

North Yorkshire Council

Annual Monitoring Report (April 2022 – March 2023)

Hambleton Local Plan Area



February 2024



North Yorkshire Council Forward Planning Section

Annual Monitoring Report April 2022 to March 2023

1.0 Purpose

- 1.1 The purpose of this report is to provide the annual update on the progress in the Hambleton Local Plan area for the period April 2022 to the end of March 2023.
- 1.2 This is the first Monitoring Report since the adoption of the new Local Plan in February 2022.
- 1.3 The Council has a statutory duty to produce an Authority Monitoring Report (AMR), sometimes known as the Annual Monitoring Report, to monitor the Local Plan's performance and progress on its implementation and delivery. This requirement is set out in Section 113 of the Localism Act 2011, which requires the production of a report, or series of reports, that monitor specific aspects of implementation in the planning system.
- 1.4 To enable a flexible approach to plan-making, the monitoring framework will evolve over the plan period and, while the current indicators have been identified as the most appropriate at the current time, this is not necessarily an exhaustive list for the whole life of the plan. As a result, it is likely that additional indicators will be required in order to effectively monitor the impact of the plan.
- 1.5 Key Local Plan monitoring indicators have been selected to:
 - provide information about whether policies are achieving their objectives.
 - determine if targets are being met; and
 - determine if the policies in the Local Plan remain relevant or whether updates to policies are required
- 1.5.1 Monitoring of the Local Plan will primarily be through the collection of information about the effectiveness of Local Plan policies. This information can be used to identify when a change in the approach is necessary to ensure that the objectives underpinning planning policies are achieved. In defining indicators for each policy, these generally relate to the identified strategic outcomes within the Local Plan aimed at bringing about the overall vision. However, some policies do not align precisely with a strategic outcome or align with several.

1.6 The Sustainability Appraisal of the Local Plan also provides for monitoring and reporting of the significant environmental effects of implementing the Local Plan within the Authority

2.0 Data Collection and Sources

2.1 The information required to monitor the indicators is generally accessible and available either from sources of national statistics, from data sources regionally or sub-regionally, or from information held or collected by the Council and its partner organisations.

2.2 A range of local evidence base documents have been prepared which are to be revised, updated or replaced on a rolling basis. The data contained within these reports may provide further evidence of effectiveness of policies. Examples of such evidence base studies include:

- Strategic Housing and Employment Land Availability Assessment (SHELAA);
- Strategic Housing Market Assessment (SHMA)
- Employment Land Review
- Playing Pitch Strategy, and
- Green Space Audit

2.3 In total, there are 47 Local Plan indicators, 14 of which cannot be reported on as there is no data available which leaves an active 32.

Table 1 - Local Plan Monitoring Indicators 2023

[As outlined in the adopted Hambleton Local Plan – Appendix A: Monitoring, p.238.]

Indicator Number	LP_Policy	Indicator	Progress Assessment Summary	Page No
I1	S1	% Of new dwellings and converted dwellings on previously developed land	<p>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.</p> <p>Given that the former district of Hambleton is rural in nature and the supply of previously developed land is very limited new development will continue to be mostly on greenfield sites.</p>	P27
I3	S6	Number of approvals contrary to policy within the York Green Belt	None – there were no applications approved that did not meet the strict exception test for Green Belt policy	N/A
I4	EG1	Take up of employment land annually(ha)	<p>In all, 77.8 hectares of land was allocated in the Local Plan for employment uses, of which 9.69 ha has been developed or is being built, over 44% of allocated employment land is “under option” either subject to planning permission or the interest of a specific developer.</p> <p>There is 33.77 ha of new employment land available for development within the Local Plan employment allocations.</p>	P13

Indicator Number	LP_Policy	Indicator	Progress Assessment Summary	Page No
I5	EG1	Permissions for new employment uses (type & location) Windfall/Allocation	Since 2014, 183,647 sq.m of employment floorspace has gained permission on existing employment sites. Historically development has been on existing sites with new employment allocations this will change.	P14
I6	EG1	Completions of employment floorspace (type & location)	Since 2014 there has been 150,664 sq.m of floorspace built averaging 16,729 sqm per year. In the past 5 years the yearly average has increased to 22,577 sqm	P15
I7	EG3/EG7	Permissions for Rural employment (type, location size)	Information unavailable	N/A
I8	EG2	Loss of employment land (ha)	Only three former industrial sites have been lost in this case to residential use	P18
I9	EG4	Consecutive units in A1 use	Changes in the use-class order have made this indicator redundant	N/A
I10	EG4	New retail permissions / completions for floorspace (type, sq m, location)	Information unavailable	N/A

Indicator Number	LP_Policy	Indicator	Progress Assessment Summary	Page No
I11	EG4	Loss of Retail Floorspace	Information unavailable	N/A
I12	EG8	Number of permissions for new tourist facilities and accommodation (nature, type, bed spaces)	<p>Since 2014 there have been 242 tourism related planning applications which is envisaged to give rise to 1,409 new units of accommodation whether holiday cottages, lodges, caravans, and tent pitches plus other accommodation.</p> <p>While the former Hambleton area may have the smallest tourist spend per visitor in North Yorkshire, there has been an increase in activity.</p>	PP41
I13	EG3/EG4	Annual Health Checks/Vitality and Viability Assessments	Information unavailable	N/A
I14	HG1/HG5	Number of New Dwellings Permitted Windfall/Allocation	<p>Since April 2014 there have been 5,929 dwellings permitted. Of these 91% - 5,384 units have been new builds.</p> <p>Just 8.4% (497 dwellings) have been permitted on Local Plan Housing Allocated sites as at March 2023.</p>	PP35
I15	HG1/HG5	Number of Dwellings Completed Windfall/Allocation	<p>There is an overall target for the Local Plan for 6,930 net completions by 2036. By March 2023 65% of these had been completed, that is 4,483 units.</p> <p>Up to March 2023 there have been 93 completions on Allocated Sites just 2.1% of the total 4483 completions since April 2014.</p> <p>Since April 2014 67.5% of all completions are on greenfield sites.</p>	PP35

Indicator Number	LP_Policy	Indicator	Progress Assessment Summary	Page No
I16	HG1	% of new dwellings completed within each level of the settlement hierarchy	<p>Hambleton Local Plan sought to direct residential development to the former district's most sustainable locations. Since the start of the plan in April 2015 the % of completions were as follows:</p> <p>Market Towns 71.1% Service Villages 11.5% Secondary Villages 10.0% Small Villages 4.1% Open Countryside 3.3%</p> <p>Development has been overwhelmingly directed to the most sustainable of locations. The percentages by settlement tier accurately reflect the sustainability level.</p>	N/A
I17	HG1	Housing Land Supply - 5 Year Requirement	<p>In March 2023, there is an 8.6-year land supply to 2028. The requirement is 1,655 dwellings whereas it is envisaged that 2,831 will be delivered.</p> <p>The former plan area has maintained a very healthy five-year supply since April 2016.</p>	PP36
I18	HG1	Monitor the supply and delivery of allocated sites and report annually	<p>There are 16 Local Plan Housing allocations all but 2 have seen some activity. There are two completed sites, 4 are active, and a further 9 have seen planning permission related or other activity.</p> <p>Since March 2023 progress on Local Plan allocated sites has continued, with more on site and gained planning permission</p>	PP25

Indicator Number	LP_Policy	Indicator	Progress Assessment Summary	Page No
I19	HG1/HG5	Performance against the national Housing Delivery Test	<p>The Housing Delivery test is a government assessment against demographic (population) and affordability trends. For the former Hambleton area, the target for 2019-2022 is 186 per year which has been consistently exceeded each year since April 2014.</p> <p>The Housing Delivery Test (HDT) is effectively a minimum housing requirement.</p>	PP36
I20	HG2	Number of completions broken down by number of Bedrooms	<p>The Local Plan seeks to deliver smaller sized units. Since 2014, 64.7% have been 2/3 bed roomed dwellings. About 5.4% are 1 bed units and the remainder 4 beds & over accounting for 29.9% of completions.</p> <p>There is a trend in delivery toward the Local Plan targets since the adoption of the Local Plan in February 2022 and the publication of the new Housing Supplementary Planning Document (SPD).</p> <p>There has been a 11.3% reduction in 4 bed properties gaining permission and increases in the % of 2 & 3 bed dwellings.</p>	PP33
I21	HG2	Size and Type of new homes completed	<p>Most dwellings built since 2014 are detached or semi-detached. In all, 1,779 of these are detached (39.7%) and semi-detached accounts for 28.7% that is 1,285 dwellings, a 648 further terraced dwellings have been built (14.5%) and 424 flats (11%), finally there are 277 bungalows.</p>	PP33
I22	HG2	Housing for Older People – Indicator C2 provision and C3 extra care	Information unavailable	N/A
I23	HG2	% of schemes that meet required space and accessibility standards	Information unavailable	N/A

Indicator Number	LP_Policy	Indicator	Progress Assessment Summary	Page No
I24	HG2	Number and percentage of Self Build Homes	<p>Since April 2015, the year when self-build could be identified just 3% of completions were self & custom build – 136 in total (3% of all completions.)</p> <p>Government is keen to expand this sector but the take-up for the former Hambleton area is low, but also nationally with around 6,700 plots in England gaining permission in 2021/22.</p>	PP38
I25	HG3	Number and Percentage of Affordable Dwellings Permitted	<p>Since April 2014, 1249 affordable dwellings have been permitted averaging 139 units per year.</p> <p>There is a trend toward larger 100% affordable housing sites accounting for 26.3% of all affordable permissions – 329 dwellings.</p> <p>Since March 2023 activity on affordable sites has continued apace with more Local Plan sites gaining permission for 100% affordable. Larger 100% windfall sites are also being brought forward.</p>	PP38
I26	HG3	Number and Percentage of Affordable Housing Completed	<p>The Local Plan requirement for affordable dwellings is 55 per year as evidenced in the Housing and Economic Development Needs Assessment (HEDNA). Since April 2014, 1056, affordable dwellings have been built averaging 117 per year.</p> <p>The affordable situation continues to be very healthy and getting stronger with significant numbers in the development pipeline.</p>	PP32

Indicator Number	LP_Policy	Indicator	Progress Assessment Summary	Page No
I27 & I28	HG3/HG4	Number of affordable dwellings completed through exception policies	Rural Exception Schemes provided 130 dwellings since 2004 but only 19 since 2014. In England, 548 homes were delivered during 2021/22. While there is a mechanism to deliver affordable rural housing this is under used both locally and nationally.	PP46
I29	HG6	Gypsies, Travellers & Travelling Show People No. of existing and new pitches approved against need	Information unavailable	N/A
I34	E5	Number of conservation areas with up-to-date conservation area appraisal	None	N/A
I35	E5	Number of Listed Buildings on the 'At Risk' Register	There are 16 entries on the 'Building at Risk' Register in the Hambleton Local Plan area which include: <ul style="list-style-type: none"> • 2 Buildings • 2 Places of Worship • 12 Archaeology Sites 	PP61
I36	E5	Number of approved proposals on or affecting nationally important sites	N/A	N/A

Indicator Number	LP_Policy	Indicator	Progress Assessment Summary	Page No
I37	CI1	CIL receipts and how they are spent by the Council and Parish Councils	<p>Community Infrastructure Levy (CIL) is a major contributor to enable the provision of infrastructure needed as result of the Local Plan, in summary:</p> <p><u>Income:</u> £1,783,744</p> <p>Monies to Parish Councils £ 267,562</p> <p>Surcharge £ 2,435</p> <p>CIL Administration £ 89,187</p> <p>CIL Refund £ 13,290</p> <p><u>Total for Infrastructure</u> £1,416,141</p> <p>CIL has made a significant contribution to infrastructure/facility delivery including</p> <ul style="list-style-type: none"> • New road bridge at Northallerton • New School at Northallerton • Sports Villages at Thirsk and Northallerton 	N/A
I38	CI1	Progress against Infrastructure Delivery Plan	There are 54 identified infrastructure projects across transport, education, health, utilities & sport needed to progress the Local Plan.	PP48
I39	CI2	Number of major developments that produce & implement a travel plan	Information unavailable	N/A

Indicator Number	LP_Policy	Indicator	Progress Assessment Summary	Page No
I40	CI2/RM4	Number of electric vehicle charging points permitted	<p>In April 2022, there were 41 public charging points within the Local Plan area which equates to 44.6 per 100,000 population. This compares to just 15 charging points in October 2019.</p> <p>The April 2022 rate for the former district is better than North Yorkshire (39 per 100,000 population) and slightly lower than the rate for England – 45.8 charging points per 100,000 population.</p>	P66
I41	CI3	New recreation provision delivered	This is reported under the Infrastructure Delivery Plan	P48
I42	CI3	Loss of community facilities	Information unavailable	N/A
I43	CI4	Locations close to or exceeding levels of poor air quality sufficient to warrant designation of an air quality management area	Information unavailable	N/A
I44	RM1	Permissions Granted contrary to Environment Agency recommendation	Information unavailable	N/A

Indicator Number	LP_Policy	Indicator	Progress Assessment Summary	Page No
I45	RM2	Percentage of residential schemes achieving the building regulations optional water efficiency standard	Information unavailable	N/A
I46	RM4	Number of new homes in air quality management areas	None	N/A
I47	RM7	Renewable energy capacity permitted by type	<p>North Yorkshire has a total of nearly 5 Giga Watts capacity across 161 schemes.</p> <p>The former district makes a modest contribution to this total with 277.1 Mega Watts (MW) of capacity in 21 schemes or 13% of North Yorkshire total.</p> <p>See the detail section for a breakdown of capacity by type.</p>	P67

Indicator Number	LP_Policy	Indicator
I4	EG1	Take up of employment land annually(ha)

The table below is a summary of progress on the allocated employment sites up to March 2023:

Allocated Sites - Land Summary at March 2023	Hectares
Available	33.77
Under Option	34.34
Being Built	0.89
Developed	8.80
Total Employment Land Allocated	77.8

Source: NYC Planning

- 1.0 Of the 77.8 hectares allocated for employment use, 8.8ha has been developed with a further 0.89 being built, there is 34.34ha of land “Under Option”, that is subject to planning or ownership constraints, the land being reserved for a specific developer or owner. This leaves 33.77ha available for development with no specific developer interest or not subject to planning permission. A breakdown of this available land by site is given below:

Available Land on Allocations (without Permission)

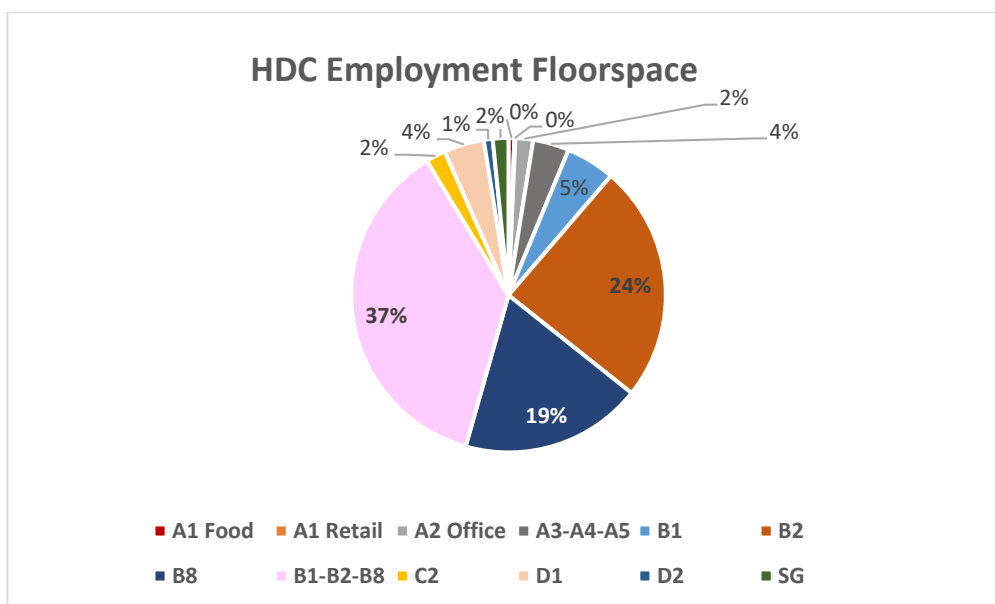
Ref. No	Site Address	Available Land (HA)
DAL1	Land north of Dalton Old Airfield Industrial Estate, Dalton	3.23
EAS2	Land west of Shires Bridge Business Park, Easingwold	2.55
LEB3	Land at Aiskew Moor, north of Wensleydale Railway, Leeming Bar	5.65
NOR2	Land to the west of Darlington Road, Northallerton 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
	Total Available Land - Allocated Sites	33.77

Source: NYC Planning Policy

Indicator Number	LP_Policy	Indicator
I5	EG1	Permissions for new employment uses (type & location) Windfall/Allocation

Sites for which Planning Permission has been Granted		
Use Class Category	New sites (ha)	Extensions / Existing Employment Sites (m2)
B1 (No specific category)	0	11,949
B2	0	54,853
B8	0	42,685
Mixed Use	0	73,694
Class E	0	466
Total	0	183,647

Source: NYC Planning Policy



Source: NYC Planning Policy

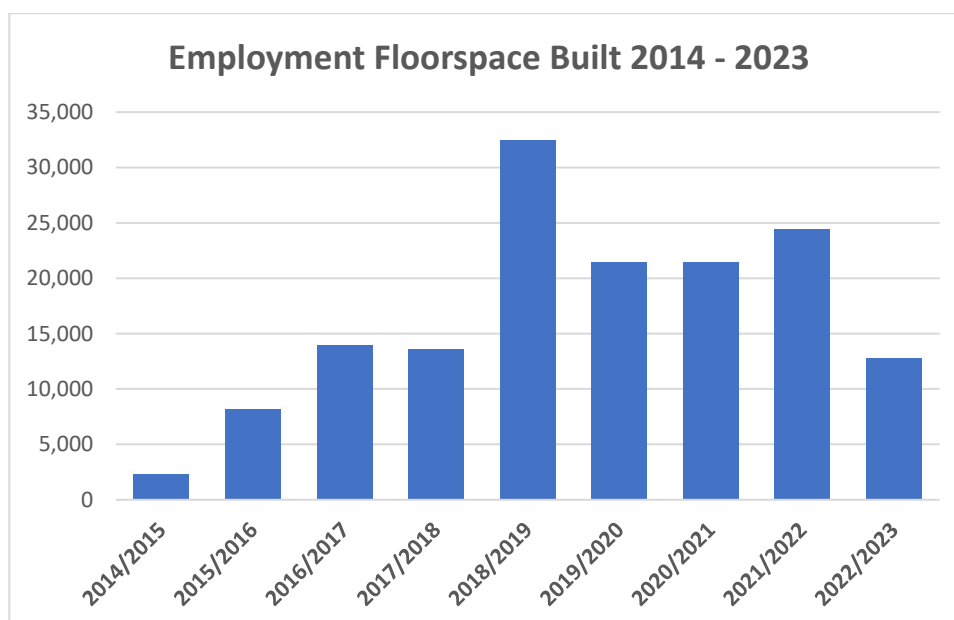
- 1.0 Most of the industrial permissions granted were from extensions to existing industrial premises, no new windfall economic development land has gained permission since 2014.
- 2.0 Permissions granted up to March 2023 were all on existing sites with planning permission, explaining why the 'New Sites' column is zero.
- 3.0 In total, 183,647 sq.m. gained permission since 2014, three principle uses dominate of which 37% was mixed use, 24% B2 – General Industrial and a further 19% for B8 – Storage.

Indicator Number	LP_Policy	Indicator
I6	EG1	Completions of employment floorspace

Year	Employment Floorspace Built 2014 - 2023
2014/2015	2,286
2015/2016	8,199
2016/2017	13,935
2017/2018	13,562
2018/2019	32,448
2019/2020	21,467
2020/2021	21,481
2021/2022	24,465
2022/2023	12,722
TOTAL 2014-2023	150,564

Source: NYC Planning Policy

16,729 Sqm Average build per year 2014-2023



Source: NYC Planning Policy

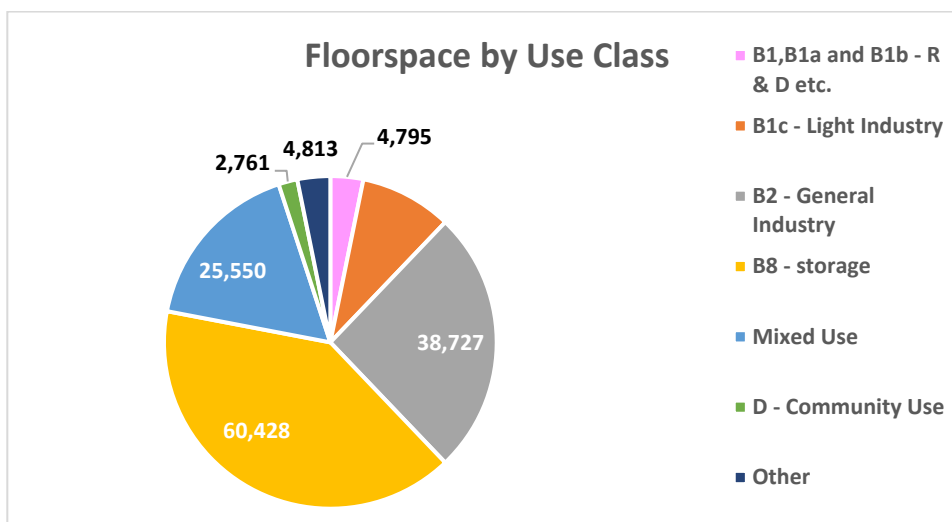
4.0 In total, there has been around 151,000 square metres of employment floorspace constructed since April 2014, averaging 16,729 sqm. per year. There was a distinct increase in completions between 2018 to 2022 which saw 112,583 sqm. completed an average of 22,517 sqm. per year. In the past year completions have reverted to previous levels.

Indicator Number	LP_Policy	Indicator
I6	EG1	Completions of employment floorspace (Cont.)

Floorspace Built by Use Class on Employment Sites 2014-2023

Use Class	Floorspace (M2)
B1,B1a and B1b - R & D etc.	4,795
B1c - Light Industry	13,491
B2 - General Industry	38,727
B8 - storage	60,428
Mixed Use	25,550
D - Community Use	2,761
Other	4,813
Totals	150,564

Source: NYC Planning Policy



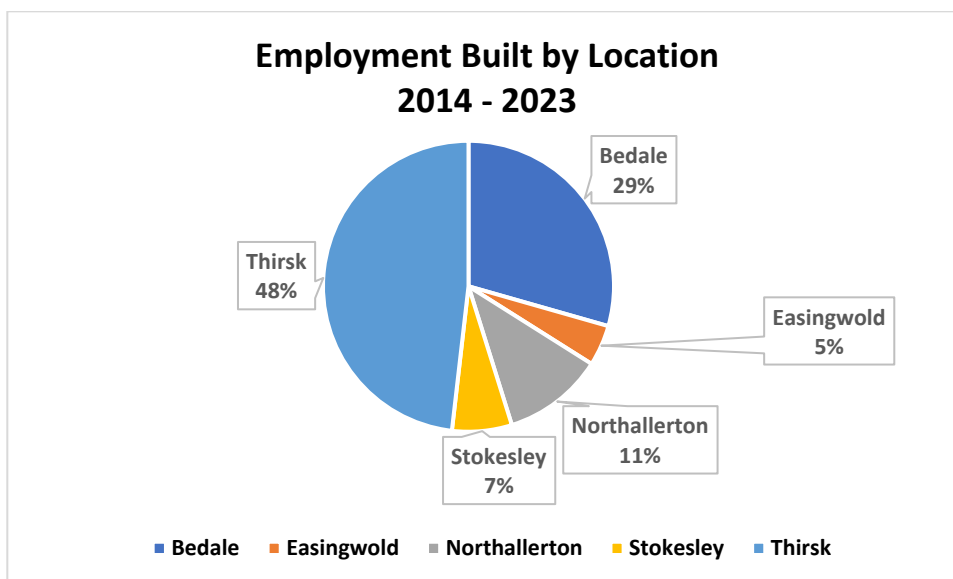
Source: NYC Planning Policy

5.0 Of the 151,000 sqm of employment floorspace constructed 95% of which was B class industrial, and storage uses, the largest amount built was B8 storage/ warehousing which accounted for 40% of the total. The residual 5% includes 2,761 sqm D use for the cinema at “The Treadmills” development in Northallerton. It must be noted that, there has been significant reform of the Use Classes Order to allow greater flexibility in use and to ease change.

Indicator Number	LP_Policy	Indicator
I6	EG1	Completions of employment floorspace (Cont.)

Hambleton Subarea	Total Sq.m
Bedale	44,286
Easingwold	6,854
Northallerton	16,887
Stokesley	9,998
Thirsk	72,539
TOTALS	150,564

Source: NYC Planning Policy



Source: NYC Planning Policy

6.0 The distribution of employment completions reflects the location of employment areas within the former Hambleton district and is dominated by two locations which account for 77% of the total, Thirsk (48%) which includes Dalton industrial estate, and Bedale (29%) which includes Leeming Bar industrial estate. The subarea localities of Stokesley, Easingwold and Northallerton make a more modest contribution.

Indicator Number	LP_Policy	Indicator
18	EG2	Loss of employment land (ha)

Employment Sites Lost to Other Uses

Planning Ref.	Site Name	Area	New Use	Housing Numbers	Stage	Comment
13/01956/FUL	Former Yorke Trailers Site, Northallerton	9.44	Housing	241	Complete - Apr'19	LDF Allocation
18/00331/FUL	Former Austin Reed Site, Thirsk	3.94	Housing	112	Complete - Nov'22	Windfall
15/02806/FUL	Land Between Former York Trailers & Barkers Yafforth Road Northallerton	1.25	Housing	38	Detailed Planning Permission Nov'21 Further application received	Windfall
Totals		14.63		391		

Source: NYC Planning Policy

7.0 There were two former employment sites which were lost to residential use, totalling 13.38 hectares of land, yielding 353 dwellings, which are now complete. In addition, there is one further area with detailed permission which is yet to start for a further 1.25 hectares of land. In all, this will total 14.63 hectares of land lost with residential use replacing it.

Indicator Number	LP_Policy	Indicator
I14	HG1/HG5	Number of New Dwellings Permitted Windfall/Allocation

Number of Dwellings Permitted - 1/4/14 - 31/3/23

Site Type	Total Dwellings Permitted	% By Site Type
New Local Plan Allocations	497	8.4%
Former LDF Allocations	2584	43.8%
Windfall	2820	47.8%
All Dwellings Permitted	5901	100.0%

Source: NYC Planning Policy

- 8.0 From 1st April 2014 to 31st March 2023 there have been 5,901 dwellings permitted, of these 497 (8.4%) are from the current Local Plan allocated sites, 43.8% are from former Local Development Framework (LDF) allocations accounting for 2,584 dwellings permitted, and lastly, the remainder windfall accounting for nearly half of dwellings permitted at 47.8% or 2,820 dwellings. Just over half of the 5,901 dwellings permitted have come forward through the plan making process accounting for 3,081 dwellings (52.2%) granted planning permission.
- 9.0 There are 16 Local Plan Housing Allocations with a potential capacity of 1,722 dwellings, as of March 2023, there follows a more detailed site summary of all Local Plan Allocated sites:

Indicator Number	LP_Policy	Indicator
114	HG1/HG5	Number of New Dwellings Permitted Windfall/Allocation (cont.)

Schedule of Local Plan Sites at March 2023

Ref No Allocated /Planning Application	Site Address	Application No.	Site Status	Potential Capacity	Completions	Under Construction at /from Mar'23	Date of Change	Comment
AIB1	"Beaumont Gate" Northeast of Ashgrove, Aiskew	18/02393/PPP 20/00497/FUL	Active	83	72	11	20/04/2023	Discharging conditions Dec'20; variation in plans Jan'21 ; PP Survey : Very active at least 11 starts - 5/8/21 50 starts by Oct'21 - 21/00219/MRC - now 83 dwellings ; 48 built by Dec'22
AIB2	South of Lyngarth Farm, Bedale	20/02314/FUL 21/03058/FUL	Active	75	0	22	31/01/2023	Revised application submitted Jan'22 - 75 dwellings - recommended approval Jun'22; PP Survey - No activity Granted Permission Nov'22 22x BI starts from Aug'22

Ref No Allocated /Planning Application	Site Address	Application No.	Site Status	Potential Capacity	Completions	Under Construction at /from Mar'23	Date of Change	Comment
BUR1	St Lamberts Drive, Burneston	Sth.Part 18/02364/OUT 19/02741/REM 20/02420/FUL 22/02907/FUL	Local Plan Allocation	25	0	0	28/02/2023	Southern part of site - 5 dwellings permitted under 18/02364/OUT; Reserved Matters withdrawn Jul'20; 20/02420/FUL refused Aug'21 No further progress Oct'22 New whole site application received Jan'23
CAM1	Land off Ripon Way	(20/02012/FUL)	Local Plan Allocation	55	0	0	28/02/2023	Pre-Planning Application - 19/02471/PPP Application - 20/02012/FUL - submitted Sep'20 for 62 dwellings
CRK1	"The Limes" North of Crakehall Water Mill, Little Crakehall	20/00330/FUL	Complete	18	18	0	20/04/2023	March 2023 - All Built
EAS1	Northeast of Easingwold Community Primary School Easingwold	19/01430/PPP 20/02538/FUL	Active	154	1	53	23/02/2023	Survey Apr'22 - Site Fenced no onsite activity Jun'22 - Active site works & 7 starts Developer - built out by Aug'25 Oct'22 - 38 starts; Dec'22 - 52 starts No change Feb'23

Ref No Allocated /Planning Application	Site Address	Application No.	Site Status	Potential Capacity	Completions	Under Construction at /from Mar'23	Date of Change	Comment
HUB1	Land to the rear of Huby Old Hall, Ruby	No application	Local Plan Allocation	28	0	0	28/02/2023	Proposed New Local Plan Allocation Developer has 'live' option on site Survey Aug'22 - No activity No application Feb'23
LEB1	Harkness Drive, Leeming	(22/01509/OUT)	Local Plan Allocation	85	0	0	28/02/2023	Outline submitted Jul'22 for 70 units No further progress Feb'23
LEB2	OS Fields 0885,0940 & 1100 Northallerton Road, Leeming Bar	20/01527/PPP 21/02282/FUL	Detailed Permission Post Application Activity	82	0	0		
NOR1	Winton Road, Northallerton	(20/01687/OUT)	Local Plan Allocation	650	0	0	28/02/2023	This is later phases of NOR1; Application for phase 1 under former LDF allocation Trajectory supplied by agent Oct'20 20/01687/OUT at Planning Committee 10/3/22 - deferred ; NO CHANGE Feb'23
SOT1	Beechfield, South Otterington	(22/02862/FUL)	Local Plan Allocation	40	0	0	05/04/2023	Application submitted Dec'22, for 42 units out for consultation Apr'23

Ref No Allocated /Planning Application	Site Address	Application No.	Site Status	Potential Capacity	Completions	Under Construction at /from Mar'23	Date of Change	Comment
ST11	North of Stillington Social Club, Stillington	(22/02019/FUL)	Local Plan Allocation	35	0	0	28/02/2023	PP Survey Aug'21 - no activity; PP Survey Aug'22 - No change Application submitted Sep'22 No reported progress Feb'23
STK1	North of The Stripe, Stokesley	For part - Outline - 19/00359/OUT - submitted Feb'19	Local Plan Allocation	205	0	0	02/02/2023	205 gross on site for STK1, with Outline application awaiting Section 106 Currently affected by Nutrient Neutrality restrictions
TIS1	Station Road, Thirsk	No Application	Local Plan Allocation	110	0	0	28/02/2023	Land Acquisition in progress Oct'20 Agent - "facilitate the delivery of houses at the site in the shortest timeframe" No application yet Feb'23
TIS2	Back Lane Sowerby	19/02572/FUL (21/01162/FUL)	Active	64	0	38	05/04/2023	19/02572/FUL allowed on appeal - 64 dwellings PP Survey Aug'22 - sites works underway By Oct'22 - 19 starts; By Feb'23 - 38 starts No change Apr'23
WST1	Bridge View Way West Tanfield	17/00978/PPP	Local Plan Allocation	11	0	0	28/02/2023	Land up for sale - possible application late 2022; PP Survey Aug'22 - no activity No application submitted by Feb'23

Housing Delivery Trends up to March 2023

- 11.0 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.
- 12.0 This is 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 63% above target.
- 13.0 The yearly average completions since 2014 stands at 498.

Completions/Demolitions

- 14.0 During the year 2022/23, a gross total of 593 dwellings were completed in the Hambleton Local Plan area, consisting of:

20 dwellings from conversions
573 new build dwellings.

This was offset by:
7 dwellings were demolished.

This gave a net completion figure of for the year, from April 2022 to March 2023 of 586 dwellings.

Indicator Number	Local Plan Policy	Description
I18	HG1	Monitor the supply and delivery of allocated sites and report annually
I15	HG1/HG5	Number of Dwellings Completed - Windfall/Allocation

COMPLETION PROGRESS BY SOURCE

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

Source	Number Built in Year
Local Plan Allocations	93
Former LDF Sites	292
Windfall	208
Totals	593

Source: NYC Planning Policy

Progress on Local Plan Allocated Sites

15.0 There are 16 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 Year	Comment
AIB1	"Beaumont Gate", Northeast of Ashgrove, Aiskew	54	
BRO1	West of Danes Crest, Brompton	21	Site Complete
CRK1	"The Limes" – Nth. of Crakehall Water Mill, Little Crakehall	18	Site Complete
Totals		93	

Source: NYC Planning Policy

Windfall

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

- Former Local Development Framework allocations
- "Ordinary" Windfalls

Former Local Development Framework (LDF) Sites

Notable completions came from the following sites:

Site Name	Number Built in Year
BM3 – Station Yard, West Tanfield	15
NM5 – North Northallerton	125
TM2 – Sowerby Gateway	152
Ex LDF Allocation Totals	292

Source: NYC Planning Policy

“Ordinary” Windfalls

17.0 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 Year
“Hambleton Chase”, Easingwold	32
“Woodlands Walk”, Tanton Rd., Stokesley	27
“Furlong Park”, Station Road, Thirsk	24
Large Windfall Site Totals	83

Source: NYC Planning Policy

Indicator Number	Local Plan Policy	Description
I1	S1	% of new dwellings and converted dwellings on previously developed land

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

19.0 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	100.0%
2015/2016	233	63.7%	133	36.3%	366	100.0%
2016/2017	209	36.8%	359	63.2%	568	100.0%
2017/2018	217	51.9%	201	48.1%	418	100.0%
2018/2019	106	22.4%	367	77.6%	473	100.0%
2019/2020	86	12.9%	580	87.1%	666	100.0%
2020/2021	155	25.7%	448	74.3%	603	100.0%
2021/2022	133	27.7%	347	72.3%	480	100.0%
2022/2023	100	16.9%	493	83.1%	593	100.0%
Completions: 2014-2023	1458	32.5%	3025	67.5%	4483	100.0%

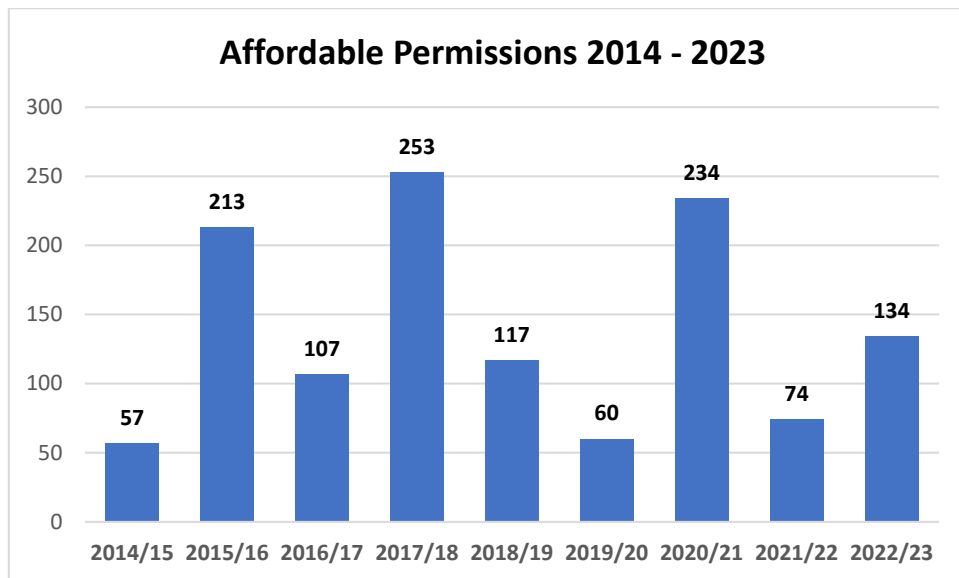
Source: NYC Planning Policy

Indicator Number	Local Plan Policy	Description
I25	HG3	Number and Percentage of Affordable Dwellings Permitted

Affordable Permissions by House Type: 2014 - 2023

Year	1Bed House/ Bungalow	Bungalow	Detached	Flat	Semi- Detached	Terrace	Grand Total
2014/15	0	2	0	2	34	19	57
2015/16	0	11	12	14	115	61	213
2016/17	0	5	14	4	51	33	107
2017/18	0	22	17	38	86	90	253
2018/19	0	18	0	59	40	0	117
2019/20	0	6	2	2	27	23	60
2020/21	4	30	23	10	155	12	234
2021/22	0	0	0	12	25	37	74
2022/23	4	13	27	4	52	34	134
TOTALS	8	107	95	145	585	309	1249

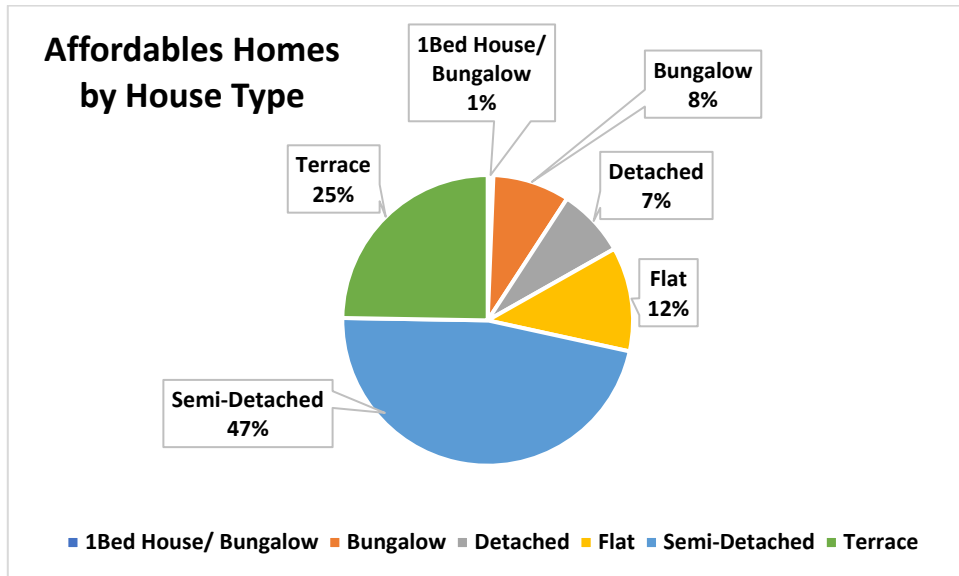
Source: NYC Planning Policy



Source: NYC Planning Policy

The Local Plan affordable requirement is for 55 dwellings per year, since April 2014, there were 1,249 dwellings were permitted an average of 139 per year.

Indicator Number	Local Plan Policy	Description
I25	HG3	Number and Percentage of Affordable Dwellings Permitted (cont.)



Source: NYC Planning Policy

20.0 Nearly half of affordable homes permitted are semi-detached (47%), followed by Terraced properties (25%).

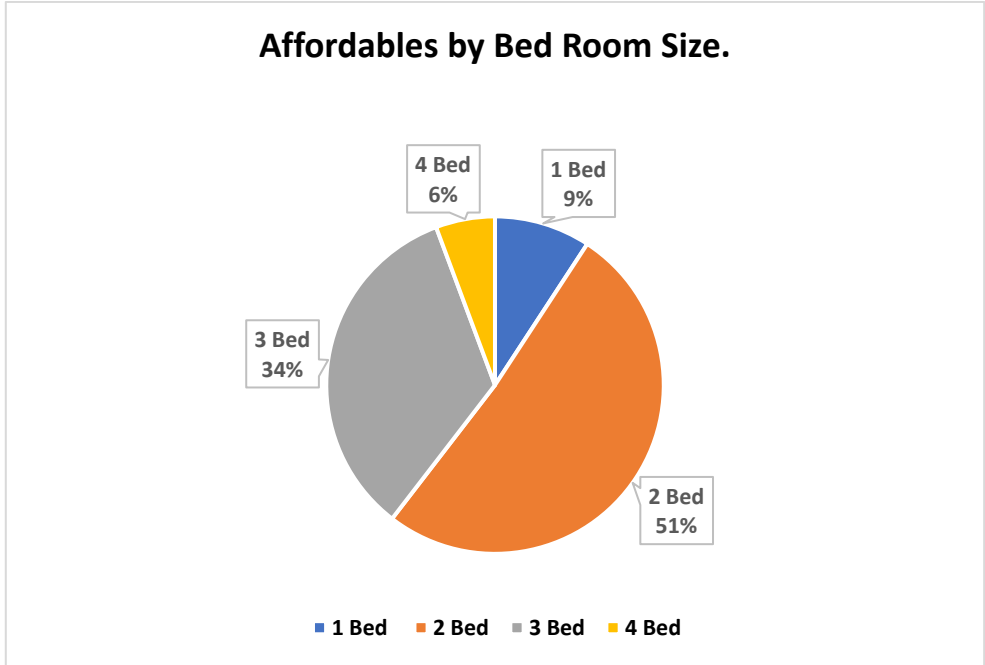
Affordable Permissions by Bedroom Size

Year	1 Bed	2 Bed	3 Bed	4 Bed
2014/15	2	32	23	0
2015/16	18	105	78	12
2016/17	4	53	43	7
2017/18	20	134	89	10
2018/19	39	63	15	0
2019/20	1	39	20	0
2020/21	10	100	97	27
2021/22	6	43	25	0
2022/23	15	71	33	15
TOTALS	115	640	423	71

Source: NYC Planning Policy

21.0 Most affordable homes permitted are two bed properties (51%), a further 34% are 3 bed properties with 115 (9%) 1 bed units and just 6% (71) being 4 bed dwellings.

Indicator Number	Local Plan Policy	Description
I25	HG3	Number and Percentage of Affordable Dwellings Permitted (cont.)



Source: NYC Planning Policy

- 22.0 As noted, above since 2014, 1,249 affordable plots have been permitted across 48 sites. The majority of these were secured via S106 agreements with a total of 920 plots provided.
- 23.0 A new trend in recent years has been larger 100% affordable sites, that is with over 20 affordable dwellings per site, coming forward with support of Homes England grant money. Some of these sites were Local Plan allocations. These are now 100% affordable with a range of affordable tenure types – social rent, discount market sale & shared ownership. More details is provided below for permissions between the start of the Local Plan period and March 2023.

100% Affordable Sites Granted Permission 1/4/14 to 31/3/23

Scheme Name	Affordable Dwellings	Local Plan Allocation
Land off end of St Mary's Close, Thirsk	40	
Land Off Back Lane Sowerby Thirsk North Yorkshire	64	Yes-TIS2
Land Off Northallerton Road Leeming Bar North Yorkshire	81	Yes-LEB2
Land To the North of Saxty Way Sowerby North Yorkshire	47	
Land To the West of Cedar Road And Oak Drive Sowerby Thirsk	97	
Larger 100% Affordable Sites Permitted 2014-2023	329	

Source: NYC Planning Policy

Source: NYC Planning Policy

Indicator Number	Local Plan Policy	Description
I26	HG3	Number and Percentage of Affordable Housing Completed

24.0 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" - Nth. of Stillington Road Easingwold	18
"Tanton Fields" - N & W of Woodlands Walk, Tanton Road, Stokesley	9
BM3 - Station Yard, Mowbray Terrace, West Tanfield	1
NE of Ashgrove, 89 Bedale Road, Aiskew	17
Nth. 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 North Yorkshire	21
Grand Total * These schemes are 100% affordable	125

Source: NYC Planning Policy

25.0 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.

Indicator Number	Local Plan Policy	Description
I20 & I21	HG2	Completions by Bedroom Size and Type of New Homes Completed

26.0 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:

Bedroom Size and Type of Dwellings Built 2022/2023

Bedroom Size	House-type Bungalow	Detached	Flat	Semi-Detached	Terrace	Grand Total	% Built by Bedroom Size	Housing SPD Target
1 Bed	0	0	13	1	0	14	2.4%	5 – 10%
2 Bed	25	6	7	80	43	161	27.2%	40 – 45%
3 Bed	19	83	0	126	32	260	43.8%	40 – 45%
4 Bed & Over	3	146	0	6	3	158	26.6%	0 - 10%
Totals	47	235	20	213	78	593	100.0%	
% Built by House-type	7.9%	39.6%	3.4%	35.9%	13.2%	100.0%		

Bedroom Size and Type of Dwellings Built since 2014

Bedroom Size	House-type Bungalow	Detached	Flat	Semi-Detached	Terrace	Grand Total	% Built by Bedroom Size	Housing SPD Target
1 Bed	4	13	201	11	15	244	5.4%	5 – 10%
2 Bed	179	69	286	494	334	1362	30.4%	40 – 45%
3 Bed	73	460	5	736	261	1535	34.2%	40 – 45%
4 Bed & Over	21	1237	2	44	38	1342	29.9%	0 - 10%
Totals	277	1779	494	1285	648	4483	100.0%	
% Built by House-type	6.2%	39.7%	11.0%	28.7%	14.5%	100.0%		

Source: Planning Policy

Indicator Number	Local Plan Policy	Description
I21	HG2	Size and Type of new homes completed

27.0 Policy HG2 and the Housing SPD seek to promote the correct mix of private market dwellings to satisfy identified need. Policy seeks to slow development toward the smaller properties sizes especially 2 & 3 bedrooms. Since April 2014, 1-bedroom properties are on target, 2- & 3-bedroom dwellings are well below target at 30.4% and 34.2% respectively. Larger 4 bed properties still account for nearly a third of completions at 29.9%

28.0 When we look at permissions since June 2022, the adoption date of the Housing SPD, the viewpoint is somewhat different:

Bedroom Size Against Housing SPD Target – Permissions & Completions

Bed Room Size	Completions since April 2014		Permissions since June 2022		Housing SPD Target	% Change Completions v Permissions
	No. of Beds	% Bed size	No. of Beds	% Bed size		
1 Bed	244	5.4%	33	5.5%	5 – 10%	0.0%
2 Bed	1362	30.4%	222	36.9%	40 – 45%	6.6%
3 Bed	1535	34.2%	234	38.9%	40 – 45%	4.7%
4 Bed & Over	1342	29.9%	112	18.6%	0 - 10%	-11.3%
Totals	4483	100.0%	601	100.0%		

Source: NYC Planning Policy

29.0 There have been only 601 dwellings permitted since June 2022, the date of adoption of the Housing SPD. Where bedroom size is known (this excludes outline permissions) the proportions have shifted toward the Housing SPD target. There's no change in 1 bed properties but a 6.6% increase for 2 bed dwellings, 4.7% for 3 beds and a 11.3% reduction for 4 beds and over.

30.0 While recognising this is early days, the Housing SPD has only been approved for just over a year, but it seems to be having an influence.

Indicator Number	Local Plan Policy	Description
I14	HG1/HG5	Number of New Dwellings Permitted Windfall/Allocation

Grants of Planning Permission

31.0 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

Source: NYC Planning Policy

32.0 Since the start of Hambleton's plan period in April 2014 there have been 5,901 dwellings permitted, 5,352 of these were New Builds, the rest through conversion and change of use.

Development Type	Nos. Permitted
New Build	5,352
Conversions / Change of Use	545
Totals	5,901

Source: NYC Planning Policy

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

Indicator Number	Local Plan Policy	Description
117	HG1	Housing Land Supply - 5 Year Requirement
119	HG1/HG5	Performance against the national Housing Delivery Test

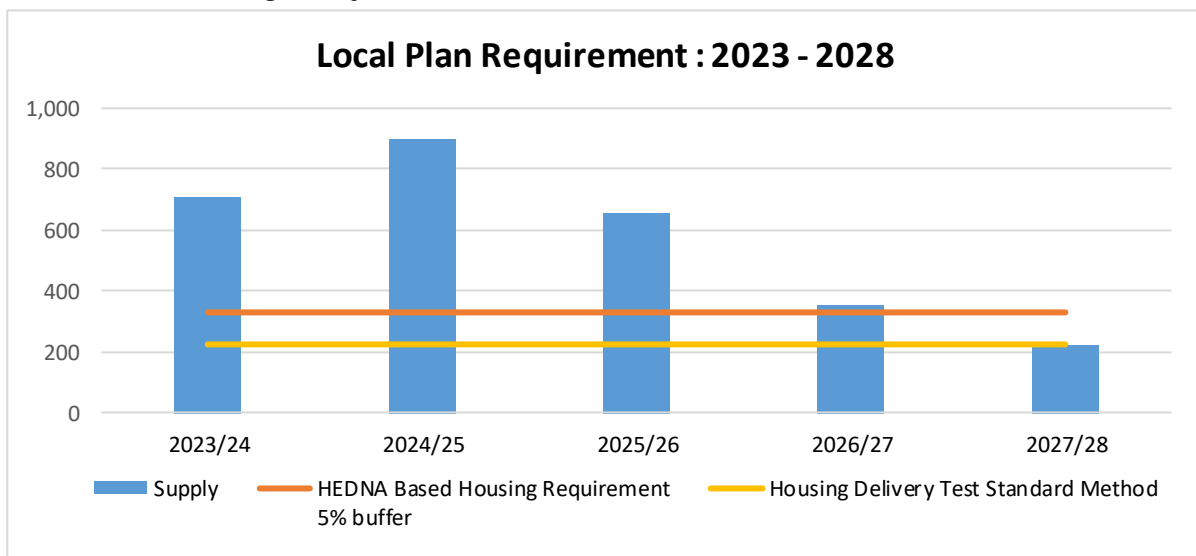
34..0 The housing land supply over the next five years to 2028, is outlined below, the housing requirement comprised of:

- 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 sites 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 based requirement with 5 % buffer	Difference
			Windfalls	Former LDF Allocations	New Local Plan Allocations	Total			
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			
5 YEAR SUPPLY TOTALS			973	939	919		2,831	1,655	1,176

Source: NYC Planning Policy



Source: NYC Planning Policy

- 35.0 The table above shows 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 gives a 8.6 years supply.

Indicator Number	Local Plan Policy	Description
124	HG2	Number and percentage of Self Build Homes

Self & Custom Build Context

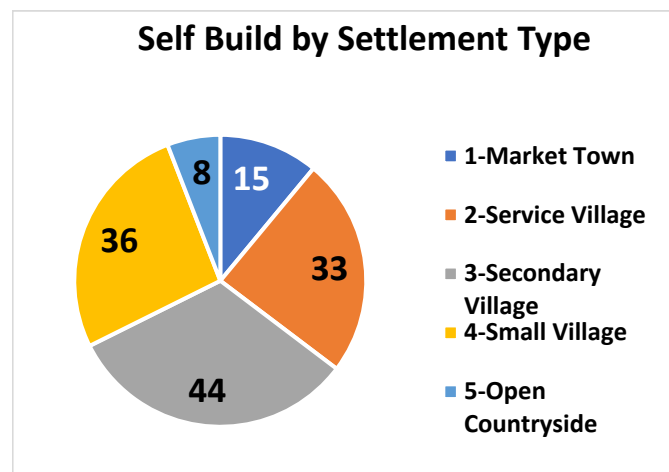
- 37.0 The Self-build and Custom Housebuilding Act 2015 provides a legal definition of self-build and custom housebuilding. According to the UK government, the act defines self-build and custom housebuilding as “the building or completion by individuals, associations of individuals, or persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals”.
- 38.0 Again, to provide context in England in 2021-2022 there were 6,374 plots granted permission for self & custom builds of which there were 162 in North Yorkshire.
- 39.0 Monitoring of this indicator relies on the self-build declaration sought under the Community Infrastructure Levy (CIL) which grants an exemption for self & custom build plots. The Community Infrastructure Level (CIL) was introduced for the Hambleton Local Plan area in April 2015.
- 40.0 In the Hambleton Local Plan area there are 136 self & custom build plots, which gained CIL exemption since 2015, all of these were completed by August 2023.

In all since April 2014, self & custom-built plots account for just 3% of all completions.

Location of Self & Custom Build Plots

Settlement Type	Total Plots
1-Market Town	15
2-Service Village	33
3-Secondary Village	44
4-Small Village	36
5-Open Countryside	8
TOTALS	136

Source: NYC Planning Policy



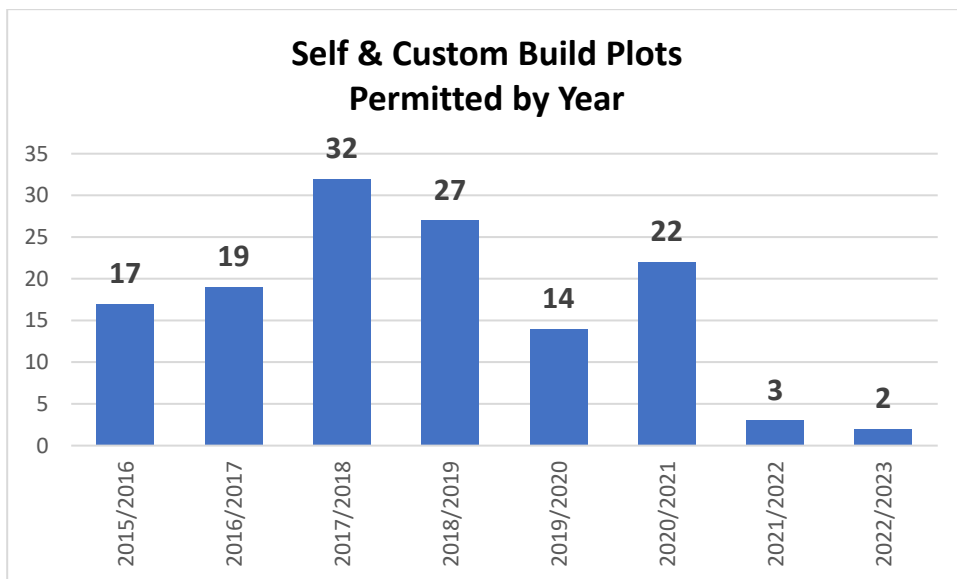
- 41.0 Of the 136 self-build plots completed, the majority are in the 2nd, 3rd and 4th level of the settlement hierarchy with very few in the market towns and open countryside. The most can be found in the secondary villages (44 or about one third) followed by 36 distributed within the small villages.

Indicator Number	Local Plan Policy	Description
I24	HG2	Number and percentage of Self Build Homes (cont.)

Self & Custom Plot Permissions by Year 2015-2023

Year Permitted	Total Plots
2015/2016	17
2016/2017	19
2017/2018	32
2018/2019	27
2019/2020	14
2020/2021	22
2021/2022	3
2022/2023	2
TOTALS	136

Source: NYC Planning Policy



Source: NYC Planning Policy

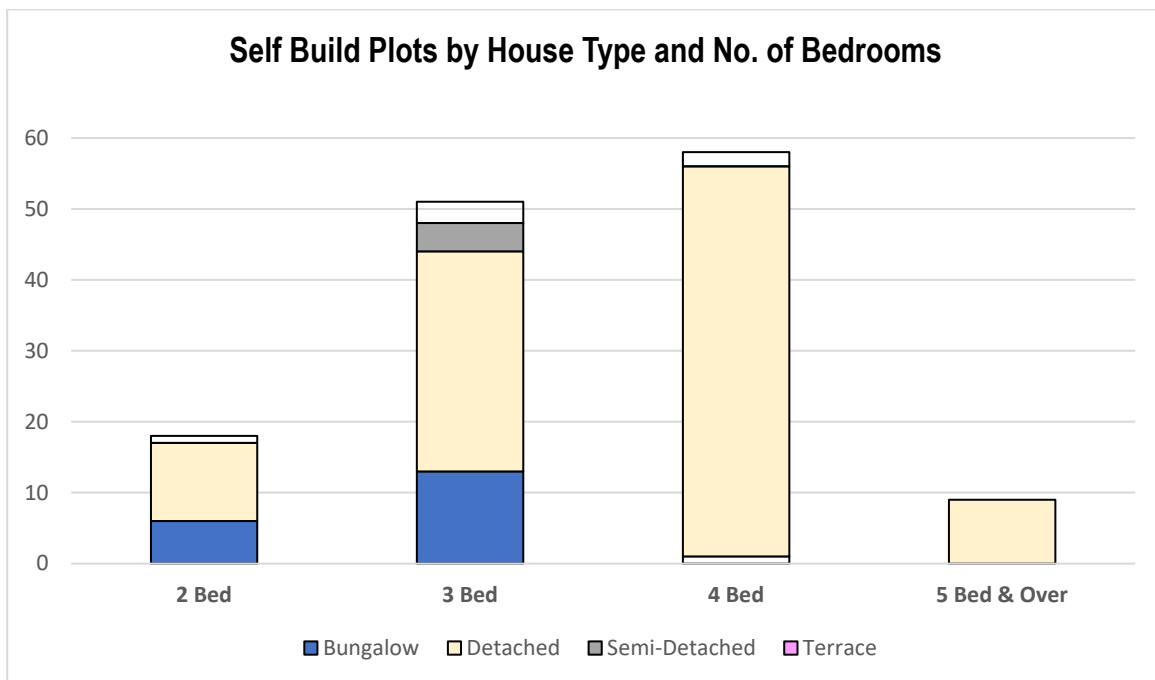
42.0 About 70% (95 in total) of the 136 permitted plots gained permission by March 2019, with a further 36 over the next two years and just 5 between 2021 and 2023.

Indicator Number	Local Plan Policy	Description
124	HG2	Number and percentage of Self Build Homes (cont.)

Self & Custom Build – Accommodation Provided by House Type and Bedroom Size

House Type	Bedroom Size				Total by House Type
	2 Bed	3 Bed	4 Bed	5 Bed & Over	
Bungalow	6	13	1	0	20
Detached	11	31	55	9	106
Semi-Detached	1	4	0	0	5
Terrace	0	3	2	0	5
TOTALS	18	51	58	9	136

Source: NYC Planning Policy



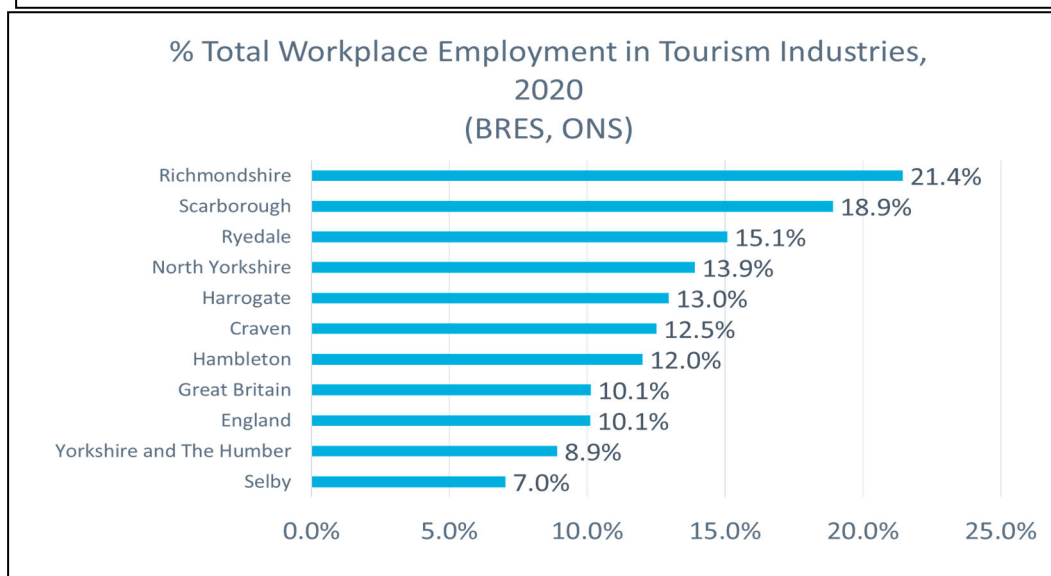
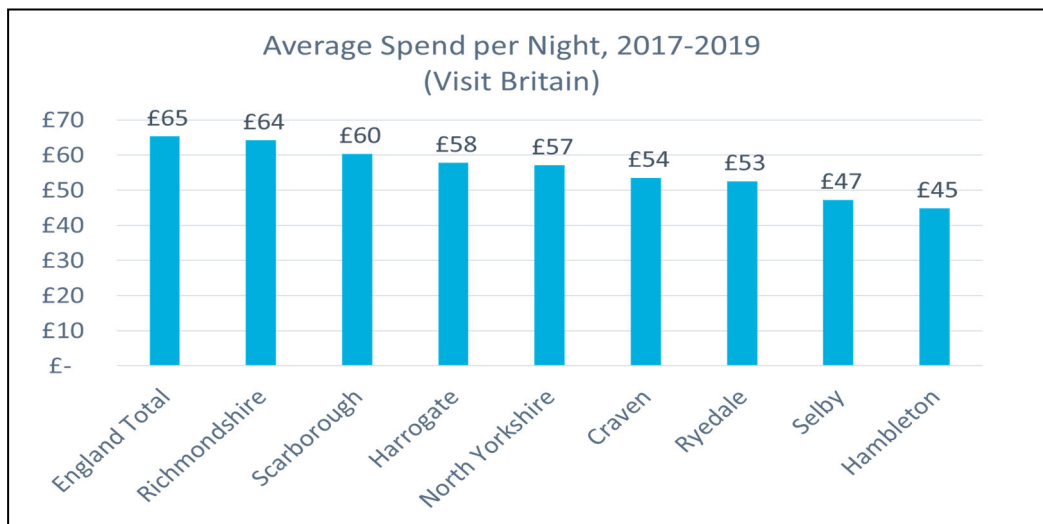
Source: NYC Planning Policy

43.0 Most self-build plots are detached (106 or 78% of the total), 20 bungalows have been provided, with just 10 terraced or semi-detached plots. In terms of bedroom size, the majority are 3 or 4 bed properties (109 out of 136) with just 18 units of 2 bed accommodation and very few larger self & custom build homes – just 9 dwellings.

Indicator Number	Local Plan Policy	Description
112	EG8	Number of permissions for new tourist facilities and accommodation (nature, type, bed spaces)

The North Yorkshire Context

- 44.0 Tourism generated 33 million trips and expenditure in excess of £1.5bn on average from 2017-19. Scarborough is the epicenter of this, generating around a third of trips and expenditure, followed by Harrogate and the four other districts comprising national parks.
- 45.0 Average spend tends to be slightly lower than England as a whole (£57 per night compared to £65) but is comparable to other similar destinations (Northumberland, Cornwall).
- 46.0 Tourism-related industries account for a greater share of employment than the England average in all districts except Selby, accounting for around 1 in 5 jobs in Richmondshire and Scarborough and 1 in 7 across North Yorkshire as a whole



Source: North Yorkshire Economic Strategy, Evidence Review ,November 2022 Steer Economic Development

Indicator Number	Local Plan Policy	Description
112	EG8	Number of permissions for new tourist facilities and accommodation (nature, type, bed spaces) – (cont.)

Tourism Related Facilities in the Former Hambleton District

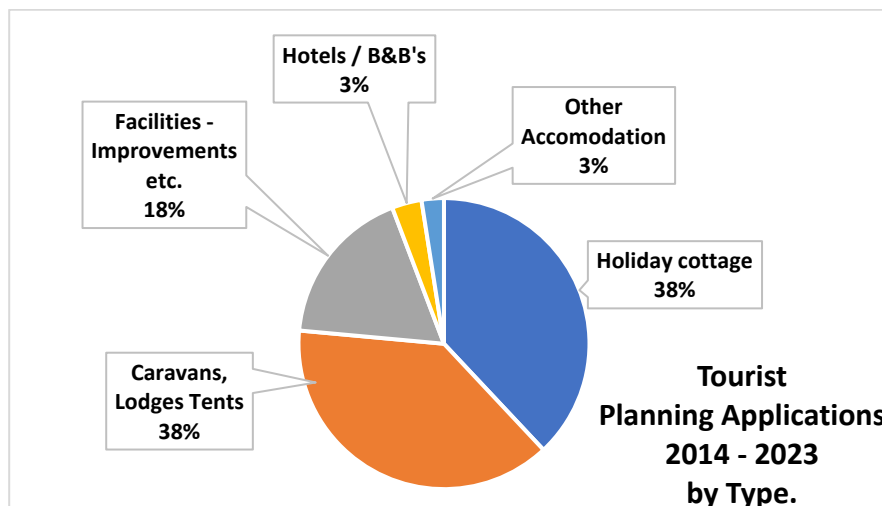
Facility Type	Nos.
Camping Sites	28
Caravan / Chalet Sites	43
Caravan sites with Pitches	6
Time Share Complex	1
Hotel	12
Boarding Houses	30
Motel	2
Self-Catering Holiday Units	349
Total Tourist Facilities	471

Source: NYC Non Domestic Rate records as at Dec'23

Number of Tourist Related Applications 2014 – 2023

Tourism Class	Nos.
Holiday cottage	92
Caravans, Lodges Tents	93
Facilities - Improvements etc.	43
Hotels / B&B's	8
Other Accommodation	6
Total Applications 2014-2023	242

Source: NYC Planning Policy



Source: NYC Planning Policy

Indicator Number	Local Plan Policy	Description
112	EG8	Number of permissions for new tourist facilities and accommodation (nature, type, bed spaces) – (cont.)

Number of Tourist Related Applications by Year

Financial Year	Nos.
2014/15	23
2015/16	13
2016/17	24
2017/18	22
2018/19	17
2019/20	29
2020/21	36
2021/22	43
2022/23	35
Total Applications	242

Source: NYC Planning Policy



Source: NYC Planning Policy

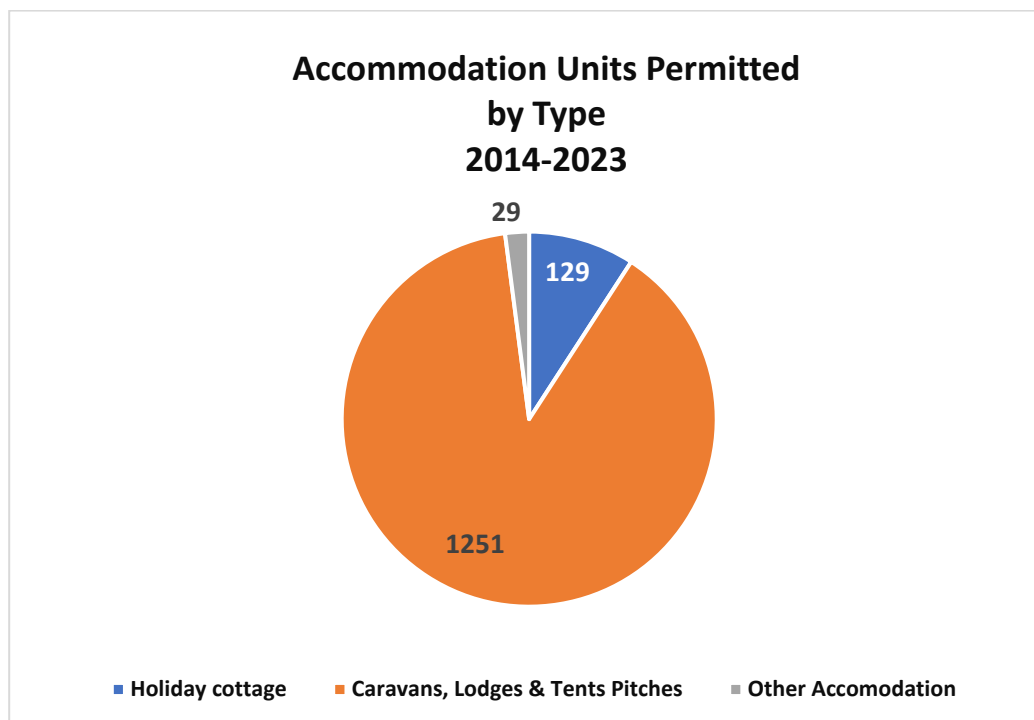
47.0 Looking at planning permissions granted 2014 – 2023, tourist related activity has shown an increase in recent years. The average number of applications 2014 – 2019 was 20 per year, since 2020 this has increased to 38 per year. This became even more marked when looking at the number of tourist units provided.

Indicator Number	Local Plan Policy	Description
112	EG8	Number of permissions for new tourist facilities and accommodation (nature, type, bed spaces) – (cont.)

Units of Tourist Accommodation Permitted 2014 - 2023

Accommodation Unit by Type	Nos.
Holiday cottage	129
Caravans, Lodges & Tents Pitches	1251
Other Accommodation	29
Total Units Permitted 2014-2023	1409

Source: NYC Planning Policy



Source: NYC Planning Policy

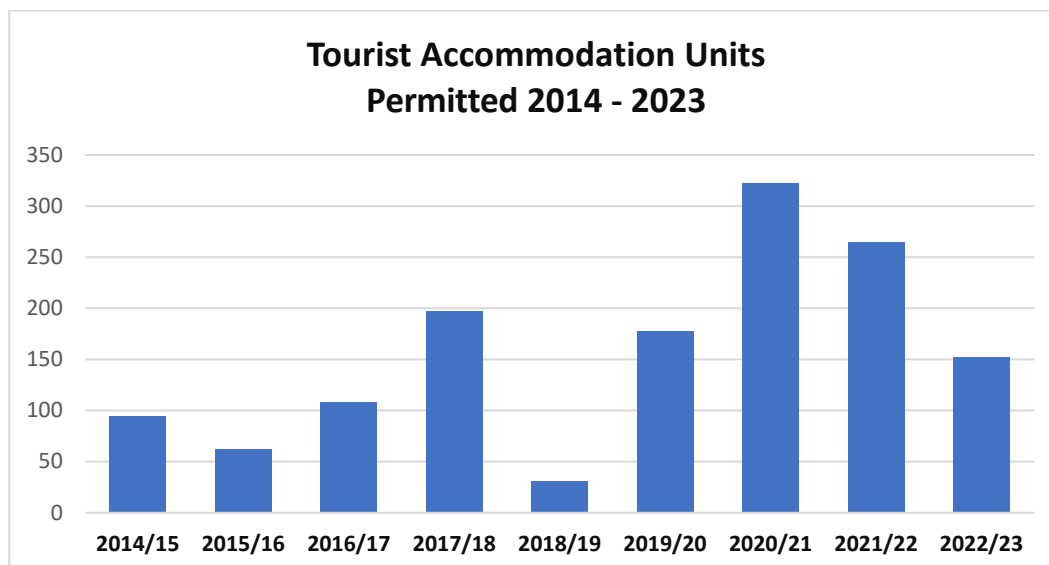
- 48.0 There has been a significant increase in the provision of static caravans, lodges, tent & touring caravan pitches since 2014. This involved the extension of existing facilities and the provision of new ones.
- 49.0 An extra 129 holiday cottages were permitted over the period which if implemented would increase self-catering stock by nearly 40% in the nine years since the start of the plan period given that the current stock of holiday cottages in the former district totals 349.
- 50.0 There was a modest increase in “Other Accommodation” which is mostly letting rooms in existing facilities like public houses.

Indicator Number	Local Plan Policy	Description
112	EG8	Number of permissions for new tourist facilities and accommodation (nature, type, bed spaces) – (cont.)

Units of Tourist Accommodation Permitted by Year: 2014 - 2023

Year Permitted	Nos
2014/15	94
2015/16	62
2016/17	108
2017/18	197
2018/19	31
2019/20	178
2020/21	322
2021/22	265
2022/23	152
All Accommodation Permitted 2014 - 2023	1409

Source: NYC Planning Policy



Source: NYC Planning Policy

- 51.0 As with planning permissions granted the level of activity has increased significantly, up to 2019 98 units of accommodation were provided per year and during three years to 2023 this more than tripled to 306 units of accommodation per year.
- 52.0 Some aspects of the tourist offer have shown significant activity – lodges, caravans and pitches with self catering accommodation, other parts have seen very little activity.
- 53.0 There are just 2 Motels, 12 Hotels and 30 Boarding Houses in the former district, there has been no new provision since 2014 with some limited improvement to facilities.

Indicator Number	Local Plan Policy	Description
I27 & I28	HG3/HG4	Number of affordable dwellings completed through exception policies

54.0 As noted in the Hambleton Local Plan, Policy HG4 (see p.98 of the Local Plan) sets out circumstances where it can be considered acceptable to meet identified affordable housing need that may otherwise go unmet.

55.0 There are two scenarios where this can be achieved:

- Entry level exception scheme –
 - that ‘suitable for first-time buyers or those looking to rent their first home’
 - *These types of schemes have been removed following the update to the National Planning Policy Framework (NPPF) in December 2023 so it unlikely that any further developments of this type will come forward.*
- Rural Exception Scheme (RES) –
 - Rural exception sites should seek to address the affordable housing needs of local communities
 - They are non-allocated sites on the edge of settlements
 - For the former district of Hambleton “rural” means anywhere outside the five major market towns of Bedale, Easingwold, Northallerton, Stokesley and Thirsk plus Great Ayton
 - Rural exception sites can deliver a small proportion of market housing, if it can be demonstrated that this is necessary in order to ensure the overall viability of the site

56.0 So far up to 2023 there are no Entry level exception schemes within the former district of Hambleton.

Rural Exception Schemes in Hambleton Local Plan area

Year	Site Name	Size/number	Registered Provider
2006/07	Flawith	2	Broadacres
2008/9	Battersby Junction	5	Broadacres
2008/09	Black Horse Lane, Swainby	6	Broadacres
2009	Station Road, Tollerton	12	Accent
2010	Soutersfield, Stillington	12	Tees Valley
2010	Newton on Ouse	12	Broadacres
2010	Linton on Ouse	20	Broadacres
2010/11	Shipton	6	Broadacres
2012	Pittfields, Scruton	6	Chevin
2013	Paddocks End, Hutton Rudby	16	Broadacres
2019	Danes Crest, Brompton	21	Muir

Source: NYC Housing Team

- 57.0 As can be seen from the table there are only eleven rural exception site schemes which have provided 130 dwellings. Only one scheme at Brompton for 21 dwellings has been provided in the current Local Plan period since April 2014.
- 58.0 Just to set a national context, during 2021/22 only 548 homes were built using the rural exception site policy and most of these within a handful of local planning authority areas.

Indicator Number	Local Plan Policy	Description
I38	CI1	Progress against Infrastructure Delivery Plan
I41	CI3	New recreation provision delivered

59.0 These indicators are taken together as recreation schemes are included within the Infrastructure Delivery Plan (IDP).

Infrastructure Delivery Plan - Background & Context

60.0 The Infrastructure Delivery Plan (IDP) has been produced to accompany the Hambleton Local Plan. It sets out the scale and nature of infrastructure required to support the objectives, spatial strategy and level of development set out in the Local Plan over the period to 2035 and is therefore a key part of the evidence base.

61.0 In seeking to establish the nature and extent of infrastructure needed to support the scale of new development in the Local Plan, the IDP aims to describe the provision of infrastructure in the Hambleton Local Plan area and requirements over the plan period, setting:

- What is required
- When it is required
- The likely cost of provision and how it will be funded
- Who will be responsible for its delivery

Infrastructure to be considered

62.0 Infrastructure has a broad definition and can cover anything from large scale transport schemes to local environmental improvements. The IDP will focus on the following key areas of infrastructure provision:

- Highways
- Public transport
- Walking and cycling
- Children's play areas
- Playing pitches
- Telecommunications
- Education facilities
- Community facilities
- Utilities: Gas, electricity, water supply
- Flood defences
- Emergency services
- Parks and open space

Infrastructure Delivery Schedule

Transport Projects

IDS Ref.	Project	Area	Priority	Phase (years)	Potential Delivery Lead	Possible Funding Source	Project Status
1.	Junction improvements: A167 corridor through Northallerton from Thirsk Road (A168) to Yafforth Road (B6271)	Northallerton	Important £600,000	5 to 10	NYC	NYC	Awaiting funding
2.	Junction improvements: B1333/ Romanby Road Junction	Northallerton	Important £100,000	5 to 10	NYC	NYC	Awaiting funding
3.	Raskelf Road/ Knott Lane priority junction	Easingwold	Desirable	10 to 15	NYC	NYC	Awaiting funding
4.	Thirsk Road/ Church Hill/ Long Street/ Raskelf Road – mini-roundabout	Easingwold	Desirable	10 to 15	NYC	NYC	Awaiting funding
5.	Helmsley Road/ High Street/ Springfield/ access to the Co-op – roundabout	Stokesley	Desirable	10 to 15	NYC	NYC	Awaiting funding
6.	Thirsk Road/ West End/ Westlands junction	Stokesley	Desirable	10 to 15	NYC	NYC	Awaiting funding

Infrastructure Delivery Schedule

Transport Projects (cont.)

IDS Ref.	Project	Area	Priority	Phase (years)	Potential Delivery Lead	Possible Funding Source	Project Status
7.	Upgrade the A168/A19 corridor	District wide	Desirable	10 to 15	NYC	Highways England/ NYC	Awaiting funding
8.	A167 road safety improvements from Topcliffe to the A61	Thirsk (Topcliffe)	Desirable	10 to 15	NYC	NYC	Awaiting funding
9.	Road safety improvements along the A684	Northallerton	Desirable	10 to 15	NYC	NYC	Awaiting funding
10.	A19 Shipton by Benningborough bypass	Easingwold (Shipton by Benningborough)	Desirable	10 to 15	NYC/ Developer	Developer/ Highways England/ NYC	Awaiting funding
11.	Highway, pedestrian and cycleway improvements for site NOR 1	Northallerton	Important	TBD	NYC/ Developer	NYC/ Developer	Awaiting development start
12.	Highway, pedestrian, and cycleway improvements for site TIS 1	Thirsk	Important	TBD	NYC/ Developer	NYC/ Developer	Awaiting development start

Infrastructure Delivery Schedule

Transport Projects (cont.)

IDS Ref.	Project	Area	Priority	Phase (years)	Potential Delivery Lead	Possible Funding Source	Project Status
13.	Highway, pedestrian, and cycleway improvements for site STK 1	Stokesley	Important	TBD	NYC/ Developer	NYC/ Developer	Awaiting development start
14.	Highway, pedestrian and cycleway improvements for site EAS 1	Easingwold	Important	TBD	NYC/ Developer	NYC/ Developer	Site under construction highway improvements ongoing
15.	Maximising opportunities of HS2	District wide	Desirable	TBD	NYC/ Rail North/ DoT	Rail North/ DoT	Long Term Projects
16.	Development of Parkway stations and/or replace existing station facilities	District wide	Desirable	TBD	NYC/ Rail North/ DoT	Rail North/ DoT	Long Term Projects
17.	Upgrade of East Coast Main Line & Trans Pennine networks	District wide	Desirable	TBD	NYC/ Rail North/ DoT	Rail North/ DoT	Long Term Projects
18.	New rail link Ripon to Northallerton	District wide	Desirable	TBD	NYC/ Rail North/ DoT	NYC/ Rail North/ DoT	Long Term Projects

Infrastructure Delivery Schedule

Health Projects

IDS Ref.	Project	Area	Priority	Phase (years)	Potential delivery lead	Possible funding source	Project Status
19.	A new or upgraded healthcare facility in Easingwold	Easingwold	Important	5 to 10	CCG	CCG/ NHS England	Awaiting funding
20.	Expansion of the medical centres in Thirsk	Thirsk	Important	5 to 10	CCG	CCG/ NHS England	Awaiting funding
21.	Expansion of the medical centres in Stokesley	Stokesley	Important	5 to 10	CCG	CCG/ NHS England	Awaiting funding
22.	Capacity improvement and maintenance	District wide	Desirable	1 to 15	HDC	HDC/ NYC/ Developer	Awaiting funding

Infrastructure Delivery Schedule

Education Projects

IDS Ref.	Project	Area	Priority	Phase (years)	Potential delivery lead	Possible funding source	Project Status
23.	Additional primary schools infrastructure requirement	District wide	Critical £4,647,097	1 to 10	NYC/ Developer	Developer	Awaiting Education & Learning scheduling
24.	Additional secondary schools infrastructure requirement	District wide	Critical £5,955,048	1 to 10	NYC/ Developer	Developer	Awaiting Education & Learning scheduling
25.	New primary school at Northern Gateway	Northallerton	Secured	1 to 5	NYC/ Developer	Developer	Under construction due for completion Sep'24
26.	Capacity improvement and maintenance	District wide	Desirable	1 to 15	HDC/ NYC	HDC/ NYC/ Developer	Awaiting Education & Learning scheduling

Infrastructure Delivery Schedule

Green Infrastructure Projects

IDS Ref.	Project	Area	Priority	Phase (years)	Potential delivery lead	Possible funding source	Project Status
27.	NOR4 - Northallerton Town Park	Northallerton	Desirable	10 to 15	HDC	HDC/ NYC/ Developer	Some pre-application activity
28.	Stokesley to Great Ayton Station Cycleway	Stokesley	Secured £56,000, Desirable £688,433	5 to 10	NYC/ Sustran	NYC/ Sustran/ Developer	Activity continues
29.	Capacity improvement and maintenance	District wide	Desirable	1 to 15	HDC	HDC/ NYC/ Developer	No information

Gas Infrastructure Projects

IDS Ref.	Project	Area	Priority	Phase (years)	Potential delivery lead	Possible funding source	Project Status
30.	Local gas network capacity reinforcement in Thirsk	Thirsk	Important	1 to 10	Northern Gas Network	Northern Gas Network/ Developer	Awaiting Update
31.	Local gas network capacity reinforcement in Carlton Miniott	Thirsk	Important	1 to 10	Northern Gas Network	Northern Gas Network/ Developer	Awaiting Update
32.	Local gas network capacity reinforcement in South Kilvington	Thirsk	Important	1 to 10	Northern Gas Network	Northern Gas Network/ Developer	Awaiting Update

Infrastructure Delivery Schedule

Telecommunication Projects

IDS Ref.	Project	Area	Priority	Phase (years)	Potential delivery lead	Possible funding source	Project Status
33.	Superfast Yorkshire phase 3 broadband roll-out and further extended coverage	District wide	Desirable	1 to 15	Superfast North Yorkshire	HDC/ NYC/ Developer	

Waste Services Projects

IDS Ref.	Project	Area	Priority	Phase (years)	Potential delivery lead	Possible funding source	Project Status
34.	Support collection of non-recyclable household waste and recyclable waste	District wide	Desirable	1 to 15	HDC	HDC/ NYC/ Developer	

Infrastructure Delivery Schedule

Sports Projects

IDS Ref.	Project	Area	Priority	Phase (years)	Potential delivery lead	Possible funding source	Project Status
35.	Sports village including full size 3G pitch	Thirsk (Sowerby)	Secured £2,000,000 Important £2,500,000	1 to 5	HDC	HDC/ Developer/ Sport England/ Football foundation/ RFU/ ERDF	This project is approximately 75% complete – the site now includes a 1km fitness track, 18 x community allotments, 2 car parks, 6 grass pitches, a full size floodlit 3G pitch and changing pavilion
36.	Sports village including full size 3G pitch	Northallerton	Secured £5000,000 Important £3,000,000	1 to 5	HDC	HDC/ Developer/ Sport England/ Football foundation/ RFU/ ERDF	The first phase of this project is complete including a 1km fitness track, 18 x community allotments, paths and trails, and amenity grass
37.	Full size 3G pitch	Stokesley	Important £750,000	1 to 5	County FA	Developer/ Football foundation/ NYC	This project is being led by the North Riding County FA – they are currently securing land for the project
38.	Replace School Sports Hall	Stokesley	Important £2,215,000	5 to 10	Stokesley School	Stokesley School/ HDC/ Sports England/ NYC	Complete
39.	Refurbish Swimming Pool	Stokesley	Desirable	5 to 10	HDC	HDC/ Sports England/ Developer	No Progress
40.	Refurbish School Sports Hall	Thirsk	Desirable	5 to 10	Thirsk School and Sixth Form	HDC/ Sports England/ Thirsk School/ NYC	No Progress

Infrastructure Delivery Schedule

Sports Projects (cont.)

IDS Ref.	Project	Area	Priority	Phase (years)	Potential delivery lead	Possible funding source	Project Status
41.	Refurbish School Sports Hall	Bedale	Desirable	5 to 10	Bedale High School	HDC/ Sports England/ Bedale High School/ NYC	No progress
42.	Full size 3G pitch and sports hall	Easingwold	Secured £2,500,000	1 to 5	Easingwold School	Easingwold School (£1,414,000)/ Football foundation (£307,000)/ Developer contributions (£650,000)/ Easingwold Town AFC (£79,000)/ Friends of Easingwold School (£50,000)	Complete
43.	Non-turf practice facilities for cricket	Easingwold	Desirable £30,000	1 to 5	Easingwold Cricket Club	England Cricket Board	No progress
44.	Non-turf practice facilities for cricket	Bedale	Desirable £30,000	1 to 5	Bedale Cricket Club	England Cricket Board	No progress

Infrastructure Delivery Schedule

Sports Projects (cont.)

IDS Ref.	Project	Area	Priority	Phase (years)	Potential delivery lead	Possible funding source	Project Status
45.	Non-turf practice facilities for cricket	Northallerton	Desirable £30,000	1 to 5	Northallerton Cricket Club	England Cricket Board	No progress
46.	Running Track	Easingwold	Secured £15,000 Desirable £65,000	1 to 10	Easingwold Town Council	Developer/ Sport England	No information
53.	Thirsk Sowerby Leisure Centre extension, refurbishment and upgrade of gym and building plant	Thirsk	Secured £15,000 Important £3,000,000	1 to 5	HDC	HDC/ Developer	Complete
54.	Bedale Leisure Centre refurbishment and upgrade of gym	Bedale	Desirable £200,000	1 to 10	HDC	HDC/ Developer	Complete

Infrastructure Delivery Schedule

Flood Risk Projects

IDS Ref.	Project	Area	Priority	Phase (years)	Potential delivery lead	Possible funding source	Project Status
47.	Wiske Restoration Project - habitat and water quality	Northallerton	Important	1 to 10	Yorkshire Wildlife Trust	Environment Agency/ Developer	Awaiting Update
48.	Mid Swale Tributaries Project - Bedale Beck water quality	Bedale	Important	1 to 10	Yorkshire Dales Rivers Trust	Environment Agency/ Developer	Awaiting Update
49.	Natural Flood Management Project - flood risk Brompton Beck near Northallerton	Northallerton	Important	1 to 10	Brompton Flood Prevention Group	Environment Agency/ Developer	Awaiting Update
50.	Revitalise Project - water ecology, quality and natural flood management	North York Moors National Park	Desirable	1 to 10	North York Moors National Park Authority	Environment Agency/ Developer	Awaiting Update

IDS Ref.	Project	Area	Priority	Phase (years)	Potential delivery lead	Possible funding source	Project Status
51.	Stokesley flood alleviation - Flood Diversion Channel	Stokesley	Important	1 to 10	Environment Agency	Environment Agency/ Developer	Awaiting Update
52.	Future flood management schemes within Environment Agency Medium Term Plan (MTP)	District Wide	Desirable	1 to 10	Environment Agency/ Lead Local Flood Authority	Environment Agency/ Developer	Awaiting Update

Indicator Number	Local Plan Policy	Description
I35	E5	Number of Listed Buildings on the At Risk Register

Historic England’s – Heritage at Risk Register Background

- 63.0 The Heritage at Risk Register includes historic buildings and sites that are at risk of loss through neglect, decay or development, or are vulnerable to becoming so. It includes all types of designated heritage assets, including Conservation Areas, which are designated and assessed by Local Planning Authorities.
- 64.0 The aim of the Register is to focus attention on those places in greatest need. Historic England, in partnership with others, is able to help tackle heritage at risk. We work with owners, friends groups, developers and other stakeholders to find imaginative solutions for historic places and sites at risk across England.
[Source : Historic England, 2022]
- 65.0 On the next page is the section from the Heritage at Risk Register 2022 report for the Hambleton Local Plan Area:

HAMBLETON



SITE NAME: West Lodge, Thornton Stud, Newsham Road, Newsham with Breckenbrough

Late C18 lodge and entrance gateway. Some roof repairs were undertaken in spring 2014. Further work is needed in order to return the lodge to use.

DESIGNATION: Listed Building grade II*

OCCUPANCY: Vacant/not in use

CONDITION: Poor

PRIORITY CATEGORY: C (C)

OWNER TYPE: Private

LIST ENTRY NUMBER: 115082

Contact: Giles Proctor 01904 601981

© Historic England



SITE NAME: Snape Castle, Snape with Thorp
DESIGNATION: Scheduled Monument and Listed Building grade I, RPG grade II, part in CA

Castle dated to c1430, with additions and alterations in the C16 and C18. It is comprised of extensive ruins, including some vaulted rooms and two towers. The rear ranges are in a poor condition. The upper parts of the towers are particularly unstable. Much repointing is required elsewhere. The front range is divided into two dwellings.

CONDITION: Very bad

OCCUPANCY: Part occupied/part in use

PRIORITY CATEGORY: A (A)

OWNER TYPE: Private

LIST ENTRY NUMBER: 1004908 and 1190147

Contact: Nicky Brown 01904 601985

© Historic England



SITE NAME: Church of St John the Evangelist, Main Street,

Church by William Butterfield, 1868. Exterior of stone and slate, but elaborate interior of coloured brick and tile. Morris glass. The rainwater goods are in poor repair and some of the stonework is in need of repointing.

DESIGNATION: Listed Place of Worship grade II*

PRIORITY CATEGORY: C (C)

CONDITION: Poor

LIST ENTRY NUMBER: 1150818

OWNER TYPE: Religious organisation

Contact: Giles Proctor 019

© Historic England



SITE: Church of St Wilfrid, Great Langton

Small medieval country church of roughcast cobble under a slate roof. The roof is in poor condition and the roughcast is deteriorating.

DESIGNATION: Listed Place of Worship grade II

CONDITION: Very bad

PRIORITY: C (C)

OWNER TYPE: Religious organisation

LIST ENTRY: 1315473

Contact: Giles Proctor 01904 601981

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I35**E5****Number of Listed Buildings on the At Risk Register (cont.)**

SITE NAME: Medieval moated grange 160m southeast of The Grange, Balk

DESIGNATION: Scheduled Monument LIST ENTRY NUMBER: 1015920

CONDITION: Generally satisfactory but with significant localised problems TREND: Declining

PRINCIPAL VULNERABILITY: Drainage/dewatering NEW ENTRY?: No

OWNER TYPE: Private CONTACT: Nicky Brown 01904 601985

SITE NAME: Round barrow 300m west of Quarry House, Brandsby-cum-Stearsby

DESIGNATION: Scheduled Monument LIST ENTRY NUMBER: 1013602

CONDITION: Extensive significant problems TREND: Improving

PRINCIPAL VULNERABILITY: Bracken NEW ENTRY?: No

OWNER TYPE: Private CONTACT: Richard Butterfield 01904 601995

SITE NAME: Moated site immediately south of Danby Wiske church, Danby Wiske with Lazenby

DESIGNATION: Scheduled Monument LIST ENTRY NUMBER: 1020346

CONDITION: Generally satisfactory but with minor localised problems TREND: Stable

PRINCIPAL VULNERABILITY: Gardening OWNER TYPE: Richard NEW ENTRY?: No
Private 601995

SITE NAME: Deighton moated site, Deighton

DESIGNATION: Scheduled Monument LIST ENTRY NUMBER: 1004099

CONDITION: Generally satisfactory but with minor localised problems TREND: Unknown

PRINCIPAL VULNERABILITY: Drainage/dewatering NEW ENTRY?: No

OWNER TYPE: Private CONTACT: Nicky Brown 01904 601985

SITE NAME: Lime kilns 400m south west of Furlands, Kewick / Borrowby

DESIGNATION: Scheduled Monument LIST ENTRY NUMBER: 1021190

CONDITION: Generally satisfactory but with significant localised problems TREND: Improving

PRINCIPAL VULNERABILITY: Deterioration - in need of management NEW ENTRY?: No

OWNER TYPE: Private CONTACT: Richard Butterfield 01904 601995

I35	E5	Number of Listed Buildings on the At Risk Register (cont.)
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SITE NAME:	Section of cross ridge dyke and earthworks in Roman Plantation, Oulston Moor, Oulston		
DESIGNATION:	Scheduled Monument, part in RPG grade II	LIST ENTRY NUMBER:	1013438
CONDITION:	Generally unsatisfactory with major localised problems	TREND:	Improving
PRINCIPAL	Bracken	NEW	No
OWNER TYPE:	Private	CONTACT:	Richard Butterfield 01904 601995

SITE NAME:	A moated site 100m east of St Mary Magdalene's Church, Thirsk		
DESIGNATION:	Scheduled Monument, CA	LIST ENTRY NUMBER:	1008179
CONDITION:	Generally unsatisfactory with major localised problems	TREND:	Declining
PRINCIPAL	Drainage/dewatering	NEW	No
OWNER TYPE:	Private	CONTACT:	Nicky Brown 01904 601985

SITE NAME:	Round barrow known as Gospel Hill, 80m southwest of Pasture House, Thornton Watlass		
DESIGNATION:	Scheduled Monument	LIST ENTRY	1018922
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Unknown
PRINCIPAL	Arable	NEW	No
OWNER TYPE:	Private	CONTACT:	Richard Butterfield 01904 601995

SITE NAME:	Maiden Bower and Cock Lodge: a motte and bailey castle, moated site, windmill mound and associated linear outwork, Topcliffe		
DESIGNATION:	Scheduled Monument	LIST ENTRY	1011612
CONDITION:	Generally satisfactory but with minor localised problems	TREND:	Stable
PRINCIPAL	Vehicle damage/erosion - moderate	NEW	No
OWNER TYPE:	Private	CONTACT:	Richard Butterfield 01904 601995

SITE NAME:	Earth circles, cursus, pit alignments and burial sites near Nosterfield and Thornborough, including Centre Hill round barrow, West Tanfield / East Tanfield		
DESIGNATION:	Scheduled Monument	LIST ENTRY	1004912
CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Improving
PRINCIPAL	Animal burrowing - extensive	NEW	No
OWNER TYPE:	Private	CONTACT:	Nicky Brown 01904 601985

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I35	E5	Number of Listed Buildings on the At Risk Register (cont.)
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SITE NAME: Round barrow on Rabbit Hill, 120m north of High Park House, Winton, Stank and Hallikeld

DESIGNATION:	Scheduled Monument	LIST ENTRY NUMBER:	1020353
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CONDITION:	Unknown	TREND:	Unknown
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PRINCIPAL VULNERABILITY:	Arable clipping	NEW ENTRY?:	No
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OWNER TYPE:	Private	CONTACT:	Richard Butterfield 01904 601995
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DESIGNATIO	Scheduled Monument, RPG	LIST ENTRY	1013449
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SITE NAME: Two round barrows on Yearsley Moor 550m southwest of High Lions' Lodge, Yearsley

CONDITION:	Generally satisfactory but with significant localised problems	TREND:	Stable
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PRINCIPAL VULNERABILITY:	Forestry	NEW ENTRY?:	No
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OWNER TYPE:	Private	CONTACT:	Richard Butterfield 01904 601995
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PRIORITY CATEGORIES

- A Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C Slow decay, no solution agreed
- D Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial Use).

ABBREVIATIONS

- E Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.

NOTE
Last year's priority category is shown in brackets (otherwise, New Entry is noted).

- CA Conservation Area
- LB Listed Building
- LPA Local Planning Authority
- NP National Park
- RPG Registered Park and Garden
- SM Scheduled Monument
- UA Unitary Authority
- WHS – Word Heritage Site

Indicator Number	Local Plan Policy	Description
I40	CI2/RM4	Number of electric vehicle charging points permitted

North Yorkshire Council Area - Public Charging Points – All speeds - Oct'19 to Apr'22

District	Oct'19	per 100,000 population	Apr'22	per 100,000 population	Change Oct'19-Apr'22	
	Total devices		Total devices		Total devices	per 100,000 population
Craven	15	26.4	34	59.3	19	32.9
Hambleton	15	16.5	41	44.6	26	28.1
Harrogate	33	20.6	65	40.2	32	19.7
Richmondshire	17	31.9	26	48.4	9	16.5
Ryedale	13	23.7	43	77.3	30	53.6
Scarborough	16	14.7	22	20.2	6	5.5
Selby	3	3.4	11	12.0	8	8.6
North Yorkshire	112	18.2	242	39.0	130	20.8
ENGLAND	12,549	22.4	25,884	45.8	13,335	23.4

Source : <https://www.gov.uk/government/statistics/electric-vehicle-charging-device-statistics-april-2022>, sheet : EVCD_01a

- 66.0 The Table above shows the numbers and rate per 100,000 of all public charging points in North Yorkshire showing the change between Oct'19 and Apr'22.
- 67.0 In Oct'19 the numbers and rates in North Yorkshire were quite low. Hambleton local plan area had just 15 charging points equating to just 16.5 units per 100,000 population.
- 68.0 By Apr'22 the number of charging points has increased in Hambleton to 41 giving an improved rate of 44.6 per 100,000 population.

Indicator Number	Local Plan Policy	Description
147	RM7	Renewable energy capacity permitted by type

Technology Type	No. of Schemes			
	North Yorkshire	Potential Capacity (MW)	Hambleton Local Plan Area	Potential Capacity (MW)
Advanced Conversion Technologies	3	68.6	0	0
Anaerobic Digestion	9	17.4	1	1.0
Battery	27	976.4	3	27.0
Biomass (co-firing)	2	645.0	0	0
Biomass (dedicated)	10	2314.8	0	0
EfW Incineration	3	46.9	0	0
Landfill Gas	4	6.7	0	0
Small Hydro	3	0.9	0	0
Solar Photovoltaics	78	680.0	15	237.1
Wind Onshore	22	203.5	2	12.0
Grand Total	161	4960.2	21	277.1

Source: Renewable Energy Planning Database, October 2023

- 69.0 The renewal schemes within the Hambleton Local Plan area are modest in number & capacity, accounting for just 13% of schemes in North Yorkshire (21 out of 161) and just 5% of the total North Yorkshire capacity at 277 Mega Watts (MW) compared to nearly 5.0 Giga Watts of power countywide.
- 70.0 In the former district, solar photovoltaics (solar farms) dominate with 15 schemes totalling 237.1 MW accounts for 85.5% of Hambleton district's capacity

Appendix A - Graphs and Tables

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

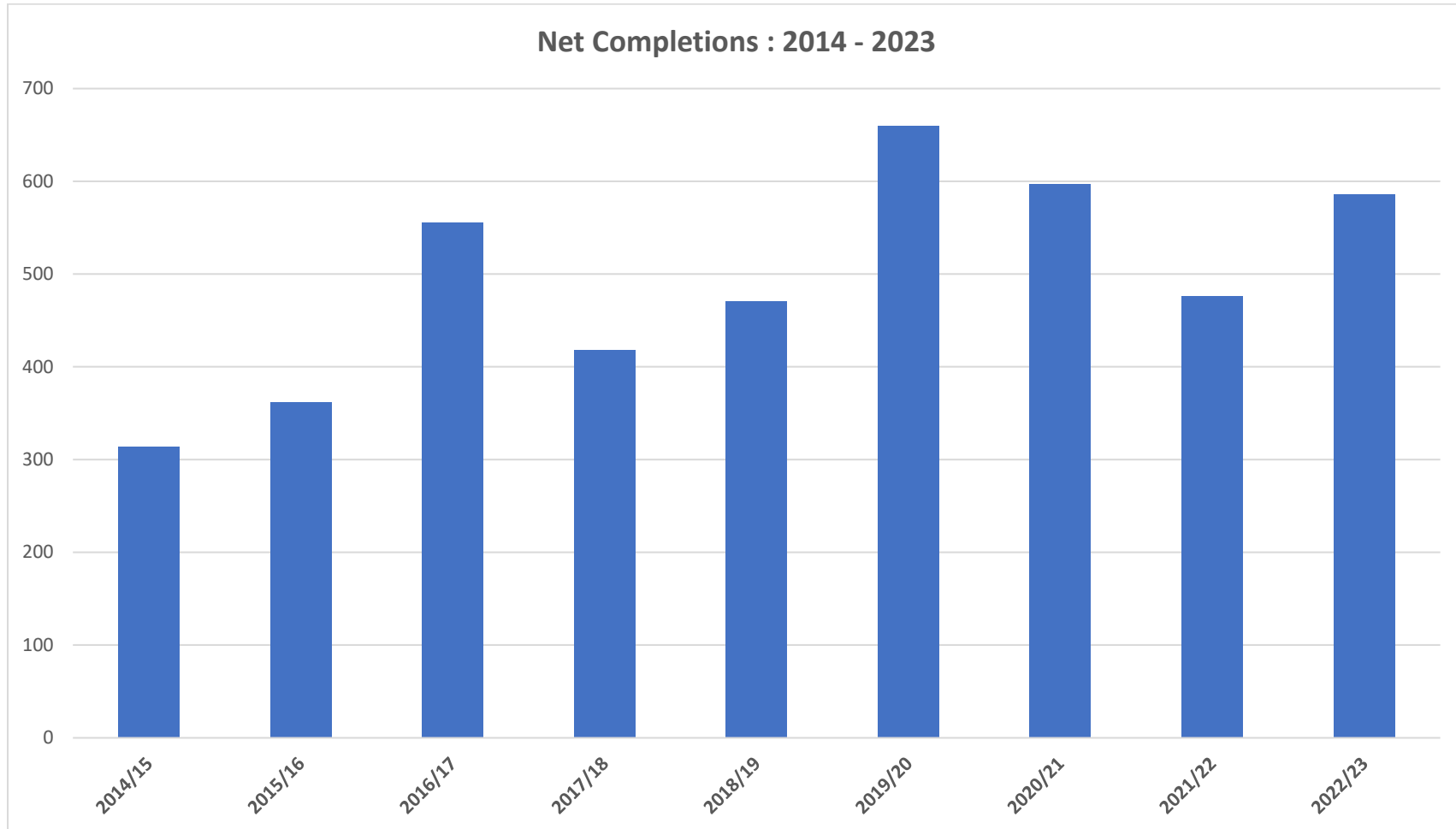
Local Plan Years	Period	Completions															
		Gross New Build	Gross Conversions	Gross Greenfield	Gross Brownfield	Gross Total	Losses	Net Completions	Cumulative Net Completions	Local Plan Housing Requirement	Cumulative Local Plan Housing	Annual Over or Under Supply	Cumulative Greenfield	Cumulative 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%
TOTAL		4134	349	3025	1458	4483	43					1647				1056	

Total Affordable Units (2014 to date) = 1056

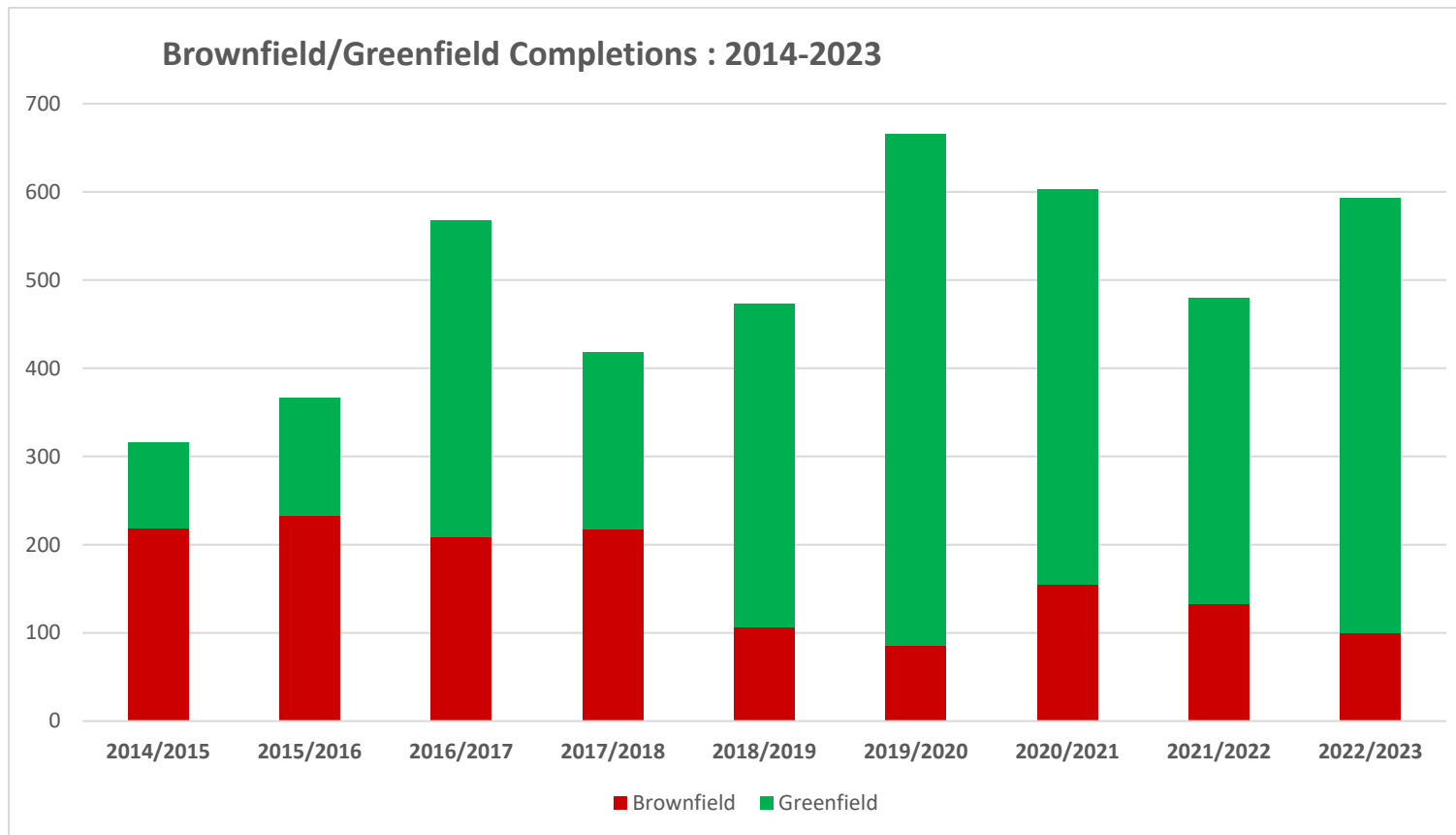
Affordable Percentage (2014 to date) = 23.6%

Brownfield Percentage (2014 to date) = 32.5%

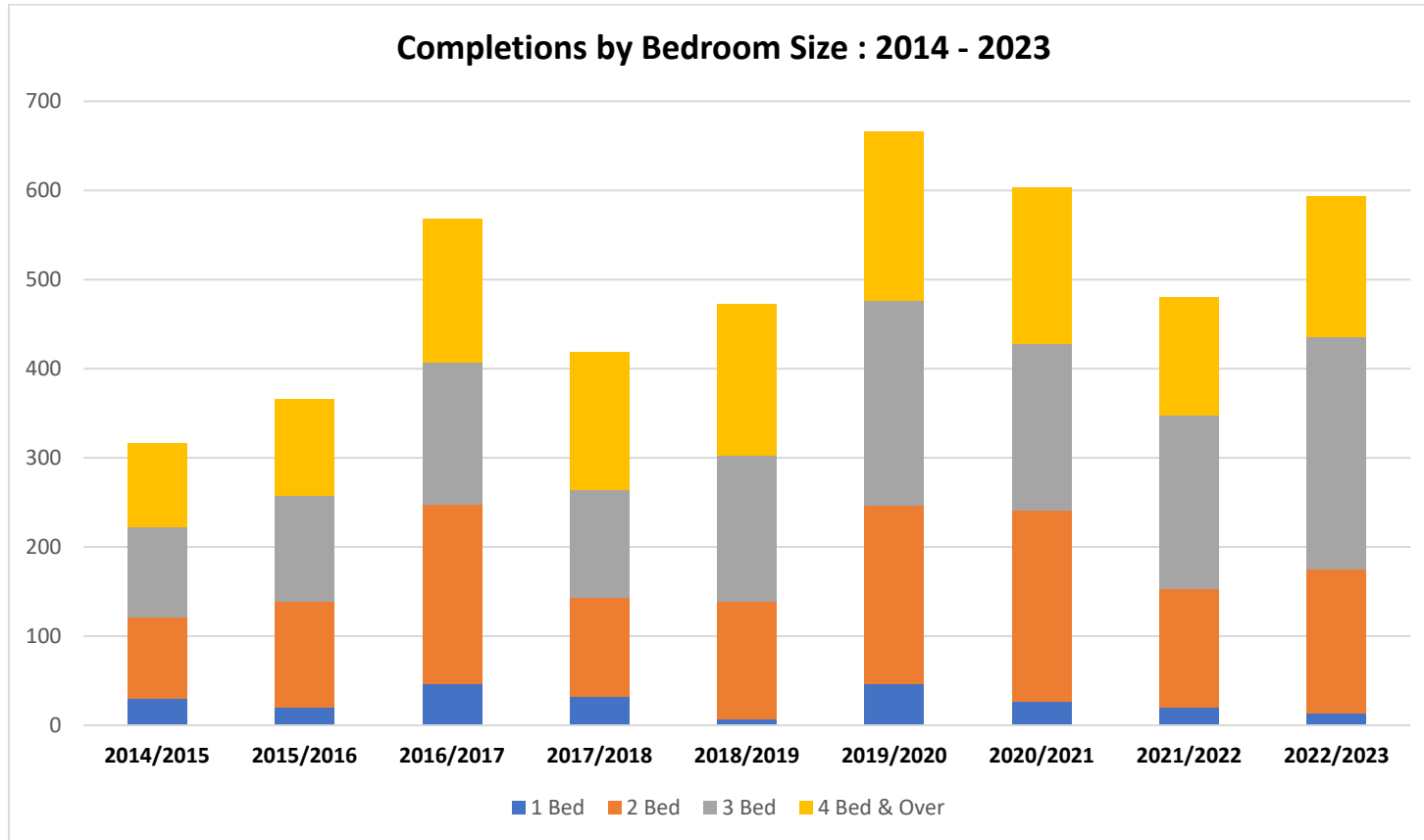
Graph 1 Net Completions: 2014 - 2023



Graph 2 Brownfield/Greenfield Completions



Graph 3 Number of Bedrooms in Completed Dwellings



Graph 4 Completed Dwellings by Type

