

# Annual Housing and Employment Land Report (2022-2023)

September 2023



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## Introduction

On 1 April 2023, the unitary North Yorkshire Council became the local planning authority for the area previously covered by the eight local planning authorities of Craven, Harrogate, Hambleton, North Yorkshire, Richmondshire, Ryedale, Scarborough and Selby.

A new Local Plan for North Yorkshire is now being progressed, but in the meantime, previous Local Plans remain in force. As such there remains a need to monitor existing Local Plans. This report provides an annual update on housing and employment land delivery and availability for the period from 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023. The report presents headline figures ahead of the production of Authority Monitoring Reports to follow late in 2023.

This report is presented by Local Plan Area. Each area section takes a similar format, however, it should be noted there are a number of minor variations by which particular topics are monitored.

As each relevant Local Plan remains part of the adopted Development Plan for each former district, the figures presented should not be considered as North Yorkshire-wide statistics. For example, five year requirement and supply figures have not been tallied and are not taken as cumulative requirement and supply as whilst adopted Local Plans remain in place, five year supply should continue to be considered against the requirements set out in those plans.

The following tables present some headline data derived from each area section and compiled for reference purposes.

Table 1.1 shows the net additional dwellings within each Local Plan Area for 2022/23.

Local Plan Area	Net Additional Dwellings
Craven	263
Hambleton	586
Harrogate	1061
Richmondshire	64
Ryedale	227
Scarborough	487
Selby	448

Table 1.2 shows the annual minimum housing requirement by each Local Plan Area as well as the source of how the requirement has been derived, i.e. from an adopted Local Plan or utilising the standard method for assessing local housing need. Paragraph 74 of the NPPF states a supply should be “sufficient to provide a minimum of five years’ worth of housing against their requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”, further confirmed within Footnote 39 that it “should be calculated using the standard method set out in national planning guidance.”

Local Plan Area	Minimum Annual Housing Requirement	
Craven	230	Local Plan (adopted November 2019) requirement
Hambleton	315	Local Plan (adopted February 2022) requirement
Harrogate	637	Local Plan (adopted March 2020) requirement
Richmondshire	115	See Page 41
Ryedale	186	Standard Method (Local Plan adopted September 2013 so more than 5 years old) <sup>1</sup>
Scarborough	175	Standard Method (Local Plan adopted July 2017 so more than 5 years old)
Selby	328	Standard Method (Local Plan adopted October 2013 so more than 5 years old)

Table 1.3 shows five year requirement and five year supply figures for each Local Plan area. Refer to each sub area section for overview of how each figure has been derived.

Local Plan Area	Five Year Requirement	Five Year Supply	No. of Years Supply
Craven	1613	1791	5.5
Hambleton	1655	2831	8.6
Harrogate	2975	4623	7.77
Richmondshire	575	982	8.54
Ryedale	930 <sup>2</sup>	1170	6.29

<sup>1</sup> Supply also calculated against Objective Assessment of Housing Need figure from Local Plan for reference purposes.

<sup>2</sup> Based on Standard Method Requirement of 186 dwellings per annum – refer to Ryedale section for further information.

<b>Scarborough</b>	<b>919</b>	<b>2892</b>	<b>15.7</b>
<b>Selby</b>	<b>1722</b>	<b>1830</b>	<b>5.3</b>

Table 1.4 shows the delivery of affordable dwellings by each Local Plan Area in 2022/23.

<b>Local Plan Area</b>	<b>Affordable Dwellings</b>
<b>Craven</b>	<b>46</b>
<b>Hambleton</b>	<b>125</b>
<b>Harrogate</b>	<b>294</b>
<b>Richmondshire</b>	<b>6</b>
<b>Ryedale</b>	<b>73</b>
<b>Scarborough</b>	<b>33</b>
<b>Selby</b>	<b>73</b>

Table 1.5 shows the net total floorspace (m2) of employment land delivered by each Local Plan Area in 2022/23.

<b>Local Plan Area</b>	<b>Net Additional Employment Floorspace (m2)</b>
<b>Craven</b>	<b>4966</b>
<b>Hambleton</b>	<b>10064</b>
<b>Harrogate</b>	<b>4858</b>
<b>Richmondshire</b>	<b>N/A</b>
<b>Ryedale</b>	<b>22356</b>
<b>Scarborough</b>	<b>5240</b>
<b>Selby</b>	<b>25990</b>



## Craven Local Plan Area

### Trends

The Craven Local Plan was adopted by the former Craven District Council in November 2019. This Annual Housing Report looks closely at trends from the commencement of the Local Plan period (1<sup>st</sup> April 2012).

Policy SP1 of the Craven Local Plan makes provision for 4,600 net additional dwellings over the period 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2032. This is a minimum provision and equates to an annual average housing requirement of 230 net additional dwellings per annum.

Table 2.1 below shows housing delivery over the Local Plan period to date. Over the 11 years period 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2023, a total of 2,144 net additional dwellings have been provided in the Craven Local Plan Area, an average of 195 dwellings per annum. This is below the Local Plan housing target. However, the Local Plan housing target has been met or exceeded every year since 2016, with the exception of 2020/21 (when housing building in Craven was impacted negatively by the national lockdown during the COVID 19 pandemic).

Monitoring Year	Net Additional Dwellings	Average annual net
2012/2013	116	195
2013/2014	38	195
2014/2015	131	195
2015/2016	187	195
2016/2017	230	195
2017/2018	226	195
2018/2019	238	195
2019/2020	284	195
2020/2021	166	195

<b>2021/2022</b>	<b>265</b>	<b>195</b>
<b>2022/2023</b>	<b>263</b>	<b>195</b>
<b>TOTAL</b>	<b>2,144</b>	

Table 2.1 Annual net additional dwellings completed in the Craven Plan Area since 1<sup>st</sup> April 2012.

## Completions/Demolitions

During the year 2022/23, a gross total of 275 dwellings were completed in the former Craven District, consisting of:

- 70 dwellings from conversions
- 205 new build dwellings.

This was offset by:

- 10 dwellings already existing prior to being converted or sub-divided to extra residential units;
- 2 dwellings which were demolished.

This gave a net increase in dwellings from April 2022 to March 2023 of 263 dwellings.

## Windfall

During the year 2022/23, of the 275 (gross) completions in the Craven Local Plan area, 109 were on windfall sites (39.6% of the total) and 166 were on sites allocated for residential development in the Craven Local Plan (60.4% of the total).

The 166 completions on allocated sites were delivered on three separate sites, listed below. Construction work is still underway on each of these sites and development is likely to be completed by the end of the current financial year (2023/24). The total number of dwellings granted permission on each site is shown below.

- *Aldersley Avenue, Skipton (ref SK013). 98 dwellings granted consent, 15 dwellings completed by 31<sup>st</sup> March 2023;*
- *Land at Hawbank Field, Skipton (ref SK088). 137 dwellings granted consent, 30 dwellings completed by 31<sup>st</sup> March 2023;*
- *Land to the south of Burnside Crescent, Skipton (ref SK094). 109 dwellings granted consent, 64 dwellings completed by 31<sup>st</sup> March 2023.*

## Greenfield/Brownfield Split

Of the 275 gross completions (April 2022 to March 2023), the majority (214 dwellings or 77.8% of the total) were delivered on greenfield sites. The remaining 61 were built on previously developed (brownfield) land. For the year 2022/23 therefore, 22.8% of development was on previously developed land ((61/275) x 100).

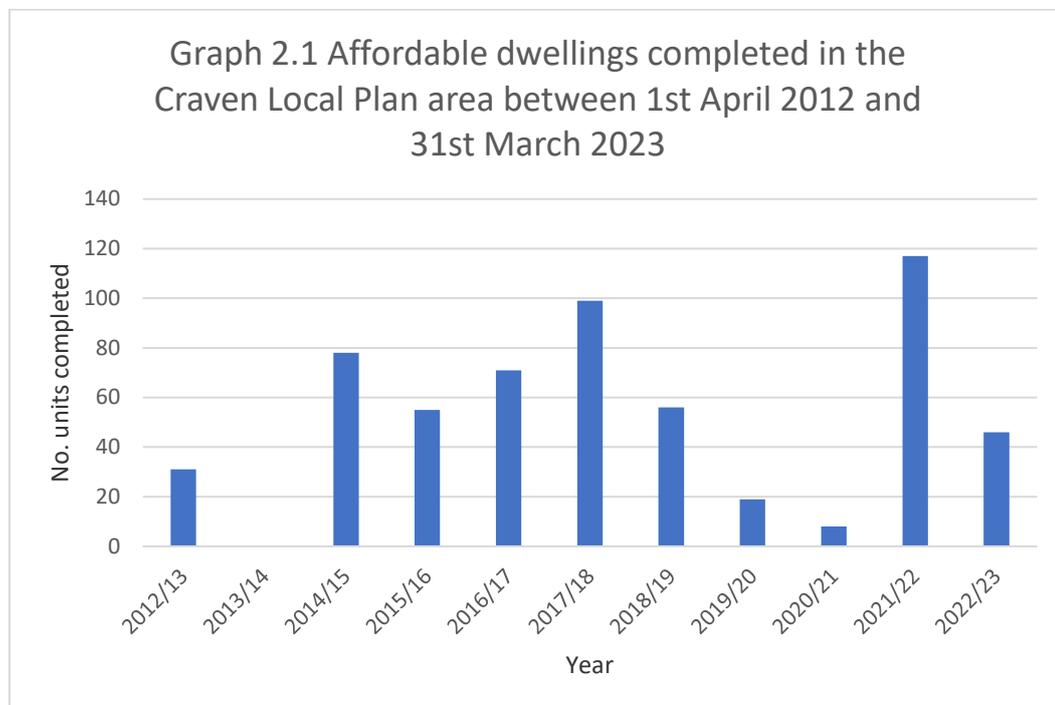
Over recent years Craven has managed to deliver a relatively high proportion of new development on previously developed land. However, the majority of sites allocated for residential development in the 2019 Craven Local Plan are greenfield, and there are very few brownfield sites which remain available and suitable for development. It is likely that, over the remainder of the plan period, the majority of new development will be delivered on greenfield sites.

## Affordable Housing

Over 2022/23, there were a total of 46 affordable houses completed on the following sites (*N.B. These figures do not represent the total affordable housing element of each of these schemes, only the number of affordable houses which were completed on the site over the 2022/23 period*):

- Land off Hellifield Road, Gargrave – 1 unit;
- Aldersley Avenue, Skipton – 7 units;
- 17 Otley Road, Skipton – 2 units;
- Land adjacent to North Parade, Skipton – 5 units;
- Land at Hawbank Field, Skipton – 4 units;
- Land to the south of Burnside Crescent, Skipton – 27 units.

Since the beginning of the Craven Local Plan period in 2012, a total of 580 affordable houses have been delivered, which equates to 25.12 % of the overall gross housing delivery. Graph 2.1 below shows longer term delivery of affordable units in the Craven Local Plan area.



These figures only include affordable houses delivered through the planning system and not those secured through other mechanisms. Additional affordable units may have been delivered by the Craven Strategic Housing Team, for example by bringing empty properties

back into use. These are not as a result of planning negotiation and are above and beyond the policy requirement.

## Size and Type of Dwellings

Craven Local Plan policy SP3: Housing Mix and Density, sets out the recommended housing mix which developers should seek to achieve on site to meet the local demand identified in the Strategic Housing Market Assessment (SHMA). The figures below show the size and type of dwellings completed over 2022/23 (gross).

Breakdown by dwelling type:

Detached	Semi-detached	Terraced	Flat
118	85	50	22

Table 2.2 Breakdown by dwelling type for Craven Local Plan Area 2022/23

Breakdown of dwelling size by number of bedrooms:

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (2022-23)
1	21	8	29	10.6
2	54	13	67	24.4
3	82	1	83	30.2
4+	96	0	96	34.9
Total	253	22	275	
Percent	92.0	8.0		

Table 2.3 Breakdown of dwelling size for Craven Local Plan Area 2022/23

Completions in 2022/23 provided a higher number of larger 3 and 4 bed properties, and more detached and semi-detached houses than terraced houses or flats. The number of 4 bedroomed properties provided is higher than that recommended by Local Plan policy SP3, and the number of 3 bedroomed properties completed is slightly below the policy recommendation.

The following tables provide a breakdown of gross housing completions by house type achieved in the Craven Local Plan area since the commencement of the Local Plan period, 1st April 2012.

Breakdown by dwelling type:

Detached	Semi-detached	Terraced	Flat
683	437	359	830
29.6%	18.9%	15.6%	36.0%

Table 2.4 Breakdown by dwelling type for Craven Local Plan Area since 2012

Breakdown of dwelling size by number of bedrooms:

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (Since 2012/13)
1	60	390	450	19.5
2	310	406	716	31.0
3	565	32	597	25.9
4+	544	2	546	23.6
Total	1479	830	2309	
Percent	64.1	35.9		

Table 2.5 Breakdown of dwelling size for Craven Local Plan Area since 2012

Over the 11-year period 1st April 2012 to 31st March 2032, the majority of houses completed have been 2 bedroomed properties, making up 31% of gross total completions.

There has been a higher provision of houses than flats (64.1% of total completions were houses compared to 35.9% flats), but when comparing dwelling types, flats form the highest percentage of dwelling type delivered, at 36.0% of the gross total completions.

## Grants of Planning Permission

An additional 119 new dwellings (gross) were granted consent between 1st April 2022 and 31st March 2023. This includes both full and outline consents for new build properties, conversions and changes of use.

A number of permissions expired during this period. These lapsed planning consents had the potential to deliver 53 new dwellings.

## Availability

At 1st April 2023, there were a total of 1,112 dwellings with planning permission. Of these potential dwellings, 896 are new build properties and 216 would be provided from conversions/changes of use.

The Craven Local Plan was adopted by the Council in November 2019. This included a range of housing allocations, which are factored into the supply of housing, outlined under the next section.

Under the NPPF, Local Planning Authorities are required to produce a Strategic Housing and Employment Land Availability Assessment (SHELAA), which is used to identify whether the Authority has a sufficient land supply for 15 years of need, with at least five years' supply deliverable in the short term.

A SHELAA for the Craven District Council Local Plan area was first completed in 2008. The methodology was updated in 2020, and updates to the SHELAA trajectory are published annually. The most recent update was published in October 2022, and can be viewed on the Council's website at [Strategic housing and economic land availability assessment | North Yorkshire Council](#). The SHELAA 2022 update uses the Craven Local Plan housing target as a basis for calculating housing supply. This trajectory is different to the one included in the Authority Monitoring Report and used to show the Council's five-year housing land supply, as it includes all sites which are considered to be available for housing development, regardless of planning status or other policy constraints. The most recent up to date trajectory of housing delivery was presented in the Craven District Authority Monitoring Report for 2022.

## Housing Land Supply

The Council publishes a detailed Housing Trajectory and methodology to demonstrate a five-year housing supply against the requirement of the Craven Local Plan in October every year. A summary of the position at 1st April 2023 is given below.

### The Five-Year Requirement:

The housing requirement is calculated based on the Craven Local Plan policy target of 230 net additional dwellings per annum, or 1,150 dwellings for the five-year period. The shortfall in delivery since the beginning of the Local Plan period is added to this. In the Craven Local Plan area there was a shortfall of 386 dwellings over the 11 year period 1st April 2012 and 31st March 2023, which takes the five year housing requirement to 1,536 dwellings.

The NPPF (paragraph 74) also requires local authorities to identify a 5% buffer to the housing requirement, to ensure choice and competition in the housing market. A 5% buffer equates to 77 additional dwellings. This makes the total five-year housing land

requirement for Craven **1,613 dwellings**, or 323 dwellings per year for the period 1st April 2023 to 31st March 2028.

### The Five-Year Supply

The table below shows the supply of sites in the Craven Local Plan area, which are considered to be deliverable within the five-year period 1st April 2023 to 31st March 2028. These sites come from various sources which meet the definition of a deliverable site given in Annexe 2 of the NPPF. The sites will be included in the 2023 Craven Local Plan Housing Trajectory:

Source of supply	Number of Dwellings
All sites that do not involve major development and have planning permission or residential prior approval (outline or detailed)	405
All sites with detailed planning permission or residential prior approval for major development	645
Sites with outline permission for major development, where evidence that homes will be built within 5 years has been provided	25
Residential sites allocated in the Craven Local Plan (which do not have planning permission), where evidence that homes will be built within 5 years has been provided	666
Sites for communal C2 residential accommodation (number of bedrooms provided converted to an equivalent number of dwellings)	50
Sites where there is a resolution to grant permission (subject to the signing of a legal agreement), where evidence that homes will be built within 5 years has been provided.	0
<b>Total Supply</b>	<b>1,791</b>

Table 2.6 Source of Supply for Craven Local Plan Area

Therefore, at 1st April 2023, the identified housing requirement for the Craven Local Plan area is 1,613 dwellings, and the identified supply is 1,791 dwellings. This shows that the Council can demonstrate a five-year land supply.

The table below shows the step-by-step calculation of the five-year land supply.

Five Year Land Supply Calculation			
a	Adopted Craven Local Plan (Nov 2019) Housing Requirement in Policy SP1 1 April 2012 to 31 March 2032 (20 year period)		<b>4,600</b>
b	Average annual housing requirement 1 April 2012 to 31 March 2023	a / 20 years	<b>230</b>
c	5 year housing requirement	b x 5	<b>1,150</b>
d	Total net completions 1 April 2012 to 31 March 2023 (11 years)		<b>2,144</b>

e	Net average annual completions 1 April 2012 to 31 March 2023	d / 11 years	<b>195</b>
f	Shortfall 1 April 2012 to 31 March 2023	( b – e ) x 11	<b>386</b>
g	5 year housing supply requirement 1 April 2023 – 31 March 2028	c + f	<b>1,536</b>
h	Five percent buffer	g x 0.05	<b>77</b>
i	Total five year requirement 1 April 2023 – 31 March 2028 including five percent buffer	g + h	<b>1,613</b>
J	Average annual housing requirement 1 April 2023 to 31 March 2028	i / 5	<b>323</b>
k	Estimated supply over five year period	(see Table 2.6)	<b>1,791</b>
l	Five year land supply as a percentage of requirement including five percent buffer	( k / i ) x 100	<b>111%</b>
m	Five year land supply expressed in years	k / j	<b>5.5 years</b>

Table 2.7 Five Year Land Supply Calculation for Craven Local Plan Area

## Employment Land

A net total of 4,966 m<sup>2</sup> employment floorspace was completed in the Craven Local Plan area over 2022/23. Of this, the majority (2,259 m<sup>2</sup>) was for B8 storage use, followed by B2 general industrial use (see table 2.8 below).

Employment Use Class	Net Additional Floorspace (m <sup>2</sup> ) 2022/23
B1 Category A (E(i)) Offices	<b>166</b>
B1 Category B (E(ii)) Research and Development	<b>0</b>
B1 Category C (E(iii)) Light Industry	<b>458</b>
B2 General Industry	<b>2083</b>
B8 Storage	<b>2259</b>
Mixed B2/B8	<b>0</b>
<b>TOTAL</b>	<b>4966</b>

Table 2.8 Employment Land Delivered in 2022/23 for Craven Local Plan Area

## Available Employment Land

Policies SP5, SP6, SP9 and SP11 of the Craven Local Plan allocate seven individual sites for employment uses. These are listed in table 2.9 below, which details take up of the allocated site since the adoption of the plan in 2019.

Policy Ref.	Site Ref.	Site Address	Approx. Area (Ha) Allocated	Development on site since Nov 2019
SP5	SK049	Land east of Skipton bypass, Skipton	6	None. 6 ha remain available.
SP5	SK113	Land south of Skipton Auction Mart, Skipton	3	None. 3 ha remain available.
SP5	SK135	Skipton Rock Quarry, Skipton	1.1	None. 1.1 ha remain available.
<b>Skipton Total</b>			<b>10.1</b>	<b>10.1 ha remain available</b>
SP6	SG064	Land south of Runley Bridge Farm and west of B6480, Settle	4.3 ha allocated. Minimum 2.6 ha for employment use	Entire site has reserved matters planning consent. 2.6 ha remain available.
<b>Settle Total</b>			<b>4.3</b>	<b>4.3 ha remain available</b>
SP9	IN022 and IN035	Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane (extensions to existing employment area), Ingleton	2.9	None. 2.9 ha remain available.
<b>Ingleton Total</b>			<b>2.9</b>	<b>2.9 ha remain available</b>
SP11	CN006	Station Works, north of Cononley Lane, Cononley	0.15	Site fully developed
<b>Cononley Total</b>			<b>0.15</b>	<b>0 ha available</b>
<b>Total allocated employment land still available for development at 31<sup>st</sup> March 2023</b>			<b>17.3 ha</b>	

Table 2.9 Available Allocated Employment Land for Craven Local Plan Area

At 1st April 2023 there was potential to deliver an additional gross 51,445 m<sup>2</sup> (5.1 ha) of employment floorspace on sites with outstanding planning consents. Table 2.10 below shows the breakdown of available employment space by use class.

<b>Employment Use Class</b>	<b>Potential from sites with planning consent (m2)</b>
B1 (No specific category)	<b>93</b>
B1 Category A (E(i)) Offices	<b>2581</b>
B1 Category B (E(ii)) Research and Development	<b>1530</b>
B1 Category C (E(iii)) Light Industry	<b>1170</b>
B2 General Industry	<b>1796</b>
B8 Storage	<b>5382</b>
Mixed B2/B8	<b>38893</b>
<b>TOTAL</b>	<b>51445</b>

Table 2.10 Available Employment Land with Planning Consent for Craven Local Plan Area

## Hambleton Local Plan Area

### Trends

The Hambleton Local Plan was adopted by Hambleton District Council in February 2022.

Table 1 in Appendix A shows housing delivery during the Local Plan period (since 2014) and uses the Local Plan housing delivery requirement as determined by the Hambleton's Objective Assessment of Housing Need (OAN).

This was assessed as 315 dwellings per annum between 2014 and 2036 giving a total requirement of 6,930 dwellings. Delivery since 2014 has been consistently above target. Over the nine years, from the start of the plan period, 4,483 dwellings have been built against a requirement for 2,835 dwellings. This is 58% above target.

The yearly average completions stand at 498 per annum.

### Completions/Demolitions

During the year 2022/23, a gross total of 593 dwellings were completed in the District, consisting of:

- 20 dwellings from conversions
- 573 new build dwellings.

This was offset by:

- 7 dwellings which were demolished.

This gave a net increase in dwellings from April 2022 to March 2023 of 586 dwellings.

### Windfall

The table below indicates completions by their source for 2022/2023:

Source	Number Built in 2022/23
Local Plan Allocations	93
Former LDF Sites	292
Windfall	208
<b>TOTAL</b>	<b>593</b>

### Progress on Local Plan Allocated Sites

There are 18 allocated sites with a potential capacity of 1,741 dwellings. During the year there were 93 completions across three sites:

Site Ref.	Site Name	Number Built in 2022/23	Comment
AIB1	“Beaumont Gate”, Northeast of Ashgrove, Aiskew	54	
BRO1	West of Danes Crest, Brompton	21	Site complete
CRK1	“The Limes” – North of Crakehall Water Mill, Little Crakehall	18	Site complete
<b>TOTAL</b>		<b>93</b>	

Windfall completions accounted for 84% of dwellings built during the year from two principal sources:

- Former Local Development Framework allocations;
- “Ordinary” Windfalls.

### Ex LDF Sites

Notable completions came from the following sites:

Site Ref.	Site Name	Number Built in 2022/23
BM3	Station Yard, West Tanfield	15
NM5	North Northallerton	125
TM2	Sowerby Gateway	152
<b>TOTAL</b>		<b>292</b>

### Ordinary Windfalls

There were 208 ordinary windfall completions on non-allocated sites, with 83 units built on larger windfall sites and the remaining 125 dwellings being built on smaller sites.

Site Name	Number Built in 2022/23
“Hambleton Chase”, Easingwold	32

“Woodlands Walk”, Tanton Road, Stokesley	27
“Furlong Park”, Station Road, Thirsk	24
<b>TOTAL</b>	<b>83</b>

### Greenfield/Brownfield Split

Completions on previously developed land (Brownfield land) accounted for just 100 (16.9%) of the completions in 2022/23 with vast majority of the remaining 493 (83.1%) on Greenfield sites.

Since 2014 brownfield completions accounted for 32.5% of all completions, this reflects the limited availability of brownfield sites within the plan area.

Year	Brownfield	%	Greenfield	%	Yearly Totals	%
2014/2015	219	69.3	97	30.7	316	100
2015/2016	233	63.7	133	36.3	366	100
2016/2017	209	36.8	359	63.2	568	100
2017/2018	217	51.9	201	48.1	418	100
2018/2019	106	22.4	367	77.6	473	100
2019/2020	86	12.9	580	87.1	666	100
2020/2021	155	25.7	448	74.3	603	100
2021/2022	133	27.7	357	72.3	480	100
2022/2023	100	16.9	493	83.1	593	100
<b>Completions: 2014 - 2023</b>	<b>1458</b>	<b>32.5</b>	<b>3025</b>	<b>67.5</b>	<b>4483</b>	<b>100</b>

### Affordable Housing

During the year, there were a total of 125 affordable housing completions, that is, 21.1% of all completions. All of which were delivered on the following schemes.

Site Name	Affordable Units
“Hambleton Chase”, North of Stillington Road, Easingwold	18

“Taunton Fields”, North and West of Woodlands Walk, Tanton Road, Stokesley	9
BM3 – Station Yard, Mowbray Terrace, West Tanfield	1
NE of Ashgrove, 90 Bedale Road, Aiskew	17
North of Crakehall Water Mill, Little Crakehall	5
*Land to the West of Cedar Road and Oak Drive Sowerby, Thirsk	54
*BRO1 / NH3 – Land off Danes Crest, Brompton	21
<b>TOTAL</b>	<b>125</b>

\*These schemes are 100% affordable

During the Local Plan period, since 2014, a total of 1,056 affordable units have been delivered, averaging 117 dwellings per year against a local plan target of 55 affordable dwellings per year. Affordable homes account for 23.6% of the overall housing delivery. Graph 3 in Appendix A shows longer term delivery of affordable units in the Hambleton Local Plan area.

### Size and Type of Dwellings

Information is gathered on the numbers of bedrooms and the size and type of dwellings completed. Completions during the period April 2022 to March 2023, has consisted of the following types of dwellings:

Breakdown by dwelling type:

Bungalow	Detached	Semi-detached	Terraced	Flat
47	235	213	78	20

Breakdown of dwelling size by number of bedrooms:

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (2022-23)
1	1	13	14	2.4
2	154	7	161	27.2
3	260	0	260	43.8
4+	158	0	158	26.6

Total	573	20	593	
Percent	96.6	3.4		

Looking at bedroom size & house type delivery since 2014, the start of Hambleton's Plan Period, flats are underrepresented in the previous year whereas more semi-detached properties were built.

Breakdown by dwelling type since 2014:

Bungalow	Detached	Semi-detached	Terraced	Flat
277	1779	1285	648	494
6.2%	39.7%	28.7%	14.5%	11.0%

Breakdown of dwelling size by number of bedrooms since 2014:

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (Since 2014/15)
1	43	201	244	5.4
2	1076	286	1362	30.4
3	1530	5	1535	34.2
4+	1340	2	1342	29.9
Total	3989	494	4483	
Percent	89.0	11.0		

## Grants of Planning Permission

An additional 468 new dwellings were granted permission during the period April 2022 to March 2023. The main sources of new permission were:

Development Type	Nos. Permitted
------------------	----------------

New Build	428
Conversions / Change of Use	40
<b>TOTAL</b>	<b>468</b>

Since the start of Hambleton’s plan period in April 2014 there have been 5,929 dwellings permitted, 5,384 of these were New Builds the rest through conversion and change of use.

Development Type	Nos. Permitted
New Build	5,384
Conversions / Change of Use	545
<b>TOTAL</b>	<b>5,929</b>

Non-implementation rates are very low in the Hambleton Local Plan area averaging about 4%, during the past year there just 8 dwelling units on planning applications that have lapsed.

### Housing Land Supply

The housing land supply over the next five years to 2028, is outlined below the housing requirement comprised of:

- *Housing need is based around a requirement of 315 dwellings per annum,*
- *A 5% buffer is used, which gives a basic requirement of 331 per year, as completions have been more than the annual requirement,*
- *For windfall completions, a 10% non-implementation rate for small sites has been adopted.*

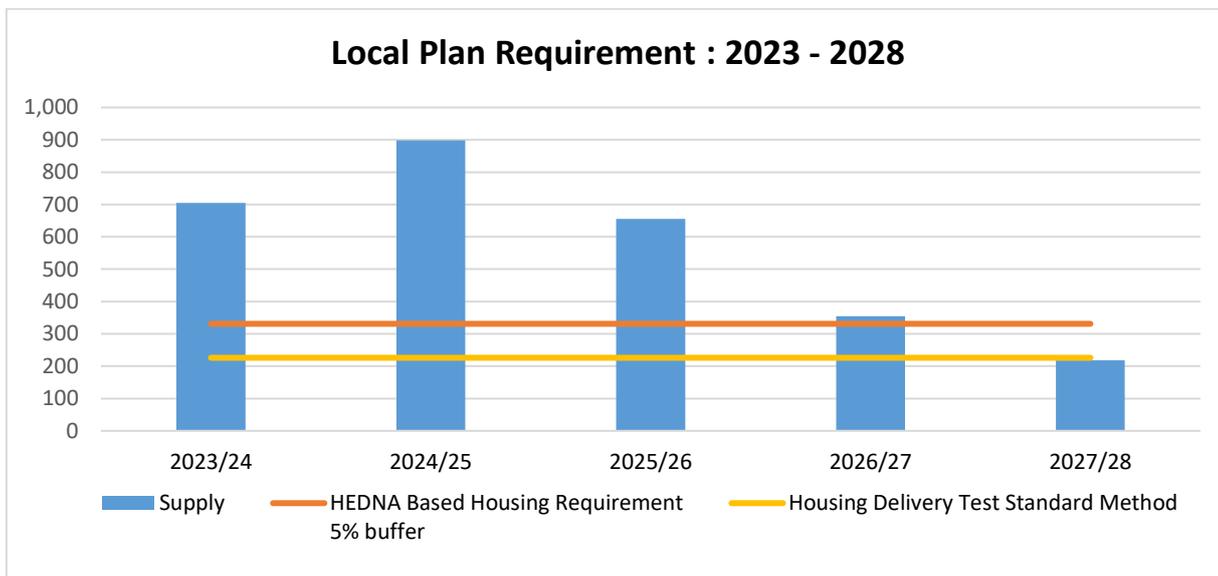
### Local Plan Requirement with 5% Buffer

### New Local Plan Sites, Former LDF Allocated Sites and Windfall Permissions – March 2023

Year	Annual Supply			Supply	Local Plan Requirement with 5% buffer	Difference
	Windfalls	Former LDF Allocations	New Local Plan Allocations			

## Annual Housing and Employment Land Report 2022-23

Five Year Deliverable Supply: 2023 - 2028	1	2023/24	349	265	91	705	2,831	1,655	1,176
	2	2024/25	431	302	165	898			
	3	2025/26	148	238	270	656			
	4	2026/27	40	105	210	355			
	5	2027/28	6	29	183	218			
<b>5 YEAR SUPPLY TOTALS</b>			<b>973</b>	<b>939</b>	<b>919</b>		<b>2,831</b>	<b>1,655</b>	<b>1,176</b>



The table above shows a housing delivery is forecast to exceed the Local Plan requirement by 1,176 dwellings in the next five years to 2028.

- The requirement for the next five years is 1,575 dwellings (315 per year) plus a 5% buffer which gives 1,655 dwellings to 2028;
- Looking at the five-year supply to 2028, there are expected to be 2,831 dwellings built in the period, with a requirement based on 331 per year, this is 8.6 years supply.

## Employment Land

Total Amount of Additional Employment Floorspace (m2)

2022/23	
B1 Category A	602
B2	276

B8	3136
Class E	0
Mixed	6050
<b>TOTAL</b>	<b>10,064</b>

Available Land on Allocations (without Permission)

Ref. No	Site Address	Available Land (ha)
DAL1	Land north of Dalton Old Airfield Industrial Estate, Dalton	3.23
EAS2	Land west of Shires Bridge Business Park, Easingwold	2.55
LEB3	Land at Aiskew Moor, north of Wensleydale Railway, Leeming Bar	5.65
NOR2	Land to the west of Darlington Road, Northallerton to the south of The Hawthornes	8.93
STK2	East of Stokesley Business Park	2.80
STK3	Southeast of Terry Dicken Industrial Estate, Stokesley	4.57
TIS3	Sowerby Gateway, Cedar Road, Sowerby	6.04
<b>Available Land – Allocated Sites</b>		<b>33.77</b>

Available Land from Planning Permissions

	Sites for which Planning Permission has been Granted	
	New sites (ha)	Extensions / Existing Employment Sites (m2)
B1 (No specific category)	-	981.5
B2	-	2590
B8	-	5107
Mixed Use	-	8170
Class E	-	466
<b>TOTAL</b>	<b>-</b>	<b>17,314.5</b>



## Hambleton Local Plan Area Appendices

Local Plan Years	Period	Completions															
		Gross New Build	Gross Conversions	Gross Greenfield	Gross Brownfield	Gross Total	Losses	Net Completions	Cumulative Net Completions	Local Plan Housing Requirement	Cumulative Local Plan Housing Requirement	Annual Over or Under Supply	Cumulative Greenfield	Cumulative Brownfield	%age Brownfield	No Affordable	%age Affordable
YR1	2014/15	285	31	97	219	316	2	314	314	315	315	-1	97	219	69.3%	111	35.1%
YR2	2015/16	342	24	133	233	366	4	362	676	315	630	51	230	452	63.7%	112	30.6%
YR3	2016/17	515	53	359	209	568	12	556	1232	315	945	253	589	661	36.8%	172	30.3%
YR4	2017/18	345	73	201	217	418	0	418	1650	315	1260	103	790	878	51.9%	74	17.7%
YR5	2018/19	431	42	367	106	473	2	471	2121	315	1575	158	1157	984	22.4%	91	19.2%
YR6	2019/20	629	37	580	86	666	6	660	2781	315	1890	351	1737	1070	12.9%	205	30.8%
YR7	2020/21	568	35	448	155	603	6	597	3378	315	2205	288	2185	1225	25.7%	112	18.6%
YR8	2021/22	446	34	347	133	480	4	476	3854	315	2520	165	2532	1358	27.7%	54	11.3%
YR9	2022/23	573	20	493	100	593	7	586	4440	315	2835	278	3025	1458	16.9%	125	21.1%
	<b>TOTAL</b>	<b>4134</b>	<b>349</b>	<b>3025</b>	<b>1458</b>	<b>4483</b>	<b>43</b>					<b>1647</b>				<b>1056</b>	

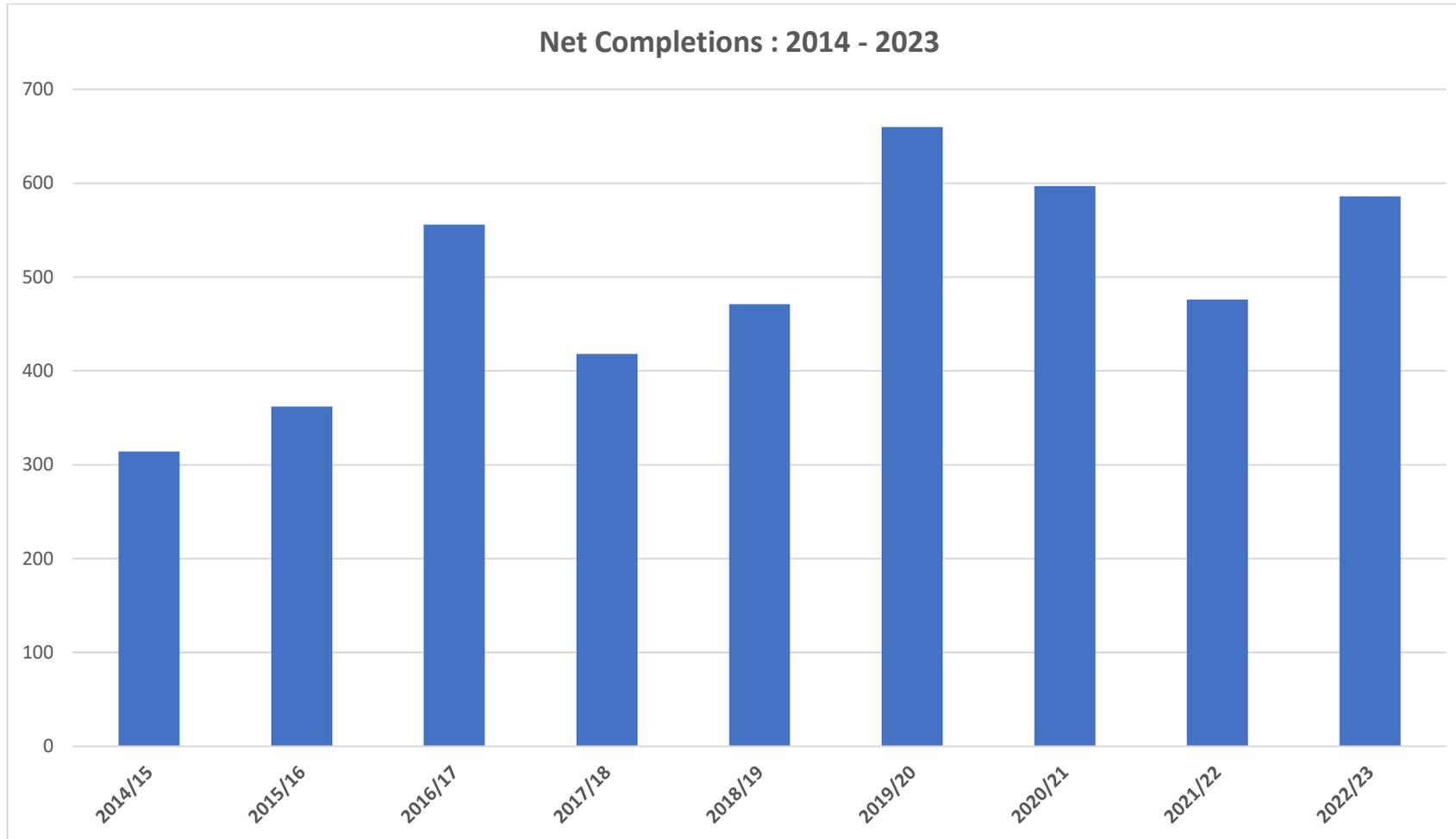
**Total Affordable Units (2011 to date) = 1056**

**Affordable Percentage (2011 to date) = 23.6%**

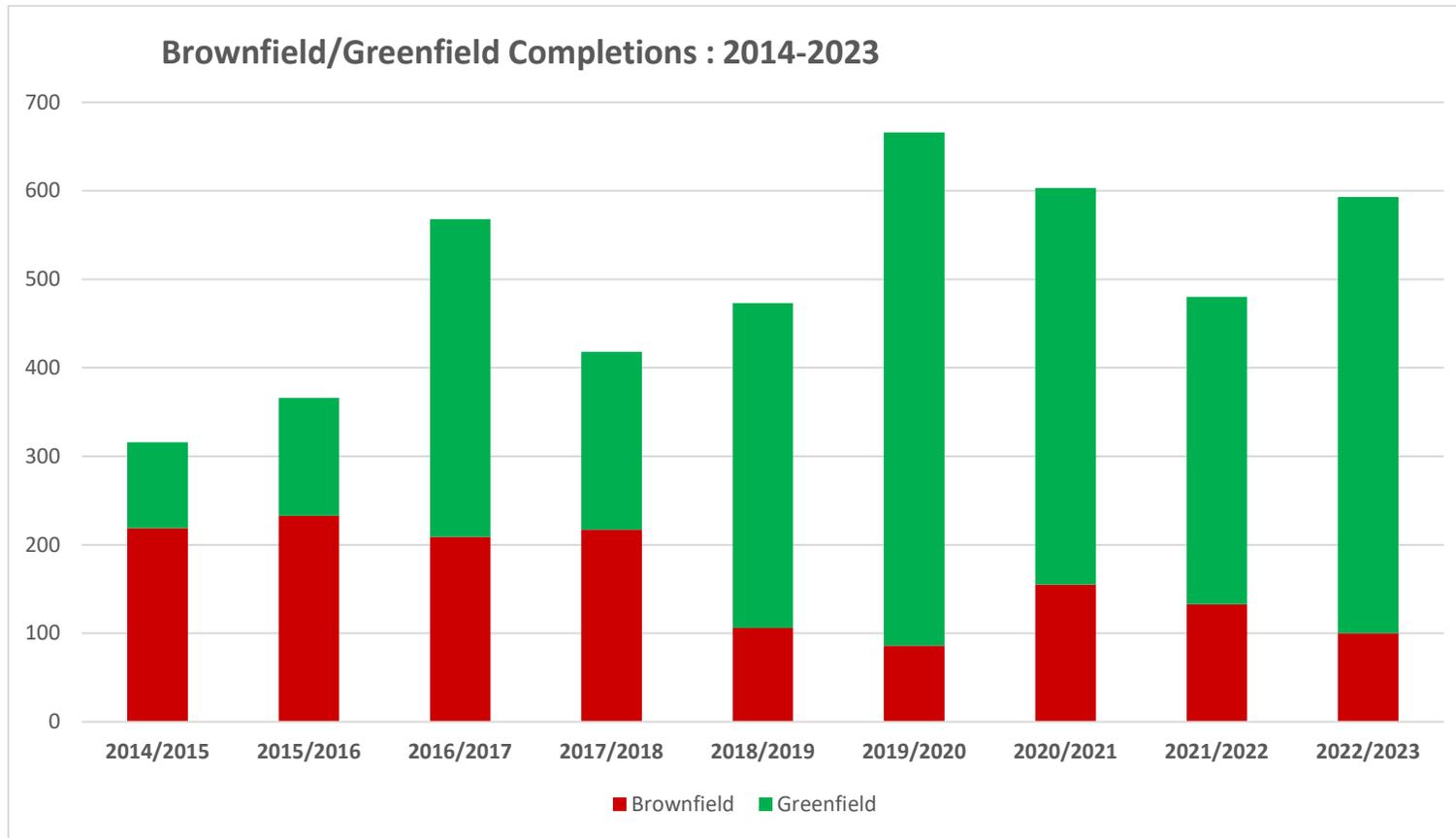
**Brownfield Percentage (2011 to date) = 32.5%**

**Table 1 Housing Completions and Availability against Local Plan Housing Requirement (April 2014 – March 2023)**

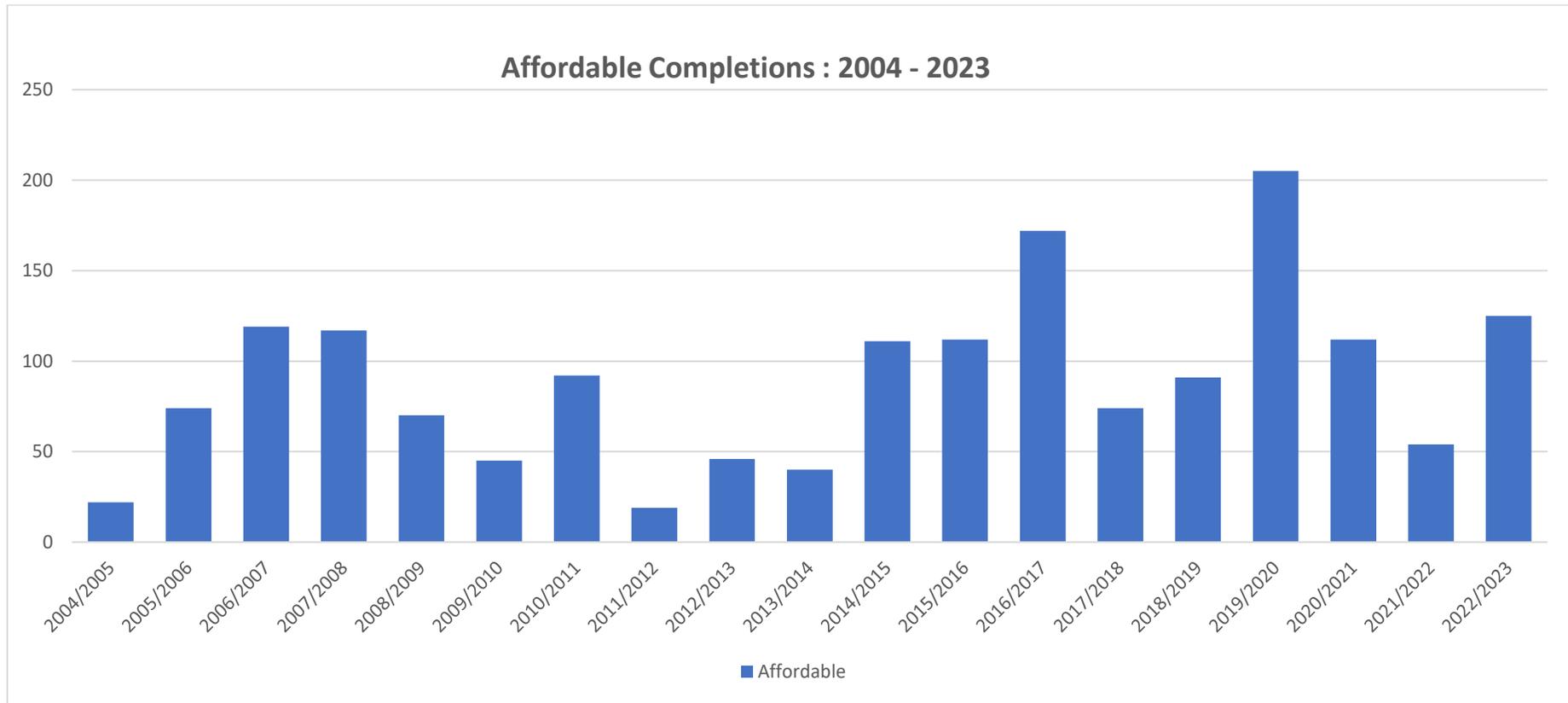
**Graph 1 Net Completions : 2014 - 2023**



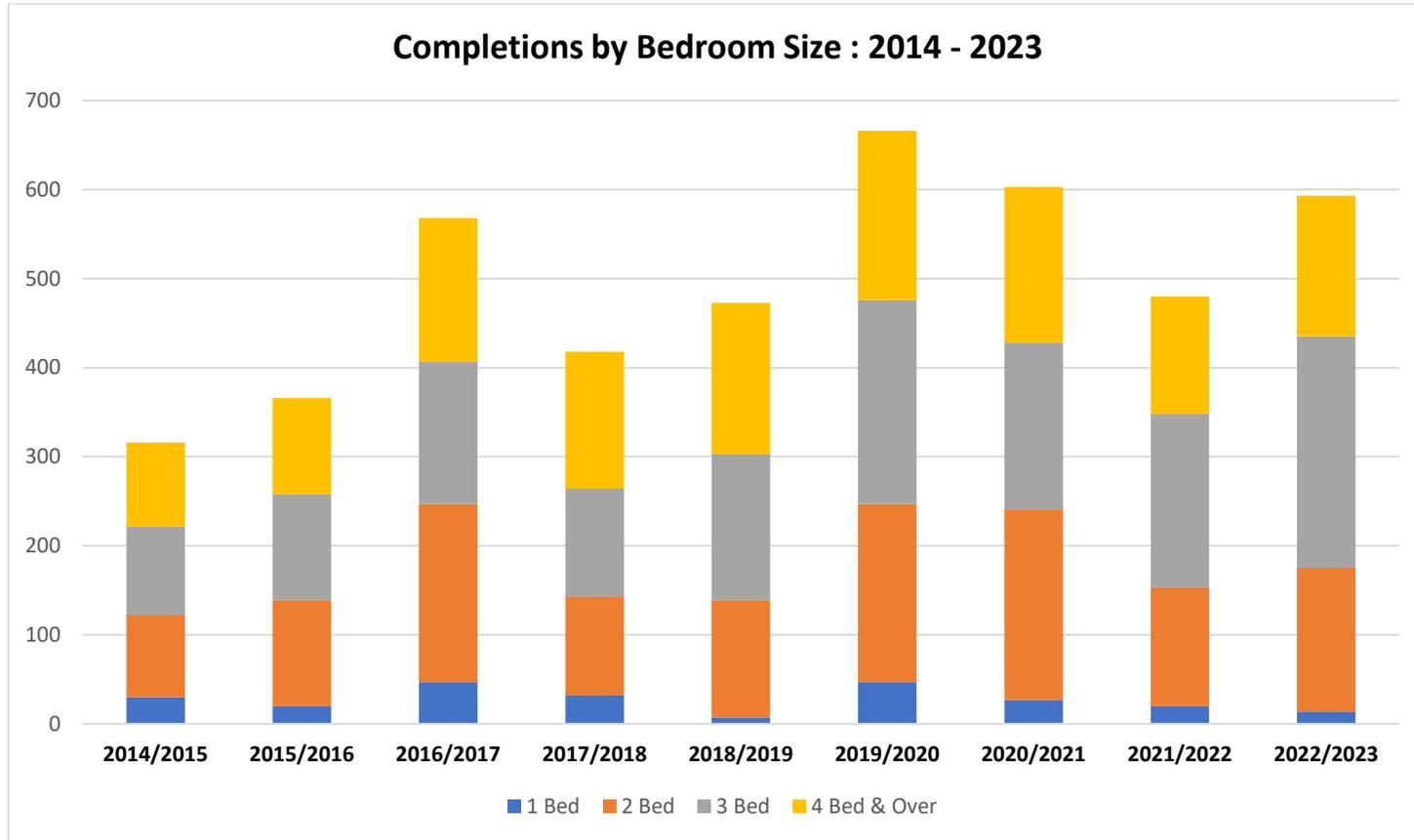
**Graph 2 Brownfield/Greenfield Completions**



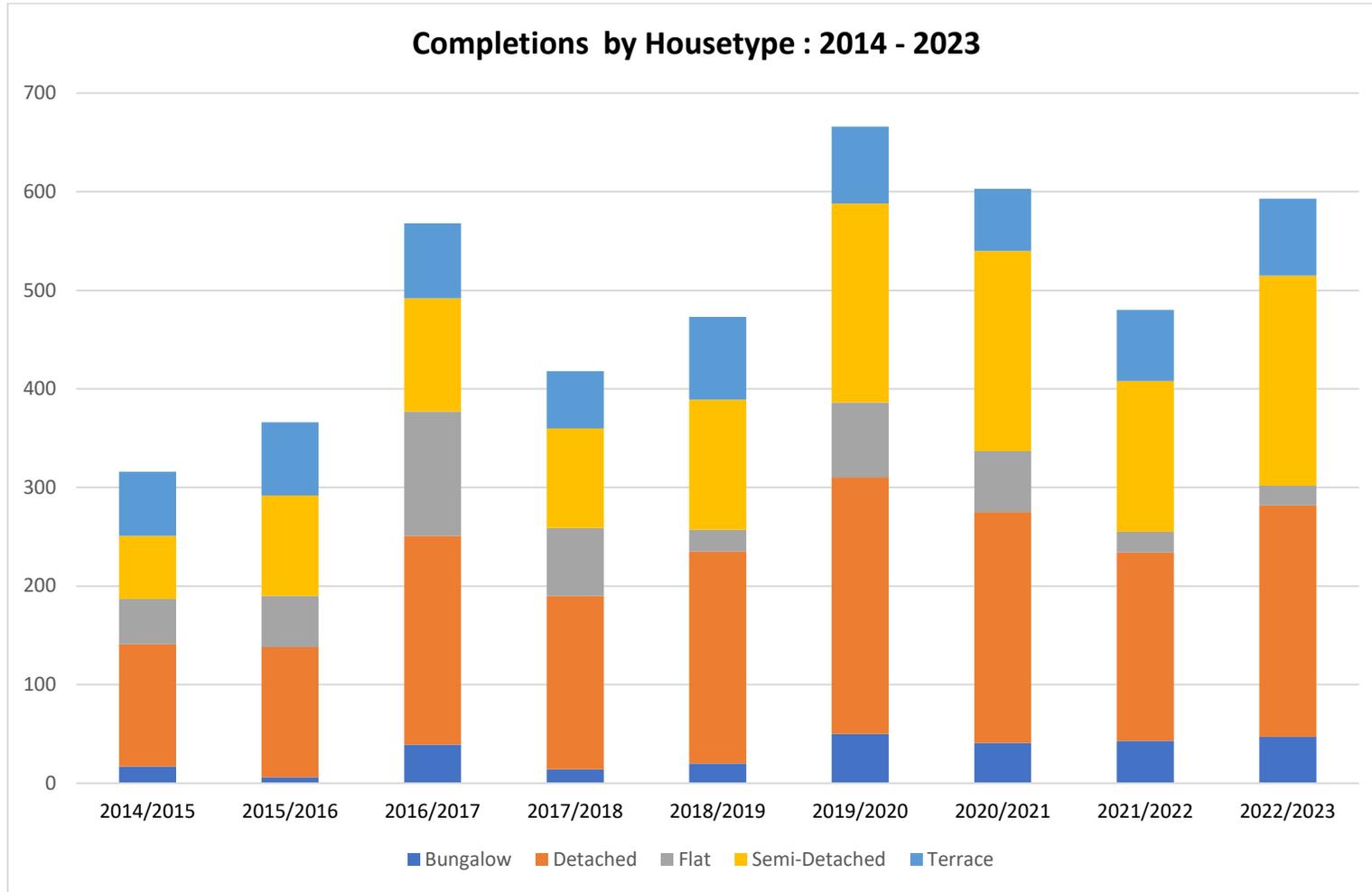
**Graph 3 Affordable Units**



**Graph 4 Number of Bedrooms in Completed Dwellings**



**Graph 5 Completed Dwellings by Type**



## Harrogate Local Plan Area

### Trends

The Harrogate District Local Plan 2014-2035 was adopted in 2020 and covers the period from 1 April 2014.

Table 1 in Appendix A summarises key housing delivery information from the beginning of the plan period. Consideration of delivery rates is based on the annualised local plan minimum housing requirement of 637 net additional dwellings per year.

### Completions/Demolitions

During the year 2022/23, a gross total of 1083 dwellings were completed in the District, consisting of:

- 1000 from new builds;
- 69 from a change of use; and
- 14 from conversions.

This was offset by the loss of 22 dwellings, consisting of:

- 7 losses due to demolition;
- 4 losses due to change of use; and
- 11 losses due to conversion.

This gave a net increase in dwellings from April 2022 to March 2023 of 1061 dwellings.

Delivery of 1061 net additional dwellings satisfies the minimum annual requirement of 637 set out in the local plan.

Graph 1 in Appendix A shows housing delivery from the beginning of the plan period. It shows that while delivery in 2022/23 was lower than in the previous year it continues the recent trend of new housing completions being delivered above minimum required levels.

Graph 2 in Appendix A shows cumulative housing delivery from the beginning of the plan period. It shows that a shortfall in delivery developed in the early years. This was at a time when the local plan was being prepared and previous local plan allocations had been built out. The shortfall was at its peak in 2017/18 but then began to reduce as delivery rates increased above minimum levels. The shortfall was eliminated in 2021/22 when cumulative delivery went ahead of the local plan trajectory.

Following activity in 2022/23 the delivery of new housing is 801 units ahead of the trajectory. This provides a useful contingency, helping to ensure that local plan housing requirements can continue to be met in the event that developers reduce the supply of new homes due to a deteriorating economic outlook or other wider factors.

Although the shortfall that developed during local plan preparation was accommodated within the local plan housing trajectory, the council voluntarily developed a Housing Delivery Action Plan in 2018 to accelerate the delivery of housing and help ensure continued satisfactory rates of delivery.

In early 2022, following elimination of the shortfall, an updated action plan aimed at sustaining healthy housing delivery rates across the area was agreed.

### **Windfall**

272 of the 1083 new dwellings completed in 2022/23 were delivered on windfall sites, which equates to 25.1% of the gross new dwellings in the period. Windfall sites are sites not specifically identified in the local plan. The remaining 811 new dwellings were delivered on local plan allocated sites or local plan commitment sites.

### **Greenfield/Brownfield Split**

234 of the gross completions in 2022/23 were delivered on brownfield land, which equates to 21.6%. Brownfield land is land that meets the definition within the National Planning Policy Framework (NPPF) (2021). The remaining 849 dwellings were delivered on green field land.

The local plan encourages the re-use of brownfield land and brownfield sites continue to be redeveloped to provide new housing. However in preparing the local plan it was identified that there are insufficient brownfield sites to meet the development needs of the area and, as such, the local plan makes provision for a significant amount of development on green field sites.

The proportion of new dwellings delivered on brownfield land in 2022/23 reflects the local plan approach and is broadly consistent with the proportion in recent years.

### **Affordable Housing**

294 of the gross new house completions in 2022/23 were affordable homes, which equates to 27.1%. An affordable home is one that meets the definition within the NPPF (2021). The remaining 789 dwellings were market homes.

Graph 3 in Appendix A shows the delivery of new dwellings secured as affordable housing from the beginning of the plan period. It shows that while delivery in 2022/23 was lower than in the previous year the recent trend of high delivery rates continues. From the

beginning of the plan period a total of 1604 new dwellings have been delivered as affordable units.

In addition to these new dwellings delivered as affordable units, further affordable units are being delivered through the purchase of existing market homes that are subsequently made available as affordable homes. These units delivered through a change of tenure are not included in the figures above because their creation does not affect the total amount of housing.

## Size and Type of Dwellings

Information is gathered on the size and type of dwellings completed. In 2022/23 the following new dwellings were completed:

Breakdown of dwelling size by number of bedrooms:

Bedrooms	Houses / Bungalows	Flats	Caravan	Total	Percentage of total completions (2022-23)
1	42	20	0	62	5.7
2	285	36	0	321	29.6
3	275	2	0	277	25.6
4+	414	2	0	416	38.4
Unknown	2	0	5	7	0.6
Total	1018	60	5	1083	
Percent	93.9	5.5	0.5		

In 2022/23 around 60% of the new homes delivered were smaller units (one, two and three beds) and over half of all units were two or three bedroomed properties. This is consistent with the local plan approach and the council's Housing and Economic Development Needs Assessment (HEDNA), which identifies that new home provision should focus on smaller units particularly two and three bed homes. However it is noted that more four-or-more bed properties were delivered in this period than any other size category.

1018 of the 1083 new dwellings completed in 2022/23 were houses or bungalows, 60 were flats and five were permanent residential caravans. This equates to around 94% of all new

dwelling in the period being delivered as houses or bungalows, which continues the recent trend of recent years of a slight increase in the proportion of houses/bungalows.

## Grants of Planning Permission

An additional 815 dwellings (net) were granted permission during the period April 2022 to March 2023. 662 of these permissions were granted on sites of 10 dwelling or more. 153 were granted on small sites.

## Availability

There are now a total of 4,429 dwellings with planning permission. This consists of 3114 dwellings on large sites and 1315 on small sites.

The local plan was adopted by the council in March 2020. This included a range of housing allocations, some of the allocated sites have planning consent and others do not yet have consent. The supply of houses through permissions as set out above, includes a mixture of sites which are allocated within the local plan, sites which were already committed at the time that the local plan was adopted and windfall sites. Allocated sites which do not yet have planning consent are not counted towards the current 5YHLS land supply figure but will form part of the supply over the plan period as they come forward.

## Housing Land Supply

The five year housing land supply is outlined below:

Requirement (1 April 2023 – 31 March 2028)	Dwellings
Local Plan target for delivery from 1 April 2014 to 31 March 2023 (637 x 9)	5733
Completions to date (net)	6578
Shortfall to date (net)	-845
Total Remaining Requirement (Remaining Plan period 1 April 2023 – 31 March 2035 at 637 per year)	7644

Total Remaining Requirement (Remaining Plan period 1 April 2023 – 31 March 2035 at 637 per year) minus oversupply	6799
Local Plan Annual Target for Requirement (Remaining Plan period 1 April 2023 – 31 March 2035)	567
Local Plan target for delivery from 1 April 2023 – 31 March 2028 (567 x 5)	2835
Buffer (5%)	142
Total 5 year requirement plus shortfall plus buffer	2977
<b>Annual requirement (adjusted to reflect shortfall)</b>	<b>595</b>
<b>Supply Deliverable in 5 years</b>	
Large sites with planning permission (10+ dwellings)	3114
Small sites with planning permission (1 to 9 dwellings)	1144
Prior notifications (discounted by 10%)	171
Windfall allowance	194
Total supply	4623
<b>Number of Years Supply (Total supply divided by adjusted annual requirement)</b>	<b>7.77 years</b>

## Employment Land

The local plan includes seven sites (six site allocations and one committed site) for employment development through policy DM2. Up to the end of 2022/23 one of these sites (MB3) is delivering employment units. Site FX3 has secured outline consents, phase one also has reserved matters consent while reserved matters applications for phases 2 and 3 are being considered. A further portion of this site is the subject of a current full application. There is currently no planning activity at the other local plan sites.

The local plan also includes nine sites (five site allocations and four committed sites) for mixed housing and employment development along with other associated uses through policy DM3. Up to the end of 2022/23 one site is fully permissioned and delivering employment development and three sites are permissioned but not yet delivering. Two sites are not yet permissioned but have applications pending and the final three sites have not yet seen any planning activity.

In 2022/23 applications that will result in the following change in employment floorspace were approved:

2022/23

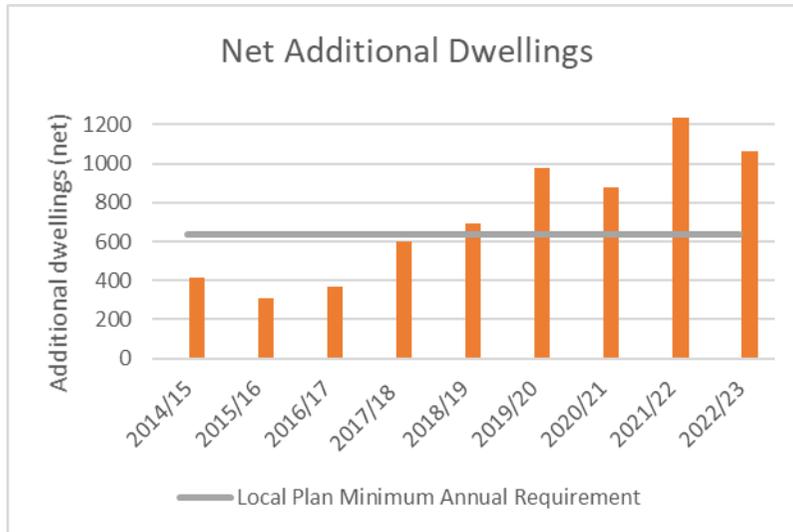
B1 Category A	-2868
B1 Category A [E.g.i]	3672
B1 Category B [E.g.ii]	0
B1 Category C [E.g.iii]	1941
B2	618
B8	1490

# Harrogate Local Plan Area Appendices

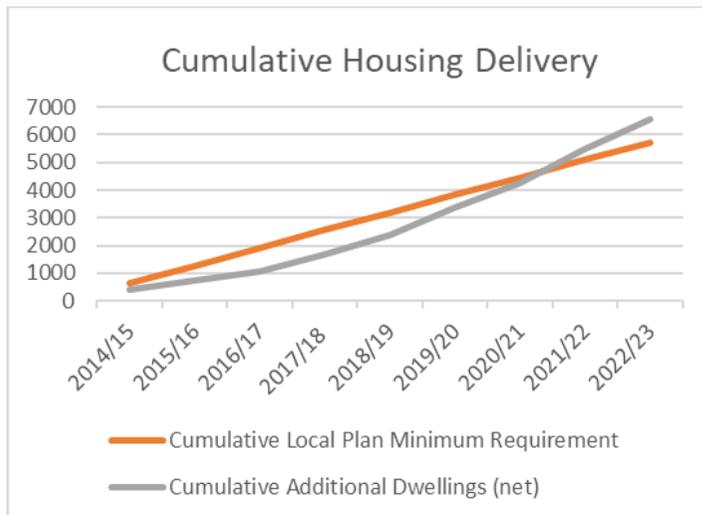
Table 1: Key Housing Delivery Information for the Harrogate Area

Period	Local Plan minimum housing requirement	Additional dwellings (net)	Annual supply against LP annual min requirement	Cumulative Local Plan minimum housing requirement	Cumulative additional dwellings (net)	Cumulative supply against cumulative Local Plan min requirement	Affordable Completions
2014/2015	637	415	-222	637	415	-222	80
2015/2016	637	306	-331	1274	721	-553	34
2016/2017	637	366	-271	1911	1087	-824	66
2017/2018	637	598	-39	2548	1685	-863	111
2018/2019	637	693	56	3185	2378	-807	146
2019/2020	637	980	343	3822	3358	-464	305
2020/2021	637	880	243	4459	4238	-221	219
2021/2022	637	1235	598	5096	5473	377	349
2022/2023	637	1061	424	5733	6534	801	294

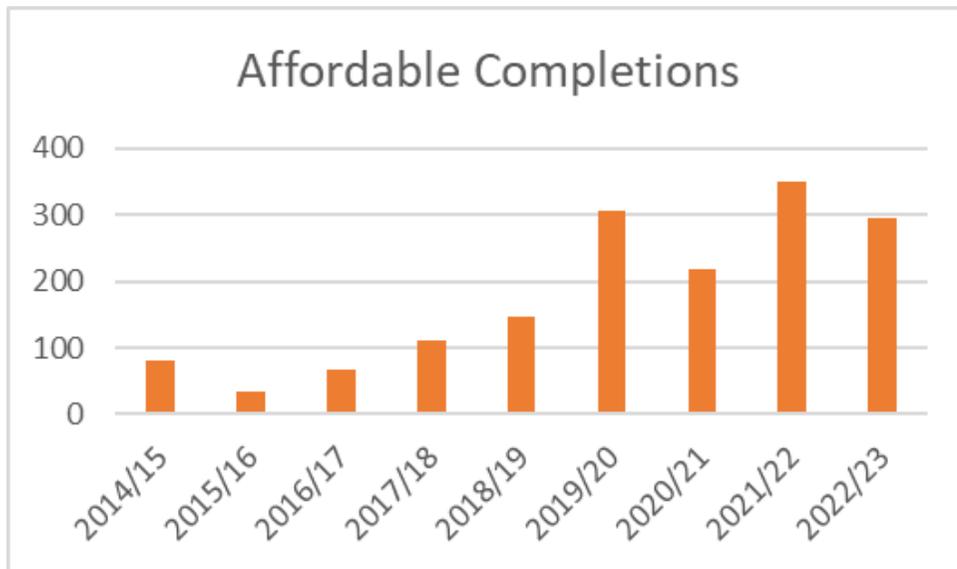
**Graph 1: Net Additional Dwellings**



**Graph 2: Cumulative Housing Delivery**



**Graph 3: Delivery of Affordable Housing**



## Richmondshire Local Plan Area

The Richmondshire Local Plan Core Strategy was adopted on the 9 December 2014. As this was more than 5 years ago, paragraph 74 of the NPPF (2021) requires the 5-year housing land supply to be demonstrated against the local housing need figure calculated through the standard method rather than the requirement set out in the adopted Local Plan Core Strategy.

The Local Housing Need figure calculated through the standard method for Richmondshire is 12 homes per annum which is inaccurate as a result of unit movements and out-migration in the military population in 2013/14 which has since been re-balanced following the arrival of a replacement unit to Catterick Garrison in 2015/16. The demographic projection created through the SHMA update (2016) corrected the inaccuracies with the ONS 2014 household projection to calculate the housing requirement through the standard method to use in the 5-year housing land supply calculation. The result is a housing requirement of 115 homes rather than 180 homes as set out in the Local Plan Core Strategy.

	Plan Area	Yorkshire Dales NP (Richmondshire area)	Total
<b>Target (Plan Period)</b>	<b>2,410</b>	-	<b>2,410</b>
2012/13	78	13	91
2013/14	98	5	103
2014/15	118	3	121
2015/16	147	7	154
2016/17	241	11	252
2017/18	270	14	284
2018/19	187	14	201
2019/20	45	13	58
2020/21	45	23	68
2021/22	59	-	59
2022/23	64	20	84

<b>Total</b>	<b>1,352</b>	<b>123</b>	<b>1,474</b>
<b>Remaining Target</b>	<b>1,058</b>	<b>-</b>	<b>936</b>

### Affordable Housing Delivery

The following table outlines the delivery of Affordable Housing in Richmondshire since 2011/12.

	<b>No. of Affordable Dwellings</b>
2011/12	0
2012/13	2
2013/14	15
2014/15	39
2015/16	34
2016/17	88
2017/18	53
2018/19	62
2019/20	4
2020/21	8
2021/22	8
2022/23	6

### Grants of Planning Permission

	<b>No. of Dwellings (FULL/AORM)</b>
2021/22	399
2022/23	101

## Housing Land Supply

Deliverable 5 Year Housing Land Supply	Dwellings (Net)
Deliverable Housing Sites (0-5 Years)	982
Deliverable 5 Year Housing Land Supply Requirement	575
Deliverable 5 Year Housing Land Supply Position	8.54

## Ryedale Local Plan Area

### Trends

The Ryedale Plan was adopted by Ryedale District Council in September 2013. 2950 dwellings (net) have been completed during the plan period to date, with a net average of 268.2 dwellings per year. Table 1 on Page 55 shows housing delivery during the Local Plan period (since 2012). Housing delivery has, for most years, annually exceeded planned requirements, and when averaged has been delivering well in excess of the housing requirement.

The housing requirement of the Ryedale Plan is at least 200 homes per year. The Objective Assessment of Housing Need (OAN) was considered as part of the examination in to the Local Plan by a Planning Inspector as appointed by the Secretary of State. This was adopted, and subject to a light touch review via an updated SHMA in 2016 which confirmed the Housing Requirement of 200 was still relevant and appropriate as an OAN.

Since the standard method was introduced, and as the Ryedale Plan is now more than 5 years old, the 5 years' worth of housing land supply is measured against the standard method figure of 186 dwellings per year as required by National Planning Policy, and also the Ryedale Plan figure of 200 dwellings. In both instances a 10% small sites non-implementation is factored in and the 5% NPPF land supply buffer is also demonstrated integrally.

### Completions/Demolitions

During the year 2022/23, a gross total of 231 dwellings were completed in the District, consisting of:

- 24 dwellings from conversions
- 207 new build dwellings.

This was offset by:

- 3 dwellings lost by conversion to other uses or enlarged residential units; and
- 1 dwelling was demolished.

This gave a net increase in dwellings from April 2022 to March 2023 of 227 dwellings.

### Windfall

During the year 2022/23, the District of Ryedale saw windfall development completions of 172 gross dwellings which equates to 74.5% when taking into account sites allocated

within the adopted Local Plan. The completions on allocated sites were solely at Whitby Road, Pickering which saw the completion of 59 dwellings in 22/23.

### Greenfield/Brownfield Split

Of the gross completions (April 2022 to March 2023), there was a majority (209) on Greenfield sites with 22 dwellings on Brownfield sites. For the year 2022/23, the Brownfield figure is therefore:  $((22 / 231) \times 100) = 9.5\%$ .

### Affordable Housing

During the year, there were a total of 73 affordable housing completions. The affordable housing units were delivered on the following schemes;

- *Whitby Road, Pickering – 21 units;*
- *Westfield, Kirkbymoorside – 30 units;*
- *Outgang Road, Pickering – 20 units;*
- *Cornmill, Railway Street, Malton – 2 units.*

The following table shows delivery of Affordable Housing in Ryedale since 2012/13:

Year	Affordable Homes completed available with RSL	Affordable Homes completed Planning Monitoring
2012/13	94	88
2013/14	40	60
2014/15	67	47
2015/16	30	53 <sup>3</sup>
2016/17	54	47 <sup>4</sup>
2017/18	40	46
2018/19	100	20
2019/20	86	34
2020/21	125	50
2021/22	88	95
2022/23	134	73

<sup>3</sup> This figure should have been 66 units, however 13 units built as 'Affordable Housing' on the Westfields Sites, Norton (Persimmon Homes) were not acquired by an RSL due to their sub-standard sizer in terms of bedroom sizes and occupancy with commensurate living space. A commuted sum in lieu of these units has been sought and provided.

<sup>4</sup> This figure should have been 51 units. However, four units built as affordable housing on the Richardson's Haulage Site in Slingsby (Mandale Homes) were not acquired by an RSL.

## Size and Type of Dwellings

Information is gathered on the size and type of dwellings completed. During the period April 2022 to March 2023, it consisted of the following types of dwellings:

Breakdown by dwelling type:

Detached	Semi-detached	Terraced	Flat
85	86	31	29

Breakdown of dwelling size by number of bedrooms:

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (2022-23)
1	7	29	36	15.58
2	36	0	36	15.58
3	94	0	94	40.69
4+	65	0	65	28.14
Total	202	29	231	
Percent	87.45	12.55		

Completions in 2022/23 provided a higher number of larger 3 and 4 bed properties, and more detached and semi-detached houses than terraced houses or flats.

The following table shows the cumulative completions by number of bedrooms over a four year period.

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (4 year period)
1	25	51	76	7.37

2	243	3	246	23.86
3	430	0	430	41.71
4+	279	0	279	27.06
<b>Total</b>	<b>977</b>	<b>54</b>	<b>1031</b>	
Percent	94.76	5.24		

### Grants of Planning Permission

An additional 38 new build dwellings (net) were granted permission during the period April 2022 to March 2023.

An additional 23 dwellings through conversions (net) were granted permission during the same period.

A number of permissions expired during this period, which has resulted in the net loss of 33 available units.

### Availability

There are now a total of 3,124 dwellings with planning permission as of 31<sup>st</sup> March 2023.

### Employment Land

The completion of employment approvals has not been rigorously checked on an annual basis. The figures presented here were collected by officers in Spring 2023, however this included the checking of outstanding approvals going back as far as March 2018. As such, while the table suggests completions solely confined to the year 2022/23, it is likely that these are in fact spread over the past five years.

### Total Amount of Additional Employment Floorspace (m2)

2022/23	
B2	4,334
B8	6,709
Class E	2,886
Mixed	6,506
Sui Generis	1,921
<b>Total</b>	<b>22,356</b>

## Available Employment Land

### Available Land on Allocated sites (without Permission)

Site Ref	Address	Available Land (without Permission)
Commitment (10/00150/MOUT)	York Road Industrial Estate, Malton	2.17 ha
Commitment (06/00963/MOUT)	Land at Norton Grove, Norton	0.435 ha
Commitment (14/00426/MOUT)	Agri-Business Park and Business Technology Park, Eden House Road, Malton	10.39 ha
Commitment (15/01109/MFUL)	Land to the west of Kirkby Mills Road, Kirkbymoorside	0
Allocation LPSD	Land to the south of Thornton Road Industrial Estate, Pickering (Allocation) B1 and B2 uses	6.6 ha
EMP1	Allocation through Helmsley Plan	0.6 ha
EMP 2	Allocation through Helmsley Plan	1.3 ha

### Available Land from Planning Permissions

	Extensions / Existing Employment Sites (m2)
B2	11,983.9
B8	11,210.3
Mixed (B2 / B8)	6,887.6
Mixed (E / B2)	293
Mixed (E / B2 / B8)	1,942
E	1,942
Sui Generis	0

Parish	No. of completions				Total completions	Available (Gross)				Total available (Gross)
	New Build		Conversion			New Build		Conversion		
	Greenfield	Brownfield	Greenfield	Brownfield		Greenfield	Brownfield	Greenfield	Brownfield	
Ampleforth	0	0	0	0	0	2	1	0	1	4
Barton Hill	0	0	0	0	0	0	1	0	0	1
Brawby	0	0	0	0	0	1	4	0	0	5
Broughton	0	0	0	0	0	0	0	1	0	1
Bulmer	0	0	0	0	0	0	0	0	1	1
East Heslerton	0	0	0	0	0	0	0	0	1	1
East Lutton	0	0	0	0	0	0	0	2	0	2
Ebberston	0	0	0	0	0	2	0	0	0	2
Eddlethorpe	0	0	2	0	2	0	0	0	0	0
Flaxton	0	0	0	0	0	0	0	3	0	3
Foxholes	0	0	0	0	0	1	0	0	2	3
Ganthorpe	0	0	0	0	0	0	0	1	0	1
Gillamoor	0	0	0	0	0	0	0	0	1	1
Great Barugh	0	0	0	0	0	2	0	0	0	2
Great Edstone	0	0	0	0	0	0	0	0	4	4

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Annual Housing and Employment Land Report 2022-23

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Harome	0	0	0	0	0	2	0	0	1	3
Helmsley	0	0	0	1	1	0	0	0	1	1
Helperthorpe	0	0	0	0	0	0	0	2	0	2
Howsham	0	0	0	0	0	0	1	0	0	1
Hovingham	2	0	0	0	0	0	0	0	0	0
Kirkbymoorside sub-10 <sup>5</sup>	0	0	0	0	0	0	8	0	5	13
Kirkbymoorside majors <sup>6</sup>	77	0	0	0	0	27	0	0	0	27
Langtoft	0	0	0	0	0	0	0	1	0	1
Leavening sub-10	0	0	0	0	0	0	0	0	2	2
Leavening majors <sup>7</sup>	0	0	0	0	0	8	0	0	0	8
Leppington	1	0	0	0	1	0	0	0	0	0
Low Hutton	0	0	0	0	0	0	0	0	1	1
Malton sub-10	1	0	0	5	6	0	3	1	11	15
Malton majors <sup>8</sup>	34	0	0	0	34	34	0	0	0	34

<sup>5</sup> Includes Brickworks allocated site

<sup>6</sup> Comprised of Westfield windfall site, Kirkbymoorside

<sup>7</sup> Comprised of Back Lane windfall site, Leavening

<sup>8</sup> Comprised of Showfield Phases 2 and 3 windfall sites, Malton

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Marton	0	0	0	1	1	0	0	0	0	0
Middleton	0	0	0	0	0	4	1	0	0	5
Nawton	0	0	0	0	0	0	1	0	0	1
Norton sub-10	3	0	0	2	5	7	1	0	6	14
Norton majors <sup>9</sup>	0	0	0	0	0	0	72	0	0	72
Nunnington	0	0	0	0	0	0	0	1	2	3
Oswaldkirk	0	0	0	0	0	0	1	0	1	2
Pickering sub-10	0	0	1	10	11	2	0	1	20	23
Pickering majors	79	0	0	0	79	21	0	0	0	21
Rillington	6	0	0	0	6	0	8	0	0	8
Ryton	0	0	0	0	0	1	1	2	1	5
Scagglethorpe sub-10	0	0	0	1	1	1	0	0	0	1
Scagglethorpe majors <sup>10</sup>	0	0	0	0	0	10	0	0	0	10
Settrington	0	0	0	0	0	0	0	1	0	1
Sherburn	0	0	1	0	1	1	1	0	1	3

<sup>9</sup> Comprised of Whitby Road allocated site, Pickering

<sup>10</sup> Comprised of Main Street windfall site, Scagglethorpe

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Sheriff Hutton	0	0	0	0	0	1	0	1	0	2
Slingsby	0	0	0	0	0	1	0	3	0	4
Slingsby majors <sup>11</sup>	0	0	0	0	0	38	0	0	0	38
Stamford Bridge	0	0	0	0	0	0	0	0	1	1
Staxton	0	0	0	0	0	1	0	0	1	2
Swinton	2	0	0	0	2	0	1	0	9	10
Terrington	0	1	0	0	1	0	0	0	1	1
Thixendale	0	0	0	0	0	0	0	2	0	2
Thornton le Clay	0	0	0	0	0	0	0	1	0	1
Weaverthorpe	0	0	0	0	0	0	1	0	0	1
Welburn (KMS)	0	0	0	0	0	0	0	1	0	1
West Heslerton	0	0	0	0	0	0	1	0	0	1
West Lutton	0	0	0	0	0	7	1	4	0	12
Wharram le Street	0	0	0	0	0	0	0	0	2	2
Whitwell	0	0	0	0	0	0	0	3	0	3

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<sup>11</sup> Comprised of The Balk windfall site, Slingsby

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Wilton	0	0	0	0	0	0	0	7	0	7
Wombleton	0	1	0	0	1	1	0	0	0	1
Wykeham	0	0	0	0	0	0	0	2	0	2
TOTAL					231					399

## Housing Requirements/Need

Local Plan Strategy Requirement = 200 per annum (net)

Minimum annual housing need (National policy standard method) = 186 per annum

The Local Plan Strategy was adopted in 2013 and, as a result, the strategic policies in the development plan that establish the district's housing requirements for the period 2012-2027 are more than five years old. A review of the Ryedale Plan commenced in 2021 but further to a decision from members of North Yorkshire Council in July 2023, the review is likely to be subsumed into the creation of the North Yorkshire Local Plan. National policy makes it clear that in the meantime and in accordance with national policy (paragraph 61 of the NPPF), the minimum annual housing need figure for Ryedale is established by the standard method. On this basis, housing land supply in this paper is calculated for both the Local Plan requirement and the national minimum requirement.

## Housing Delivery (Completions)

	2012- 13	2013- 14	2014- 15	2015- 16	2016- 17	2017- 18	2018- 19	2019- 20	2020- 21	2021- 22	2022- 23	Total
<b>Total</b>	<b>211</b>	<b>226</b>	<b>265</b>	<b>251</b>	<b>321</b>	<b>278</b>	<b>195</b>	<b>401</b>	<b>188</b>	<b>383</b>	<b>231</b>	<b>2950</b>

The table below sets out the net number of housing completions each year since the adoption of the Ryedale Plan.

Table 1

## Housing Land Supply

### "Raw" Housing Land Supply

#### *Current Commitments*

At 31/3/23, the gross raw housing supply from sites with planning permission (current commitments) was 405 plots or 2.03 years supply against the Local Plan Strategy target of

200 dpa and 2.17 years of supply against the standard national method. The below table represents outstanding units yet to be built out.

	Small sites	Large sites	Total
<b>Windfall</b>	190	151	<b>341</b>
<b>Allocated (with Planning Permission)</b>	5 (Brickyard site, Kirkbymoorside)	59 (Whitby Road, Pickering; Land to south of Aspen Way, Slingsby)	<b>64</b>
<b>Total</b>	<b>195</b>	<b>210</b>	<b>405</b>

### ***Major/Large sites under construction/not started (with planning permission)***

The schemes which have now fully completed within the monitoring year include Westgate old Malton, Wains Field Kirkbymoorside and Outgang Road Pickering. It is also noted that the Land at Manor Farm, Sherburn scheme has lapsed, a revised planning application is currently under consideration.

Site	Ref	Status	Total Units	Units Outstanding @ 31/3/22
<b>Showfield, Pasture Lane, Malton</b>	18/00304/MREM 18/00305/MREM 14/00427/MOUTE 16/00013/MOUT	Under Construction	314	34
<b>Bright Steels, Beverley Road, Norton</b>	19/01059/MFUL	Not Started	10	10
<b>Land at Commercial Street, Norton (Former ATS site)</b>	14/00947/MFUL	Lawful commencement	62	62
Land at Whitby Road, Pickering	<b>17/01220/MFUL</b> <b>Allocated site</b>	<b>Under Construction</b>	<b>240</b>	<b>21</b>
<b>Land at Westfields, Kirkbymoorside</b>	17/01449/MREM 13/01314/MOUT	Under Construction	225	27

Land East of the Balk, Slingsby	<b>18/00686/MOUT Allocated Site</b>	<b>Not Started</b>	<b>38</b>	<b>38</b>
<b>Back Lane, Leavening</b>	04/00292/MREM	Under Construction	19	8
<b>Main Street Scagglethorpe</b>	09/01306/MFUL	Not started	10	10
				210

**Housing land allocations (sites without planning permission)**

The following sites are a further source of housing land supply.

Development Plan Document	Site Reference	Potential Capacity
<b>Local Plan Sites Document</b>	Land to East of Beverley Road, Norton	600
	Ryedale House Site, Malton	60
	Land West of Malton Road, Pickering	110
	Land South of Swineherd Lane, Kirkbymoorside	35
	Land North of Keld Head Close, Kirkbymoorside	18
	Land South of Primary School, Amotherby	40
<b>Helmsley Plan</b>	Land south of Riccal Drive, Helmsley	50
		<b>913</b>

**Gross "raw" housing supply**

Housing Land allocations (without planning permission) provide a further supply of housing land for 913 units. These sites increase the gross "raw" housing supply to 1,318 plots or 6.6 years supply against the Local Plan Strategy target of 200 or 7.09 years of supply against the standard national method.

	Small sites	Large sites	Total
<b>Windfall</b>	190	151	<b>341</b>
<b>Allocated (with Planning Permission)</b>	5	59	<b>64</b>
<b>Allocated (without Planning Permission)</b>	0	913	<b>913</b>
<b>Total</b>	<b>195</b>	<b>1123</b>	<b>1318</b>

**Supply factoring conversion/demolition**

Factoring in the losses through conversion and demolition (24 plots within planning permissions at 31/3/2023) into the supply, the net "raw" supply figures are as follows:

	Gross Supply minus Demolitions	Net Supply	Supply against LPS target (200)	Supply against national methodology (186)
<b>Commitments (sites with PP)</b>	405-24	381	1.91 years	2.05 years
<b>Commitments and Allocations</b>	1318-24	1294	6.47 years	6.96 years

**Deliverable Housing Land Supply (Non-Trajectorised)**

This calculation includes all small sites with planning permission; all sites with detailed planning permission (unless there is evidence that homes will not be delivered on such sites within 5 years) and; sites with outline planning permission and land allocations where there is clear evidence that completions will begin within five years.

Source	Raw Supply	Deliverable Supply
<b>Small Sites with planning permission</b>	<b>190</b>	<b>190</b>
<b>All other sites with detailed planning permission</b>	<b>151</b>	<b>89</b> Excludes: <ul style="list-style-type: none"> <li>62 plots at ATS site, Norton (14/00947/MFUL)</li> </ul>

<b>Allocations and major sites with outline planning permission</b>	Allocations = 913 Outline Permissions = 38 Total = <b>951</b>	<b>891</b> Excludes: <ul style="list-style-type: none"> <li>Land at Old Maltongate (Ryedale House) in face of impending Local Government Reform: 60 units</li> </ul>
<b>Total</b>	<b>1,292</b>	<b>1170</b>

1,170 = 5.85 (net) years of supply against Local Plan Housing Target of 200 dpa.

1,170 = 6.29 (net) years of supply against national methodology housing target of 186 dpa

## Deliverable Housing Land Supply (trajectory over five years)

### Small Sites

A 10 % non-implementation rate is applied, and delivery is averaged over the five-year period. This is considered to be realistic on the basis of past trends.

Total	23/24	24/25	25/26	26/27	27/28
<b>171 (190 with a 10% non-implementation factor applied)</b>	34	34	34	34	35

### Other sites with detailed planning permission (under construction and not started)

Excludes those in grey: 62 plots at ATS site, Norton (14/00947/MFUL).

Site	Units outstanding	23/24	24/25	25/26	26/27	27/28
Showfield (18/00304/MREM and 18/00305/MREM)	34	17	17	0	0	0

<b>Bright Steels, Beverley Road, Norton</b>	10	5	5	0	0	0
<b>Land at Commercial Street , Norton ( Former ATS site)</b>	62	0	0	0	0	0
<b>Land at Whitby Road, Pickering</b>	21	11	10	0	0	0
<b>Land at Westfields, Kirkbymoorside</b>	27	20	7	0	0	0
<b>Land East of the Balk, Slingsby</b>	38	0	0	18	20	0
<b>Back Lane, Leavening</b>	8	2	2	2	2	0
<b>Main Street Sagglethorpe</b>	10	5	5	0	0	0
<b>Total</b>	<b>148(210)</b>	<b>60</b>	<b>46</b>	<b>20</b>	<b>22</b>	<b>0</b>

***Allocations (with evidence @ 31/3/21 of intended delivery within five years)***

Excludes those in grey: 60 units at Ryedale House site in Malton.

<b>Site</b>	<b>Total Supply</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>
<b>Land to East of Beverley Road, Norton</b>	672 (600 Allocation)	0	80	80	80	75
<b>Ryedale House Site, Malton</b>	60	0	0	0	0	0
<b>Land West of Malton Road, Pickering</b>	110	0	0	30	40	30
<b>Land South of Swineherd Lane, Kirkbymoorside</b>	35	10	10	10	10	5

Land North of Keld Head Close, Kirkbymoorside	18	0	0	0	9	9
Land South of Primary School, Amotherby	40	0	10	20	10	10
Land south of Riccal Drive, Helmsley	50	0	0	10	20	20
		<b>10</b>	<b>100</b>	<b>150</b>	<b>169</b>	<b>149</b>

### *Delivery Trajectory – Summary*

Source	23/24	24/25	25/26	26/27	27/28
Small Sites	34	34	34	34	35
Current Commitments	60	46	20	22	0
Allocations	10	100	150	169	149
Annual Total	<b>104</b>	<b>180</b>	<b>204</b>	<b>225</b>	<b>184</b>
Grand Total					<b><u>897</u></b>

**897 = 4.49 years of supply against Local Plan target of 200 dpa**

**897 = 4.82 years of supply against national methodology target of 186 dpa**

The trajectorised figure accounts for the delayed roll out of Norton Lodge.

## Summary

In summary, completions in this monitoring have demonstrated housing delivery is in excess of the housing requirement of the plan (200) and the standard method (186) at 231 dwellings.

This document has demonstrated the supply of specific deliverable sites is sufficient to provide five years' worth of housing against both the housing requirements in the plan, and when applying the Standard Methodology. Sites which are not deemed deliverable have

been excluded from the supply, and a 10% non-implementation on windfalls has been included. It is considered by the Council to meet the requirements of the NPPF and PPG in relation to testing the robustness of the 5-year supply.

Deliverable Housing Land Supply (Non-Trajectorised) is 1170 dwellings – against the plan requirement is 5 years supply plus a 17% land supply buffer, which demonstrates choice and flexibility. It is a 5 years supply plus a 25% land supply buffer when applying the Standard Method figure of 186.

Earlier Strategic Housing Land Availability Assessments (SHLAA) applied the additional supply buffer, known as a “local zone of tolerance” (up to 25% over-delivery was not discounted in the calculation of the land supply) which is set out in Policy SP2 of the Ryedale Plan. But since the implementation of standard method and the age of the Ryedale Plan this has not been undertaken.

## Scarborough Local Plan Area

### Trends

The Scarborough Borough Local Plan was adopted by Scarborough Borough Council in July 2017.

Table 1 in Appendix A shows housing delivery during the Local Plan period (since 2011) and uses the housing target as determined by the Council's Objective Assessment of Housing Need (OAN). The OAN was considered as part of the examination in to the Local Plan by a Planning Inspector as appointed by the Secretary of State. Delivery during the Local Plan period shows housing delivery remains below this housing target. A total of 4,722 net additional dwellings have been provided since 2011, an average of 393.5 dwellings per annum.

### Completions/Demolitions

During the year 2022/23, a gross total of 503 dwellings were completed in the Borough, consisting of:

- 66 dwellings from conversions
- 437 new build dwellings.

This was offset by:

- 5 dwellings lost by conversions to other uses or enlarged residential units;
- 9 dwellings already existing prior to being converted to extra residential units;
- 2 dwellings were demolished.

This gave a net increase in dwellings from April 2022 to March 2023 of 487 dwellings.

### Windfall

During the year 2022/23, Scarborough Borough saw windfall development completions of 115 net dwellings which equates to 23.6% when taking into account sites allocated within the adopted Local Plan and any extant ones identified in the 1999 Borough Local Plan. Of the 455 net additional dwellings, the completions on allocations (current and from the 1999 Plan) are as follows;

- *Muston Road, Filey* – 49 dwellings;
- *Filey Road, Gristhorpe* – 17 dwellings;
- *West of Church Lane, Cayton* – 36 dwellings;
- *Middle Deepdale, Eastfield* – 110 dwellings;
- *North-West of Racecourse Road, East Ayton* – 38 dwellings;
- *High Mill, Scalby* – 59 dwellings;

- *Sneaton Castle, Whitby – 62 dwellings.*

### Greenfield/Brownfield Split

Of the gross completions (April 2022 to March 2023), there was a majority (346) on Greenfield sites with 157 dwellings on Brownfield sites. For the year 2022/23, the Brownfield figure is therefore:  $((157 / 503) \times 100) = 31.2\%$ .

As expected with the advent of a new Plan and substantial allocations of greenfield sites, this is the tenth successive year that the rate of Greenfield delivery has been higher than that of Brownfield development. Since the commencement of the Plan period, the overall proportion of Brownfield development is 45.68%.

### Affordable Housing

During the year, there were a total of 33 affordable housing completions. The affordable housing units were delivered on the following schemes;

- *North of Jackson Close, Cayton – 3 units;*
- *North-West of Racecourse Road, East Ayton – 4 units;*
- *High Mill, Scalby – 26 units.*

This delivery means during the Local Plan period, since 2011, a total of 1,117 affordable units have been delivered, equating to 22.18% of the overall housing delivery. Graph 3 in Appendix A shows longer term delivery of affordable units in the Borough.

It is understood that additional affordable units are being provided on some allocated sites through partnership agreements between developers and affordable providers. These are not as a result of planning negotiation and are above and beyond the policy requirement. These units are not included in the above figures and may not necessarily be an affordable product in perpetuity.

### Size and Type of Dwellings

Information is gathered on the size and type of dwellings completed. During the period April 2022 to March 2023, it consisted of the following types of dwellings:

Detached	Semi-detached	Terraced	Flat
196	137	72	98

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (2022-23)
1	0	65	65	12.9
2	84	33	117	23.3
3	171	0	171	34.0
4+	150	0	150	29.9
Total	405	98	503	
Percent	80.5	19.5		

Completions in 2022/23 provided a range of property sizes with one, two, three and four bedroom units sharing the proportion of delivery. There was a higher proportion of houses / bungalows than previous years.

Since the commencement of the Local Plan, the following table shows an overall higher provision of houses and bungalows than flats (58.7% to 41.3%) and provision of two and three bedroom units.

*Note: The figures in this table will not tally with gross completions over the plan period as the information relates to fully completed schemes only; therefore, it will include completions on schemes partly completed before this Local Plan period.*

Detached	Semi-detached	Terraced	Flat
857	858	1020	1724
19.2%	19.2%	22.9%	38.7%

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (Since 2011)
1	62	837	899	20.2
2	810	820	1630	36.6

3	1223	54	1277	28.6
4+	640	13	653	14.6
Total	2735	1724	4459	
Percent	61.3	38.7		

## Grants of Planning Permission

An additional 454 new build dwellings (net) were granted permission during the period April 2022 to March 2023. A further 2 new build dwellings received outline consent in addition to an approval for an unspecified number of units on a site measuring a total 1.61 ha.

An additional 103 dwellings through conversions (net) were granted permission during the same period.

A number of permissions expired during this period, which has resulted in the net loss of 41 available units.

## Availability

As of 31<sup>st</sup> March 2023, there are now a total of 2,477 dwellings with planning permission. This consists of 2,152 new build and 325 conversions. In addition, there are five schemes with outline permission for an unspecified number of dwellings on a total land area of approximately 26.5ha.

The Local Plan was adopted by the Council in July 2017. This included a range of housing allocations, which are factored in to the supply of housing.

Under the NPPF, Local Planning Authorities are required to produce a Strategic Housing and Employment Land Availability Assessment (SHELAA), which is used to identify whether the Authority has a sufficient land supply for 15 years of need, with at least five years' supply deliverable in the short term. A SHELAA for the Borough was first completed in 2008/09, and has been reviewed on an annual basis since then. The SHELAA 2023 update will use the Borough's housing target as a basis for calculating housing supply.

## Housing Land Supply

As the Scarborough Borough Local Plan is now more than 5 years past adoption, the Standard Method for addressing housing need is utilised for calculating land supply. The

Borough's Standard Method generates a figure of 175 net additional dwellings per annum. The following table shows how supply meets this requirement. More detailed analysis will be presented in a housing trajectory which will form part of the Authority Monitoring Report.

	Number of Dwellings
<b>Requirement (175 x 5 years)</b>	<b>875</b>
<b>+ / - over/under supply (0)</b>	<b>875</b>
<b>Plus 5% buffer</b>	<b>919</b>
Contributions from:	
Extant Planning Permissions	2168
Known Sources of Housing	125
Local Plan Allocations	299
Windfall Delivery (Years 4 and 5 only)	300
<b>TOTAL CONTRIBUTIONS</b>	<b>2892</b>
<b>YEARS SUPPLY (Supply / Adjusted Annual Requirement)</b>	<b>15.7 years</b>

## Employment Land

### Total Amount of Additional Employment Floorspace (m2)

	Cumulative since Plan Period commenced (2011/12 – 2021/22)	2022/23
B1 Category A	3113.16	0
B1 Category B	0	0
B1 Category C	4101.5	0
B2	5455.8	2045
B8	7818.71	324
Class E	0	710
Mixed	15380.55	2161
<b>Total</b>	<b>36023.72</b>	<b>5240</b>

## Available Employment Land

Available Land on allocations contained within Local Plan or Whitby Business Park Area Action Plan (without Permission)

Site Ref	Address	Available Land (without Permission)
EMP-A1	Land to the North East of Burton Riggs, Scarborough Business Park	0
EMP-A2	Land at Hopper Hill Road, Scarborough Business Park	0.49 ha
EMP-A3	Land to East of Hunmanby Industrial Estate	1.9 ha
EMP-A4	Land to North and South of Cayton Approach, Scarborough Business Park	23.66 ha
EMP-A5	Land to South of Plaxton Park Industrial Estate	0
WBP AAP	Land within Whitby Business Park Area Action Plan (Borough land only)	10 ha

## Available Land from Planning Permissions

	Sites for which Planning Permission has been Granted	
	New sites (ha)	Extensions / Existing Employment Sites (m2)
B1 (No specific category)	-	-
B1 Category A	-	4911
B1 Category B	-	-
B1 Category C	-	288.64
B2	-	7527
B8	-	-
Mixed Use	-	1692.2
Class E	-	341
<b>TOTAL</b>	-	<b>14759.84</b>

# Scarborough Local Plan Area Appendices

**Table 1 Housing Completions and Availability against Local Plan (July 2017) Housing Requirement (April 2011–March 2023)**

Period	Completions																			Available		
	Gross New Build	Gross Conversions	Gross Greenfield	Gross Brownfield	Gross Total	Demolitions	Losses to Other Uses and Smaller Number of Dwellings	Original Units Prior to Conversions to Greater Number of Res Units	Net Completions	Cumulative Net Completions	Local Plan Housing Requirement	Cumulative Local Plan Housing Requirement	Annual Over or Under Supply	Cumulative Supply	Cumulative Greenfield	Cumulative Brownfield	%age Brownfield	No Affordable	%age Affordable	New Build	Conversions	
4/11 - 3/12	197	136	40	293	333	24	16	25	268	268	450	450	-182	-182	40	293	88.0%	73	21.9%	1499	143	
4/12 - 3/13	119	65	33	151	184	9	7	9	159	427	450	900	-291	-473	73	444	82.1%	45	24.5%	3039	109	
4/13 - 3/14	210	55	151	114	265	16	3	6	240	667	450	1350	-210	-683	224	558	43.0%	32	12.1%	2784	152	
4/14 - 3/15	392	34	289	137	426	1	4	5	416	1083	450	1800	-34	-717	513	695	32.2%	240	56.3%	2626	207	
4/15 - 3/16	272	109	197	184	381	1	7	21	352	1435	450	2250	-98	-815	710	879	48.3%	45	11.8%	2849	214	
4/16 - 3/17	373	113	313	173	486	2	2	25	457	1892	450	2700	7	-808	1023	1052	35.6%	116	23.9%	2706	224	
4/17 - 3/18	420	79	291	205	499	24	7	10	458	2350	450	3150	8	-800	1314	1257	41.1%	123	24.6%	2945	297	
4/18 - 3/19	341	151	288	204	492	2	11	10	469	2819	450	3600	19	-781	1602	1461	41.5%	58	11.8%	2484	291	
4/19 - 3/20	421	86	256	251	507	0	1	9	497	3316	450	4050	47	-734	1858	1712	49.5%	93	18.3%	2409	281	
4/20 - 3/21	393	96	262	227	489	4	2	19	464	3780	450	4500	14	-720	2120	1939	46.4%	111	22.7%	2698	273	
4/21 - 3/22	399	71	266	204	470	1	2	12	455	4235	450	4950	5	-715	2386	2143	43.4%	148	31.5%	2396	302	
4/22 - 3/23	437	66	346	157	503	2	5	9	487	4722	450	5400	37	-678	2732	2300	31.2%	33	6.6%	2152	325	
<b>TOTAL</b>	<b>3974</b>	<b>1061</b>	<b>2732</b>	<b>2300</b>	<b>5035</b>	<b>86</b>	<b>67</b>	<b>160</b>														<b>1117</b>

Total Affordable Units (2011 to date) =

**1117**

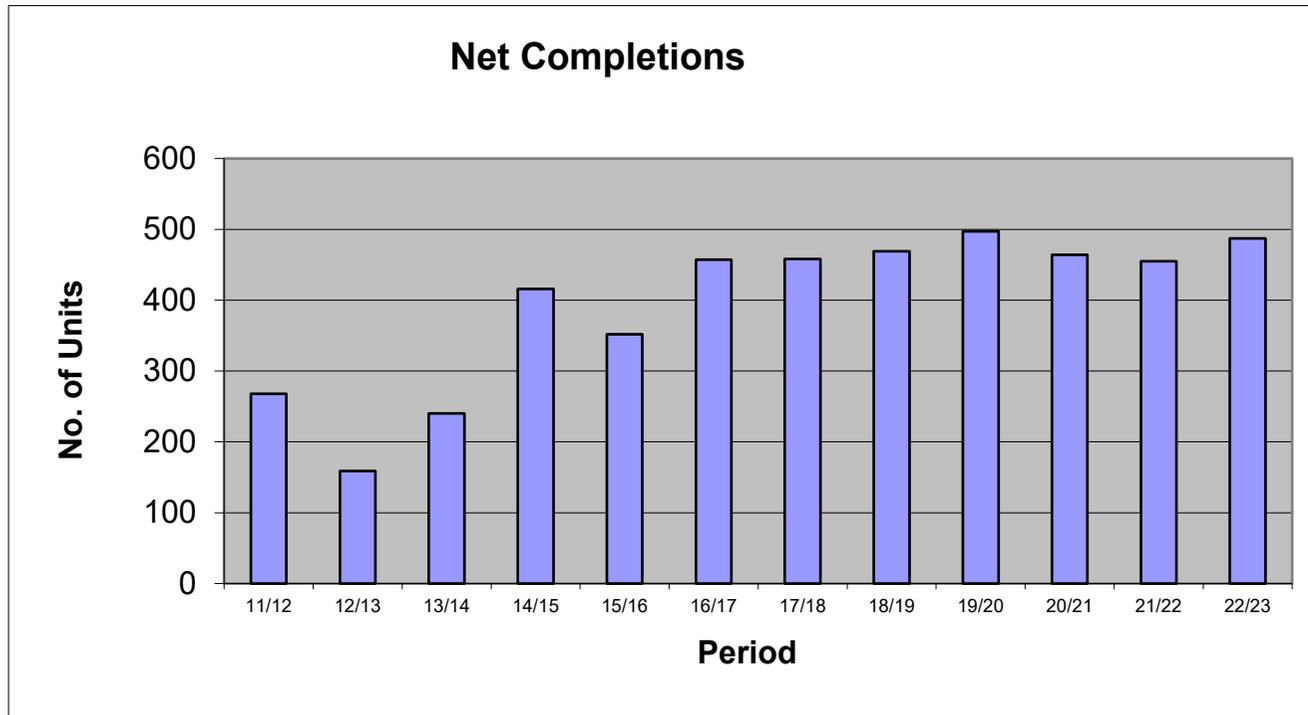
Affordable Percentage (2011 to date) =

**22.18%**

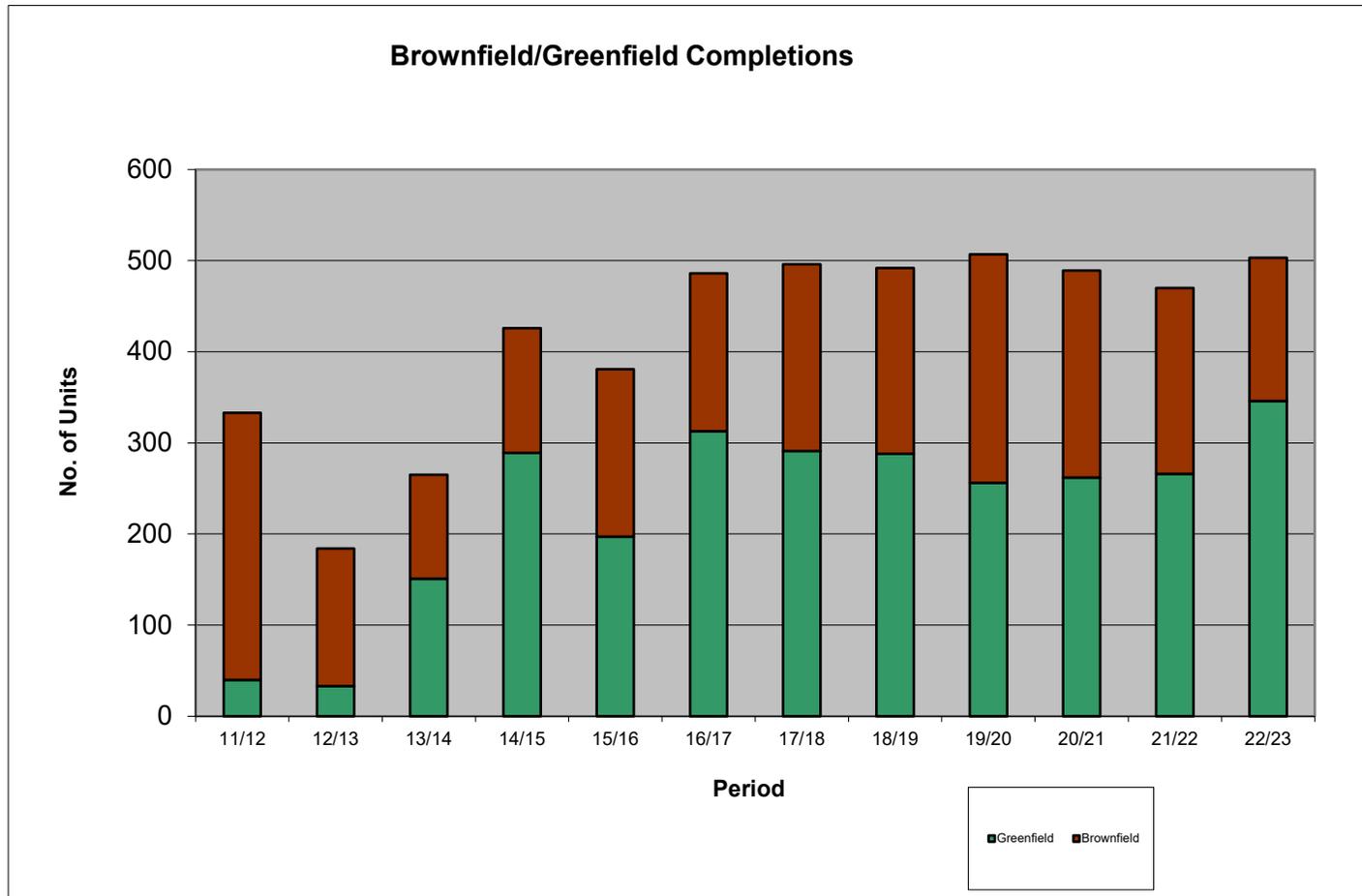
Brownfield Percentage (2011 to date) =

**45.68%**

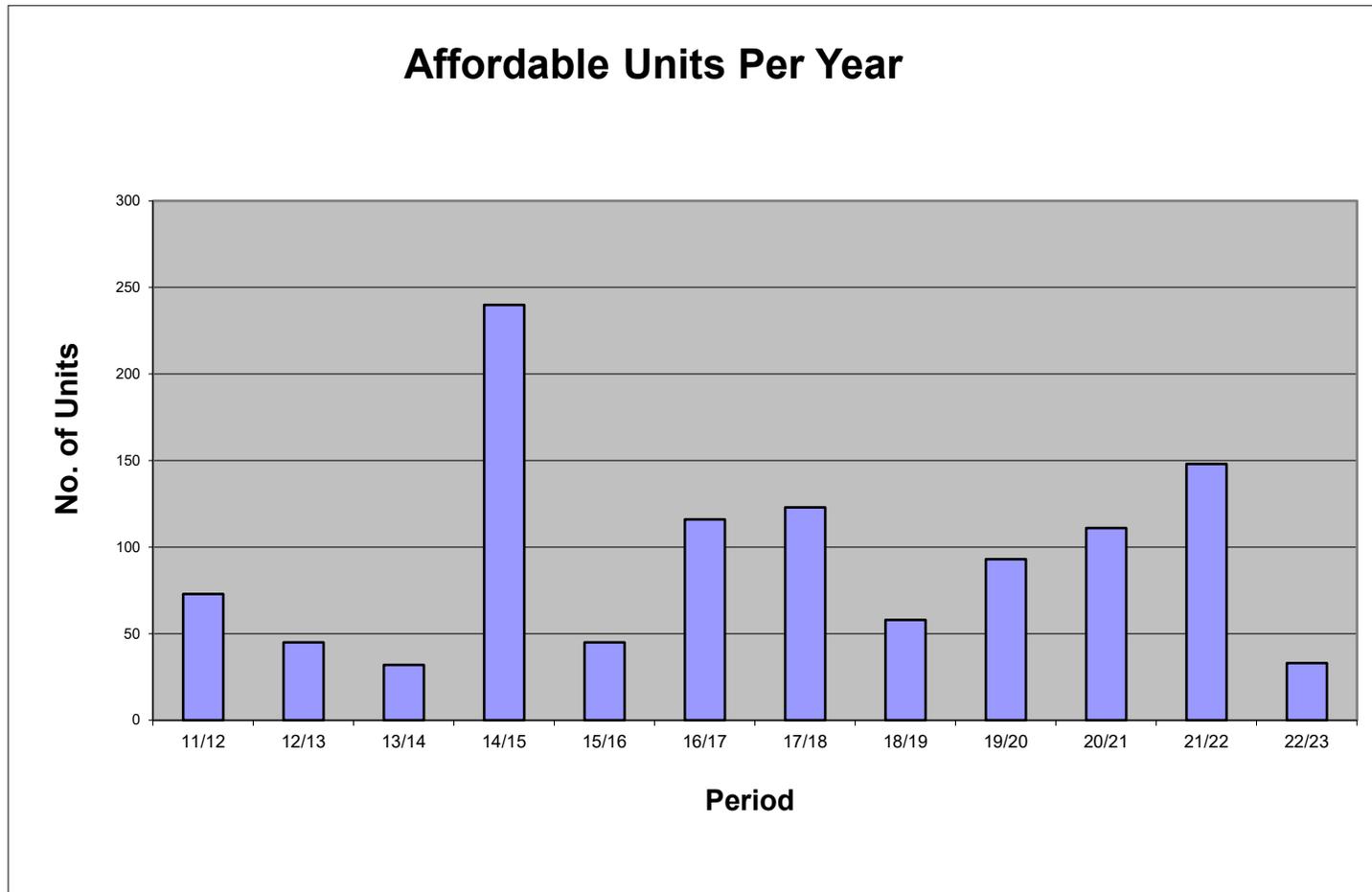
**Graph 1 Net Completions (2011 – 2023)**



**Graph 2 Brownfield/Greenfield Completions**



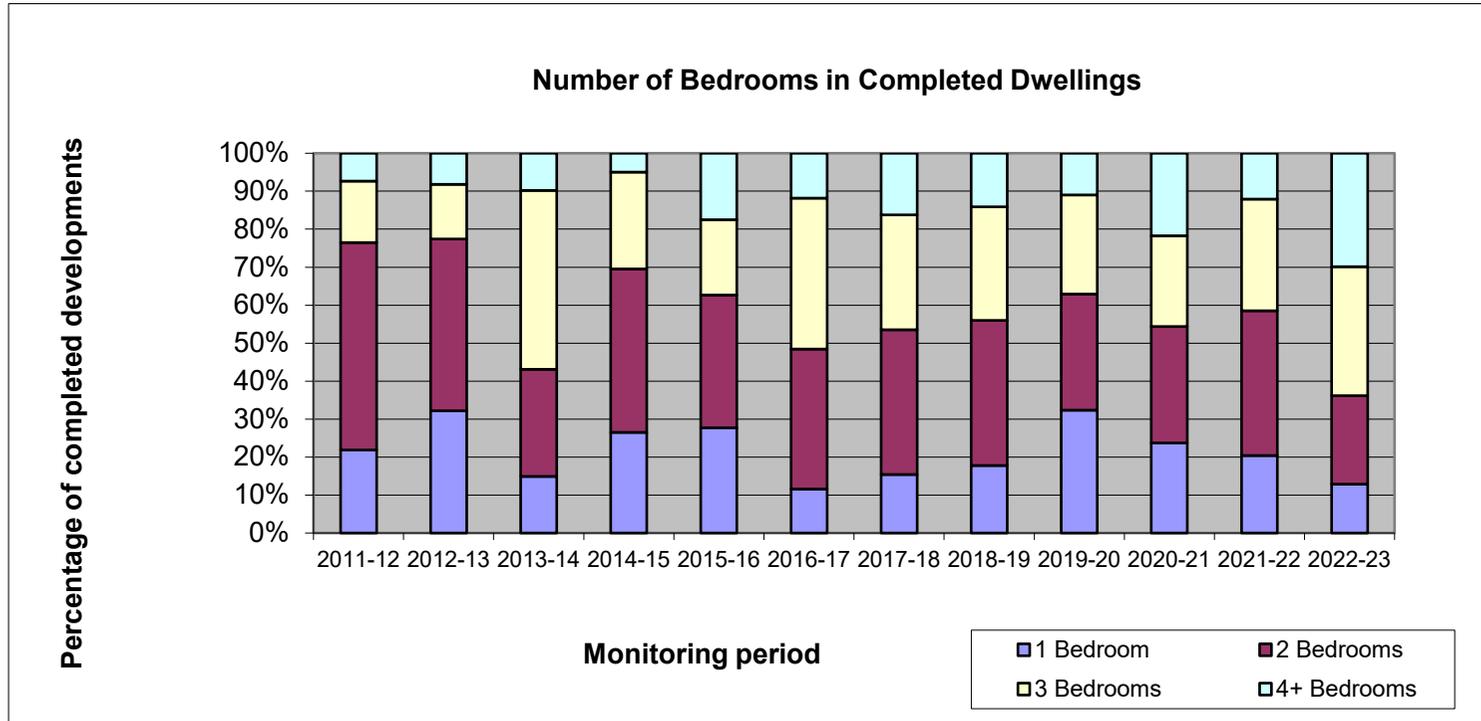
**Graph 3 Affordable Units**



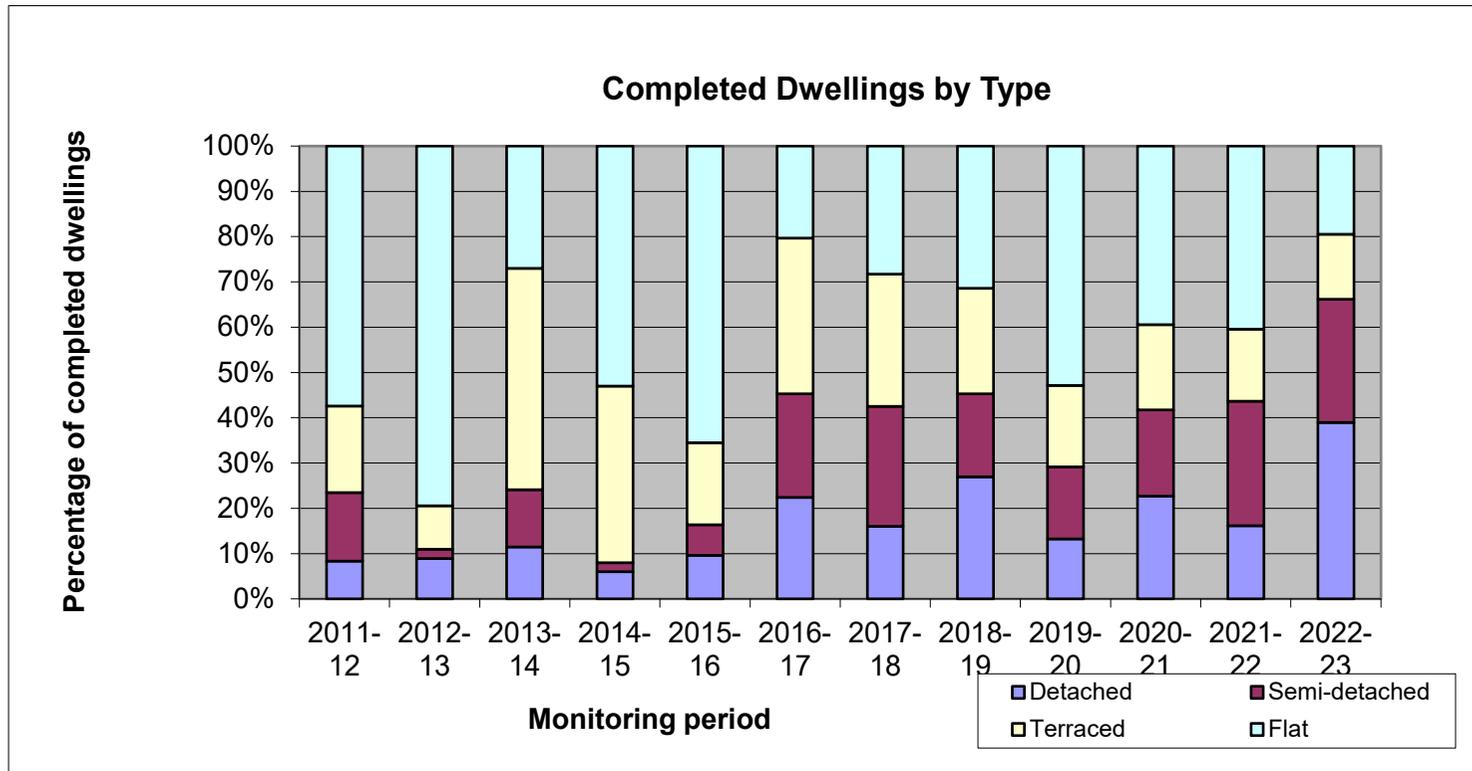
**Table 2 – Housing Completions (Gross) and Availability by Parish 2022/23**

Parish	No. of Completions				Total Completions	Available				Total Available
	New Build		Conversion			New Build		Conversion		
	Greenfield	Brownfield	Greenfield	Brownfield		Greenfield	Brownfield	Greenfield	Brownfield	
Reighton	0	0	0	0	0	11	2	0	1	14
Hunmanby	0	0	0	0	0	2	4	0	4	10
Filey	50	0	0	7	57	113	0	0	7	120
Folkton	0	0	0	0	0	0	0	0	0	0
Muston	0	0	0	0	0	0	0	0	0	0
Lebberston	1	0	0	0	1	1	0	0	1	2
Gristhorpe	0	17	0	0	17	0	8	0	0	8
Cayton	36	1	0	0	37	97	0	0	0	97
Seamer	44	0	0	0	44	117	5	0	0	122
Irton	0	0	0	0	0	0	0	0	0	0
East Ayton	38	0	0	0	38	3	0	0	0	3
West Ayton	0	0	0	0	0	2	0	0	1	3
Wykeham	0	0	0	0	0	0	0	0	0	0
Brompton	1	0	0	0	1	0	6	0	0	6
Snainton	1	0	0	0	1	0	3	0	1	4
Scalby	59	10	0	0	69	305	26	0	1	332
Burniston	4	0	0	0	4	75	0	0	0	75
Cloughton	0	0	0	0	0	0	0	0	1	1
Scarborough	1	1	0	24	26	40	146	0	291	477
Osgodby	0	0	0	0	0	127	0	0	1	128
Eastfield	110	0	0	0	110	684	0	0	0	684
Eskdaleside	1	0	0	1	2	13	0	0	0	13
Whitby	0	62	0	25	87	350	12	0	15	377
Sandsend	0	0	0	0	0	0	0	0	1	1
<b>Total</b>	<b>346</b>	<b>91</b>	<b>0</b>	<b>57</b>	<b>494</b>	<b>1940</b>	<b>212</b>	<b>0</b>	<b>325</b>	<b>2477</b>

**Graph 4 Number of Bedrooms in Completed Dwellings**



**Graph 5 Completed Dwellings by Type**



## Selby Local Plan Area

### Trends

The Selby District Core Strategy Local Plan was adopted by Selby District Council in October 2013.

Table 1 in Appendix A shows housing delivery during the Local Plan period (since 2011) and uses the housing target as determined by the Council's Objective Assessment of Housing Need (OAN). The OAN was considered as part of the examination into the Local Plan by a Planning Inspector as appointed by the Secretary of State. Delivery during the Local Plan period shows housing delivery remains below this housing target. A total of 5,401 net additional dwellings have been provided since 2011, an average of 450 dwellings per annum.

### Completions/Demolitions

During the year 2022/23, a gross total of 467 dwellings were completed in the district, consisting of:

- 29 dwellings from conversions
- 438 new build dwellings.

This was offset by:

- 12 dwellings demolished to make way for a larger number of dwellings on site;
- 6 dwellings already existing prior to being converted to extra residential units;
- 1 dwelling was lost through change of use of an annex to a holiday let.

This gave a net increase in dwellings from April 2022 to March 2023 of 448 dwellings.

### Windfall

During the year 2022/23, Selby district saw windfall development completions of 419 net dwellings which equates to 94% of all completions. Of the 448 net additional dwellings, the completions on allocations (from the 2005 Selby District Local Plan) are as follows;

- Low Street, Sherburn In Elmet – 16 dwellings;
- Staynor Hall, Selby – 13 dwellings.

### Greenfield/Brownfield Split

Of the gross completions (April 2022 to March 2023), there was a majority (296) on Greenfield sites with 171 dwellings on Brownfield sites. For the year 2022/23, the Brownfield percentage is 36.6%.

Since the base date of the Plan in 2011, the overall proportion of Brownfield development has been 17.3%.

## Affordable Housing

During the 2022/23 financial year, there were a total of 73 affordable housing completions. The majority of these units were delivered on the following schemes;

- *Old Civic Centre, Portholme Road, Selby – 10 units;*
- *Land west of Station Close, Carlton – 6 units;*
- *Land off Hodgsons Lane, Sherburn In Elmet – 20 units;*
- *Low Street, Sherburn In Elmet – 9 units;*
- *Main Road, Hambleton – 11 units;*
- *Leeds Road (East), Thorpe Willoughby – 12 units.*

Since the base date of the Plan in 2011, a total of 1,267 affordable units have been delivered, equating to 23.5% of the overall housing delivery. Graph 3 in Appendix A shows longer term delivery of affordable units in the district.

## Size and Type of Dwellings

During the period April 2022 to March 2023, the following size and types of dwellings were completed:

Detached	Semi-detached	Terraced	Flat
245	101	95	26

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (2022-23)
1	1	14	15	3.2
2	79	11	90	19.3
3	155	0	155	33.2
4+	207	0	207	44.3
Total	442	25	467	
Percent	94.6	5.4		

Completions in 2022/23 provided a range of property sizes with one, two, three and four bedroom units sharing the proportion of delivery. There was a higher proportion of houses / bungalows than previous years.

Since the commencement of the Local Plan, the following table shows an overall higher provision of houses and bungalows than flats (94.7% to 5.3%) and provision of two and three bedroom units.

Detached	Semi-detached	Terraced	Flat
2730	1108	1394	291
49.4%	20.1%	25.2%	5.3%

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (Since 2011)
1	21	110	131	2.4
2	964	167	1131	20.5
3	2060	10	2070	37.5
4+	2187	4	2191	39.6
Total	5232	291	5523	
Percent	94.7	5.3		

### Grants of Planning Permission

An additional 977 new build dwellings (net) were granted permission during the period April 2022 to March 2023. A further 84 new build dwellings received outline consent.

An additional 95 dwellings through conversions (net) were granted permission during the same period.

### Availability

There are now a total of 1,209 dwellings with planning permission. This consists of 1,112 new build and 97 conversions.

Under the NPPF, Local Planning Authorities are required to produce a Strategic Housing Land Availability Assessment (SHLAA), which is used to identify whether the Authority has a sufficient land supply for 5 years of deliverable supply. A SHLAA for the district was first completed in 2008/09, and has been reviewed on an annual basis since then. The SHLAA 2023 update will use the district's housing target as a basis for calculating housing supply. An up to date trajectory of housing delivery will be presented in the forthcoming 2023 Authority Monitoring Report (AMR). The most recent trajectory can be found in the previous 2021/22 iteration of the AMR.

## **Housing Land Supply**

The Selby district area publishes a detailed Housing Trajectory and methodology to demonstrate a five-year housing supply every year. A summary of the position at 1<sup>st</sup> April 2023 is given below.

### **The Five-Year Requirement**

The NPPF (2019) requires that local planning authorities identify a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirements set out in adopted strategic policies that are no more than five years old, or against their local housing need where the strategic policies are more than five years old, unless these strategic policies have been reviewed and found not to require updating.

The Selby District Core Strategy Local Plan was adopted in October 2013 and therefore over 5 years old, footnote 39 of the NPPF states that "Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance." As the Core Strategy Local Plan (2013) has yet to be reviewed the Council is using the standard method as set out in the national planning guidance to calculate our five year housing supply.

The housing target as set out by the standard methodology for the financial year 2021-2022 is to deliver a minimum of 328 homes per year across the District and this starting point gives a basic five year requirement for 1,640 homes across the District:  $328 \times 5 = 1640$ .

### **The Five-Year Requirement**

The table below shows the supply of sites in the Selby Local Plan area, which are considered to be deliverable within the five-year period 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2028. These sites come from various sources which meet the definition of a deliverable site given in Annexe 2 of the NPPF.

Summary of sites contributing to 5 year supply		Dwellings
A	Dwellings on sites with less than 10 units - 17% non-implementation rate applied to sites not started (195 x 0.83): 162 - Sites started: 97	259
B	Dwellings on sites of 10 or more units	977
C	Dwellings approved at committee subject to section 106 agreements	5
D	Losses	1
E	Sum of permissions (A+B+C+D)	1,240
F	Deliverable SHLAA sites	0
G	Selby District Local Plan allocated housing sites:	245
H	Windfall	345
<b>Total plots considered to contribute to 5 year supply</b>		<b>1,830</b>

Therefore, at 1<sup>st</sup> April 2023, the identified housing requirement for the Selby Local Plan area is 1,722 dwellings, and the identified supply is 1,830 dwellings. This shows that the Council can demonstrate a five-year land supply.

The table below shows the step-by step calculation of the five-year land supply.

The five-year housing land supply calculation for the former Selby District Council area for the period 1 <sup>st</sup> April 2023 to 31 <sup>st</sup> March 2028		
A	Annual Housing Target (Standard Methodology)	328
B	Five year target, no adjustment (A x 5)	1,640
C	<b>5% buffer applied (B x 1.05)</b>	<b>1,722</b>
D	Annual target for next five years (C / 5)	344
E	<b>Current expected deliverable supply: (1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2028)</b>	<b>1,830</b>
F	Gap (C – E)	+108
G	<b>Council's housing land supply (E / D)</b>	<b>5.3 Years</b>

## Employment Land

### Total Amount of Additional Employment Floorspace (m2)

	Cumulative since Plan Period commenced (2011/12 – 2021/22)	2022/23
B1 Category A	5,986	21
B1 Category B	160	0
B1 Category C	8,429	3,746
B2	77,919	3,626
B8	73,798	17,812
Class E	0	785
Mixed <sup>12</sup>	-	-
<b>Total</b>	<b>82,227</b>	<b>25,990</b>

### Available Employment Land

#### Available Land on Allocations (without Permission)

Site Ref	Address	Available Land (without Permission)
BRAY/1	Selby Business Park	1.75
SHB/2	Enterprise Park, Sherburn In Elmet	1.75
TAD/3	London Road, Tadcaster	9
SP7	Olympia Park, Selby	23

#### Available Land from Planning Permissions

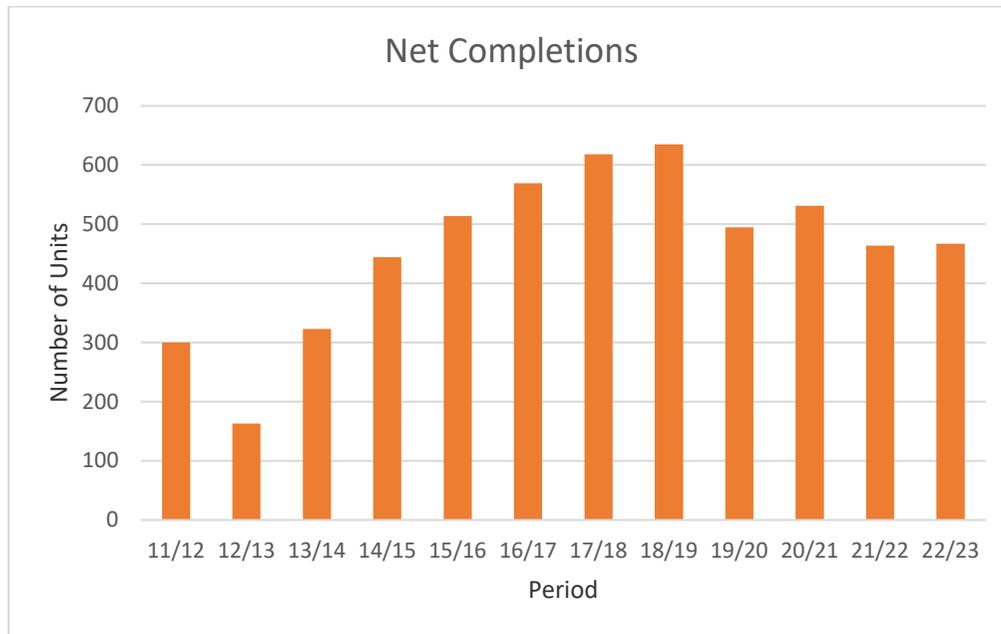
#### Sites for which Planning Permission has been Granted

<sup>12</sup> Each application's floorspace is divided into the relevant use class, therefore no use classes are combined to create a 'mixed' category.

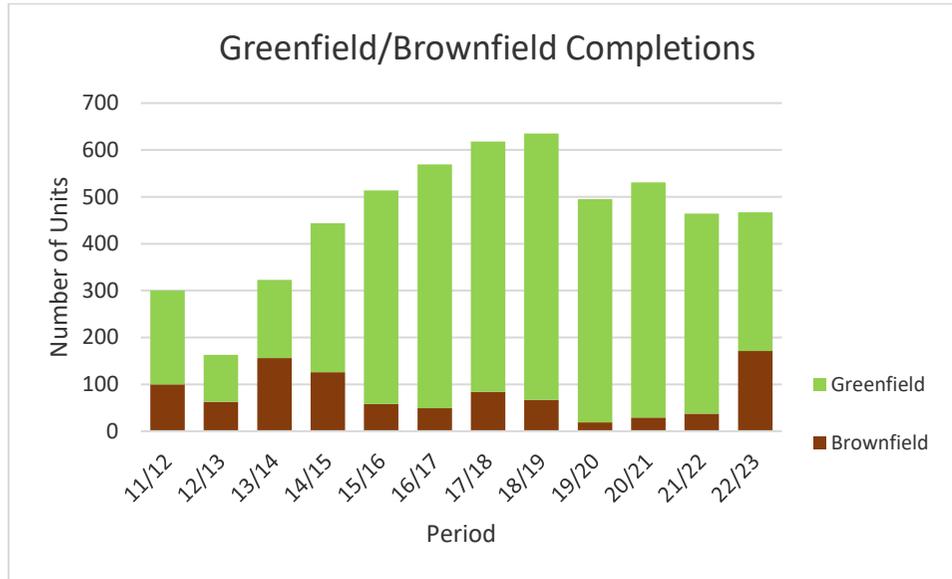
	New sites (ha)	Extensions / Existing Employment Sites (m2)
B1 (No specific category)	1.0	1103
B1 Category A	-	30,021.8
B1 Category B	0.3	-
B1 Category C	4.0	1,103
B2	56.2	1,103
B8	58.4	1,253
Mixed Use	-	-
Class E	1.4	-
<b>TOTAL</b>	<b>121.3</b>	<b>34,583.8</b>

# Selby Local Plan Area Appendices

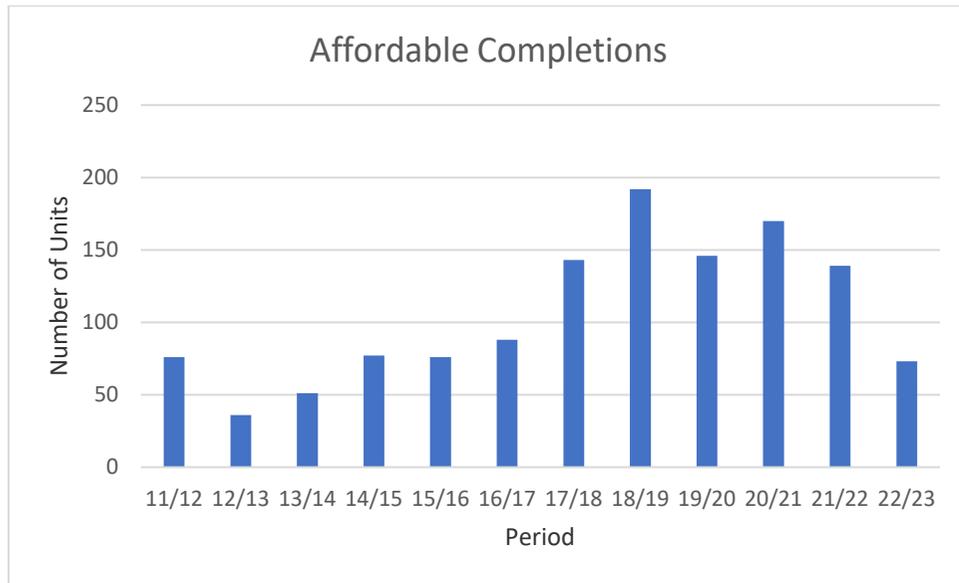
**Graph 1 Net Completions (2011 – 2022)**



**Graph 2 Brownfield/Greenfield Completions**



**Graph 3 Affordable Units**



**Table 2 – Housing Completions (Gross) and Availability by Parish 2022/23**

Parish	No. of Completions				Total Completions	Available				Total Available
	New Build		Conversion			New Build		Conversion		
	Greenfield	Brownfield	Greenfield	Brownfield		Greenfield	Brownfield	Greenfield	Brownfield	
Acaster Selby	0	0	0	0	0	0	0	0	0	0
Appleton Roebuck	1	0	0	0	1	1	0	0	0	1
Balne	0	0	0	0	0	0	0	0	0	0
Barkston Ash	0	0	0	0	0	0	0	0	0	0
Barlby & Osgodby	31	1	0	0	32	1	5	0	0	6
Barlow	1	0	0	0	1	0	0	0	0	0
Beal	1	0	0	0	1	0	0	0	0	0
Biggin	1	0	0	0	1	0	0	0	0	0
Bilbrough	1	6	0	1	8	0	0	0	0	0
Birkin	0	0	0	0	0	0	0	0	0	0
Bolton Percy	0	0	0	0	0	1	0	0	0	1
Brayton	6	0	0	0	6	0	0	0	0	0
Brotherton	3	0	0	1	4	0	0	0	0	0
Burn	0	2	0	0	2	4	0	0	0	4
Burton Salmon	0	0	0	0	0	0	0	2	1	3
Byram	0	0	0	0	0	0	0	5	1	6
Camblesforth	8	0	0	0	8	0	0	0	2	2
Carlton	32	1	0	0	33	0	0	0	0	0
Catterton	0	1	0	0	1	0	0	0	0	0
Cawood	0	0	0	0	0	0	1	0	2	3
Chapel Haddlesey	0	0	0	0	0	0	0	0	0	0
Church Fenton	3	1	0	0	4	0	0	0	0	0
Cliffe	0	0	2	1	3	0	4	0	1	5
Colton	1	0	0	0	1	0	0	0	0	0

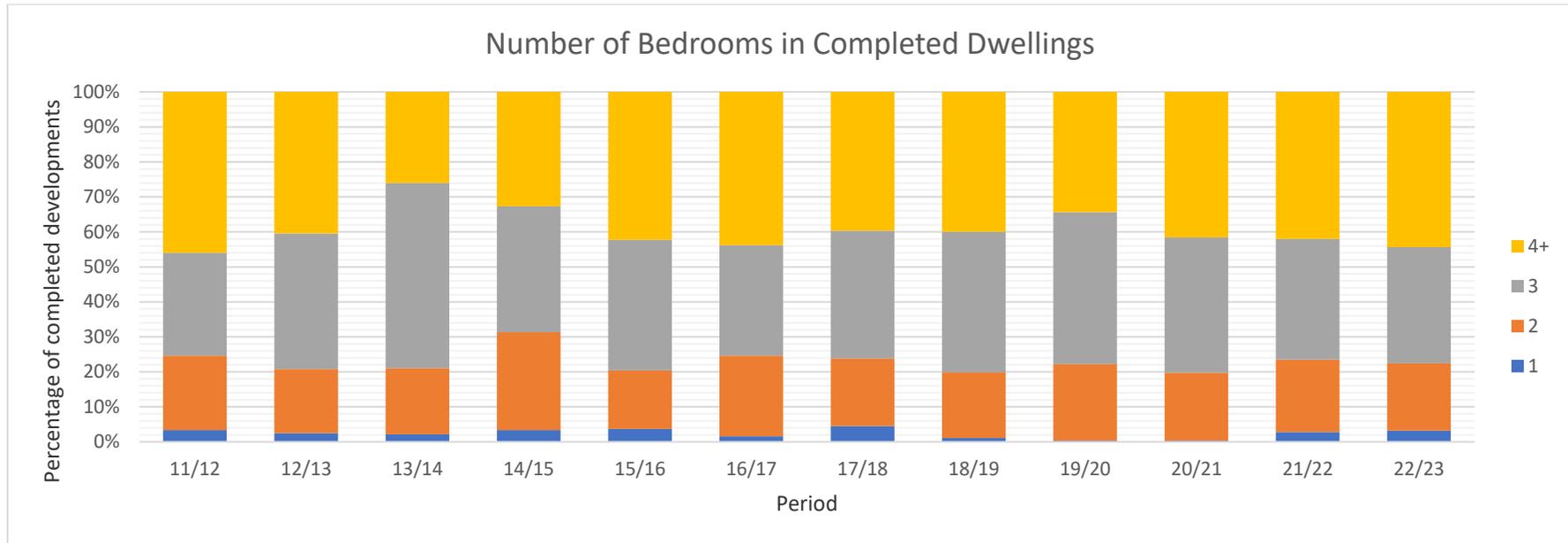
Annual Housing and Employment Land Report 2022-23

Cridling Stubbs	0	0	0	0	0	0	0	0	0	0
Drax	0	0	0	0	0	0	0	0	0	0
Eggborough	0	0	0	0	0	1	0	1	0	2
Escrick	0	0	0	0	0	0	0	0	0	0
Fairburn	0	1	0	0	1	0	2	0	0	2
Gateforth	0	0	0	0	0	0	0	0	0	0
Grimston	0	0	0	0	0	0	0	0	0	0
Hambleton	25	0	0	0	25	0	0	0	0	0
Healaugh	0	0	0	1	1	0	0	0	0	0
Heck	0	0	0	0	0	0	0	0	0	0
Hemingbrough	2	0	0	1	3	2	2	0	0	4
Hensall	1	0	1	0	2	0	0	0	0	0
Hillam	0	0	0	0	0	0	3	0	1	4
Hirst Courtney	0	0	0	0	0	0	7	0	0	7
Huddleston	0	0	0	0	0	0	0	0	0	0
Kelfield	0	0	0	0	0	0	6	0	0	6
Kellington	2	0	0	0	2	0	1	0	0	1
Kirk Smeaton	0	0	0	0	0	0	0	0	0	0
Kirkby Wharfe	0	0	0	0	0	0	0	0	0	0
Lead	0	0	0	0	0	0	0	0	0	0
Little Fenton	0	2	0	1	3	0	0	0	0	0
Little Smeaton	1	0	0	0	1	0	0	0	0	0
Long Drax	0	0	0	0	0	0	0	0	0	0
Monk Fryston	0	2	0	0	2	2	2	0	0	4
Newland	0	0	0	1	1	0	0	0	0	0
Newton Kyme	0	0	0	2	2	0	0	0	0	0
North Duffield	13	0	0	0	13	6	2	0	2	10
Oxton	0	0	0	0	0	0	0	0	0	0
Riccall	2	1	0	2	5	5	0	0	0	5
Ryther	0	0	0	0	0	0	0	0	0	0
Saxton	1	0	0	1	2	2	2	0	0	4
Selby	47	68	0	4	119	25	2	12	14	53
Sherburn in Elmet	80	5	0	2	87	133	18	0	0	151

## Annual Housing and Employment Land Report 2022-23

Skipwith	5	0	0	0	5	0	0	0	0	0
South Milford	3	1	0	6	10	4	5	0	0	9
Stapleton	0	0	0	0	0	0	0	0	0	0
Steeton	0	0	0	0	0	0	0	0	0	0
Stillingfleet	0	2	0	0	2	0	0	1	0	1
Stutton	0	0	0	0	0	0	0	0	1	1
Tadcaster	1	0	0	1	2	0	0	1	2	3
Temple Hirst	0	0	0	0	0	0	0	0	0	0
Thorganby	0	4	0	0	4	0	0	0	0	0
Thorpe Willoughby	21	0	0	0	21	0	0	0	0	0
Towton	0	0	0	0	0	0	0	0	0	0
Ulleskelf	0	47	0	0	47	22	3	0	0	25
Walden Stubbs	0	0	0	0	0	0	0	0	0	0
West Haddlesey	0	0	0	0	0	0	0	0	0	0
Whitley	1	0	0	0	1	12	0	0	0	12
Wistow	0	0	0	0	0	1	0	1	0	2
Womersley	0	0	0	1	1	0	0	0	0	0
<b>Total</b>	<b>294</b>	<b>145</b>	<b>3</b>	<b>26</b>	<b>468</b>	<b>222</b>	<b>65</b>	<b>23</b>	<b>27</b>	<b>337</b>

**Graph 4 Number of Bedrooms in Completed Dwellings**



**Graph 5 Completed Dwellings by Type**

