NORTH YORKSHIRE COUNCIL

ANNUAL MONITORING REPORT
(APRIL 2024 – MARCH 2025)

HAMBLETON LOCAL PLAN AREA

September 2025

North Yorkshire Council
Forward Planning Section

Annual Monitoring Report
April 2024 to March 2025

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 2025.

1.2 This is the third 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 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

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 permitted on previously developed land	Completions on previously developed land (Brownfield land) accounted for just 116 (18.7%) of the completions in 2024/25 with vast majority of the remaining 505 (81.3%) on Greenfield sites. Since April 2014, 70.4% of all completions are on greenfield sites. 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.	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)	In April 2023, there was 33.77 ha of new employment land available for development within the 10 Local Plan employment allocations, out of a total land area 122.5 ha. By April 2025, this had fallen by around 6.3 ha, leaving just over 27.4 ha of available economic development land. During 2024/2025 there was 2.63 ha of new land gained permission on windfall sites.	P13

Indicator Number	LP_Policy	Indicator	Progress Assessment Summary	Page No
I5	EG1	Permissions for new employment uses (type & location) Windfall/Allocation	Since 2014, up to March 2024, 233,440 sq.m. of employment floorspace has gained permission on existing employment sites. During 2024/2025, a further 26,573 sq.m. gained permission taking the post 2014 total to around 260,013 sq.m. The majority of new floorspace permitted has been on allocated sites - 177,799 sq.m. (68%) in total with 82,214 sq.m. (32%) on windfall sites.	P14
I6	EG1	Completions of employment floorspace (type & location)	Since 2014 there has been 186,245 square metres of floorspace built averaging 17,955 sqm per year. At 6,696 sq.m. this is the lowest level of completion since 2014, during 2018 to 2022 the former Hambleton district added 26,941 sq.m. per year.	P15
I7	EG3/EG7	Permissions for Rural employment (type, location size)	During 2024/2025 permission was granted for additional employment land amounting to 2.11 ha on various windfall sites in rural locations in Easingwold and Thirsk subareas, accounting for 80% of new land gaining permission. There are significant industrial allocations and development in the rural parts of the Hambleton Local Plan area.	N/A
I8	EG2	Loss of employment land (ha)	Only four former industrial sites have been lost in this case to residential use, this remains the case by the end of March 2025.	P18
I10	EG4	New retail permissions / completions for floorspace (type, sq m, location)	Since 2014 new retail permissions amounted to 13,024 sq.m. comprising: A1 – Food Retail = 3,385 sq.m. A3-A4-A5 - eating places & food take- aways. = 6,708 sq.m. E Class – Sale of Goods, Food & Drink = 2,931 sq.m. This accounts for just 2.6% of all floorspace permitted.	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. No further reported loss of retail floorspace during 2024/2025.	N/A
I12	EG8	Number of permissions for new tourist facilities and accommodation (nature, type, bed spaces)	Since 2014 there have been 300 tourism related planning applications which is envisaged to give rise to 1,658 new units of accommodation whether holiday cottages, lodges, caravan, and tent pitches plus other accommodation. While the former Hambleton may have the smallest tourist spend per visitor in North Yorkshire, there has been a steady increase in activity since 2014.	PP41
I14	HG1/HG5	Number of New Dwellings Permitted Windfall/Allocation	Since April 2014 there have been 6,743 dwellings permitted. Of these 91% or 6,105 units have been new builds. By March 2025, 682 dwellings have been permitted on Local Plan Housing Allocated sites out of a potential capacity of 1,748 dwelling (39%).	PP35
I15	HG1/HG5	Number of Dwellings Completed Windfall/Allocation	There is an overall target for the Local Plan for 6,930 net completions by 2036. By March 2025, 82% of these had been completed, 5,678 net completions, that is, 5,730 built with 52 losses. Up to March 2025 there have been 396 completions on Allocated Sites just 6.9% of the total 5,730 gross completions since April 2014.	PP35

<table>
<tr><th>Indicator Number</th><th>LP_Policy</th><th>Indicator</th><th>Progress Assessment Summary</th><th>Page No</th></tr>
<tr><td>I16</td><td>HG1</td><td>% of new dwellings completed within each level of the settlement hierarchy</td><td>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 2024-2025 the percentage numbers of completions by settlement hierarchy level were as follows:

<table>
<tr><th></th><th>Financial Years</th><th></th></tr>
<tr><th>Hierarchy Level</th><th>2024-2025</th><th>2014-2025</th></tr>
<tr><td>1-Market Town</td><td>75.93%</td><td>73.41%</td></tr>
<tr><td>2-Service Village</td><td>8.72%</td><td>10.11%</td></tr>
<tr><td>3-Secondary Village</td><td>10.02%</td><td>9.58%</td></tr>
<tr><td>4-Small Village</td><td>3.39%</td><td>3.72%</td></tr>
<tr><td>5-Open Countryside</td><td>1.94%</td><td>3.18%</td></tr>
</table>

Development has been overwhelmingly directed to the most sustainable of locations. The percentages by settlement tier accurately reflect the sustainability level.</td><td>N/A</td></tr>
<tr><td>I17</td><td>HG1</td><td>Housing Land Supply - 5 Year Requirement</td><td>In March 2025, there was a 5.5-year land supply to 2030. The requirement is 1,654 dwellings – 331 per year, (that is, 315 dwellings per year plus a 5% buffer), it is envisaged that 1,814 dwellings will be delivered by 2030.

This represents a significant reduction in supply which reflects a high build rate (nearly 2,300 in the past four years) with few new permissions coming through.</td><td>PP36</td></tr>
<tr><td>I18</td><td>HG1</td><td>Monitor the supply and delivery of allocated sites and report annually</td><td>There are 17 Local Plan Housing allocations activity on which can be summarised as follows:
<table>
<tr><th>Site Status</th><th>2024/25</th><th>2023/2024</th><th>2022/2023</th></tr>
<tr><td>Complete</td><td>3</td><td>2</td><td>2</td></tr>
<tr><td>Active</td><td>5</td><td>5</td><td>4</td></tr>
<tr><td>Detailed Permission</td><td>1</td><td>0</td><td>0</td></tr>
<tr><td>With Outline Permission</td><td>3</td><td>2</td><td>0</td></tr>
<tr><td>Planning application submitted</td><td>3</td><td>6</td><td>9</td></tr>
<tr><td>No activity</td><td>2</td><td>2</td><td>2</td></tr>
<tr><td>Totals</td><td>17</td><td>17</td><td>17</td></tr>
</table></td><td>PP25</td></tr>
</table>

Indicator Number	LP_Policy	Indicator	Progress Assessment Summary	Page No
I19	HG1/HG5	Performance against the national Housing Delivery Test	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. The Housing Delivery Test (HDT) is effectively a minimum housing requirement.	PP36
I20	HG2	Number of completions broken down by number of Bedrooms	Since the adoption of the Local Plan in February 2022 and the publication of new Housing Supplementary Planning Document (SPD) there is a policy led drive to deliver smaller sized units. Since 2014, 66.3% have been 2/3 bedroomed dwellings completed. About 4.9% are 1 bed units and the remainder 4 beds & over accounting for 28.8% of completions. Since 2023, after the adoption of the Local Plan & the Housing SPD there has been an 8.1% increase in 2 & 3 bed dwellings completed compared to larger properties, that is 4 bedroom and over, gaining permission.	PP33
I21	HG2	Size and Type of new homes completed	Most dwellings built since 2014 are detached or semi-detached. In all, 2,221 of these are detached (39%) and semi-detached accounts for 30.0% that is 1,710 dwellings, 841 terraced dwellings have been built (14.8%) and 537 flats (10.3%), finally there are 382 bungalows, just 6.7% of homes built.	PP33
I22	HG2	Housing for Older People – Indicator C2 provision and C3 extra care	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. 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. During 2024/2025 there were no further older people housing permitted or completed.	???

I23	HG2	% of new dwellings and converted dwellings completed on previously developed land	During 2024/2025, there were just 116 brownfield completions (18.6%) of the total. Since 2014, the % of conversions and new dwellings was 29.6% of all completions.	N/A
I25		Number and Percentage of Affordable Dwellings Permitted	Since April 2014, 1,660 affordable dwellings have been permitted averaging 151 units per year. Affordable dwellings account for 24.6% of all dwellings permitted. During 2024/2025, an extra 97 affordable dwellings have been permitted. There is trend toward larger 100% affordable housing sites accounting for 34.8% of all affordable permissions – 577 dwellings.	PP38
I26	HG3	Number and Percentage of Affordable Housing Completed	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, 1,433 affordable dwellings have been built, averaging 130 per year, accounting for 25% of all completions. During 2024/2025 there were 170 affordable dwellings built, that is, 27.4% of all completions. The affordable situation as of March 2025 is very healthy with significant numbers in the development pipeline.	PP32
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. During 2024/2025, no dwellings were delivered under this mechanism. 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 Number of existing and new pitches approved against need	Since 1st 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. During 2024/2025 no further applications were determined for Gypsy, Traveller or pitch changes either determined by North Yorkshire Council in the former Hambelton area or as result of appeal.	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	6.66
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	4.72
	Available Land - Allocated Sites	27.43

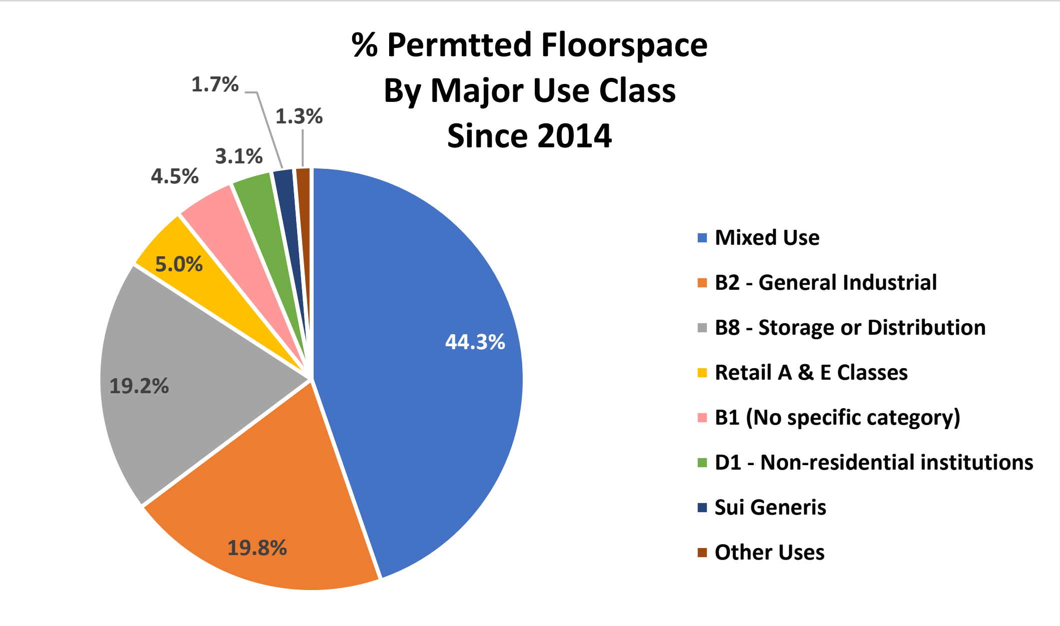
Source : NYC Planning Policy

1.0 The table above shows the amount of land from Local Plan allocations which has yet to be developed as at March 2025. 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 since April 2014

	Sites for which Planning Permission has been Granted	
Use Class	**New sites (ha)**	**Floorspace Permitted (Existing & New Sites)**
A1 Retail	-	3385
A1 Retail Loss	-	-595
A2 Office	-	1123
A3-A4-A5	-	6708
B1 (No specific category)	-	11,716
B2 - General Industrial	-	51,575
B8 - Storage or Distribution	0.75	50,003
E - Commercial, Business and Service	-	5,525
Sui Generis	-	4,478
Mixed Use	1.88	115,083
D1 - Non-residential institutions	-	8,148
D2 - Assembly and leisure	-	1,694
Other	-	1,170
Total	**2.63**	**260,013**

Source : NYC Planning Policy



Source : NYC Planning Policy

2.0 Most of the industrial permissions granted were from extensions to existing industrial premises, for the first time since 2014 new windfall permissions saw an extra 2.63 ha of land granted permission.

3.0 In total, 260,013 sq.m. gained permission since 2014, three principle uses dominate of which 44.3% was mixed use, 19.8% B2 – General Industrial and a further 19.2% for B8 – Storage.

4.0 During 2024/2025, the gain in permitted floorspace was 24,341 sq.m. that is a 10.3% increase.

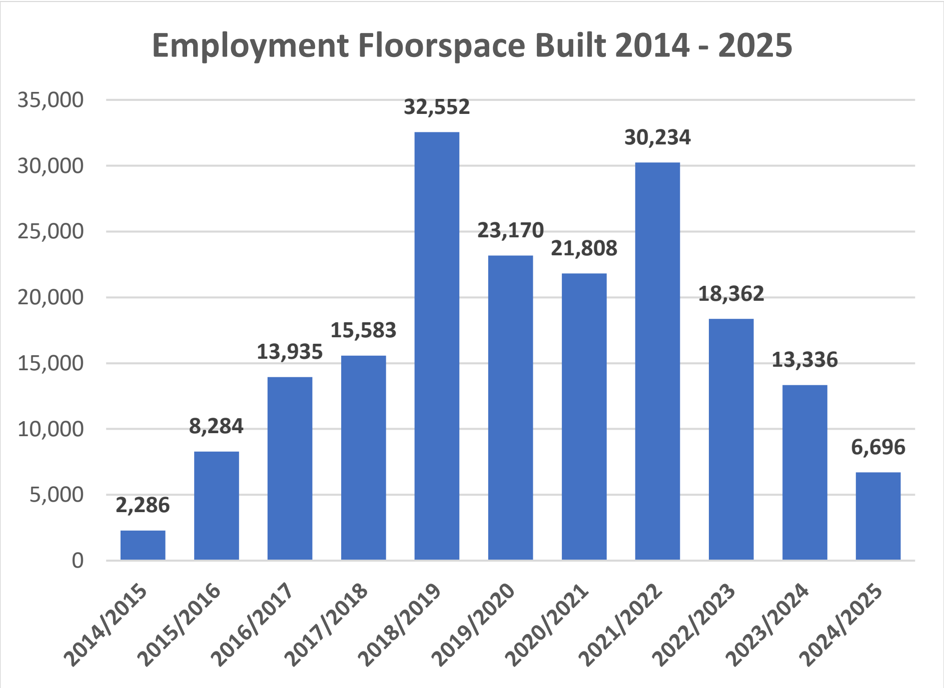
5.0

Indicator Number	LP_Policy	Indicator
I6	EG1	Completions of employment floorspace

Year	Industrial Floorspace Built 2014 - 2025
2014/2015	2,286
2015/2016	8,284
2016/2017	13,935
2017/2018	15,583
2018/2019	32,552
2019/2020	23,170
2020/2021	21,808
2021/2022	30,234
2022/2023	18,362
2023/2024	13,336
2024/2025	6,696
TOTAL 2014-2025	**186,245**

17,955 M2 Average build per year 2014-2025

Source : NYC Planning Policy



Source : NYC Planning Policy

6.0 In total, there has been around 186,245 square metres of employment floorspace constructed since April 2014, averaging 17,955 sqm. per year. There was a distinct increase in completions between 2018 to 2022 which saw 107,763 sq.m. completed an average of 26,941 sq.m. per year. Over the last three years construction rates have reduced with it halving between 2023/2024 and 2024/2025.

7.0 According to the Bank of England's Agent's Summary of Business Conditions construction activity suffered declines during 2024/2025, although pace of decline eased during the year. As an example of commercial construction sentiment, the following comment was made in the 2024 Q2 report:

8.0 "Commercial development continues to fall modestly compared to the same time last year. Higher funding and build costs mean new project deferrals continue. Confidence remains subdued owing to sub-contractor failures and long planning processes."

For more details see : https://www.bankofengland.co.uk/agents-summary/2024/2024-q2

9.0 Looking at 2025 Q2 the general reflections are, "Construction output remains modestly down on the same period last year. Uncertainty is weighing more on contacts' expectations, with any meaningful pickup in output now expected in 2026."

For more details see : https://www.bankofengland.co.uk/agents-summary/2025/2025-q2

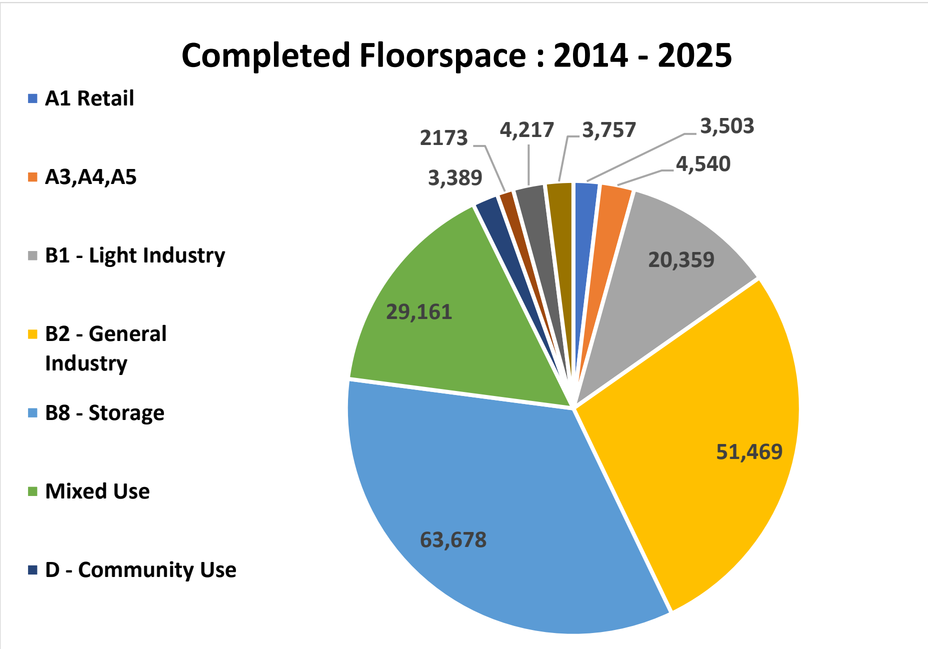
10.0 Looks like economic headwinds remain and perhaps this will be reflected in the build results for 2025/2026.

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

Floorspace Built by Use Class on Employment Sites 2014-2025

Use Class	Floorspace (M2)
A1 Retail	3,503
A3,A4,A5	4,540
B1 - Light Industry	20,359
B2 - General Industry	51,469
B8 - Storage	63,678
Mixed Use	29,161
D - Community Use	3,389
E - From 2020 - Flexible Commercial Use	2173
Sui Generis	4,217
Other Uses	3,757
Totals	**186,245**

Source: NYC Planning Policy



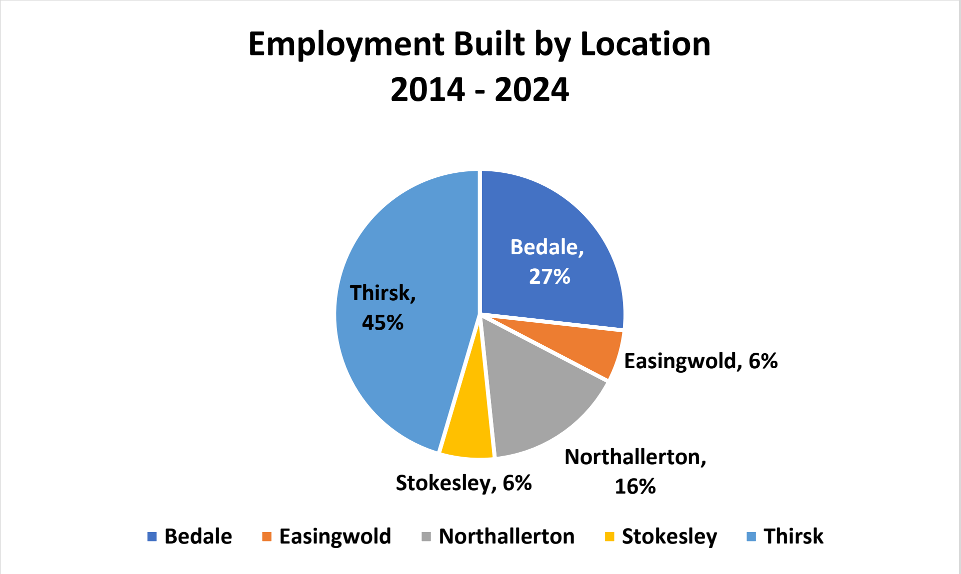
Source: NYC Planning Policy

11.0 Of the 186,245 sq.m. of employment floorspace constructed 73% of which was B industrial, and storage uses, the largest amount built is B8 storage / warehousing which accounts for 34% of the total. There was a further 28,893 for mixed use accounting for 16% of completed floorspace.

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 : NYC Planning Policy



Source: NYC Planning Policy

12.0 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
19/01531/FUL	Former Dispol UK Ltd Station Road Thirsk	0.86	Housing	14	Site Complete July'23	Windfall
	Totals	15.49		405		

Source: NYC Planning Policy

13.0 There were two former employment sites which were lost to residential use, totalling 14.24 hectares of land, yielding 391 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 15.49 hectares of land could be lost with residential use replacing it.

14.0 There have been no further losses of employment land during 2024/2025.

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: NYC Planning Policy

15.0 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.

16.0 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 2025

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

Ref No Allocated /Planning Application	Site Address	Application No.	Site Status	Potential Capacity	Completions	Date of Change	Notes
AIB1	"Beaumont Gate" Northeast of Ashgrove,Aiskew	18/02393/PPP 20/00497/FUL	Active	83	76	23/04/2025	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'25
AIB2	South of Lyngarth Farm,Bedale	20/02314/FUL 21/03058/FUL	Active	75	55	04/04/2025	Revised application submitted Jan'22 - 75 dwellings; Granted Permission Nov'22 During 2024/2025, 29 built so far

Ref No Allocated /Planning Application	Site Address	Application No.	Site Status	Potential Capacity	Completions	Date of Change	Notes
BRO1	NH3 - West of Danes Crest, Brompton	Application 19/01499/FUL approved Dec'19 for Karbon Homes, 21 units	Complete	21	21	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 ZB24/01072/MRC	Detailed Permission Post Application Activity	23	0	04/04/2025	Application approved Apr'24 but revised layout submitted May'24 Street Named & Numbered Sep'24 New BI Notice Oct'24 Material Change approved Oct'24 No further noted progress Mar'25
CAM1	Land off Ripon Way	(20/02012/FUL)	Local Plan Allocation	55	0	04/04/2025	Application - 20/02012/FUL - submitted Sep'20 for 62 dwellings Now 100% Affordable No reported progress Apr'25

Ref No Allocated /Planning Application	Site Address	Application No.	Site Status	Potential Capacity	Completions	Date of Change	Notes
CRK1	"The Limes" North of Crakehall Water Mill, Little Crakehall	20/00330/FUL	Complete	18	18	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	137	14/05/2025	Developer – envisages site complete by Aug'25 Oct'22 - 38 starts; Dec'22 - 52 starts 69 completions in 2024/2025.
HUB1	Land to the rear of Huby Old Hall, Ruby	No application	Local Plan Allocation	28	0	04/04/2025	Developer has 'live' option on site Survey Aug'22 - No activity No application as at Apr'25 moved to post year 6
LEB1	Harkness Drive, Leeming	22/01509/OUT (ZB24/02170/REM)	Outine Post Application Activity	90	0	04/04/2025	Outline submitted Jul'22 for 70 units 22/01509/OUT - approved Nov'23 Now 100% affordable - now 90 units Reserved Matters submitted Nov'24 Going to committee May'25

Ref No Allocated /Planning Application	Site Address	Application No.	Site Status	Potential Capacity	Completions	Date of Change	Notes
LEB2	OS Fields 0885,0940 & 1100 Northallerton Road, Leeming Bar	21/02282/FUL	Active	82	25	13/05/2025	Under 23/00636/MRC - now 100% affordable By end Mar'25 25 built, 57 under construction
NOR1	Winton Road, Northallerton	20/01687/OUT ZB24/01785/REM	Outline / Phase 1 - Reserved Matters	650	0	22/04/2025	20/01687/OUT approved Jul'23 for 145 dwellings Rest of site being bought by Miller Homes - Jul'24 Reserved matters for 109 dwellings - approved Apr'25 Screening application for remainder of the site submitted Apr'24 - ZB24/00811/SCR
SOT1	Beechfield, South Otterington	22/02862/FUL	Active	42	0	04/04/2025	Google Street on Site May'24 Street Named & Numbered Jun'24 At Feb'25 - 10 started. Situation unchanged Apr'25

Ref No Allocated /Planning Application	Site Address	Application No.	Site Status	Potential Capacity	Completions	Date of Change	Notes
STI1 PP Survey 2025	North of Stillington Social Club, Stillington	(22/02019/FUL)	Local Plan Allocation	35	0	04/04/2025	This site has a resolution for approval, awaiting S106 No reported progress Apr'25
STK1	North of The Stripe, Stokesley	For part - Outline - 19/00359/OUT - application disposed	Local Plan Allocation	205	0	04/04/2025	19/00359/OUT - application disposed Currently affected by Nutrient Neutrality restrictions No new activity Apr'25
TIS1	Station Road, Thirsk	ZB23/01537/OUT	Outline permitted	110	0	04/04/2025	Outline for 30 dwellings APPROVED APR'24 No detailed application submitted as at Apr'25

TIS2	Back Lane Sowerby	19/02572/FUL (21/01162/FUL)	Complete	64	64	03/04/2025	19/02572/FUL allowed on appeal - 64 dwellings 100% affordable 10 completions by Jan'25 ; All built Mar'25
WST1	Bridge View Way West Tanfield	(ZB24/02427/OUT)	Local Plan Allocation	11	0	04/04/2025	Land up for sale – PP Survey Aug'22 - no activity Outline application submitted Dec'24 No reported change Apr'25

Housing Delivery Trends up to March 2025

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 net dwellings. Delivery since 2014 has been consistently above target. Over the eleven years, from the start of the plan period, 5,678 (net) dwellings have been built against a requirement for 3,465 dwellings. This is 64% above target.

13.0 The yearly average net completions since 2014 stands at 516 per annum.

Completions/Demolitions

14.0 During the year 2024/25, a gross total of 621 dwellings were completed in the Hambleton Local Plan area, consisting of:

37 dwellings from conversions
584 new build dwellings.

This was offset by:
4 dwellings were demolished.

This gave a net completion figure of for the year, from April 2024 to March 2025 of 617 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 2024/2025:

Source	Number Built in Year	% by Source
Local Plan Allocations	187	30.1%
Former LDF Sites	252	40.6%
Windfall	182	29.3%
Totals	621	100.0%

Progress on Local Plan Allocated Sites

15.0 There are 17 allocated sites with a potential capacity of 1,748 dwellings. During 2024/2025 there were 187 completions across four sites accounting for 30.1% of this year's completions:

Site Ref.	Site Name	Number Built in Year	Comment
AIB2	South of Lyngarth Farm, Bedale	29	
EAS1	North-east of Easingwold community Primary School Easingwold	69	
LEB2	OS Fields 0885,0940 & 1100 Northallerton Road, Leeming Bar	25	
TIS2	Back Lane Sowerby	64	Site Complete
	Totals	187	

Windfall

16.0 Windfall completions numbered 434 and accounted for 79.9% of dwellings built during the year these came 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
BH1 - Masham Road, Bedale	9
BH2/BH3 - The Hatchery, Aiskew	38
BH5 – Wilbert’s Farm, Aiskew	37
NM5 – North Northallerton	92
TM2 – Sowerby Gateway	76
Ex LDF Allocation Totals	252

“Ordinary” Windfalls

17.0 There were 252 ‘ordinary’ windfall completions on non-allocated sites, with 154 units built on larger windfall sites and the remaining 176 dwellings being built on smaller sites.

Site Name	Number Built in Year
“Hambleton Chase”, Easingwold	7
“Woodlands Walk”, Tanton Rd., Stokesley	35
West Moor Brafferton	27
North of Maple Lane	7
Large Windfall Site Totals	76

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 116 (18.7%) of the completions in 2024/25 with vast majority of the remaining 505 (81.3%) on Greenfield sites.

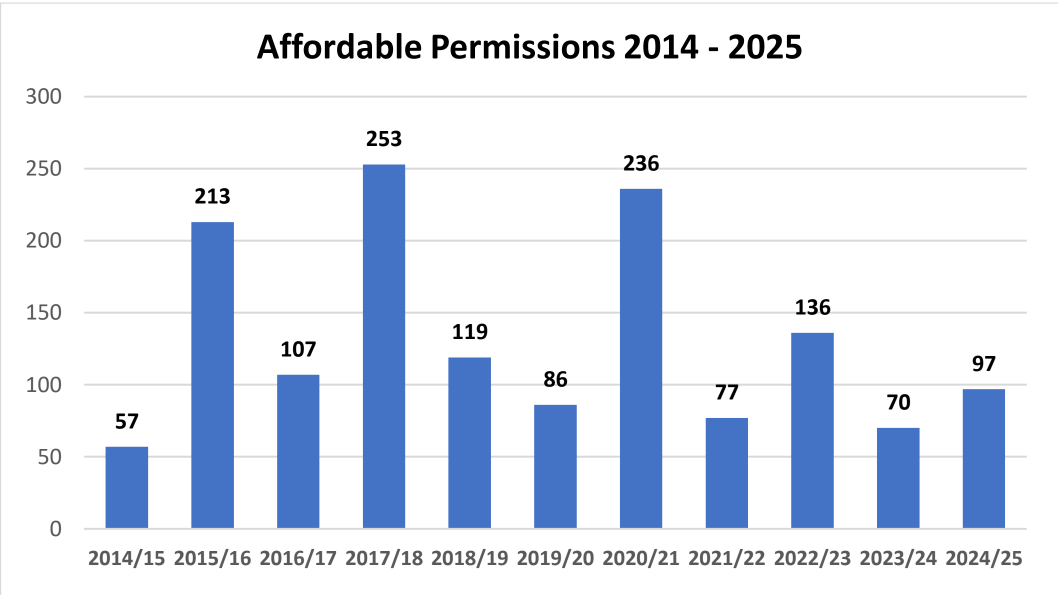
19.0 Since 2014 brownfield completions accounted for 29.6% of all completions, this reflects the limited availability of brownfield sites within the plan area.

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	210	36.9%	359	63.1%	569	100.0%
2017/2018	216	51.7%	202	48.3%	418	100.0%
2018/2019	106	22.4%	367	77.6%	473	100.0%
2019/2020	87	13.0%	580	87.0%	667	100.0%
2020/2021	155	25.7%	448	74.3%	603	100.0%
2021/2022	134	27.7%	350	72.3%	484	100.0%
2022/2023	103	17.1%	499	82.9%	602	100.0%
2023/2024	119	19.5%	492	80.5%	611	100.0%
2024/2025	116	18.7%	505	81.3%	621	100.0%
Completions: 2014-2025	**1,698**	**29.6%**	**4,032**	**70.4%**	**5,730**	**100.0%**

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

Affordable Permissions by House Type: 2014 – 2025

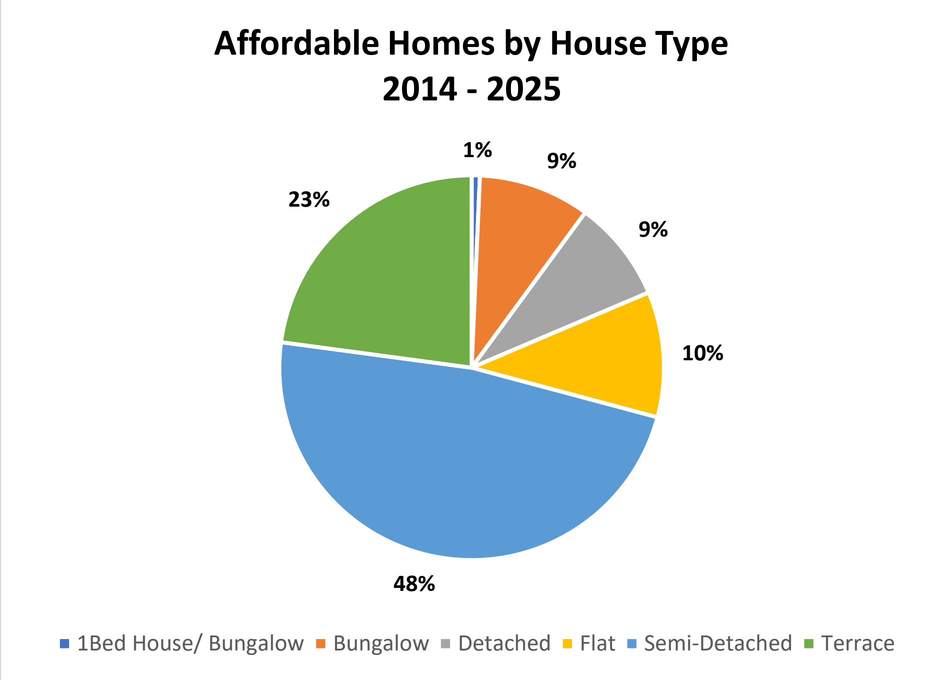
Year	1Bed House/ Bungalow	Bungalow	Detached	Flat	Semi-Detached	Terrace	Grand Total
2014/15	0	2	0	2	34	19	57
2015/16	0	11	12	14	115	61	213
2016/17	0	5	14	4	51	33	107
2017/18	0	22	17	38	86	90	253
2018/19	0	20	0	59	40	0	119
2019/20	0	6	14	2	29	35	86
2020/21	0	34	23	10	155	12	234
2021/22	0	0	0	12	27	38	77
2022/23	4	14	27	4	52	35	136
2023/24	4	5	5	8	42	6	70
2024/25	2	17	12	0	63	3	97
TOTALS	**10**	**136**	**124**	**153**	**694**	**332**	**1,449**



Source : NYC Planning Policy ***– note where plot details are known ; Outline permissions excluded.***

The Local Plan affordable dwelling requirement is for 55 dwellings per year, since April 2014, there were 1,660 dwellings were permitted an average of 151 per year. The 1,660 units includes outline planning permissions where the plot detail – bedroom numbers and house type are unknown.

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 affordables permitted are semi-detached (48%), followed by Terraced properties (23%.)

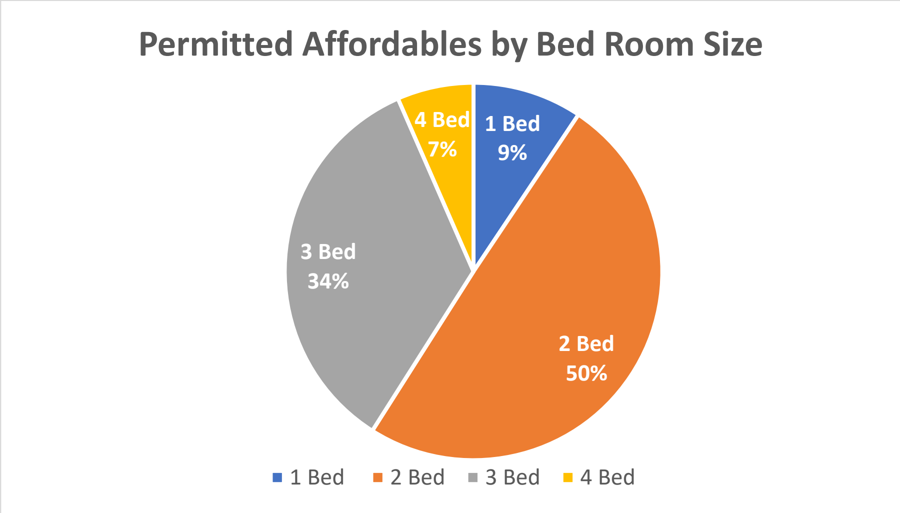
2014 – 2025 - Affordable Permissions by Bedroom Size

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	65	15	0
2019/20	1	44	31	10
2020/21	10	100	99	27
2021/22	8	44	25	0
2022/23	15	73	33	15
2023/24	8	38	20	3
2024/25	11	31	43	11
TOTALS	**136**	**719**	**499**	**95**

Source: NYC Planning Policy

21.0 Most affordables permitted are two bed properties (43.3%), a further 30.0% are 3 bed properties with 136 (8.2%) 1 bed units and just 5% (95) being 4 bed dwellings.

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



Source: NYC Planning Policy

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 are provided below for permissions between the start of the Local Plan period and March 2025.

100% Affordable Sites Granted Permission 1/4/14 to 31/3/25

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	
Bungalow Farm, Birkby Lane, East Cowton	69	
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 2014-2025	577	

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 170 affordable housing completions, that is, 27.4% of all gross completions, which were delivered on the following schemes.

Site Name	Affordable Units
Land off Back Lane, Sowerby	64
"Tanton Fields" - Land to The North and West of Woodlands Walk Tanton Road Stokesley North Yorkshire	16
* Land off Northallerton Road, Leeming Bar	24
Wilbert Farm, Sandhill Lane, Aiskew	2
Land Northeast of Easingwold Community Primary School Thirsk Road Easingwold	14
Part OS Field 3541, Bedale	8
Bedale Allotment Association, Masham Road, Bedale	4
* Old Hatchery Blind Lane Aiskew	38
TOTAL	**170**

Source: NYC 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, 1,433 affordable dwellings have been built, averaging 130 per year, accounting for 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 2024 to March 2025, has consisted of the following types of dwellings:

Bedroom Size and Type of Dwellings Built 2024/2025

Bedroom Size	**House-type**					**Grand Total**	**% Built by Bedroom Size**	**Housing SPD Target**
	Bungalow	**Detached**	**Flat**	**Semi-Detached**	**Terrace**			
1 Bed	0	1	9	2	3	15	2.4%	**5 – 10%**
2 Bed	28	7	5	67	47	154	24.8%	**40 – 45%**
3 Bed	7	80	3	145	48	283	45.6%	**40 – 45%**
4 Bed & Over	2	152	0	9	6	169	27.2%	**0 - 10%**
Totals	**37**	**240**	**17**	**223**	**104**	**621**	**100.0%**	
% Built by House-type	**6.0%**	**38.6%**	**2.7%**	**35.9%**	**16.7%**	**100.0%**		

Source: NYC Planning Policy

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	15	225	15	18	281	4.9%	**5 – 10%**
2 Bed	244	83	306	643	440	1716	29.9%	**40 – 45%**
3 Bed	103	623	8	1000	354	2088	36.4%	**40 – 45%**
4 Bed & Over	27	1507	2	63	46	1645	28.7%	**0 - 10%**
Totals	382	2228	541	1721	858	5730	100.0%	
% Built by House-type	6.7%	38.9%	9.4%	30.0%	15.0%	100.0%		

Source: NYC 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 slew development toward the smaller properties sizes especially 2 & 3 bedrooms. Since April 2014, completions for 1-bedroom properties are on target, 2- and 3-bedroom dwellings are below target at 29.9% and 36.4% respectively. Larger 4 bed properties still account for nearly a third of permissions at 28.7%. This will include permissions granted prior to July 2022 when the Housing SPD was adopted.

28.0 When we look at permissions since July 2022, to see what's "in the pipeline" 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 July 2022		Housing SPD Target	% Change Completions v Permissions
	No. of Beds	% Bed size	No. of Beds	% Bed size		
1 Bed	281	4.9%	89	6.6%	**5 – 10%**	**1.7%**
2 Bed	1,716	29.9%	392	35.1%	**40 – 45%**	**5.2%**
3 Bed	2,088	36.4%	512	38.6%	**40 – 45%**	**2.2%**
4 Bed & Over	1,645	28.7%	244	19.7%	**0 - 10%**	**-9.0%**
Totals	**5,730**	**100.00%**	**1,237**	**100.0%**		

Source: NYC Planning Policy

29.0 There have been 1,237 dwellings permitted since July 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 1.7% improvement for 1 bed properties but a 5.2% improvement for 2 bed dwellings, 2.2% for 3 beds and a 9.0% reduction for 4 beds and over.

30.0 The Housing SPD has only been approved for just three years, but it seems to be having an influence.

Indicator Number	Local Plan Policy	Description
I14	HG1/HG5	Source of Permissions – New Build & Conversion

Grants of Planning Permission

31.0 Just 295 dwellings were granted permission during the period April 2024 to March 2025, a considerable reduction compared to the previous year when 1,022 were permitted. The main sources of new permission were:

Development Type	Nos. Permitted
New Build	248
Conversions / Change of Use	47

Source: NYC Planning Policy

32.0 Since the start of Hambleton's plan period in April 2014 there have been 6,743 dwellings permitted, 6,105 of these were New Builds, the rest through conversion and change of use.

Development Type	Nos. Permitted
New Build	6,105
Conversions / Change of Use	638
Totals	6,743

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 just 13 dwelling units on six planning applications that have lapsed.

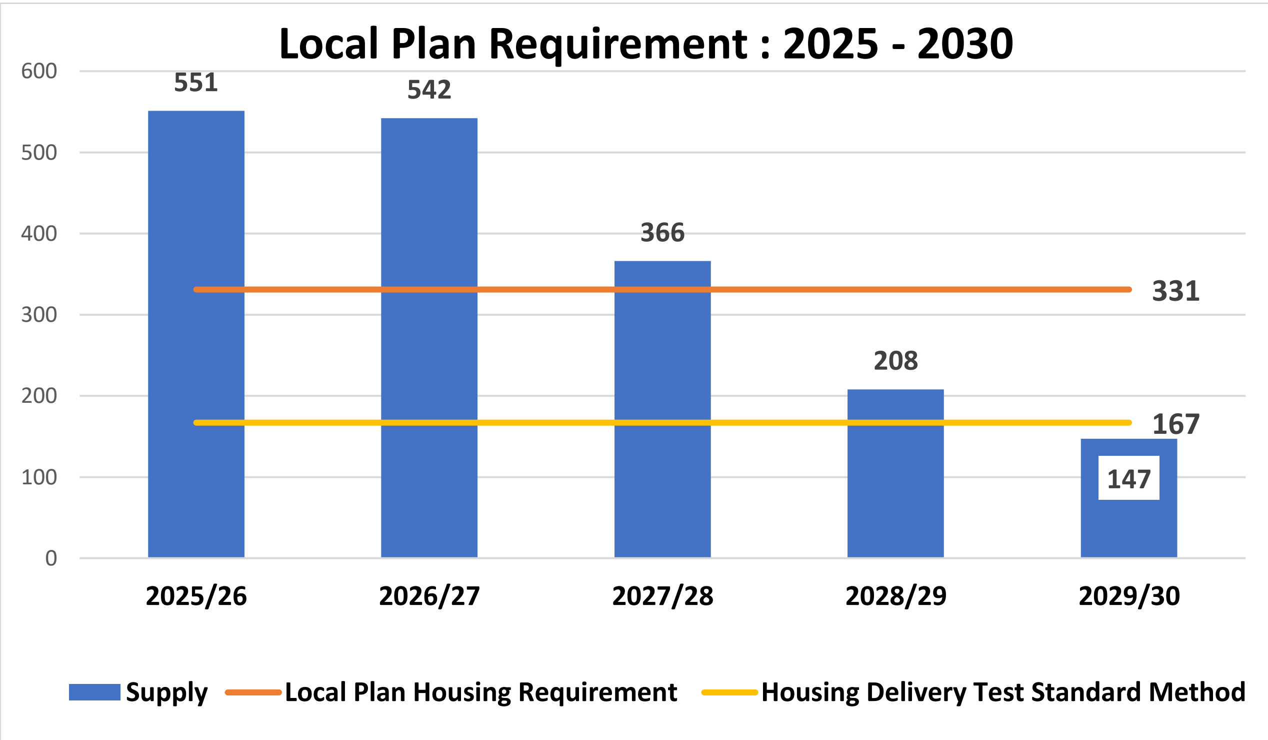
Indicator Number	Local Plan Policy	Description
I17	HG1	Housing Land Supply - 5 Year Requirement
I19	HG1/HG5	Performance against the national Housing Delivery Test

34.0 The housing land supply over the next five years to 2030, is outlined below the housing requirement comprised of:

- Housing need is based around a requirement of 315 dwellings per annum.
- A 5% buffer was applied to this annual requirement giving 331 dwellings per year, giving 1,654 dwellings over five years.

Local Plan Requirement with 5% Buffer
New Local Plan Sites, Former LDF Allocated Sites and Windfall Permissions – March 2025

	Year		Annual Supply				Supply	* HEDNA based requirement with 5 % buffer	Difference
			Windfalls **	Former LDF Allocations	New Local Plan Allocations	Total			
Five Year Deliverable Supply: 2025-2030	1	2025/26	226	241	84	551	1,814	1,654	160
	2	2026/27	348	127	67	542			
	3	2027/28	196	48	122	366			
	4	2028/29	45	35	128	208			
	5	2029/30	7	35	105	147			
5 YEAR SUPPLY TOTALS			822	486	506		1,814	1,654	160



35.0 The requirement for the next five years is 1,654 dwellings (331 per year). Looking at the five-year supply to 2030, there are expected to be 1,814 dwellings built in this period, this is 5.5 years supply.

36.0 This is a significant reduction compared to 2023/2024 when there was 8.5 years supply. This reflects a very high build rates, in the past three years there have been over 1,800 completions with limited new supply to offset this.

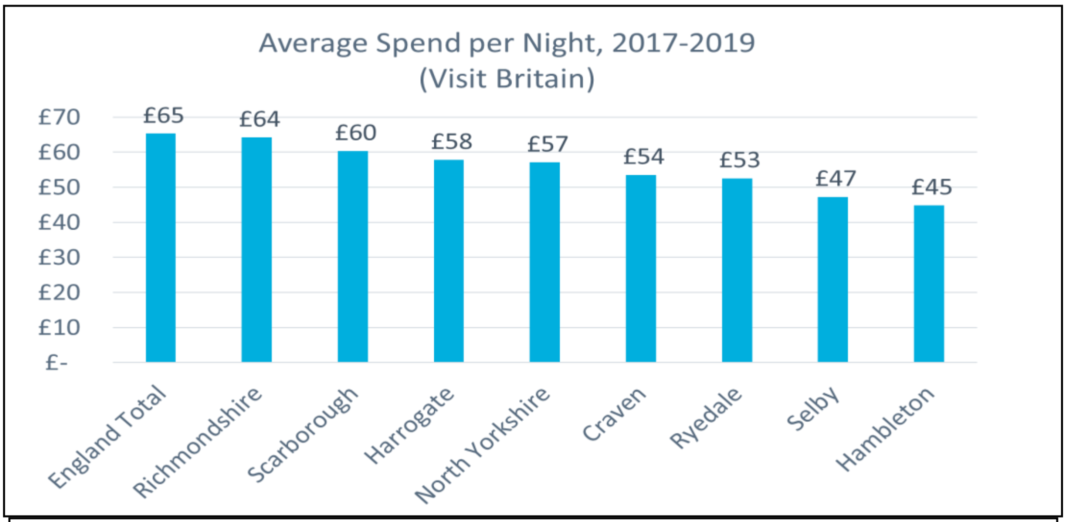
Indicator Number	Local Plan Policy	Description
I12	EG8	Number of permissions for new tourist facilities and accommodation (nature, type, bed spaces)

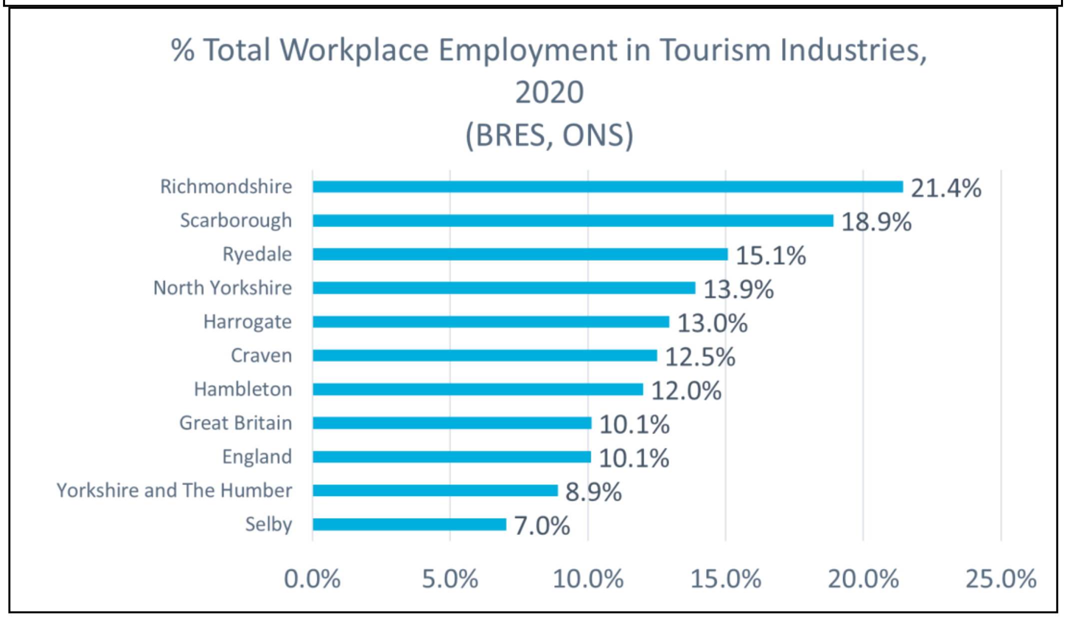
The North Yorkshire Context

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





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

Indicator Number	Local Plan Policy	Description
I12	EG8	Number of permissions for new tourist facilities and accommodation (nature, type, bed spaces) – (cont.)

Tourism Related Facilities in the Former Hambleton District

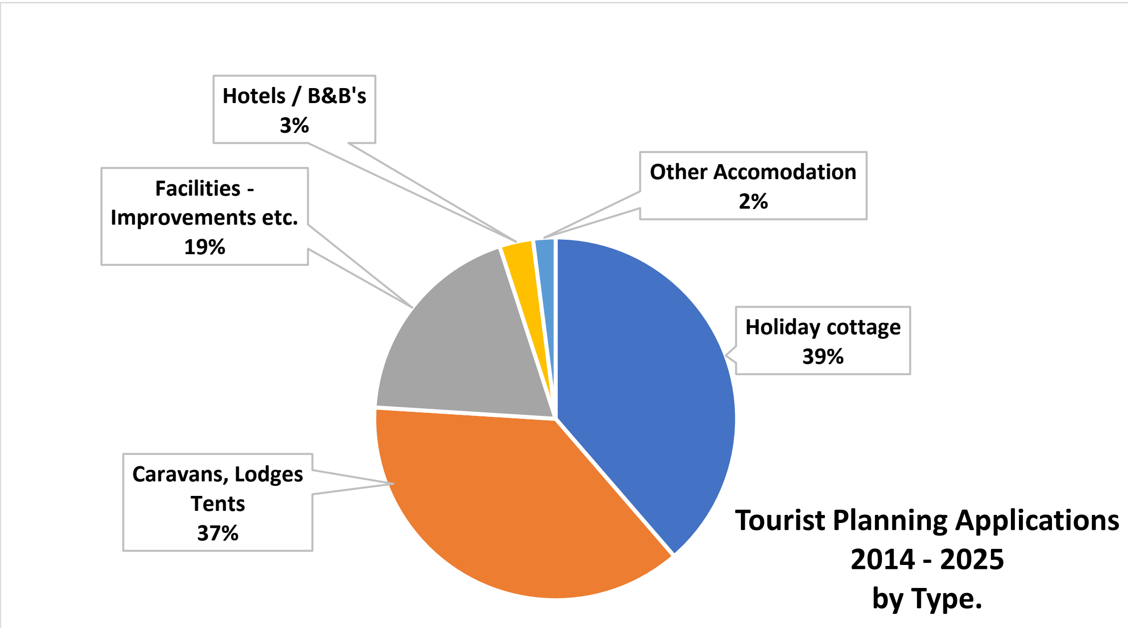
Facility Type	Nos.
Camping Sites	28
Caravan / Chalet Sites	43
Caravan sites with Pitches	6
Time Share Complex	1
Hotel	12
Boarding Houses	30
Motel	2
Self-Catering Holiday Units	349
Total Tourist Facilities	471

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

Number of Tourist Related Applications 2014 – 2025

Tourism Class	**Nos.**
Holiday cottage	116
Caravans, Lodges Tents	112
Facilities - Improvements etc.	57
Hotels / B&B's	9
Other Accommodation	6
Total Applications 2014-2025	**300**

Source: NYC Planning Policy



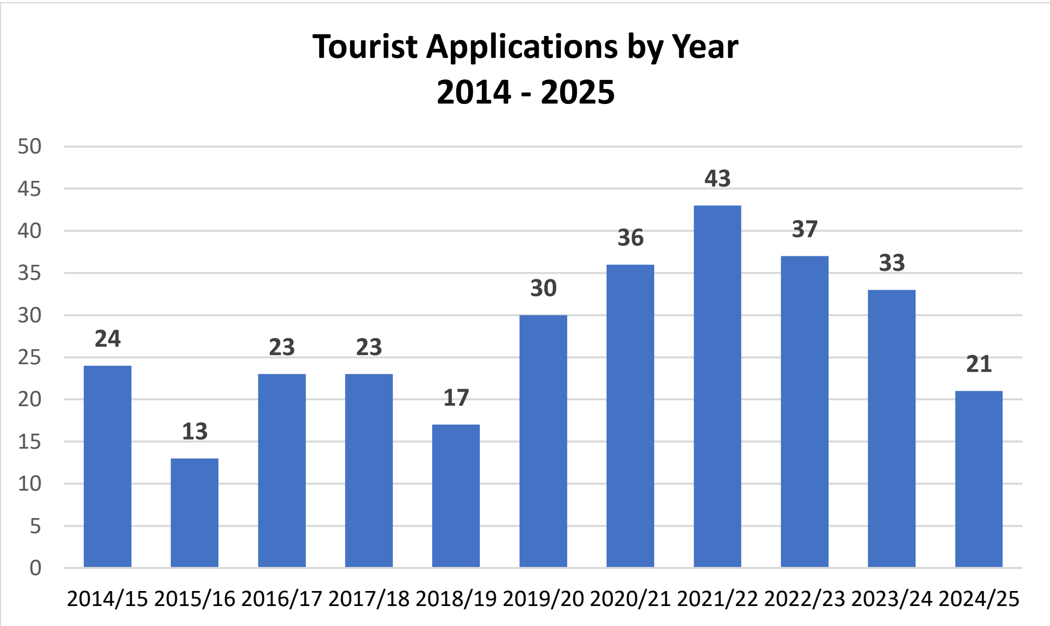
Source: NYC Planning Policy

Indicator Number	Local Plan Policy	Description
I12	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
2024/25	21
Total Applications	**300**

Source: NYC Planning Policy



Source: NYC Planning Policy

47.0 Looking at planning permissions granted 2014 – 2025, there have been around 27 applications per year. Planning tourist related planning applications peaked in 2021/22 when 43 were received. There has been a decline since with just 21 applications during 2024/25.

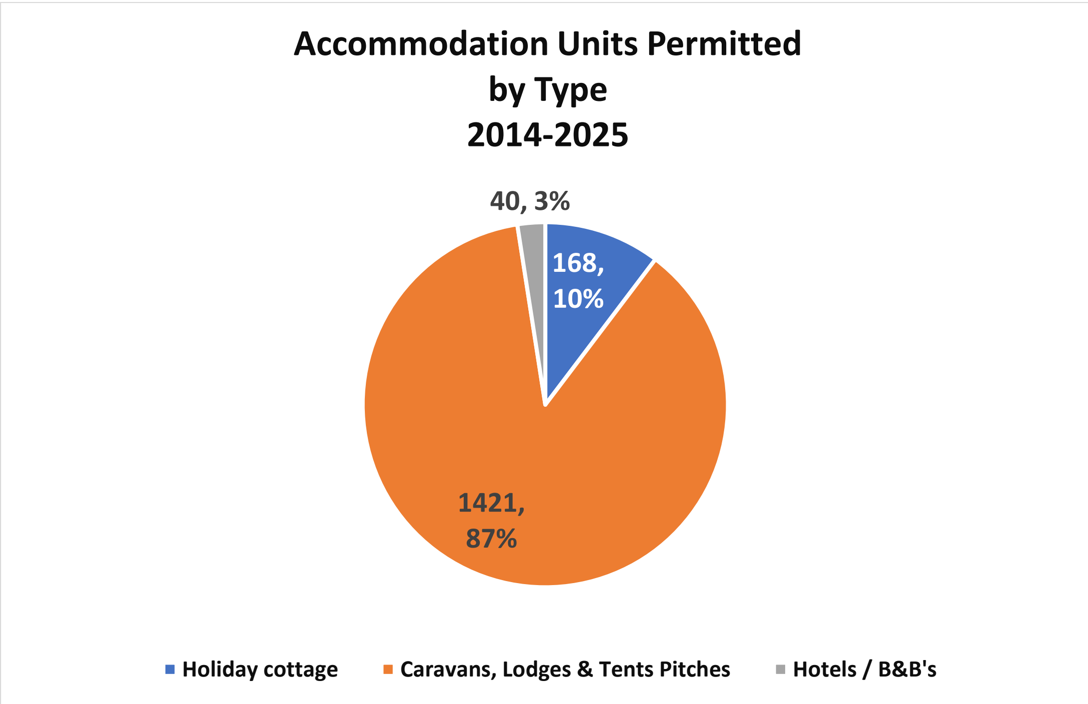
48.0 When looking at the number of accommodation units provided there has been noticeable decrease over the last two years, falling from a peak in 2020/21 when 327 units of tourist accommodation was permitted to around 97 for 2023 to 2025.

Indicator Number	Local Plan Policy	Description
I12	EG8	Number of permissions for new tourist facilities and accommodation (nature, type, bed spaces) – (cont.)

Units of Tourist Accommodation Permitted 2014 - 2025

Accommodation Unit by Type	Nos.
Holiday cottage	168
Caravans, Lodges & Tents Pitches	1421
Hotels / B&B's	40
Other Accommodation	29
Total Units Permitted 2014-2024	**1658**

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 168 holiday cottages were permitted over the period, which if implemented, would have increased self-catering stock by nearly 48% 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.

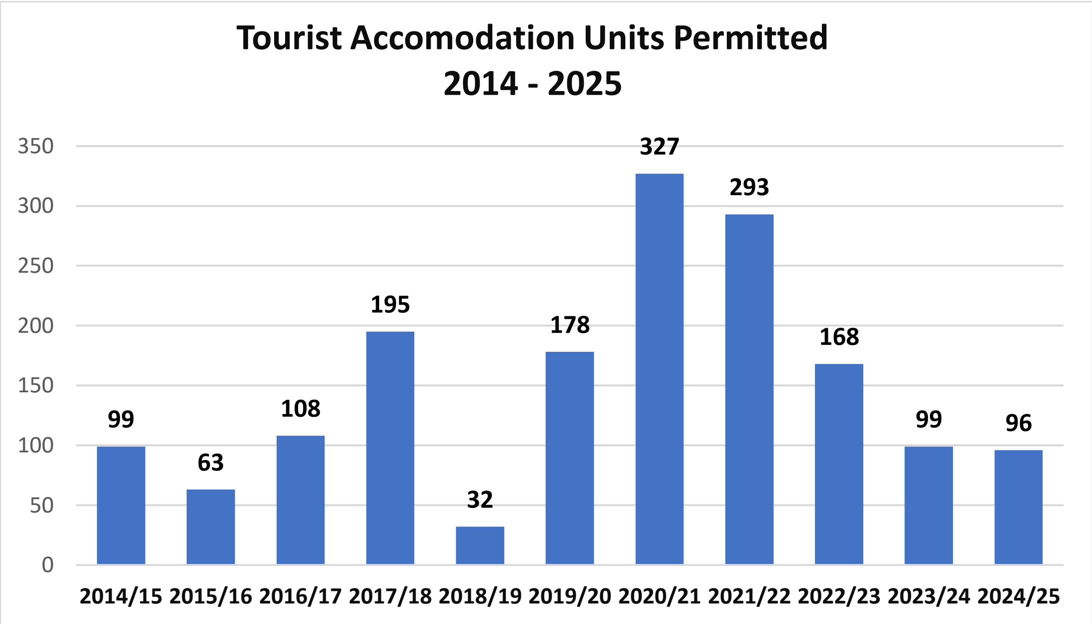
50.0 There was a modest increase in “Other Accommodation” which is mostly letting rooms in existing facilities like public houses.

Indicator Number	Local Plan Policy	Description
I12	EG8	Number of permissions for new tourist facilities and accommodation (nature, type, bed spaces) – (cont.)

Units of Tourist Accommodation Permitted by Year: 2014 - 2025

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
2024/25	96
All Accommodation Permitted 2014 - 2025	**1658**

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, 99 units of accommodation were permitted per year. In the following three years to 2021/22 this increased more two & half times to 266 units of accommodation being permitted per year. Starting 2022/23 there has been a marked decline, as noted above, the number of accommodation units gained over the last two years was less than 100 per year.

52.0 Some aspects of the tourist offer have shown significant activty – lodges , caravans and pitches with self catering accomodation, 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 provsion 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 2024/2025 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: NYC 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

<u>Housing Provision for Older People C2 Provision and C3 Extra Care : 2014 -2024</u>

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: NYC 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.

During 2024/2025 there were no further older people housing permitted or completed.

Appendix A - Graphs and Tables

Table 1 Housing Completions and Availability against Hambleton Local Plan Housing Requirement (April 2014 – March 2025)

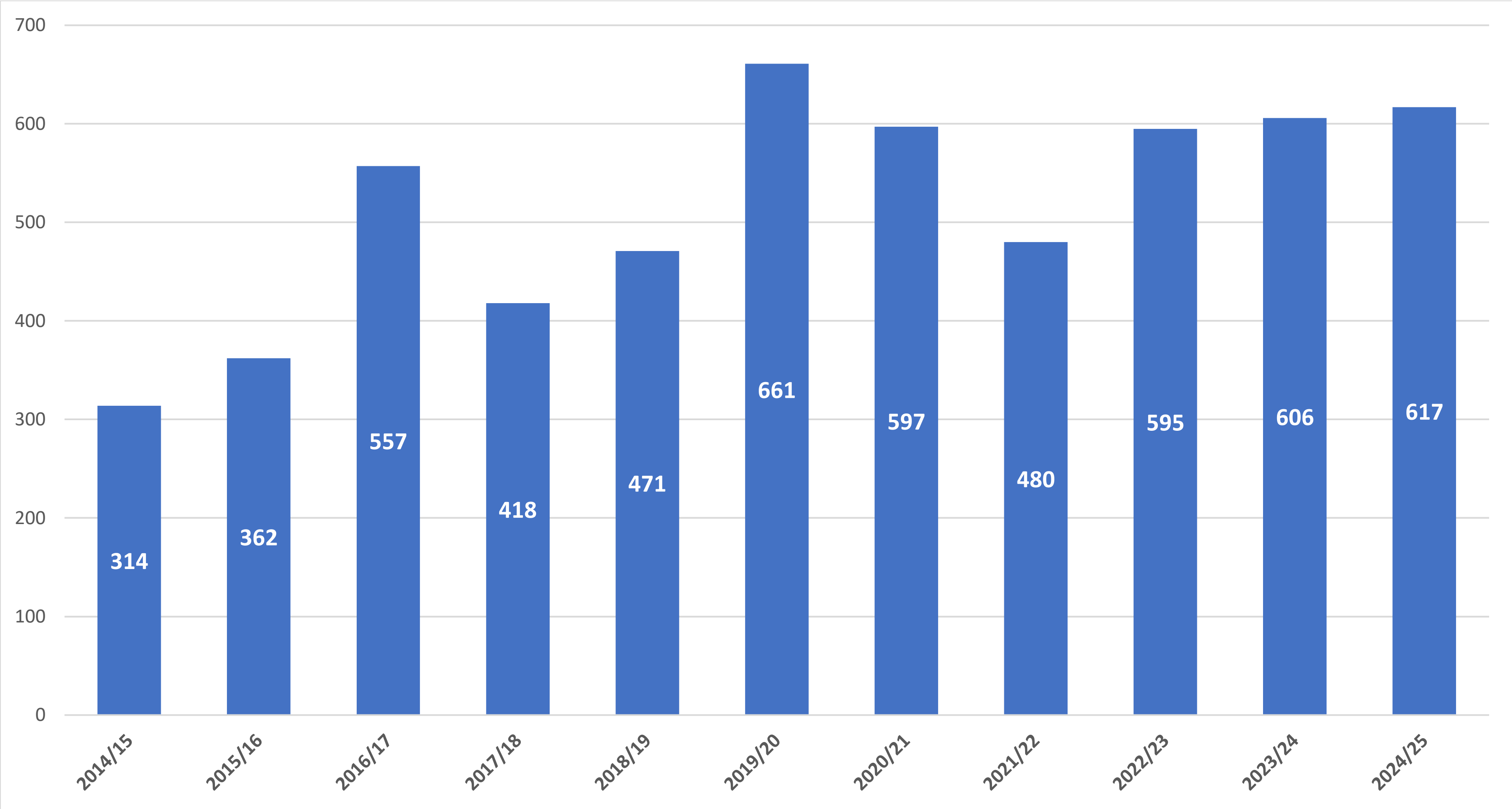
		Completions															
Local Plan Years	Period	Gross New Build	Gross Conversions	Gross Greenfield	Gross Brownfield	Gross Total	Losses	Net Completions	Cumulative Net Completions	Local Plan Housing Requirement	Cumulative Local Plan Housing Requirement	Annual Over or Under Supply	Cumulative Greenfield	Cumulative Brownfield	%age Brownfield	No Affordable	%age Affordable
YR1	2014/15	285	31	97	219	316	2	314	314	315	315	-1	97	219	69.3%	111	35.1%
YR2	2015/16	342	24	133	233	366	4	362	676	315	630	51	230	452	63.7%	112	30.6%
YR3	2016/17	516	53	359	210	569	12	557	1,233	315	945	254	589	662	36.9%	172	30.2%
YR4	2017/18	345	73	202	216	418	0	418	1,651	315	1,260	103	791	878	51.7%	74	17.7%
YR5	2018/19	431	42	367	106	473	2	471	2,122	315	1,575	158	1,158	984	22.4%	91	19.2%
YR6	2019/20	629	38	580	87	667	6	661	2,783	315	1,890	352	1,738	1,071	13.0%	205	30.7%
YR7	2020/21	568	35	448	155	603	6	597	3,380	315	2,205	288	2,186	1,226	25.7%	112	18.6%
YR8	2021/22	446	38	350	134	484	4	480	3,860	315	2,520	169	2,536	1,360	27.7%	57	11.8%
YR9	2022/23	579	23	499	103	602	7	595	4,455	315	2,835	287	3,035	1,463	17.1%	128	21.3%
YR10	2023/24	563	48	492	119	611	5	606	5,061	315	3,150	296	3,527	1,582	19.5%	201	32.9%
YR11	**2024/25**	**584**	**37**	**505**	**116**	**621**	**4**	**617**	**5,678**	**315**	**3,465**	**306**	**4,032**	**1,698**	**18.7%**	**170**	**27.4%**
	TOTAL	**5,288**	**442**	**4,032**	**1,698**	**5,730**	**52**					**2263**				**1433**	

Total Affordable Units (2014 to date) = **1,433**

Affordable Percentage (2014 to date) = **25.0 %**

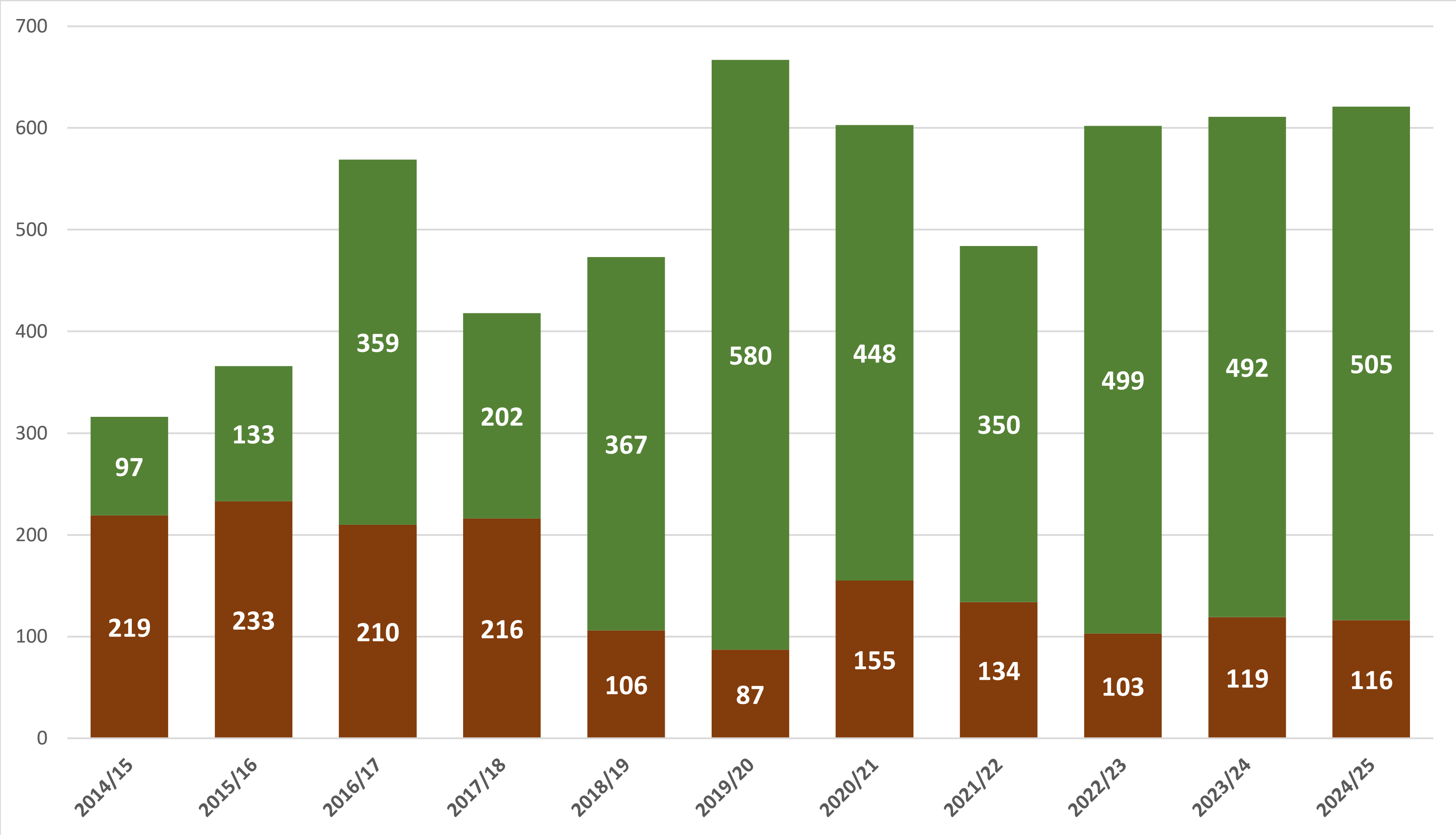
Brownfield Percentage (2014 to date) = **29.6 %**

Graph 1 Net Completions : 2014 - 2025



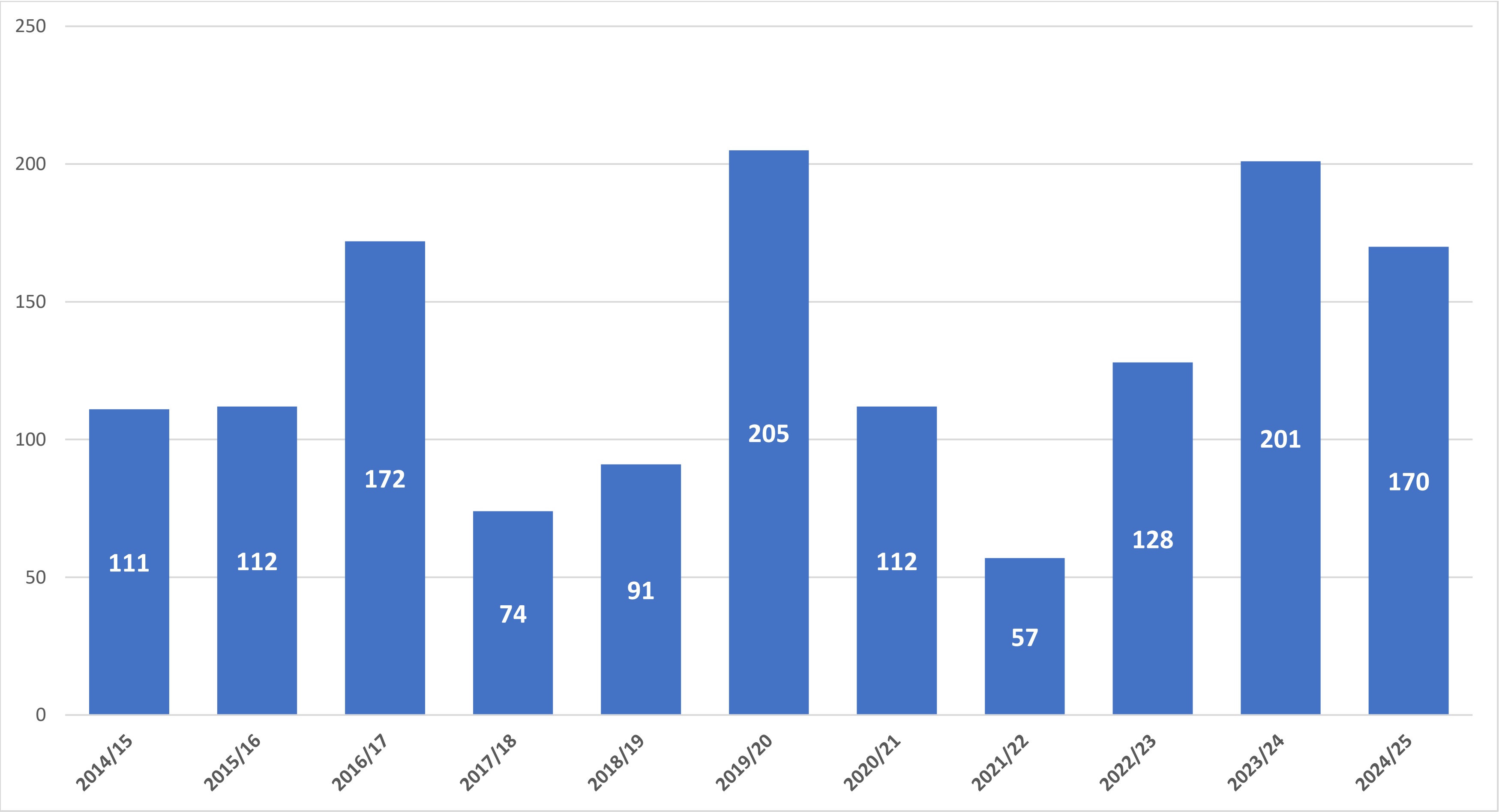
Source: NYC Planning Policy

Graph 2 Brownfield/Greenfield Completions



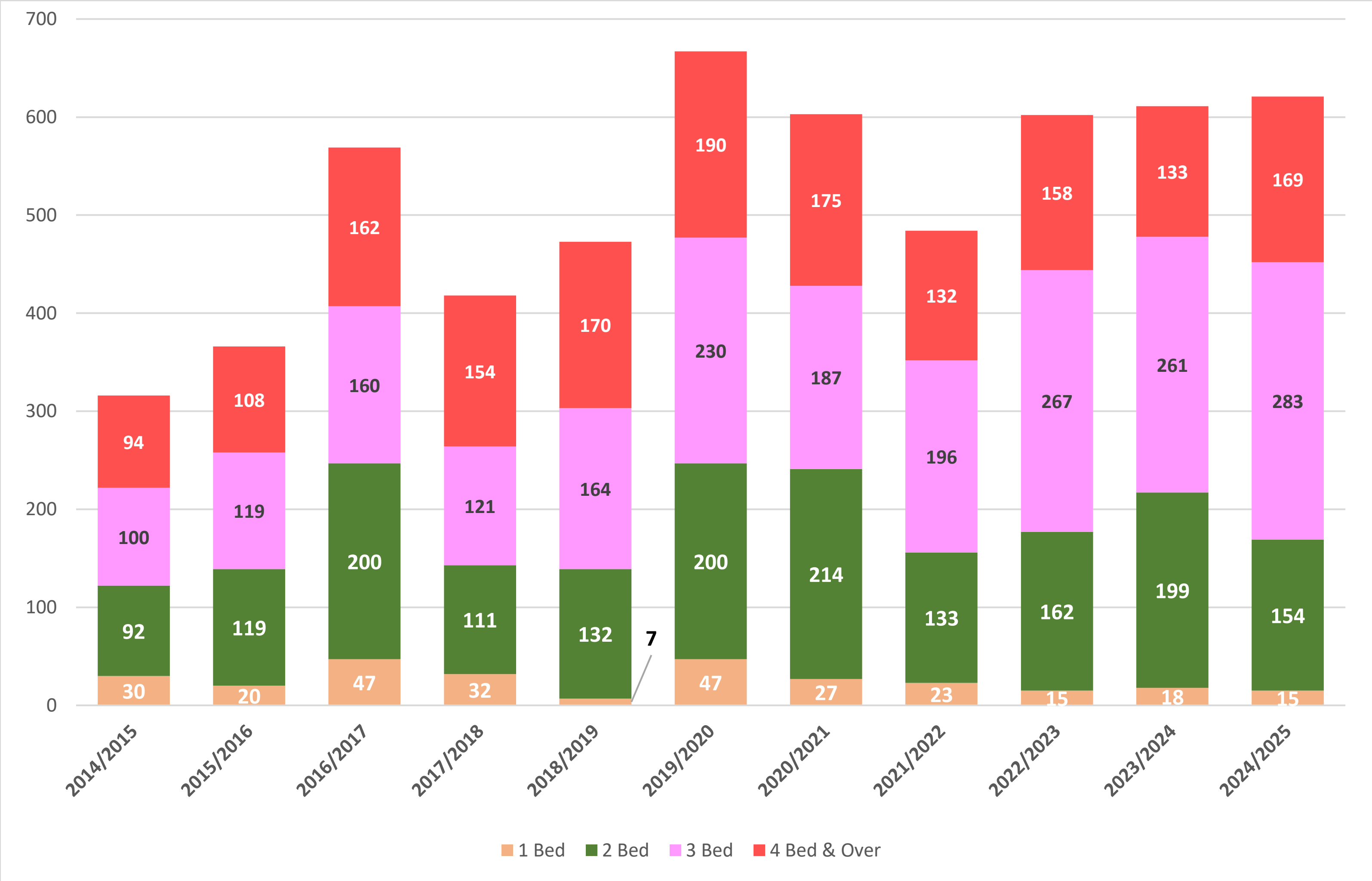
Source: NYC Planning Policy

Graph 3 : Affordable Completions : 2014 – 2025



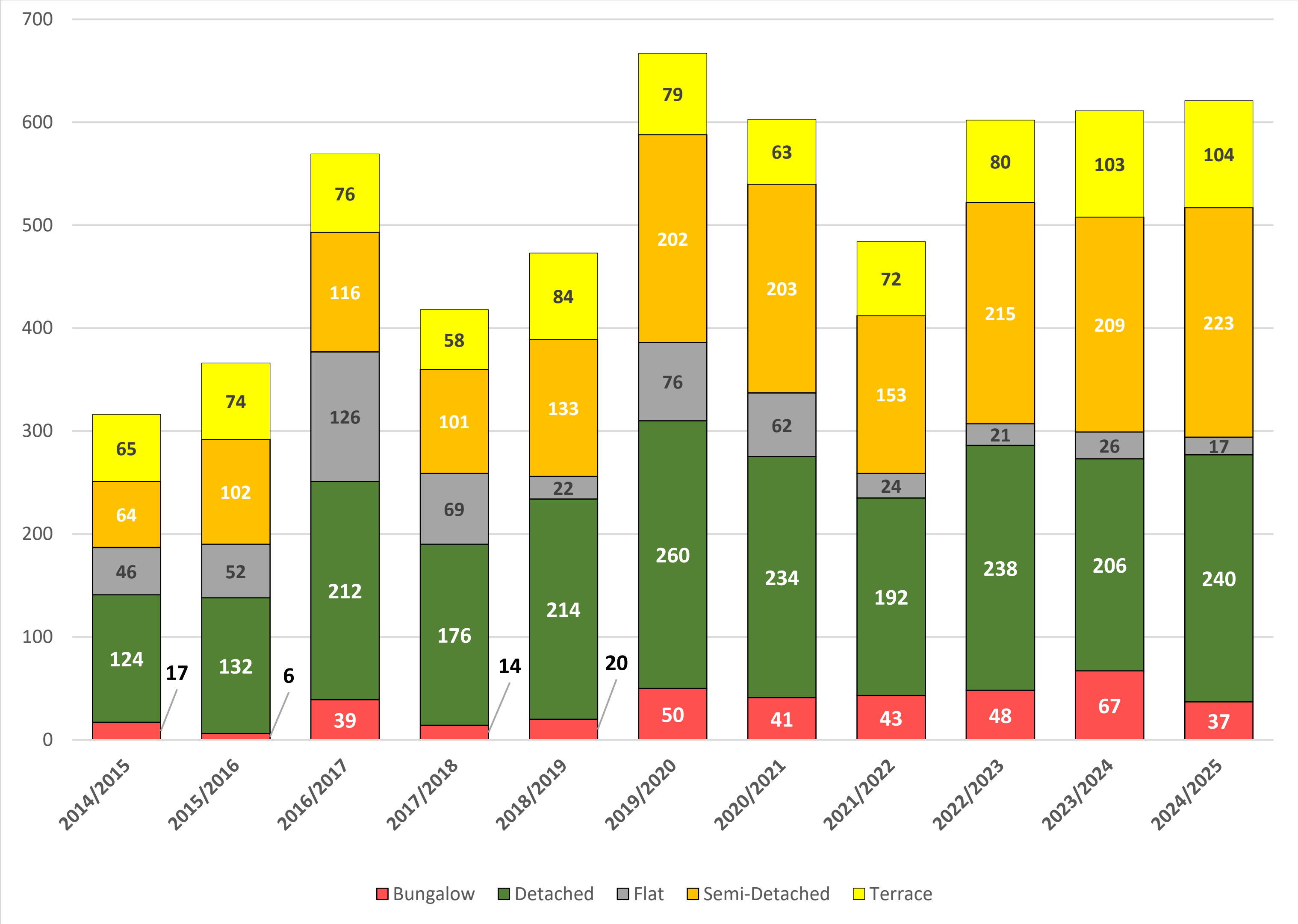
Source: NYC Planning Policy

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



Source: NYC Planning Policy

Graph 5 : Completions by House Type : 2014 - 2024



Source: NYC Planning Policy