use	Minimum of 80% of ground floor street frontage in Class A1	63% of frontages were in Class A1 use <sup>(2)</sup>
Amount of Class A3/A4/D1 floorspace permitted and completed in town centres	To support evening economy of town centres	Not monitored this year, see below
Amount of new residential units or office floorspace completed on upper floors	Net increase in homes and office floorspace on upper floors	21 residential units were permitted. No new office space was permitted.

**Table 7.22 Policy EC5 Monitoring Indicator**

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

- 7.39** For many years the council has undertaken biennial surveys of the district's town and local centres, monitoring the change in town centre uses and shop vacancy rates in order to assess how each centre is performing. The most recent survey took place in 2017, however, the council intend to resume this monitoring following adoption of the local plan in 2020.

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

Local Plan Monitoring 7

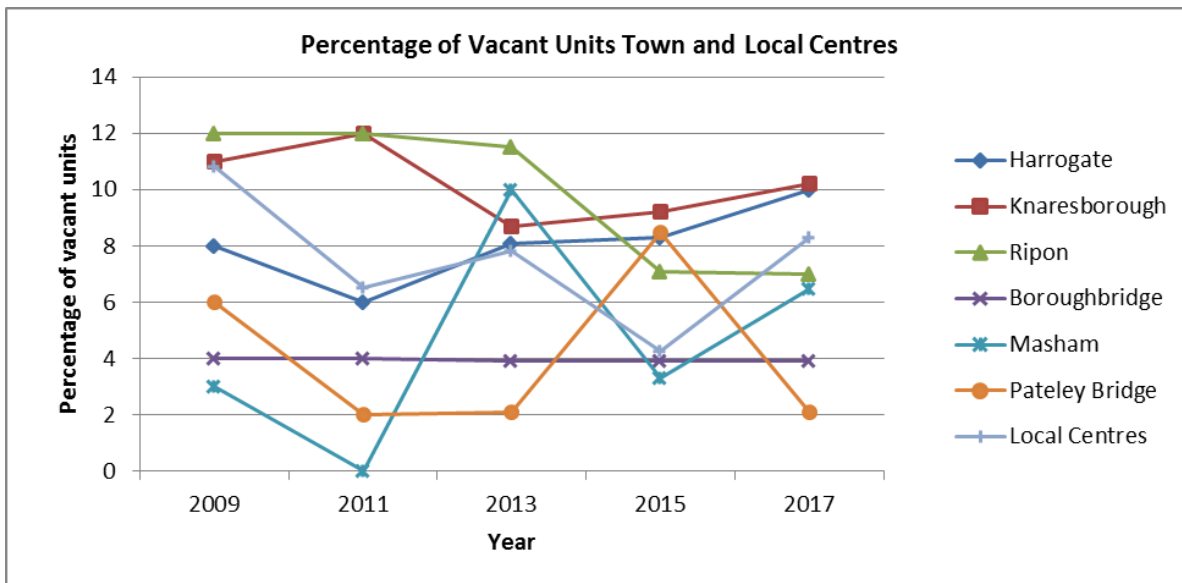


Figure 7.7 Percentage of Vacant Units in Town and Local Centres

- 7.41 In the primary shopping areas a single application was permitted and completed, which delivered 1591m<sup>2</sup> of retail floorspace (use class A1), however, the same development lead to a loss of 1522m<sup>2</sup> of retail floorspace. The net result of this development was an increase of 69m<sup>2</sup> within Harrogate's primary shopping area. No new floorspace was created in the local centres. In other locations, the construction of a 2466m<sup>2</sup> supermarket in Knaresborough to replace a previous store of 1990m<sup>2</sup> delivered a net increase in retail floorspace of 476m<sup>2</sup>.
- 7.42 Data for the amount of new development in use classes A3 (restaurants and cafes), A4 (drinking establishments) and D1 (non-residential institutions such as libraries, places or workshop and clinics etc.) is not currently available, however, this information will be collected as part of wider town centre monitoring work, to be published in 2020.
- 7.43 Over the monitoring period 21 new dwellings were permitted on upper floors; 12 were in Harrogate and nine were in Ripon. No new office floorspace was permitted on upper floors in the monitoring year.

Protection of Tourist Facilities and Sustainable Rural Tourism

Policy EC6/EC7 Monitoring Indicators		
Indicator	Target	Commentary
Number and type of permissions permitted for visitor economy developments	No net loss in visitor accommodation bed spaces over plan period  Net increase in development for visitor economy over plan period	Net change of +101 rooms between 2014 - 2019 (5124 rooms in 2014 and 5225 rooms in 2019)

Table 7.23 Policy EC6/EC7 Monitoring Indicator

- 7.44 During the monitoring year there was one permission involving the loss of visitor accommodation in hotels of 20 or more bedrooms, which is the threshold at which the policy is applicable. The application concerned the change of use of a hotel with 20 bedrooms to form three dwellings.

## 7 Local Plan Monitoring

### Transport and Infrastructure

#### Sustainable Transport

Policy T11 Monitoring Indicator		
Indicator	Target	Commentary
Walking, cycling, bus and rail modal share for travel to work journey (expressed as a percentage of all trips)	Increase in modal share over 10 year period	Percentage trip share in Harrogate district: <sup>(1)</sup>  Walking: 10.36%; Cycling: 1.55%; Bus: 2.74%; Rail: 1.77%
Number of electric charging points provided in association with new development	No specific target	The council approved 14 applications to discharge conditions relating to the provision of electric vehicle charging points at new dwellings; this will provide 573 charging points.
Number of permissions granted with approved Transport Assessment or travel plan	100% of eligible developments	Travel plans connected to 10 permissions were considered acceptable.
Completion of Strategic Transport Priorities Study	Completion of Study by 2019	Study yet to be completed

**Table 7.24 Policy T11 Monitoring Indicator**

1. Source: (2011 Census)

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

**7.46** The council has determined 15 applications seeking to discharge conditions relating to the provision of electric vehicle charging points in new residential developments during the monitoring period. All the applications were approved and together these developments will deliver 573 new charging points.

**7.47** The council has determined 10 applications to discharge conditions relating to the approval of a travel plan. In all cases the travel plans were considered to be acceptable, although only nine of the applications could be approved. The other application could not be approved as the development was occupied prior to determining the application despite the condition requiring discharge prior to first occupation.

#### Protection of Transport Sites and Routes

Policy T12 Monitoring Indicator		
Indicator	Target	Commentary
Safeguarding of transport sites and routes	No development permitted that would prejudice implementation of site or route for transport infrastructure	Not monitored this year

**Table 7.25 Policy T12 Monitoring Indicator**

## Local Plan Monitoring 7

**Parking Provision**

Policy TI3 Monitoring Indicator		
Indicator	Target	Commentary
Number of new developments providing measures to reduce use of private cars	100% of eligible developments	See indicator TI1

Table 7.26 Policy TI3 Monitoring Indicator

**Delivery of New Infrastructure**

Policy TI4 Monitoring Indicator		
Indicator	Target	Commentary
Number of infrastructure related obligations within S106 agreements delivered	100% of obligations delivered to agreed timescale	Not monitored this year
Progress on delivery of key infrastructure	Delivery of key infrastructure in accordance with timescales identified in IDP schedule	Not monitored this year

Table 7.27 Policy TI4 Monitoring Indicator

**7.48** The Community Infrastructure Levy (CIL) Regulations 2019 require the council to produce an annual infrastructure funding statement that records all section 106 obligations and CIL payments. The first statement will be produced before 31 December 2020.

**Telecommunications**

Policy TI5 Monitoring Indicator		
Indicator	Target	Commentary
Number of new developments providing prescribed broadband connectivity	100% of developments	Not yet in operation

Table 7.28 Policy TI5 Monitoring Indicator

**7.49** Draft policy TI5: Telecommunications includes a requirement for development to contribute to enabling the delivery of fibre to the premises broadband. Following consultation on the Local Plan Publication Draft, the policy was amended for submission. This policy is still undergoing examination and, as yet, not fully in operation.

**Provision of Educational Facilities**

Policy TI6 Monitoring Indicator		
Indicator	Target	Commentary
Progress on delivery of educational facilities	Delivery in accordance with Policy	No planning applications submitted

Table 7.29 Policy TI6 Monitoring Indicator



## 7 Local Plan Monitoring

### Environment and Quality of Life

#### Climate Change

##### Flood Risk and Sustainable Development

Policy CC1 Monitoring Indicator		
Indicator	Target	Commentary
Number of planning applications permitted where Environment Agency objected on flood grounds	No applications permitted contrary to advice of Environment Agency without appropriate condition	14 initial objections to planning applications; none of these applications were permitted with an EA objection in place.  1 initial objection to a prior notification suggesting prior approval would be required. Development judged to be permitted development prior to receipt of EA objection.  (1)

**Table 7.30 Policy CC1 Monitoring Indicator**

1. Source: Environment Agency objections to planning on the basis of flood risk: 2018 to 2019 (Environment Agency, 2019)

**7.50** Information published by the Environment Agency (EA)<sup>(17)</sup> indicates it lodged 15 initial objections to applications on the grounds of flood risk during the monitoring period; of these, 14 related to applications for planning permission and one related to prior notification.

**7.51** Following objection by the EA, four of the planning applications were subsequently withdrawn and one was refused permission, in part for failing to meet the flood risk sequential test. The remaining nine planning applications were eventually permitted after the EA removed their objection following the submission of further information by the applicant.

**7.52** In relation to the prior notification, the council concluded that the proposed development constituted permitted development and, therefore, no further action was required. In contrast the EA considered that conditions on such permitted development, together with the flood risk characteristics of the site, would require the submission of a site-specific flood risk assessment for consideration and, as such, prior approval would be required. The EA add that they would have objected to an application for this development.

#### Rivers

Policy CC2 Monitoring Indicators		
Indicator	Target	Commentary
Number of developments providing buffer zones	All eligible developments provide buffer	Not yet in operation
Environmental quality of district's rivers	Increasing quality. No worsening as a minimum	Not monitored this year

**Table 7.31 Policy CC2 Monitoring Indicators**

## Local Plan Monitoring 7

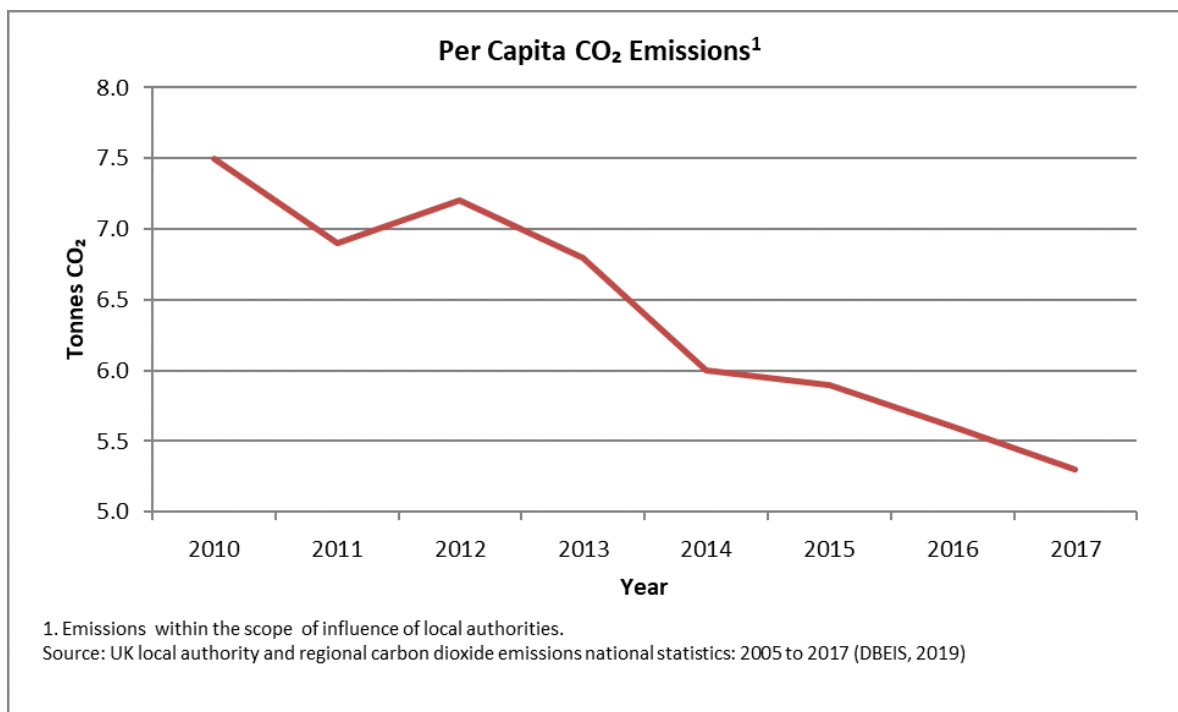
**7.53** Draft policy CC2: Rivers in the emerging local plan includes requirements for development-free buffers zones to be created around water bodies. This policy is still undergoing examination and, as yet, not fully in operation.

### Renewable and Low Carbon Energy

Policy CC3 Monitoring Indicators		
Indicator	Target	Commentary
District per capita reduction in CO <sup>2</sup> emissions	Reduction over 5 and 10 years	Five year period: Per capita reduction of 1.9 tonnes between 2012 (7.2t) and 2017 (5.3t)  Ten year period: Per capita reduction of 2.8 tonnes between 2007 (8.1t) and 2017 (5.3t) <b>(1)</b>
Amount of renewable energy capacity installed through the planning system	To increase generation of renewable energy in district	Not monitored this year
Number of wind turbines approved	No specific target	Not monitored this year
Review of Renewable and Low Carbon Energy SPD	Adoption by 2019	Review not completed (see section three)

**Table 7.32 Policy CC3 Monitoring Indicators**

- Source: UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2017 (DBEIS, 2019): Emissions within the scope of influence of local authorities. Available at: <https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics>



**Picture 7.1**

## 7 Local Plan Monitoring

### Sustainable Design

Policy CC4 Monitoring Indicator		
Indicator	Target	Commentary
District per capita reduction in CO <sup>2</sup> emissions	Reduction over 5 and 10 years	Five year period: Per capita reduction of 1.9 tonnes between 2012 (7.2t) and 2017 (5.3t)  Ten year period: Per capita reduction of 2.8 tonnes between 2007 (8.1t) and 2017 (5.3t)  (1)
Number of approved residential developments incorporating energy reduction technologies/design	All developments incorporating energy reduction features	Not yet in operation
Proportion of non-residential developments meeting BREEAM excellent standard	100% of eligible buildings constructed to prescribed standard	Requirement to achieve 'Excellent' standard not yet in operation. Three design stage BREEAM conditions requiring 'Very good' were discharged ahead of the development taking place. One post-construction BREEAM condition was discharged, however this only required the 'Good' standard.

**Table 7.33 Policy CC4 Monitoring Indicator**

- Source: UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2017 (DBEIS, 2019): Emissions within the scope of influence of local authorities. Available at: <https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics>

**7.54** Draft policy CC4: Sustainable Design in the emerging local plan includes a requirement for development to reduce energy use through with respect to the energy hierarchy. The policy also requires new non-domestic development to achieve a minimum BREEAM (Building Research Establishment Environmental Assessment Method) standard of 'Excellent'. These requirements are still undergoing examination and, as yet, not fully in operation.

**7.55** Adopted core strategy policy EQ1: Reducing Risks to the Environment requires non-residential developments to attain the lower BREEAM 'very good' standard. Compliance is assessed through the use of planning conditions requiring the submission of assessment certificates to the council. These are usually required at both the design and post construction phases of development.

**7.56** In the monitoring period the council discharged one post construction BREEAM condition relating to the development of an hotel annex, although this only required the development to achieve the 'good' standard. In addition three design stage BREEAM conditions requiring 'very good' standard were discharged ahead of the development taking place.

### Heritage and Placemaking

#### Harrogate Town Centre Improvements

Policy HP1 Monitoring Indicators		
Indicator	Target	Commentary
Development of transport hub at Station Parade	Planning application for development submitted by 2021	No planning application submitted
Amount of Class B1 floorspace permitted and completed in town centre	Net increase in B1 floorspace in Harrogate town centre	No new floorspace was permitted

## Local Plan Monitoring 7

Policy HP1 Monitoring Indicators		
Indicator	Target	Commentary
Amount of Class A3/A4/D1 floorspace permitted and completed	Increase in permitted and completed floorspace	Not monitored this year, see section relating to town and local centre management
Review and implementation of car parking management strategy	Review complete by 2019	Review not completed

Table 7.34 Policy HP1 Monitoring Indicators

## Heritage Assets

Policy HP2 Monitoring Indicators		
Indicator	Target	Commentary
Number of developments permitted on appeal that were refused for not protecting or enhancing significance of designated or undesignated assets	No more than 20% of refused applications are allowed on appeal over a 5 year period	Not monitored this year
Number of heritage assets on the Heritage at Risk Register	Reduction in number of heritage assets at risk	2019: 16 entries (reduction of 3 since 2018) <sup>(1)</sup>

Table 7.35 Policy HP2 Monitoring Indicators

- Source: Heritage at Risk: North East and Yorkshire Register (Historic England, 2019). Available at: <https://historicengland.org.uk/images-books/publications/har-2019-registers/ne-yo-har-register2019/>

**7.57** There are 16 entries within the Harrogate district on Historic England's Heritage at Risk Register 2019. The entries comprise four listed buildings, three registered parks and gardens, one registered battlefield (Battle of Boroughbridge), and nine scheduled monuments. Since 2018 three heritage assets have been removed from the register, two listed buildings and a scheduled monument. Where the trend in the condition of assets on the register is noted, the condition of five are in a decline (all are scheduled monuments), three are stable (one park and garden, one battlefield and one scheduled monument) and two are improving (both parks and gardens).

## Local Distinctiveness

Policy HP3 Monitoring Indicator		
Indicator	Target	Commentary
Number of developments permitted at appeal that were refused on design grounds	No more than 20% of refused applications are allowed on appeal over a 5 year period	Not monitored this year

Table 7.36 Policy HP3 Monitoring Indicator

## Protecting Amenity

Policy HP4 Monitoring Indicator		
Indicator	Target	Commentary
Number of developments permitted on appeal refused on amenity grounds	No more than 20% of refused applications are allowed on appeal over a 5 year period	Not monitored this year

Table 7.37 Policy HP4 Monitoring Indicator

## 7 Local Plan Monitoring

### Public Rights of Way

Policy HP5 Monitoring Indicator		
Indicator	Target	Commentary
Number of developments permitted incorporating enhancement of PRoW network	All developments affecting PRoW network	The council determined four applications to divert a public right of way as a consequence of development being granted planning permission: Three were approved and one was refused. The refused scheme included a diversion outside the site where planning permission was granted and the council, as planning authority, is unable to determine such applications, which instead should be made to the highway authority (North Yorkshire County Council).

Table 7.38 Policy HP5 Monitoring Indicator

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

Policy HP6 Monitoring Indicator		
Indicator	Target	Commentary
Number of applications involving loss of existing open space or recreational facilities not meeting policy criteria	No net loss of existing open space or facilities by type	Not monitored this year

Table 7.39 Policy HP6 Monitoring Indicators

### New Sports, Open Space and Recreational Development

Policy HP7 Monitoring Indicators		
Indicator	Target	Commentary
Amount of open space included within approved housing developments per annum	Open space provision to reflect local standards	Not monitored this year.
Amount of open space contributions provided for through S106 contributions	No specific target	Not monitored this year. For further information on monitoring S106 contributions, see monitoring indicator for policy T11.
Adoption of Open Space in New Housing SPD	Adoption by 2018	Preparation to resume following completion of an updated Playing Pitch Strategy currently being produced and due for completion in 2020.

Table 7.40 Policy HP7 Monitoring Indicators

### Community Facilities

Policy HP8/HP9 Monitoring Indicator		
Indicator	Target	Commentary
Number of planning applications involving community facilities	No net loss of community facilities across the district over the plan period	Not monitored this year

Table 7.41 Policy HP8/HP9 Monitoring Indicator

## Natural Environment

### Air quality

Policy NE1 Monitoring Indicators		
Indicator	Target	Commentary
Level of NO <sup>2</sup> emissions in AQMAs	Reduction in NO <sup>2</sup> levels over plan period	Exceedence of the annual mean objective for nitrogen dioxide was identified at Bond End and Wetherby Road but not at other AQMAs. The highest concentrations of nitrogen dioxide within AQMAs have reduced.  (1)
Number of planning applications approved requiring mitigation measures related to air quality	100% of relevant developments incorporate appropriate measures	Not monitored this year

**Table 7.42 Policy NE1 Monitoring Indicators**

1. Source: Air Quality Annual Status Report 2019 (Harrogate Borough Council, 2019)

**7.58** Part four of the Environment Act 1985 Local Air Quality Management requires the council to produce an annual air quality status report, which includes reporting on areas designated as air quality management areas (AQMAs). Following the designation of two new areas in 2017/18, there are four AQMAs in the Harrogate district, all of which have been designated for breaches of the annual mean objective for nitrogen dioxide:

- Wetherby Road, Harrogate
- Bond End, Knaresborough
- York Place, Knaresborough
- High and Low Skellgate, Ripon

**7.59** The Air Quality Annual Status Report (2019) <sup>(18)</sup> highlights that exceedance of the annual mean objective for nitrogen dioxide was identified at Bond End and Wetherby Road, but not at the other AQMAs. It also indicates that the highest concentrations of nitrogen dioxide within the AQMAs have reduced. It goes on to explain that the council has developed a new air quality action plan, which has been accepted by the Department for Environment, Food & Rural Affairs (Defra) and replaces the 2013 action plan.

### Water Quality

Policy NE2 Monitoring Indicator		
Indicator	Target	Commentary
Number of planning applications permitted where Environment Agency objected on grounds of water quality	No applications permitted contrary to advice of Environment Agency without appropriate condition	No objections made <sup>(1)</sup>

**Table 7.43 Policy NE2 Monitoring Indicator**

1. Source: Environment Agency objections to planning on the basis of flood risk: 2018 to 2019 (Environment Agency, 2019)

18 The Air Quality Annual Status Report (2019) is available at: [https://www.harrogate.gov.uk/downloads/file/5330/2019\\_air\\_quality\\_annual\\_status\\_report](https://www.harrogate.gov.uk/downloads/file/5330/2019_air_quality_annual_status_report). Previous reports are available at: [https://www.harrogate.gov.uk/downloads/download/109/local\\_air\\_quality\\_reports](https://www.harrogate.gov.uk/downloads/download/109/local_air_quality_reports)

## 7 Local Plan Monitoring

**7.60** Information published by the Environment Agency<sup>(19)</sup> indicates it did not lodge any objections to applications on the grounds of water quality during the monitoring period.

### Protecting the Natural Environment

Policy NE3 Monitoring Indicator		
Indicator	Target	Commentary
Change in areas of biodiversity importance	No net loss of area of biodiversity importance without mitigation being provided	14 applications for the discharge of ecological mitigation conditions were approved

Table 7.44 Policy NE3 Monitoring Indicators

**7.61** In the monitoring year the council determined 15 applications seeking to discharge conditions relating to ecological mitigation; 14 of these applications were permitted and one was refused.

### Landscape Character

Policy NE4 Monitoring Indicator		
Indicator	Target	Commentary
Number of developments permitted at appeal that were refused on landscape grounds	No more than 20% of refused applications are allowed on appeal over a 5 year period	Not monitored this year

Table 7.45 Policy NE4 Monitoring Indicator

### Green Infrastructure

Policy NE5 Monitoring Indicators		
Indicator	Target	Commentary
Review of Green Infrastructure SPD	SPD adopted by 2019	Review not completed (see section three)
Amount of Green Infrastructure created or lost through development	Net increase in area of green infrastructure	Not monitored this year

Table 7.46 Policy NE5 Monitoring Indicators

### Local Green Space

Policy NE6 Monitoring Indicators		
Indicator	Target	Commentary
Number of applications made affecting LGS	No development permitted unless in accordance with policy	Not yet in operation
Amount of development completed within areas designated as LGS which would impact on character and local significance		

Table 7.47 Policy NE6 Monitoring Indicators

**7.62** Draft policy NE6: Local Green Space in the emerging local plan seeks to designate a large number of areas as local green space in recognition of their significance to local people. These designations are still undergoing examination and, as yet, not fully in operation.



## Local Plan Monitoring 7

**Trees and Woodland**

Policy NE7 Monitoring Indicator		
Indicator	Target	Commentary
Number of protected trees lost as result of development	No trees lost unless in accordance with policy	Not monitored this year

Table 7.48 Policy NE7 Monitoring Indicator

**Protection of Agricultural Land**

Policy NE8 Monitoring Indicators		
Indicator	Target	Commentary
Amount of the best and most versatile agricultural land for which permissions are granted for other uses	No loss of best and most versatile land unless in accordance with policy	Not monitored this year
Number of applications accompanied by soil assessment	100% of eligible applications	

Table 7.49 Policy NE8 Monitoring Indicators

**Unstable and Contaminated Land**

Policy NE9 Monitoring Indicator		
Indicator	Target	Commentary
Number of developments involving unstable or contaminated land	No developments permitted without appropriate conditions	Not monitored this year

Table 7.50 Policy NE9 Monitoring Indicator

