

**RICHMOND (Yorks) AREA PLANNING COMMITTEE**  
**SUPPLEMENTARY TO COMMITTEE REPORTS**

**13 March 2025**

<b>Agenda Item</b>	<b>Application number and Division</b>	<b>Respondent</b>	
4	ZD23/00665/OUT  Leyburn & Middleham	Officer Updates	<p><b>5 Year Land Supply Update</b> North Yorkshire Council Planning Service has made the decision that 5 year land housing supplies be calculated and applied per Adopted Development Plan Area rather than as a whole.</p> <p>The extant Richmondshire Local Plan is now more than 5 years old. In accordance with the National Planning Policy Framework (December 2024), the annual housing requirement for this area is 317 homes, as derived from the Standard Method. Including the relevant 5% buffer, the 5-year supply requirement for this area is 1664. Based on the most recent data (from the 2023/24 monitoring period), there is a demonstrable deliverable supply of 923 homes over a five-year period. This translates to 2.8 years of housing supply when measured against the five-year supply requirement. Therefore, paragraph 11(d) of the National Planning Policy Framework (i.e. the “presumption in favour of sustainable development”) is engaged for applications involving the provision of housing.</p> <p><b>Flood Maps</b> Flood maps for Middleham are provided as Appendix A to this update/supplementary report.</p> <p><b>Recommendation</b> As per the committee report.</p>