

NORTH YORKSHIRE COUNCIL

ANNUAL MONITORING REPORT (APRIL 2023 – MARCH 2024)

HAMBLETON LOCAL PLAN AREA



March 2025



North Yorkshire Council Forward Planning Section

Annual Monitoring Report April 2023 to March 2024

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 2023 to the end of March 2024.
- 1.2 This is the second 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, following a reassessment of all Hambleton Local Plan monitoring requirements and having regard for any future requirements from the emerging North Yorkshire Local Plan, 22 of these indicators have been dropped from this current Authority Monitoring Report for a variety of reasons which includes:
- Data is unavailable
 - Data will be provided by third parties
 - Indicator not required or criteria have changed
- 2.4 This leaves a core set of 25 indicators which are reported in this Authority Monitoring Report.

Table 1 - Local Plan Monitoring Indicators 2024

[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 118 (19.5%) of the completions in 2023/24 with vast majority of the remaining 491 (80.5%) on Greenfield sites.</p> <p>Since April 2014, 69.0% of all completions are 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>There was in April 2023, 33.77 ha of new employment land available for development within the 10 Local Plan employment allocations.</p> <p>By April 2024, this had fallen by around 11.0 ha, leaving just over 22 ha of available land.</p> | P13 |

| Indicator Number | LP_Policy | Indicator | Progress Assessment Summary | Page No |
|------------------|-----------|--|--|---------|
| I5 | EG1 | Permissions for new employment uses (type & location) Windfall/Allocation | <p>Since 2014, up to March 2023, 183,647 sq.m. of employment floorspace has gained permission on existing employment sites. During 2023/2024, a further 49,792 sq.m. gained permission taking the post 2014 total to around 233,440 sq.m.</p> <p>Historically development has been on existing sites with new employment allocations this will change.</p> | P14 |
| I6 | EG1 | Completions of employment floorspace (type & location) | <p>Since 2014 there has been 169,256 square metres of floorspace built averaging 16,729 sqm per year.</p> <p>In the past 5 years the yearly average has increased to 22,577 sqm.</p> | P15 |
| I7 | EG3/EG7 | Permissions for Rural employment (type, location size) | <p>During 2023/2024 permission was granted for 3.23 ha at DAL1 at Dalton Old Airfield, which is a rural location south of Thirsk, accounting for 27% of new land gaining permission.</p> <p>There are significant industrial allocations and development in the rural parts of the Hambleton Local Plan area.</p> | N/A |
| I8 | EG2 | Loss of employment land (ha) | Only three former industrial sites have been lost in this case to residential use, this remains the case by the end of March 2024. | P18 |
| I10 | EG4 | New retail permissions / completions for floorspace (type, sq m, location) | <p>Since 2014 new retail permissions amounted to 11,631 sq.m. comprising:</p> <p>A1 – Food Retail = 2,790 sq.m. A3-A4-A5 - eating places & food take- aways. = 6,708 sq.m. E Class - = 2,133 sq.m.</p> <p>This accounts for just 2.6% of all floorspace permitted.</p> | N/A |

| Indicator Number | LP_Policy | Indicator | Progress Assessment Summary | Page No |
|------------------|-----------|---|--|---------|
| I11 | EG4 | Loss of Retail Floorspace | Loss of retail floorspace has been insignificant with a reported loss of 595 sq.m. | 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, caravan, and tent pitches plus other accommodation.</p> <p>While the former Hambleton may have the smallest tourist spend per visitor in North Yorkshire has been an increase in activity.</p> | PP41 |
| I14 | HG1/HG5 | Number of New Dwellings Permitted Windfall/Allocation | <p>Since April 2014 there have been 6,977 dwellings permitted. Of these 91% or 6,375 units have been new builds.</p> <p>By March 2024, 620 dwellings have been permitted on Local Plan Housing Allocated sites out of a potential capacity of 1,748 dwelling (35%).</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 2024, 73% of these had been completed, that is 5,061 net completions, that is, 5,109 built with 48 losses.</p> <p>Up to March 2024 there have been 209 completions on Allocated Sites just 4.1% of the total 5,109 completions since April 2014.</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 2014 and for 2023-2024 the percentage numbers of completions by settlement hierarchy level were as follows:</p> <table><tr><td></td><th colspan="2">Financial Years</th></tr><tr><th>Hierarchy Level</th><th>2023-2024</th><th>2014-2024</th></tr><tr><td>1-Market Town</td><td>81.5%</td><td>73.1%</td></tr><tr><td>2-Service Village</td><td>3.4%</td><td>10.3%</td></tr><tr><td>3-Secondary Village</td><td>9.2%</td><td>9.5%</td></tr><tr><td>4-Small Village</td><td>3.0%</td><td>3.7%</td></tr><tr><td>5-Open Countryside</td><td>3.0%</td><td>3.3%</td></tr></table> <p>Development has been overwhelmingly directed to the most sustainable of locations. The percentages by settlement tier accurately reflect the sustainability level.</p> | | Financial Years | | Hierarchy Level | 2023-2024 | 2014-2024 | 1-Market Town | 81.5% | 73.1% | 2-Service Village | 3.4% | 10.3% | 3-Secondary Village | 9.2% | 9.5% | 4-Small Village | 3.0% | 3.7% | 5-Open Countryside | 3.0% | 3.3% | N/A |
| | Financial Years | | | | | | | | | | | | | | | | | | | | | | | | |
| Hierarchy Level | 2023-2024 | 2014-2024 | | | | | | | | | | | | | | | | | | | | | | | |
| 1-Market Town | 81.5% | 73.1% | | | | | | | | | | | | | | | | | | | | | | | |
| 2-Service Village | 3.4% | 10.3% | | | | | | | | | | | | | | | | | | | | | | | |
| 3-Secondary Village | 9.2% | 9.5% | | | | | | | | | | | | | | | | | | | | | | | |
| 4-Small Village | 3.0% | 3.7% | | | | | | | | | | | | | | | | | | | | | | | |
| 5-Open Countryside | 3.0% | 3.3% | | | | | | | | | | | | | | | | | | | | | | | |
| I17 | HG1 | Housing Land Supply - 5 Year Requirement | <p>In March 2024, there is an 8.5-year land supply to 2029. The requirement is 1,575 dwellings – 315 per year, it is envisaged that 2,690 will be delivered by 2029.</p> <p>The former local 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 17 Local Plan Housing allocations activity on which can be summarised as follows:</p> <table><tr><th>Site Status</th><th>2023/2024</th><th>2022/2023</th></tr><tr><td>Complete</td><td>2</td><td>2</td></tr><tr><td>Active</td><td>5</td><td>4</td></tr><tr><td>With Outline Permission</td><td>2</td><td>0</td></tr><tr><td>Planning application submitted</td><td>6</td><td>9</td></tr><tr><td>No activity</td><td>2</td><td>2</td></tr><tr><td>Totals</td><td>17</td><td>17</td></tr></table> | Site Status | 2023/2024 | 2022/2023 | Complete | 2 | 2 | Active | 5 | 4 | With Outline Permission | 2 | 0 | Planning application submitted | 6 | 9 | No activity | 2 | 2 | Totals | 17 | 17 | PP25 |
| Site Status | 2023/2024 | 2022/2023 | | | | | | | | | | | | | | | | | | | | | | | |
| Complete | 2 | 2 | | | | | | | | | | | | | | | | | | | | | | | |
| Active | 5 | 4 | | | | | | | | | | | | | | | | | | | | | | | |
| With Outline Permission | 2 | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| Planning application submitted | 6 | 9 | | | | | | | | | | | | | | | | | | | | | | | |
| No activity | 2 | 2 | | | | | | | | | | | | | | | | | | | | | | | |
| Totals | 17 | 17 | | | | | | | | | | | | | | | | | | | | | | | |

| 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 2020-2023 is 167 per year which 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, 65.9% have been 2/3 bedroomed dwellings. About 5.2% are 1 bed units and the remainder 4 beds & over accounting for 28.9% of completions.</p> <p>There is trend in delivery toward the Local Plan targets since the adoption of the Local Plan in February 2022 and the publication of new Housing Supplementary Planning Document (SPD).</p> <p>There has been a 5% 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, 1,988 of these are detached (38.9%) and semi-detached accounts for 29.3% that is 1,498 dwellings, a 754 further terraced dwellings have been built (14.8%) and 524 flats (10.3%), finally there are 344 bungalows, just 6.7% of homes built.</p> | PP33 |
| I22 | HG2 | Housing for Older People – Indicator C2 provision and C3 extra care | <p>The Housing Needs Assessment for the Hambleton Local Plan envisaged an annual requirement for 68 units of extra care accommodation (C3) and 24 registered care bedspaces (C2) per annum.</p> <p>Up to March 2024, 28 units of C2 bedspaces have been provided and 28 units of C3 senior living accommodation has been provided per year.</p> | P44 |

| | | | | |
|-----------|---------|---|--|------|
| I23 | HG2 | % of new dwellings and converted dwellings on previously developed land | During 2023/20024, there were just 118 brownfield completions (19.4%) of the total. Since 2014, the % of conversions and new dwellings was 31.0% of all completions. | N/A |
| I25 | | Number and Percentage of Affordable Dwellings Permitted | <p>Since April 2014, 1,703 affordable dwellings have been permitted averaging 170 units per year. During 2023/2024 alone an extra 421 affordable dwellings have been permitted, that nearly half of the years permissions. There is 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, 1,260 affordable dwellings have been built, averaging 126 per year, accounting for just nearly 25% of all completions.</p> <p>During 2023/2024 there were 201 affordable dwellings built.</p> <p>The affordable situation as at Jan'24 is very healthy and getting stronger with significant numbers in the development pipeline.</p> | PP32 |
| I27 & I28 | HG3/HG4 | Number of affordable dwellings completed through exception policies | <p>Rural Exception Schemes provided 130 dwellings since 2004 but only 19 since 2014. In England, 548 homes were delivered during 2021/22.</p> <p>During 2023/2024, no dwellings were delivered under this mechanism.</p> <p>While there is a mechanism to deliver affordable rural housing this is under used both locally and nationally.</p> | PP46 |

| | | | | |
|-----|-----|--|--|-----|
| 129 | HG6 | Gypsies, Travellers & Travelling Show People No.of existing and new pitches approved against need | Since 1 st April 2014 there have no major applications for Gypsy and Traveller sites in the local plan area. There were nine minor applications for Gypsy and Traveller sites which resulted in a gain of 6 pitches. | N/A |
|-----|-----|--|--|-----|

| Indicator Number | LP_Policy | Indicator |
|------------------|-----------|--|
| I4 | EG1 | Take up of employment land annually(ha) |
| I7 | EG3/EG7 | Permissions for Rural employment (type, location size) |

Available Land on Allocations (without Permission)

| Ref. No | Site Address | Available Land (HA) |
|---------|---|---------------------|
| DAL1 | Land north of Dalton Old Airfield Industrial Estate, Dalton | 0.00 |
| EAS2 | Land west of Shires Bridge Business Park, Easingwold | 2.51 |
| 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 | 0.00 |
| STK2 | East of Stokesley Business Park | 3.32 |
| STK3 | Southeast of Terry Dicken Industrial Estate, Stokesley | 4.57 |
| TIS3 | Sowerby Gateway', Cedar Road, Sowerby | 6.04 |
| | Available Land - Allocated Sites | 22.09 |

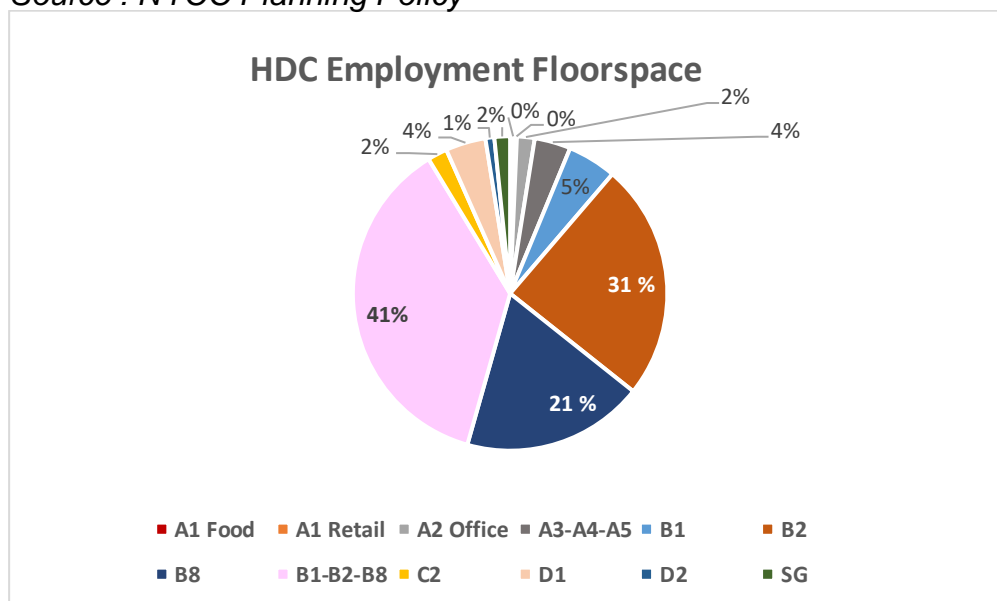
Source : NYCC Planning Policy

1.0 The table above shows the amount of land from Local Plan allocations which has yet to be developed as at March 2024. During the year the amount of available land on allocated sites reduced by around 12ha. Of note were the full permissions for NOR2 (8.93ha) in Northallerton and DAL1 at the former Dalton Airfield (3.23ha) which is a rural location.

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

| | Sites for which Planning Permission has been Granted | |
|---------------------------|--|---|
| | New sites (ha) | Extensions / Existing Employment Sites (m2) |
| A1 Retail | | 2790 |
| A2 Office | | 1123 |
| A3-A4-A5 | | 6708 |
| B1 (No specific category) | - | 11,716 |
| B2 | - | 54,023 |
| B8 | - | 45,381 |
| Mixed Use | - | 96,762 |
| D1 | - | 8,148 |
| D2 | | 1,694 |
| E | | 2,133 |
| SG | - | 5,194 |
| Total | - | 235,672 |

Source : NYCC Planning Policy



Source : NYCC Planning Policy

- 2.0 Most of the industrial permissions granted were from extensions to existing industrial premises, no new windfall economic development land has gained permission since 2014.
- 3.0 Permissions granted up to March 2024 saw development on existing sites with planning permission explaining why the 'New Sites' column is zero.
- 4.0 In total, 235,672 sq.m. gained permission since 2014, three principle uses dominate of which 41% was mixed use, 23% B2 – General Industrial and a further 19% for B8 – Storage.
- 5.0 During 2023/2024, the gain in permitted floorspace was 49,792 sq.m. that is a 26.8% increase.

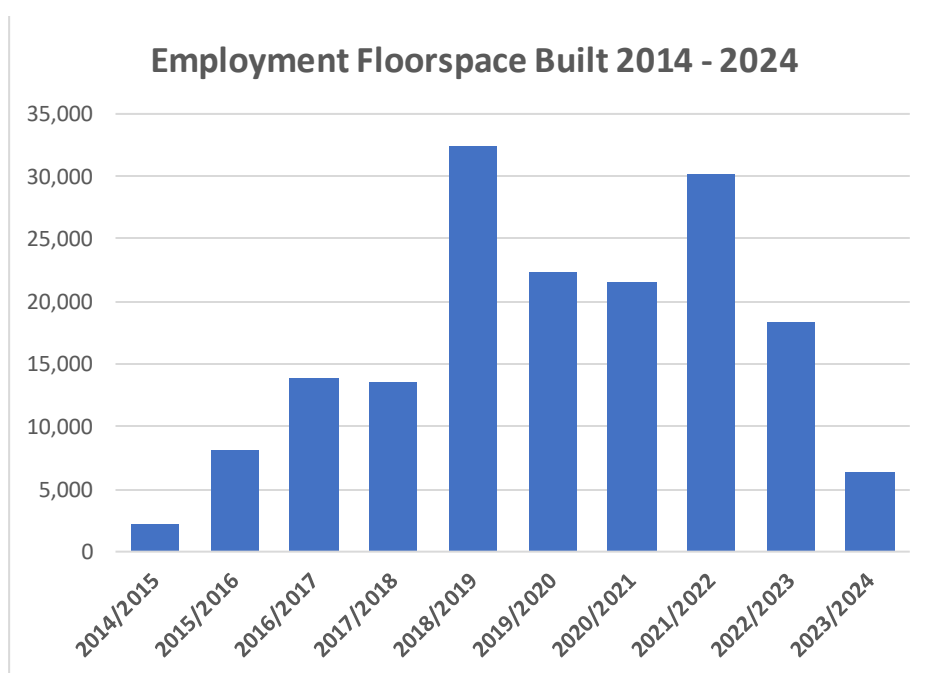
| Use Class | Sites for which Planning Permission has been Granted | |
|--------------|--|---|
| | New sites (ha) | Extensions / Existing Employment Sites (m2) |
| A3-A4-A5 | - | 518 |
| B1 | | 983 |
| B2 | - | 18,343 |
| B8 | - | 5,831 |
| Mixed Use | - | 22,108 |
| Class E | - | 1,545 |
| SG | | 465 |
| Total | - | 49,792 |

6.0

| Indicator Number | LP_Policy | Indicator |
|------------------|-----------|--------------------------------------|
| I6 | EG1 | Completions of employment floorspace |

| Year | Industrial Floorspace Built 2014 - 2024 |
|------------------------|--|
| 2014/2015 | 2,286 |
| 2015/2016 | 8,199 |
| 2016/2017 | 13,935 |
| 2017/2018 | 13,562 |
| 2018/2019 | 32,448 |
| 2019/2020 | 22,282 |
| 2020/2021 | 21,481 |
| 2021/2022 | 30,234 |
| 2022/2023 | 18,427 |
| 2023/2024 | 6,403 |
| TOTAL 2014-2024 | 169,256 |

16,926 Average build per year 2014-2024 (sq.m.)



Source : NYCC Planning Policy

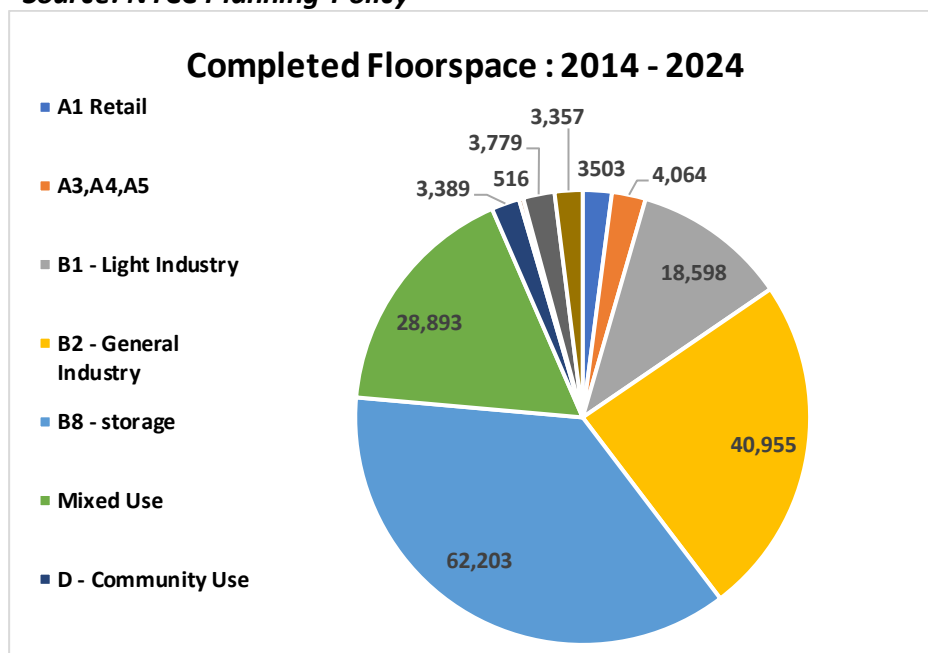
7.0 In total, there has been around 169,256 square metres of employment floorspace constructed since April 2014, averaging 16,926 sqm. per year. There was a distinct increase in completions between 2018 to 2022 which saw 112,583 sqm. completed an average of 22,517 sqm. per year. In the past year completions have reverted to the level seen at the start of the plan period.

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

Floorspace Built by Use Class on Employment Sites 2014-2024

| Use Class | Floorspace (M2) |
|---|-----------------|
| A1 Retail | 3,503 |
| A3,A4,A5 | 4,064 |
| B1 - Light Industry | 18,598 |
| B2 - General Industry | 40,955 |
| B8 - Storage | 62,203 |
| Mixed Use | 28,893 |
| D - Community Use | 3,389 |
| E - From 2020 - Flexible Commercial Use | 516 |
| Sui Generis | 3,779 |
| Other Uses | 3,357 |
| Totals | 169,256 |

Source: NYCC Planning Policy



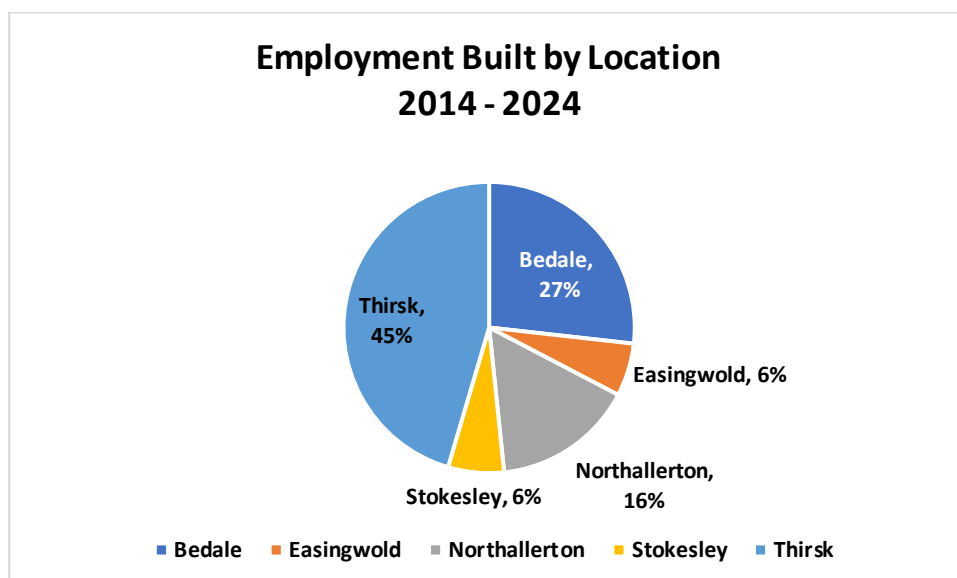
Source: NYCC Planning Policy

8.0 Of the 169,256 sqm of employment floorspace constructed 72% of which was B industrial, and storage uses, the largest amount built is B8 storage / warehousing which accounts for 37% of the total. There was a further 28,893 for mixed use accounting for 17% of completed floorspace. Of the residual 18,618 sqm completed there was 2,761 sqm of D use for the cinema at the "The Treadmills" development in Northallerton.

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

| Hambleton Subarea | Total Sq.M. |
|-------------------|----------------|
| Bedale | 45,313 |
| Easingwold | 9,964 |
| Northallerton | 26,562 |
| Stokesley | 10,512 |
| Thirsk | 76,905 |
| TOTALS | 169,256 |

Source : NYCC Planning Policy



Source: NYCC Planning Policy

9.0 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 72% of the total, Thirsk (45%) which includes Dalton industrial estate and Bedale (27%) within which is Leeming Bar industrial estate. The subarea localities of Stokesley, Easingwold and Northallerton make a more modest contribution.

| Indicator Number | LP_Policy | Indicator |
|------------------|-----------|------------------------------|
| I8 | EG2 | Loss of employment land (ha) |

| 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: NYCC Planning Policy

10.0 There were two former employment sites which were lost to residential use, totalling 13.38 hectares of land, yielding 353 dwellings. 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, a potential of 14.63 hectares of land were lost with residential use replacing it.

11.0 There have been no further losses of employment land during 2023/2024.

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

Number of Dwellings Permitted - 1/4/14 - 31/3/24

| Site Type | Total Dwellings Permitted | % by Site Type |
|----------------------------|---------------------------|----------------|
| New Local Plan Allocations | 642 | 9.2% |
| Former LDF Allocations | 2789 | 40.0% |
| Windfall | 3546 | 50.8% |
| All Dwellings Permitted | 6977 | 100.0% |

Source: NYCC Planning Policy

- 12.0 From 1st April 2014 to 31st March 2024 there have been 6,977 dwellings permitted, of these 642 (9.2%) are from the current Local Plan allocated sites, 40.0% are former Local Development Framework (LDF) allocations accounting for 2,789 dwellings permitted, lastly, the remainder are windfall permissions accounting for just over half of dwellings permitted at 50.8% or 3,546 dwellings. Just under half of the 6,977 dwellings permitted have come forward through the plan making process accounting for 3,431 dwellings (49.2%) granted planning permission.
- 13.0 There are 17 Local Plan Housing Allocations with a potential capacity of 1,722 dwellings, as of March 2024 there follows a more detailed site summary of all Local Plan Allocated sites:

| | | |
|------------------|-----------|---|
| Indicator Number | LP_Policy | Indicator |
| I14 | HG1/HG5 | Number of New Dwellings Permitted Windfall/Allocation (cont.) |

Schedule of Local Plan Sites at March 2024

| | | | | | |
|------------|---------------------------------------|---------------------|-------------|-----------|--------------------|
| KEY | | | | | |
| | Local Plan Allocation – No Permission | Detailed Permission | Active Site | Completed | Outline Permission |

| Allocation Site Reference | Site Address | Application No. | Site Status | Potential Capacity | Completions | Under Construction at Mar'24 | Date of Change | NYC Planning Policy Notes |
|---------------------------|---|------------------------------|-------------|--------------------|-------------|------------------------------|----------------|---|
| AIB1 | "Beaumont Gate" Northeast of Ashgrove, Aiskew | 18/02393/PPP 20/00497/FUL | Active | 83 | 76 | 7 | 04/04/2024 | 50 starts by Oct'21 - 21/00219/MRC - now 83 dwellings ; 48 built by Dec'22 72 built by Mar'23 76 built by Jul'23 , no change Apr'24 |
| AIB2 | South of Lyngarth Farm, Bedale | 20/02314/FUL 21/03058/FUL | Active | 75 | 26 | 56 | 09/04/2024 | Revised application submitted Jan'22 - 75 dwelling; Granted Permission Nov'22 By Aug'23 all started & 9 built By Mar'24 - 26 completions |

| Allocation Site Reference | Site Address | Application No. | Site Status | Potential Capacity | Completions | Under Construction at Mar'24 | Date of Change | NYC Planning Policy Notes |
|---------------------------|--|---|-----------------------|--------------------|-------------|------------------------------|----------------|---|
| BRO1 | NH3 - West of Danes Crest, Brompton | Application 19/01499/FUL approved Dec'19 for Karbon Homes, 21 units | Complete | 21 | 21 | 0 | 20/09/2022 | 100% affordable All still u/c Apr'22 ; PP Survey Sep'22 due to complete 16/9/22 All built by 13/9/22 |
| BUR1 | St Lamberts Drive, Burneston | (22/02907/FUL) Note Permitted Apr'24 | Local Plan Allocation | 25 | 0 | 0 | 09/04/2024 | New whole site application received Jan'23 - no decision yet Aug'23 Close to a decision Apr'24 |
| CAM1 | Land off Ripon Way | (20/02012/FUL) | Local Plan Allocation | 55 | 0 | 0 | 09/04/2024 | Application - 20/02012/FUL - submitted Sep'20 for 62 dwellings Now 100% Affordable No reported progress Apr'24 |
| CRK1 | "The Limes" North of Crakehall Water Mill, Little Crakehall | 20/00330/FUL | Complete | 18 | 18 | 0 | 20/04/2023 | Sep'22 - 3 built, 14 u/c Feb'23 - 13 built, 5 u/c March 2023 - All Built |
| EAS1 | Northeast of Easingwold Community Primary School Easingwold | 19/01430/PPP 20/02538/FUL | Active | 154 | 68 | 69 | 04/04/2024 | Developer - built out by Aug'25 Oct'22 - 38 starts; Dec'22 - 52 starts 68 built by Mar'24 |
| HUB1 | Land to the rear of Huby Old Hall, Huby | No application | Local Plan Allocation | 28 | 0 | 0 | 09/04/2024 | Proposed New Local Plan Allocation Developer has 'live' option on site Survey Aug'22 - No activity No application Apr'24 |

| Allocation Site Reference | Site Address | Application No. | Site Status | Potential Capacity | Completions | Under Construction at Mar'24 | Date of Change | NYC Planning Policy Notes |
|---------------------------|--|-------------------------------------|---|--------------------|-------------|------------------------------|----------------|--|
| LEB1 | Harkness Drive, Leeming | 22/01509/OUT | Outline | 90 | 0 | 0 | 09/04/2024 | Outline submitted Jul'22 for 70 units 22/01509/OUT - approved Nov'23 Now 100% affordable - now 90 units No detailed application at Apr'24 |
| LEB2 | OS Fields 0885,0940 & 1100 Northallerton Road, Leeming Bar | Active | Active | 82 | 0 | 22 | 09/04/2024 | BI Notice pending Aug'23 Street Naming & Numbering coming Aug'23 Under 23/00636/MRC - now 100% affordable 22 starts by Mar'24 |
| NOR1 | Winton Road, Northallerton | 20/01687/OUT | Local Plan Allocation / Phase 1 - Outline | 650 | 0 | 0 | 09/04/2024 | 20/01687/OUT approved Jul'23 for 145 dwellings Nov'23 - Pre-app received for remainder of site - 505 dwellings No change Apr'24 |
| SOT1 | Beechfield, South Otterington | 22/02862/FUL Note on site May'24 | Detailed Permission Post Application Activity | 42 | 0 | 0 | 09/04/2024 | PP permitted Oct'23 Demolition of Farm Building Oct'23 BI Initial Notice No progress Apr'24 |
| ST11 | North of Stillington Social Club, Stillington | (22/02019/FUL) | Local Plan Allocation | 35 | 0 | 0 | 09/04/2024 | This site has a resolution for approval awaiting S106 PP Survey - No activity by Apr'24 |

| Allocation Site Reference | Site Address | Application No. | Site Status | Potential Capacity | Completions | Under Construction at Mar'24 | Date of Change | NYC Planning Policy Notes |
|---------------------------|----------------------------------|--|-----------------------|--------------------|-------------|------------------------------|----------------|--|
| STK1 | North of The Stripe, Stokesley | For part - Outline - 19/00359/OUT - application disposed | Local Plan Allocation | 205 | 0 | 0 | 09/04/2024 | 19/00359/OUT - application disposed Currently affected by Nutrient Neutrality restrictions No new activity Apr'24 |
| TIS1 | Station Road, Thirsk | (ZB23/01537/OUT) Note Permitted Apr'24 | Outline permitted | 110 | 0 | 0 | 09/04/2024 | Land Acquisition in progress Oct'20 Outline for 30 dwellings submitted Jul'23 JUST FOR INFORMATION : APPROVED APR'24 |
| TIS2 | Back Lane Sowerby | 19/02572/FUL (21/01162/FUL) | Active | 64 | 0 | 64 | 09/04/2024 | 19/02572/FUL allowed on appeal - 64 dwellings 100% affordable All started none built as at Apr'24 |
| WST1 | Bridge View Way West Tanfield | 17/00978/PPP | Local Plan Allocation | 11 | 0 | 0 | 09/04/2024 | Land up for sale - possible application late 2022 ; PP Survey Aug'22 - no activity No application submitted by Apr'24 |

Housing Delivery Trends up to March 2024

- 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 as determined by the Hambleton's Objective Assessment of Housing Need (OAN).
- 12.0 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 ten years, from the start of the plan period, 5,106 dwellings have been built against a requirement for 3,150 dwellings. This is 62% above target.
- 13.0 The yearly average completions since 2014 stands at 511 per annum.

Completions/Demolitions

- 14.0 During the year 2022/24, a gross total of 609 dwellings were completed in the Hambleton Local Plan area, consisting of:

46 dwellings from conversions
563 new build dwellings.

This was offset by:
5 dwellings were demolished.

This gave a net completion figure of for the year, from April 2023 to March 2024 of 604 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 2023/2024:

| Source | Number Built in Year |
|------------------------|----------------------|
| Local Plan Allocations | 97 |
| Former LDF Sites | 234 |
| Windfall | 278 |
| Totals | 609 |

Progress on Local Plan Allocated Sites

15.0 There are 17 allocated sites with a potential capacity of 1,748 dwellings. During the year there were 97 completions across three sites:

| Site Ref. | Site Name | Number Built in Year | Comment |
|-----------|---|----------------------|---------------|
| AIB1 | "Beaumont Gate", Northeast of Ashgrove, Aiskew | 4 | |
| AIB2 | South of Lyngarth Farm, Bedale | 26 | Site Complete |
| EAS1 | North-east of Easingwold community Primary School Easingwold | 67 | Site Complete |
| Totals | | 97 | |

Windfall

16.0 Windfall completions accounted for 84.1% of dwellings built during the year from two principal sources:

- Former Local Development Framework allocations
- "Ordinary" Windfalls

Former Local Development Framework (LDF) Sites

Completions came from the following sites:

| Site Name | Number Built in Year |
|--|----------------------|
| BH5 – Wilbert’s Farm, Aiskew | 39 |
| BM3 – Station Yard , West Tanfield | 2 |
| EH4 – Former Garage Main Street Shipton | 10 |
| NM5 – North Northallerton | 95 |
| NM5C – “Middlethorpe Rise”, Stokesley Road , Northallerton | 3 |
| TM2 – Sowerby Gateway | 85 |
| Ex LDF Allocation Totals | 234 |

“Ordinary” Windfalls

17.0 There were 278 ‘ordinary’ windfall completions on non-allocated sites, with 154 units built on larger windfall sites and the remaining 124 dwellings being built on smaller sites.

| Site Name | Number Built in Year |
|--|----------------------|
| “Hambleton Chase”, Easingwold | 16 |
| “Woodlands Walk”, Tanton Rd., Stokesley | 24 |
| “Furlong Park”, Station Road, Thirsk | 24 |
| Station Road, Pickhill | 14 |
| Land to the North of Saxty Way, Sowerby | 47 |
| “Milburn Grange” – Topcliffe Road, Sowerby | 43 |
| Former Dispol Site, Station Road, Thirsk | 10 |
| Large Windfall Site Totals | 154 |

| 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 118 (19.4%) of the completions in 2023/24 with vast majority of the remaining 491 (80.6%) on Greenfield sites.

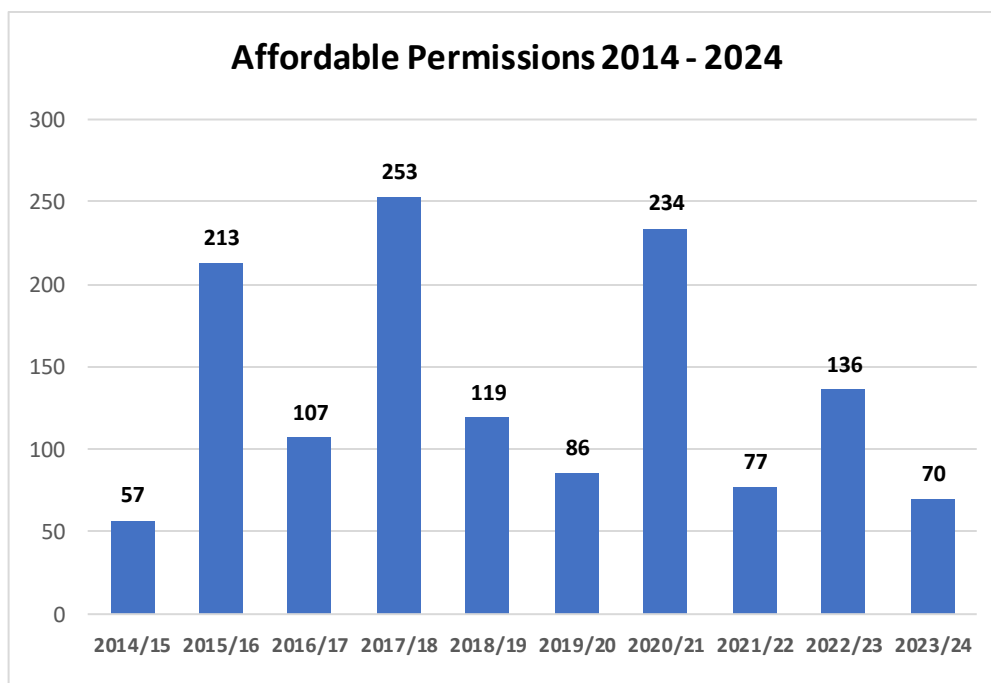
19.0 Since 2014 brownfield completions accounted for 31.0% of all completions, this reflects the limited availability of brownfield sites within the plan area.

| 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 | 104 | 17.3% | 498 | 82.7% | 602 | 100.0% |
| 2023/2024 | 118 | 19.4% | 491 | 80.6% | 609 | 100.0% |
| Completions: 2014-2024 | 1581 | 31.0% | 3521 | 69.0% | 5102 | 100.0% |

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

Affordable Permissions by House Type: 2014 – 2024

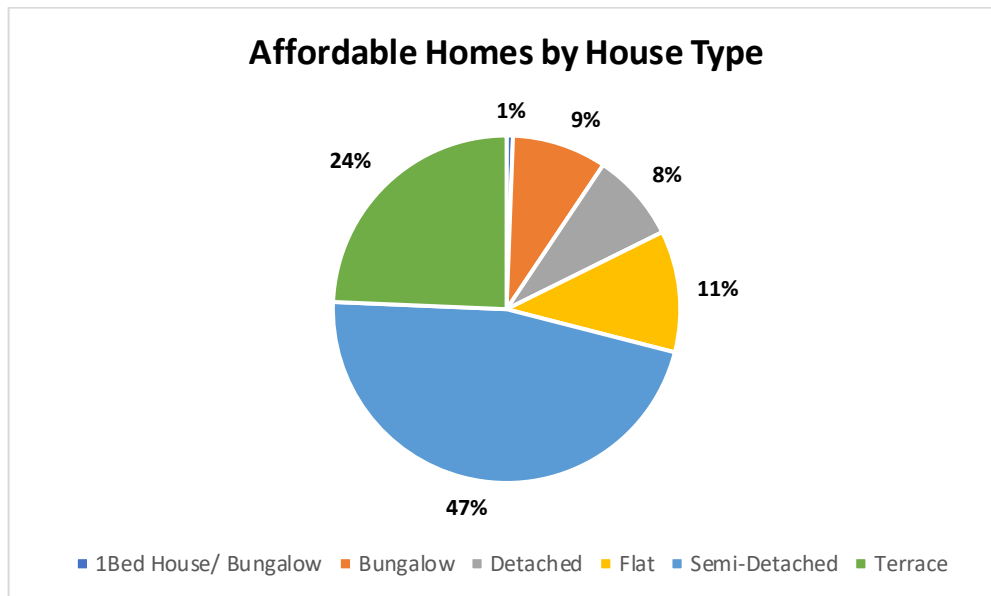
| Year | 1Bed House/ Bungalow | Bungalow | Detached | Flat | Semi-Detached | Terrace | Grand Total |
|---------------|-------------------------|------------|------------|------------|---------------|------------|-------------|
| 2014/15 | 0 | 2 | 0 | 2 | 34 | 19 | 57 |
| 2015/16 | 0 | 11 | 12 | 14 | 115 | 61 | 213 |
| 2016/17 | 0 | 5 | 14 | 4 | 51 | 33 | 107 |
| 2017/18 | 0 | 22 | 17 | 38 | 86 | 90 | 253 |
| 2018/19 | 0 | 20 | 0 | 59 | 40 | 0 | 119 |
| 2019/20 | 0 | 6 | 14 | 2 | 29 | 35 | 86 |
| 2020/21 | 0 | 34 | 23 | 10 | 155 | 12 | 234 |
| 2021/22 | 0 | 0 | 0 | 12 | 27 | 38 | 77 |
| 2022/23 | 4 | 14 | 27 | 4 | 52 | 35 | 136 |
| 2023/24 | 4 | 5 | 5 | 8 | 42 | 6 | 70 |
| TOTALS | 8 | 119 | 112 | 153 | 631 | 329 | 1352 |



Source : NYCC Planning Policy

The Local Plan affordable requirement is for 55 dwellings per year, since April 2014, there were 1,352 dwellings were permitted an average of 135 per year.

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



Source: NYCC Planning Policy

20.0 Nearly half of affordables permitted are semi-detached (47%), followed by Terraced properties (24%.)

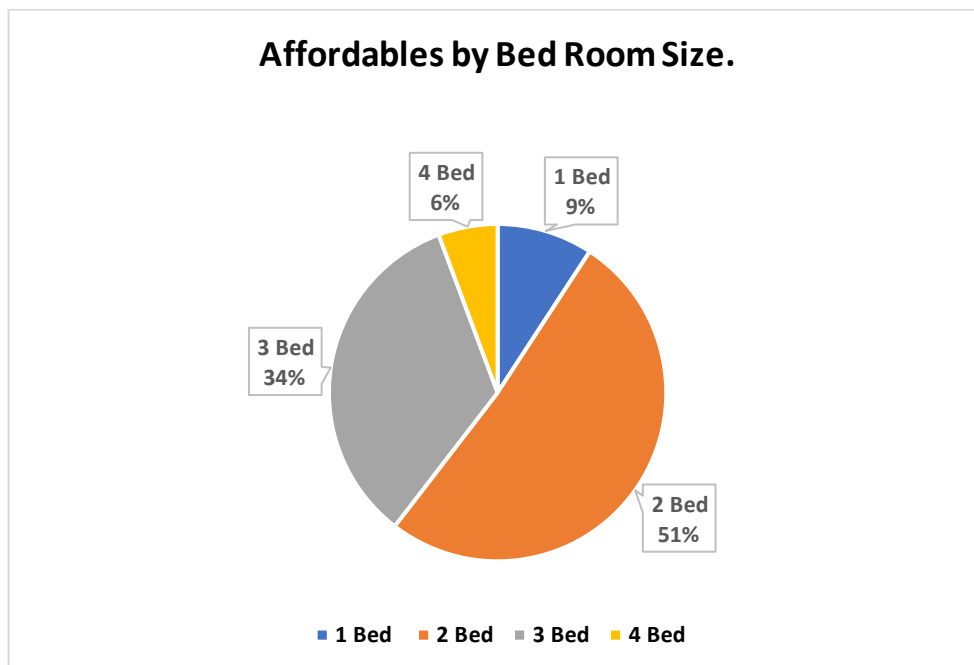
Affordable Permissions by Bedroom Size

| 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 | 8 | 44 | 25 | 0 |
| 2022/23 | 15 | 73 | 33 | 15 |
| 2023/24 | 8 | 38 | 20 | 3 |
| TOTALS | 125 | 688 | 454 | 84 |

Source: NYCC Planning Policy

21.0 Most affordables permitted are two bed properties (37%), a further 25 % are 3 bed properties with 125 (7%) 1 bed units and just 5% (84) being 4 bed dwellings.

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



Source: NYCC Planning Policy

- 22.0 As noted, above since 2014, 1,352 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 where a mixture of market and affordable units were to be provided. These are now 100% affordable with a range of affordable tenure types – social rent, discount market sale & shared ownership. More detail is provided below for permissions between the start of the Local Plan period and March 2024.

100% Affordable Sites Granted Permission 1/4/14 to 31/3/24

| 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 | Y-TIS2 |
| Land Off Northallerton Road Leeming Bar North Yorkshire | 81 | Y-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 | |
| Land On the Southwest Side Of 11 Harkness Drive Leeming Bar | 90 | Y-LEB1 |
| Old Hatchery Blind Lane Aiskew North Yorkshire DL8 1BW | 89 | |
| Larger 100% Affordable Sites Permitted 2014-2024 | 508 | |

Source: NYCC 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 201 affordable housing completions, that is, 33% of all gross completions, which were delivered on the following schemes.

| Site Name | Affordable Units |
|--|------------------|
| "Hambleton Chase" - Land to North of Stillington Road, Easingwold | 12 |
| "Tanton Fields" - Land to The North and West of Woodlands Walk Tanton Road Stokesley North Yorkshire | 17 |
| 32 St Monicas Garth, Easingwold | 2 |
| BM3 - Station Yard Mowbray Terrace West Tanfield North Yorkshire | 2 |
| Land Northeast of Easingwold Community Primary School Thirsk Road Easingwold | 24 |
| * Land to the North of Saxty Way Sowerby | 47 |
| * Land To the West of Cedar Road and Oak Drive Sowerby | 43 |
| Part OS Field 3541 Bedale | 10 |
| Phase 2 North Northallerton Site | 26 |
| Shipton Service Station Main Street Shipton by Beningbrough | 1 |
| TM2A-LH - Land Off Topcliffe Road Sowerby North Yorkshire - Phase 3 | 4 |
| BH5 - Wilbert Farm Sandhill Lane Aiskew | 13 |
| TOTAL | 201 |

Source: NYCC Planning Policy

* These schemes were 100% affordable

25.0 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, 1,260 affordable dwellings have been built, averaging 126 per year, accounting for just nearly 25% of all completions. 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 Bed-Room 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 2023 to March 2024, has consisted of the following types of dwellings:

Bedroom Size and Type of Dwellings Built 2023/2024

| Bedroom Size | House-type | | | | | Grand Total | % Built by Bedroom Size | Housing SPD Target |
|-----------------------|------------|----------|------|---------------|---------|-------------|-------------------------|--------------------|
| | Bungalow | Detached | Flat | Semi-Detached | Terrace | | | |
| 1 Bed | 4 | 1 | 11 | 2 | 0 | 18 | 3.0% | 5 – 10% |
| 2 Bed | 37 | 7 | 15 | 81 | 59 | 199 | 32.7% | 40 – 45% |
| 3 Bed | 22 | 80 | 0 | 116 | 42 | 260 | 42.7% | 40 – 45% |
| 4 Bed & Over | 3 | 118 | 0 | 9 | 2 | 132 | 21.7% | 0 - 10% |
| Totals | 66 | 206 | 26 | 208 | 103 | 609 | 100.0% | |
| % Built by House-type | 10.8% | 33.8% | 4.3% | 34.2% | 16.9% | 100.0% | | |

Bedroom Size and Type of Dwellings Built since 2014

| Bedroom Size | House-type | | | | | Grand Total | % Built by Bedroom Size | Housing SPD Target |
|-----------------------|------------|----------|-------|---------------|---------|-------------|-------------------------|--------------------|
| | Bungalow | Detached | Flat | Semi-Detached | Terrace | | | |
| 1 Bed | 8 | 14 | 216 | 13 | 15 | 266 | 5.2% | 5 – 10% |
| 2 Bed | 216 | 76 | 301 | 576 | 393 | 1562 | 30.6% | 40 – 45% |
| 3 Bed | 96 | 543 | 5 | 856 | 306 | 1806 | 35.3% | 40 – 45% |
| 4 Bed & Over | 24 | 1355 | 2 | 54 | 40 | 1475 | 28.9% | 0 - 10% |
| Totals | 344 | 1988 | 524 | 1499 | 754 | 5109 | 100.0% | |
| % Built by House-type | 6.7% | 38.9% | 10.3% | 29.3% | 14.8% | 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 and 3 bedroom dwellings are below target at 30.4% and 35.3% respectively. Larger 4 bed properties still account for nearly a third of completions at 28.9%

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 | 266 | 5.2% | 51 | 6.6% | 5 – 10% | 1.4% |
| 2 Bed | 1562 | 30.6% | 271 | 35.1% | 40 – 45% | 4.5% |
| 3 Bed | 1806 | 35.3% | 298 | 38.6% | 40 – 45% | 3.3% |
| 4 Bed & Over | 1475 | 28.9% | 152 | 19.7% | 0 - 10% | -9.2% |
| Totals | 5109 | 100.0% | 772 | 100.0% | | |

Source: NYCC Planning Policy

29.0 There have been only 772 dwellings permitted since June 2022, the date of adoption of Housing SPD. Where bedroom size is known (this excludes outline permissions) the proportions have shifted toward the Housing SPD target. There is a small 1.4% improvement for 1 bed properties but a 4.5% improvement for 2 bed dwellings, 3.3% for 3 beds and a 9.2% reduction for 4 beds and over.

30.0 The Housing SPD has only been approved for just two years, 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 1,022 new dwellings were granted permission during the period April 2023 to March 2024. The main sources of new permission were:

| Development Type | Nos. Permitted |
|-----------------------------|----------------|
| New Build | 983 |
| Conversions / Change of Use | 39 |

Source: NYCC Planning Policy

- 32.0 Since the start of Hambleton's plan period in April 2014 there have been 6,977 dwellings permitted, 6,375 of these were New Builds, the rest through conversion and change of use.

| Development Type | Nos. Permitted |
|-----------------------------|----------------|
| New Build | 6,375 |
| Conversions / Change of Use | 602 |
| Totals | 5,901 |

Source: NYCC Planning Policy

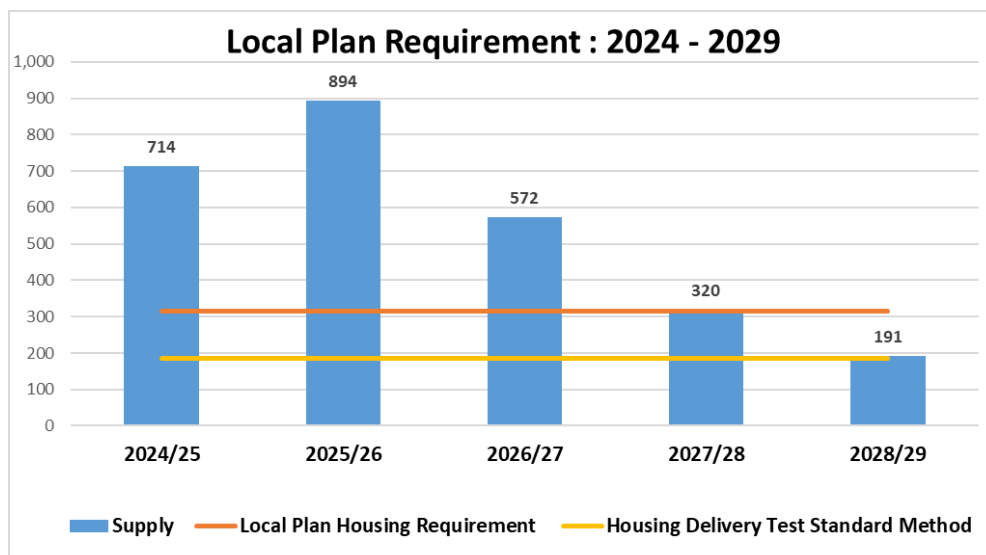
- 33.0 Non-implementation rates are very low in the Hambleton Local Plan area averaging about 4%, during the past year there just 26 dwelling units on planning applications that have lapsed.

| Indicator Number | Local Plan Policy | Description |
|------------------|-------------------|--|
| I17 | HG1 | Housing Land Supply - 5 Year Requirement |
| I19 | HG1/HG5 | Performance against the national Housing Delivery Test |

- 34.0 The housing land supply over the next five years to 2029, is outlined below the housing requirement comprised of:
- Housing need is based around a requirement of 315 dwellings per annum.
 - Prior to December 2023, a 5% buffer was applied to this annual requirement giving 331 dwellings per year. Changes to the National Planning Policy Framework (NPPF) removed need for the 5% & 10% buffer, therefore, the annual requirement reverts to 315 per year giving 1,575 dwellings over five years.
 - 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 2024

| | Year | | Annual Supply | | | | Supply | Local Plan Requirement with no buffer | Difference |
|--|------|---------|---------------|------------------------|----------------------------|-------|--------|---------------------------------------|------------|
| | | | Windfalls | Former LDF Allocations | New Local Plan Allocations | Total | | | |
| Five Year Deliverable Supply : 2024 - 2029 | 1 | 2024/25 | 291 | 264 | 159 | 714 | 2,690 | 1,575 | 1,116 |
| | 2 | 2025/26 | 397 | 283 | 214 | 894 | | | |
| | 3 | 2026/27 | 167 | 152 | 253 | 572 | | | |
| | 4 | 2027/28 | 23 | 108 | 188 | 320 | | | |
| | 5 | 2028/29 | 1 | 51 | 139 | 191 | | | |
| 5 YEAR SUPPLY TOTALS | | | 879 | 858 | 953 | | | | |



35.0 The table above shows a housing delivery is forecast to exceed the Local Plan requirement by 1,116 dwellings in the next five years to 2029. The requirement for the next five years is 1,575 dwellings (315 per year) which gives 1,575 dwellings to 2029. Looking at the five-year supply to 2029, there are expected to be 2,690 dwellings built in the period, with a requirement based on 315 per year, this is 8.5 years supply.

| Indicator Number | Local Plan Policy | Description |
|------------------|-------------------|-------------|
| | | |

The North Yorkshire Context

- 44.0

Tourism generated 31 million trips and the total economic impact for North Yorkshire was an estimated £4.06 Billion in 2023. Scarborough is the epicenter of this, generating around a third of trips and expenditure, followed by Harrogate and the four other districts with their associated 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



| 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

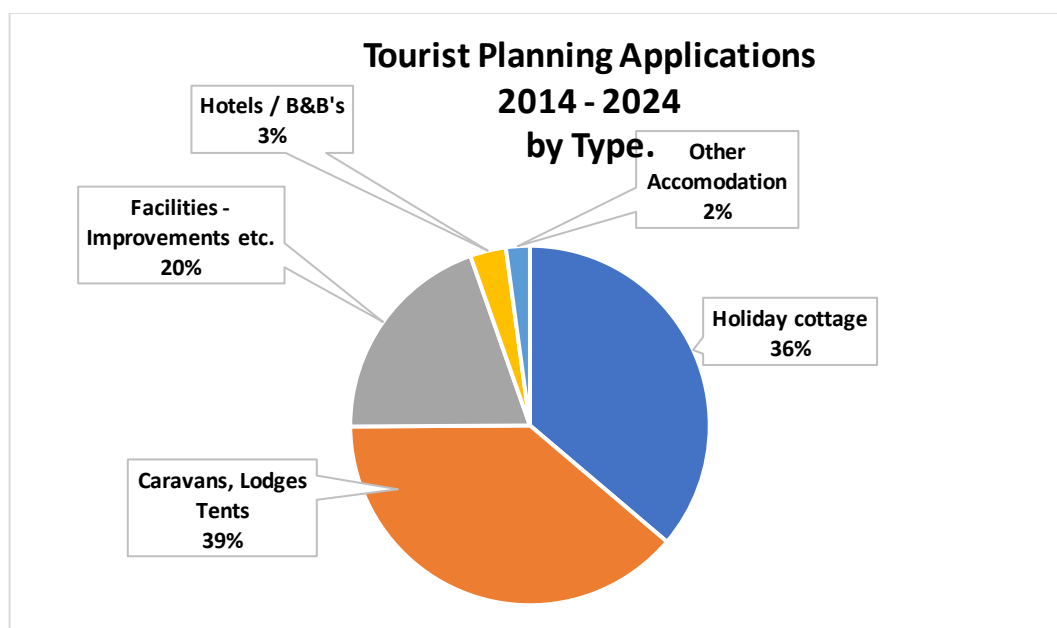
| Facility Type | Nos. |
|---------------------------------|------------|
| Camping Sites | 28 |
| Caravan / Chalet Sites | 43 |
| Caravan sites with Pitches | 6 |
| Time Share Complex | 1 |
| Hotel | 12 |
| Boarding Houses | 30 |
| Motel | 2 |
| Self-Catering Holiday Units | 349 |
| Total Tourist Facilities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

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

Number of Tourist Related Applications 2014 – 2024

| Tourism Class | Nos. |
|-------------------------------------|------------|
| Holiday cottage | 101 |
| Caravans, Lodges Tents | 108 |
| Facilities - Improvements etc. | 55 |
| Hotels / B&B's | 9 |
| Other Accommodation | 6 |
| Total Applications 2014-2024 | 279 |

Source: NYCC Planning Policy



Source: NYCC 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 | 24 |
| 2015/16 | 13 |
| 2016/17 | 23 |
| 2017/18 | 23 |
| 2018/19 | 17 |
| 2019/20 | 30 |
| 2020/21 | 36 |
| 2021/22 | 43 |
| 2022/23 | 37 |
| 2023/24 | 33 |
| Total Applications | 279 |

Source: NYCC Planning Policy



Source: NYCC Planning Policy

47.0 Looking at planning permissions granted 2014 – 2024, tourist related activity is showing an increase in recent years. The average number of applications 2014 – 2019 averaged 20 per year, between 2020 to 2023 this has increased to 38 per year. During the current reporting year, a further 33 applications were permitted.

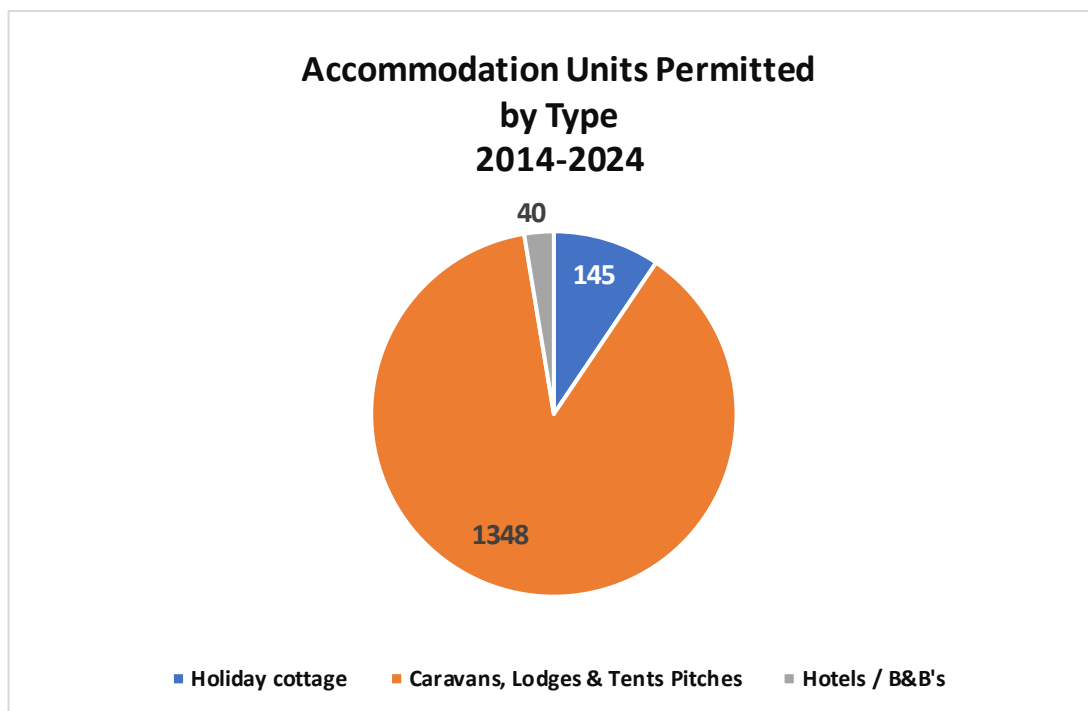
48.0 When looking at the number of accommodation units provided the increases are even more marked.

| 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 - 2024

| Accommodation Unit by Type | Nos. |
|--|-------------|
| Holiday cottage | 145 |
| Caravans, Lodges & Tents Pitches | 1348 |
| Hotels / B&B's | 40 |
| Other Accommodation | 29 |
| Total Units Permitted 2014-2024 | 1562 |

Source: NYCC Planning Policy



Source: NYCC Planning Policy

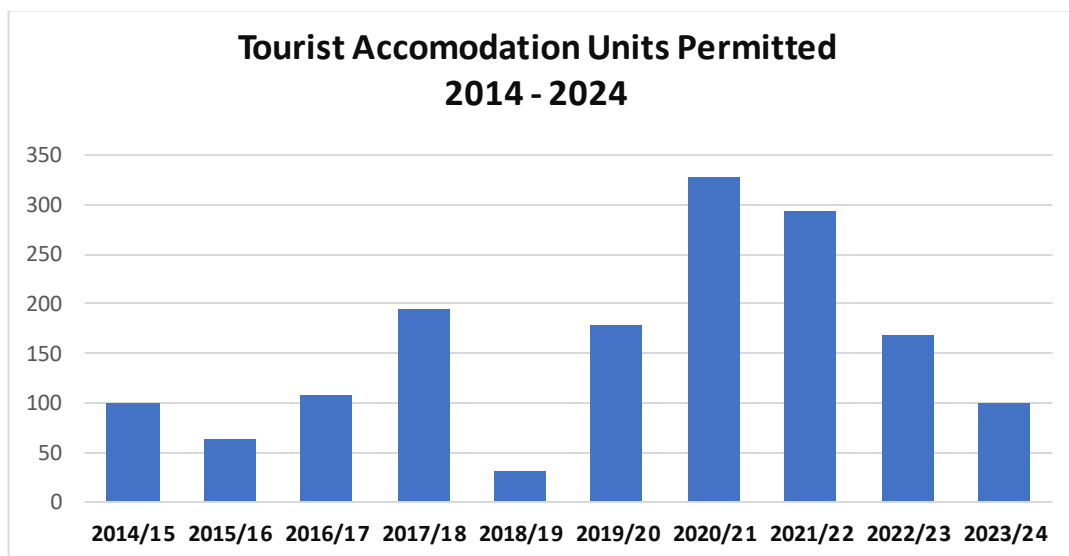
- 48.0 There has been a significant increase in the provision of static caravans, lodges, tent & touring caravan pitches since 2014. This involved the extension of existing facilities and the provision of new ones.
- 49.0 An extra 145 holiday cottages were permitted over the period which if implemented would have increased self-catering stock by nearly 42% 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 - 2024

| Year Permitted | Nos |
|--|-------------|
| 2014/15 | 99 |
| 2015/16 | 63 |
| 2016/17 | 108 |
| 2017/18 | 195 |
| 2018/19 | 32 |
| 2019/20 | 178 |
| 2020/21 | 327 |
| 2021/22 | 293 |
| 2022/23 | 168 |
| 2023/24 | 99 |
| All Accommodation Permitted 2014 - 2024 | 1562 |

Source: NYCC Planning Policy



Source: NYCC Planning Policy

- 51.0 As with planning permissions granted the level of activity has increased significantly, up to 2019, 98 units of accommodation were permitted per year and during three years to 2023 this more than tripled to 306 units of accommodation being permitted per year. In the current year 99 units of accommodation were permitted.
- 52.0 Some aspects of the tourist offer have shown significant activity – lodges , caravans and pitches with self catering accommodation , other types of use 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 type 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 to ensure the overall viability of the site.

56.0 During 2023/2024 there have no further Rural Exception Schemes within the former district of Hambleton.

Rural Exception Schemes in Hambleton

| 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: NYCC Housing Team

- 57.0 As can be seen from the table there are only eleven RES schemes which have provided 130 dwellings as can be seen 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 2021/2022 only 548 homes were built using the rural exception site policy and most of these within a handful of local planning authority areas. So having low provision of rural affordable homes is very much the normal rather than the exception (every pun intended!), this all contributes to a rural affordable housing crisis.

| Indicator Number | Local Plan Policy | Description |
|------------------|-------------------|---|
| I22 | HG2 | Housing for Older People – Indicator C2 provision and C3 extra care |

The housing requirement for older people was assessed in the Housing Needs Assessment as follows:

3.26 The older population in the district was high when compared with other areas (particularly the Yorkshire/Humber region and England) with some 24% of people aged 65 and over in 2014. Over the 2014-35 period the number of people aged 65 and over was expected to increase by 52% with a higher (168%) increase in the number of people aged 85 and over.

3.27 This demographic change is expected to result in an increase in the number of people with specific disabilities (dementia and mobility problems) as well as a general increase in the numbers with a long-term health problem or disability.

3.28 The analysis identified that over the 2014-35 period **there was a need for 68 specialist units of accommodation for older people (generally considered to be sheltered or extra-care housing) per annum.**

3.29 This figure represented about 28% of all housing provision suggested in the demographic modelling. Such provision would be within a C3 use class and would therefore be part of the objective assessment of need.

3.30 Additionally, the analysis highlighted a **potential need for an additional 24 registered care bedspaces per annum for older people (aged 75 and over)** in the 2014-35 period. As these would be in use class C2, they would be in addition to the estimates of housing need from demographic modelling

Source : SD08_Housing_and_Economic_Development_Needs_Assessment_June_2018, P.18

Housing Provision for Older People C2 Provision and C3 Extra Care : 2014 -2024

| Planning Application | Address | No. of Beds C2 Use | Senior Living Units C3 |
|------------------------------|--|--------------------|------------------------|
| 20/01638/FUL | Land South-East of Cocked Hat Farm Topcliffe Road Sowerby North Yorkshire | 69 | 0 |
| 18/02032/FUL | Blind Lane Aiskew | 70 | 0 |
| 22/02574/OUT | OS Field 0488 York Road Easingwold | 60 | 96 |
| 17/00584/FUL | Finkalls Way Northallerton | 76 | 26 |
| 13/02427/REM | Land East of Topcliffe Road and South of Gravel Hole Lane Topcliffe Road Sowerby | 0 | 90 |
| 15/00959/FUL | Northfield Oaktree Bank Knayton | 8 | 0 |
| 17/01180/FUL 20/00114/FUL | "Fry Court" - Cleveland Lodge Great Ayton | 0 | 72 |
| | Totals | 283 | 284 |

Source: NYCC Planning Policy

Up to March 2024, 28 units of C2 bedspaces have been provided and 28 units of C3 senior living accommodation has been provided per year.

Appendix A - Graphs and Tables

Table 1 Housing Completions and Availability against Local Plan Housing Requirement (April 2014 – March 2024)

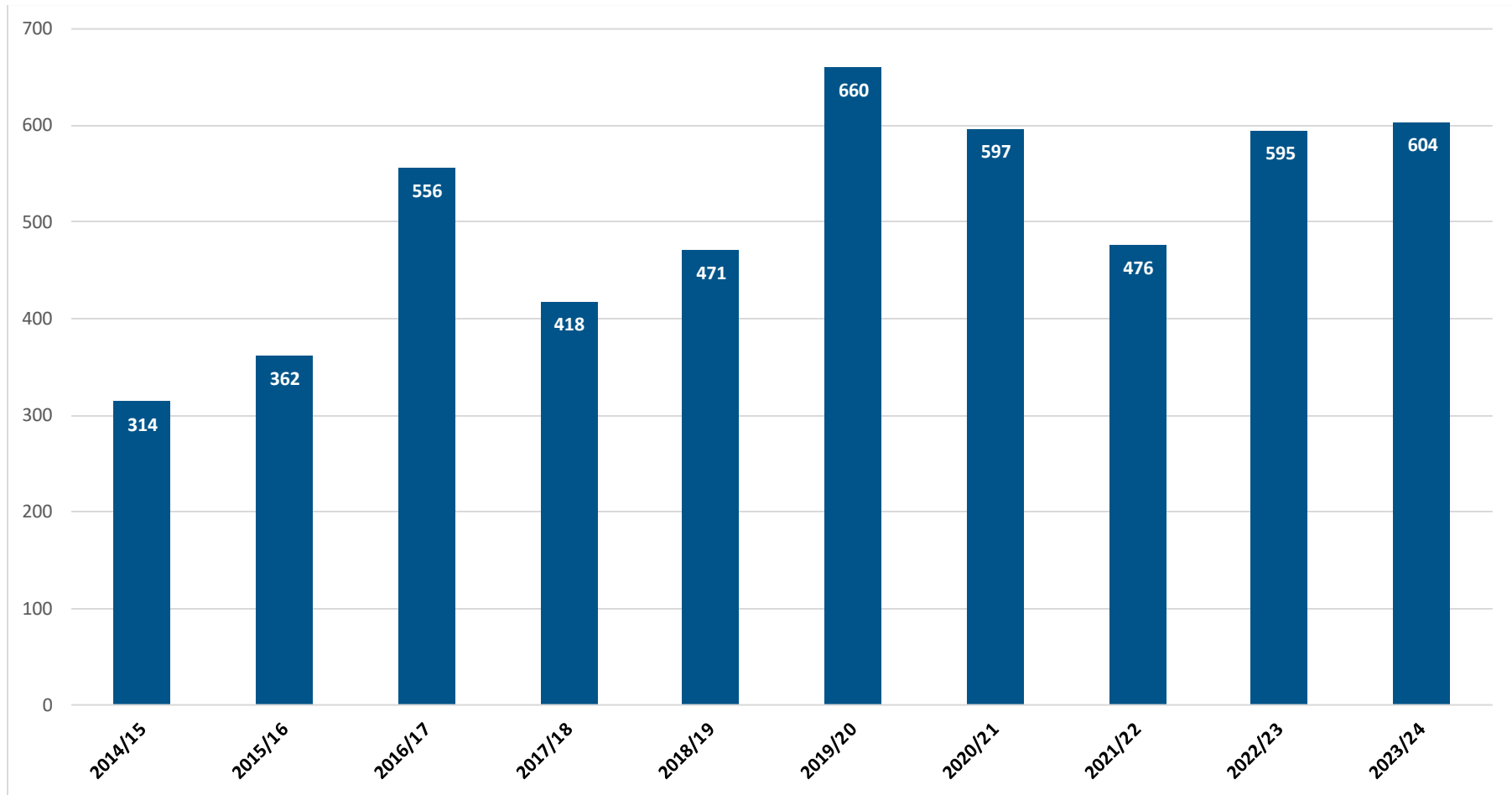
| Local Plan Years | Period | Completions | | | | | | | | | | | | | | | |
|------------------|---------|-----------------|-------------------|------------------|------------------|-------------|--------|-----------------|----------------------------|--------------------------------|-------------------------------|-----------------------------|-----------------------|-----------------------|-----------------|---------------|-----------------|
| | | 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 | 38 | 580 | 87 | 667 | 6 | 661 | 2782 | 315 | 1890 | 352 | 1737 | 1071 | 12.9% | 205 | 30.8% |
| YR7 | 2020/21 | 568 | 35 | 448 | 155 | 603 | 6 | 597 | 3379 | 315 | 2205 | 288 | 2185 | 1225 | 25.7% | 112 | 18.6% |
| YR8 | 2021/22 | 446 | 38 | 350 | 134 | 484 | 4 | 480 | 3859 | 315 | 2520 | 169 | 2535 | 1359 | 27.7% | 54 | 11.3% |
| YR9 | 2022/23 | 580 | 22 | 498 | 104 | 602 | 7 | 595 | 4454 | 315 | 2835 | 287 | 3033 | 1463 | 17.2% | 126 | 21.0% |
| YR10 | 2023/24 | 563 | 46 | 491 | 118 | 609 | 5 | 604 | 5058 | 315 | 3150 | 294 | 3524 | 1581 | 19.4% | 201 | 33.0% |
| | TOTAL | 4704 | 402 | 3524 | 1582 | 5106 | 48 | | | | | 1955 | | | | 1258 | |

Total Affordable Units (2014 to date) = 1260

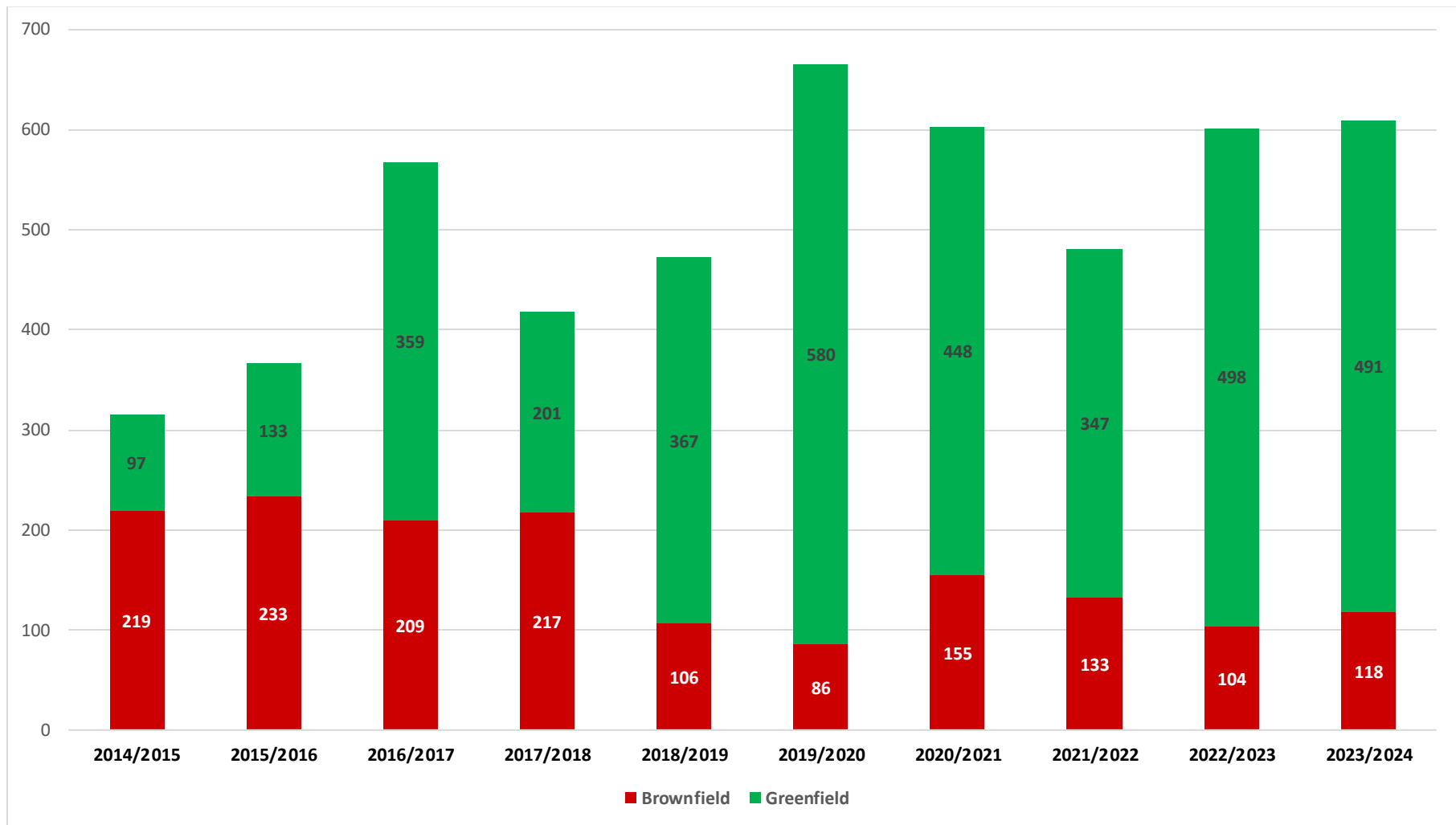
Affordable Percentage (2014 to date) = 24.7%

Brownfield Percentage (2014 to date) = 31.0%

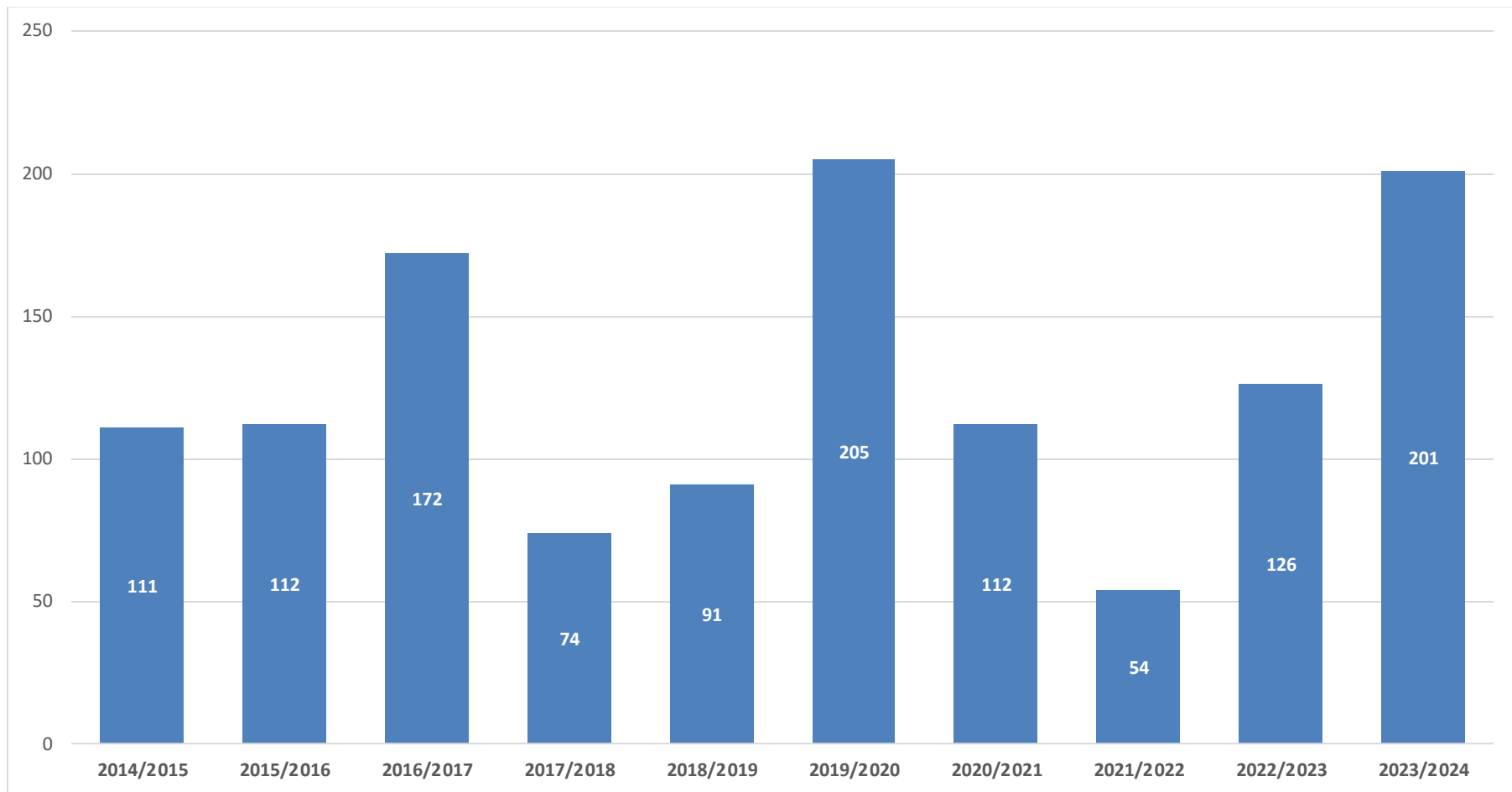
Graph 1 Net Completions : 2014 - 2024



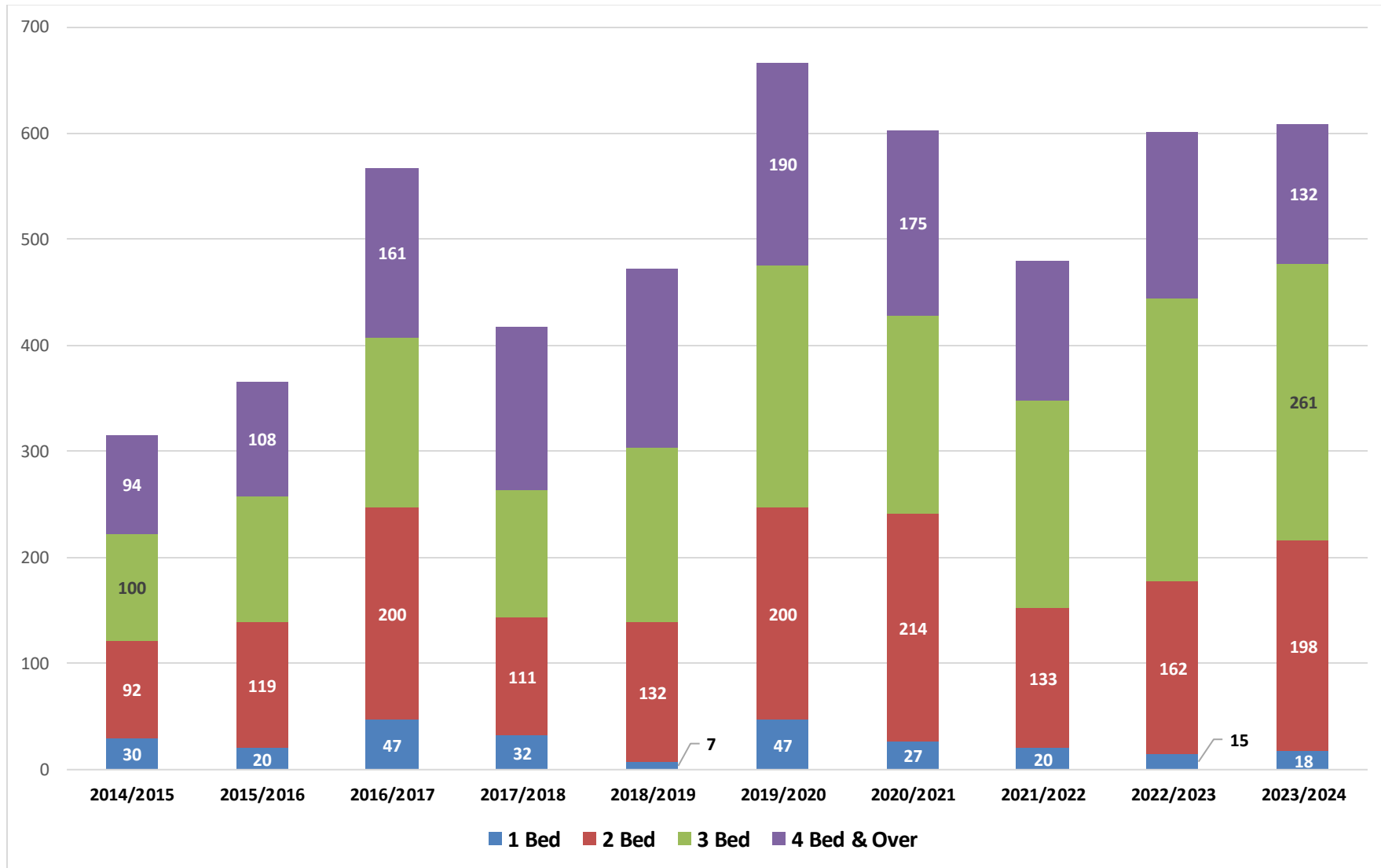
Graph 2 Brownfield/Greenfield Completions



Graph 3 : Affordable Completions : 2014 – 2024



Graph 4 : Number of Bedrooms in Completed Dwellings : 2014 - 2024



Graph 5 : Completions by House Type : 2014 - 2024

