

Annual Housing and Employment Land Report (2023-2024)

July 2024



Contents

Introduction	3
Craven Local Plan Area	7
Hambleton Local Plan Area	17
- <i>Hambleton Appendices</i>	27
Harrogate Local Plan Area	33
- <i>Harrogate Appendices</i>	41
Richmondshire Local Plan Area	45
Ryedale Local Plan Area	48
Scarborough Local Plan Area	68
- <i>Scarborough Appendices</i>	75
Selby Local Plan Area	83
- <i>Selby Appendices</i>	89

Introduction

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

A new Local Plan for North Yorkshire is now being progressed, but in the meantime, previous Local Plans remain in use. As such there remains a need to monitor existing Local Plans. This report provides an annual update on housing and employment land delivery and availability for the period from 1st April 2023 to 31st March 2024. The report presents headline figures ahead of the production of Authority Monitoring Reports to follow late in 2024.

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

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

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

Table 1.1 shows the net additional dwellings within each Local Plan Area for 2023/24.

Local Plan Area	Net Additional Dwellings
Craven	340
Hambleton	604
Harrogate	1076
Richmondshire	92
Ryedale	148
Scarborough	462
Selby	272

Table 1.2 shows the annual minimum housing requirement by each Local Plan Area as well as the source of how the requirement has been derived, i.e. from an adopted Local Plan or utilising the standard method for assessing local housing need. Paragraph 77 of the NPPF states “local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide (...) a minimum of five years’ worth of housing,” and continues “the supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old”, further confirmed within Footnote 42 that it “should be calculated using the standard method set out in national planning guidance.”

Local Plan Area	Minimum Annual Housing Requirement	
Craven	230	Local Plan (adopted November 2019) requirement
Hambleton	315	Local Plan (adopted February 2022) requirement
Harrogate	637	Local Plan (adopted March 2020) requirement
Richmondshire	115	See Page 45
Ryedale	186	Standard Method (Local Plan adopted September 2013 so more than 5 years old) ¹
Scarborough	175	Standard Method (Local Plan adopted July 2017 so more than 5 years old)
Selby	319	Standard Method (Local Plan adopted October 2013 so more than 5 years old)

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

Local Plan Area	Five Year Requirement	Five Year Supply	No. of Years Supply
Craven	1497	1683	5.6
Hambleton	1655	2690	8.5
Harrogate	2636	3882	7.35
Richmondshire	575	950	8.26

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

Ryedale	930²	1169	6.29
Scarborough	919	3068	16.8
Selby	1276³	1549	4.9

Table 1.4 shows the delivery of affordable dwellings by each Local Plan Area in 2023/24.

Local Plan Area	Affordable Dwellings
Craven	69
Hambleton	201
Harrogate	403
Richmondshire	22
Ryedale	4
Scarborough	77
Selby	78

Table 1.5 shows the net total floorspace (m2) of employment land delivered by each Local Plan Area in 2023/24.

Local Plan Area	Net Additional Employment Floorspace (m2)
Craven	1751
Hambleton	6151
Harrogate	116
Richmondshire	N/A
Ryedale	5050
Scarborough	4402

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

³ Based on Four Year Requirement – refer to Selby section for further information.

Selby	17543
--------------	--------------

Craven Local Plan Area

Trends

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

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

Table 2.1 below shows housing delivery over the Local Plan period to date. Over the 12 years period 1st April 2012 to 31st March 2024, a total of 2,484 net additional dwellings have been provided in the Craven Local Plan Area, an average of 207 dwellings per annum. This is below the Local Plan housing target. However, the Local Plan housing target has been met or exceeded every year since 2016, with the exception of 2020/21 (when housing building in Craven was impacted negatively by the national lockdown during the COVID 19 pandemic).

Monitoring Year	Net Additional Dwellings	Average annual net
2012/2013	116	207
2013/2014	38	207
2014/2015	131	207
2015/2016	187	207
2016/2017	230	207
2017/2018	226	207
2018/2019	238	207
2019/2020	284	207

2020/2021	166	207
2021/2022	265	207
2022/2023	263	207
2023/2024	340	207
TOTAL	2,484	

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

Completions/Demolitions

During the year 2023/24, a gross total of 248 dwellings were completed in the former Craven District, consisting of:

- 93 dwellings from conversions (including changes of use)
- 255 new build dwellings.

This was offset by:

- 7 dwellings already existing prior to being converted or sub-divided to extra residential units;
- 1 dwelling which was demolished.

This gave a net increase in dwellings from April 2023 to March 2024 of 340 dwellings.

Windfall

During the year 2023/24, of the 348 (gross) completions in the Craven Local Plan area, 200 were on windfall sites (57.5% of the total) and 148 were on sites allocated for residential development in the Craven Local Plan (42.5% of the total).

The 148 completions on allocated sites were delivered on three separate sites, listed below. Construction work is still underway on two of these sites, with development likely to be completed by the end of the current financial year (2024/25). The total number of dwellings granted permission on each site is shown below.

- *Aldersley Avenue, Skipton (ref SK013). 98 dwellings granted consent, 15 dwellings completed by 31st March 2023, 67 dwellings completed by 31st March 2024. 16 dwellings under construction;*
- *Land at Hawbank Field, Skipton (ref SK088). 137 dwellings granted consent, 30 dwellings completed by 31st March 2023, 36 dwellings completed by 31st March 2024. 71 dwellings under construction;*

- *Land to the south of Burnside Crescent, Skipton (ref SK094). 109 dwellings granted consent, 64 dwellings completed by 31st March 2023, 45 dwellings completed by March 2024. Site fully developed.*

Greenfield/Brownfield Split

Of the 348 gross completions (April 2023 to March 2024), the majority (267 dwellings or 76.7% of the total) were delivered on greenfield sites. The remaining 81 were built on previously developed (brownfield) land (23.3% of the total).

Proportionally, this is similar to 2022/23, when 77.8% of the 275 gross completions were delivered on greenfield sites.

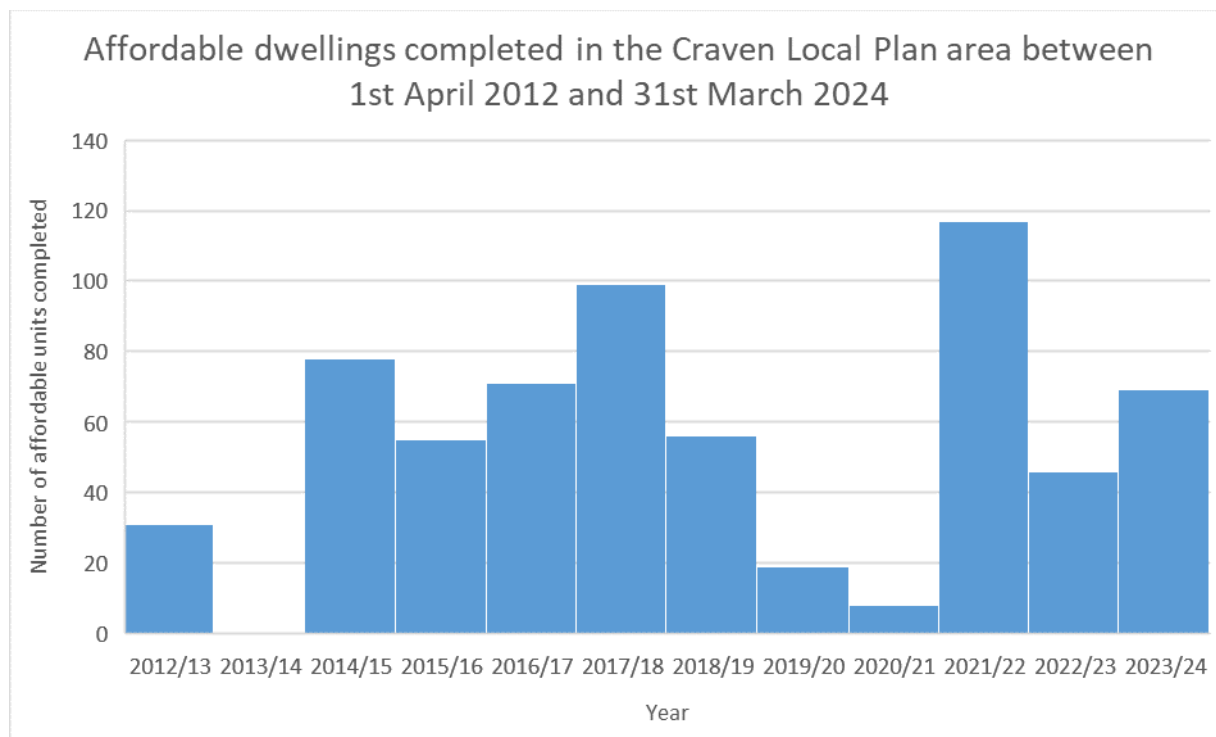
Over recent years Craven has managed to deliver a relatively high proportion of new development on previously developed land. However, the majority of sites allocated for residential development in the 2019 Craven Local Plan are greenfield, and there are very few brownfield sites which remain available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

Affordable Housing

Over 2023/24, there were a total of 69 affordable houses completed on the following sites (*N.B. These figures do not represent the total affordable housing element of each of these schemes, only the number of affordable houses which were completed on the site over the 2023/24 period*):

- *Land off Shires Lane, Embsay – 6 units;*
- *Land off the A65, Kendal Road, Hellifield – 23 units;*
- *Aldersley Avenue, Skipton – 15 units;*
- *Land at Hawbank Field, Skipton – 6 units;*
- *Land to the south of Burnside Crescent, Skipton – 19 units.*

Since the beginning of the Craven Local Plan period in 2012, a total of 649 affordable houses have been delivered, which equates to 24.43% of the overall gross housing delivery. Graph 2.1 below shows longer term delivery of affordable units in the Craven Local Plan area.



These figures only include affordable houses delivered through the planning system and not those secured through other mechanisms. Additional affordable units may have been delivered by the Craven Strategic Housing Team, for example by bringing empty properties back into use. These are not as a result of planning negotiation and are above and beyond the policy requirement.

Size and Type of Dwellings

Craven Local Plan policy SP3: Housing Mix and Density, sets out the recommended housing mix which developers should seek to achieve on site to meet the local demand identified in the Strategic Housing Market Assessment (SHMA). The figures below show the size and type of dwellings completed over 2023/24 (gross).

Breakdown by dwelling type:

Detached	Semi-detached	Terraced	Flat
118	129	32	69

Table 2.2 Breakdown by dwelling type for Craven Local Plan Area 2023/24

Breakdown of dwelling size by number of bedrooms:

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (2023-24)
1	12	66	78	22.4
2	73	1	74	21.3
3	82	2	84	24.1
4+	112	0	112	32.2
Total	279	69	348	
Percent	80.2	19.8		

Table 2.3 Breakdown of dwelling size for Craven Local Plan Area 2023/24

Completions in 2023/24 provided a higher number of larger 3 and 4 bed properties than 1 and 2 bed properties, and more detached and semi-detached houses than terraced houses or flats. The number of 4 bedroomed properties provided is higher than that recommended by the 2017 Craven Strategic Housing Market Assessment (which is the requirement of Local Plan policy SP3), and the number of 3 bedroomed properties completed is below the recommendation.

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

Breakdown by dwelling type:

Detached	Semi-detached	Terraced	Flat
801	566	391	899
30.15%	21.30%	14.72%	33.84%

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

Breakdown of dwelling size by number of bedrooms:

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (Since 2012/13)
1	72	456	528	19.9

2	383	407	790	29.7
3	647	34	681	25.6
4+	656	2	658	24.8
Total	1758	899	2657	
Percent	66.2	31.2		

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

Over the 11-year period 1st April 2012 to 31st March 2024, the majority of houses completed have been 2 bedroomed properties, making up 29.7% of gross total completions. However, as Table 2.5 shows, there is not a huge difference in the proportion of 2, 3 and 4 plus bedroomed dwellings completed.

There has been a higher provision of houses than flats (66.2% of total completions were houses compared to 31.2% flats), but when comparing individual dwelling types, flats form the highest percentage of dwelling type delivered, at 33.84% of the gross total completions.

Grants of Planning Permission

An additional 169 new dwellings (gross) were granted consent between 1st April 2023 and 31st March 2024. This includes both full and outline consents for new build properties, conversions and changes of use.

A number of permissions expired during this period. These lapsed planning consents had the potential to deliver 12 new dwellings.

Availability

At 1st April 2024, there were a total of 928 dwellings with planning permission. Of these potential dwellings, 711 are new build properties and 217 (gross) would be provided from conversions/changes of use.

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

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

A SHELAA for the Craven District Council Local Plan area was first completed in 2008. The methodology was updated in 2020, and updates to the SHELAA trajectory are

published annually. The most recent update was published in October 2023, and can be viewed on the Council’s website at [Strategic housing and economic land availability assessment | North Yorkshire Council](#). The SHELAA 2023 update uses the Craven Local Plan housing target as a basis for calculating housing supply. This trajectory is different to the one included in the Authority Monitoring Report and used to show the Council’s five-year housing land supply, as it includes all sites which are considered to be available for housing development, regardless of planning status or other policy constraints.

Housing Land Supply

The Council publishes a detailed Housing Trajectory and methodology to demonstrate a five-year housing supply against the requirement of the Craven Local Plan in October every year. A summary of the position at 1st April 2024 is given below.

The Five-Year Requirement:

The housing requirement is calculated based on the Craven Local Plan policy target of 230 net additional dwellings per annum, or 1,150 dwellings for the five-year period. The shortfall in delivery since the beginning of the Local Plan period is added to this. In the Craven Local Plan area there was a shortfall of 276 dwellings over the 12-year period 1st April 2012 and 31st March 2024, which takes the five-year housing requirement to 1,426 dwellings.

The NPPF (paragraph 74) also requires local authorities to identify a 5% buffer to the housing requirement, to ensure choice and competition in the housing market. A 5% buffer equates to 71.3 additional dwellings. This makes the total five-year housing land requirement for Craven **1,497 dwellings**, or 299 dwellings per year for the period 1st April 2024 to 31st March 2029.

The Five-Year Supply

The table below shows the supply of sites in the Craven Local Plan area, which are considered to be deliverable within the five-year period 1st April 2024 to 31st March 2029. These sites come from various sources which meet the definition of a deliverable site given in Annexe 2 of the NPPF. The sites will be included in the 2024 Craven Local Plan Housing Trajectory:

Source of supply	Number of Dwellings
All sites that do not involve major development and have planning permission or residential prior approval (outline or detailed)	385
All sites with detailed planning permission or residential prior approval for major development	396
Sites with outline permission for major development, where evidence that homes will be built within 5 years has been provided	37

Residential sites allocated in the Craven Local Plan (which do not have planning permission), where evidence that homes will be built within 5 years has been provided	727
Sites for communal C2 residential accommodation (number of bedrooms provided converted to an equivalent number of dwellings)	0
Sites where there is a resolution to grant permission (subject to the signing of a legal agreement), where evidence that homes will be built within 5 years has been provided.	138
Total Supply	1,683

Table 2.6 Source of Supply for Craven Local Plan Area

At 1st April 2024, the identified housing requirement for the Craven Local Plan area is 1,497 dwellings, and the identified supply is 1,683 dwellings. This shows that the Council can demonstrate a five-year land supply.

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

Five Year Land Supply Calculation			
a	Adopted Craven Local Plan (Nov 2019) Housing Requirement in Policy SP1 1 April 2012 to 31 March 2032 (20 year period)		4,600
b	Average annual housing requirement 1 April 2012 to 31 March 2023	$a / 20 \text{ years}$	230
c	5 year housing requirement	$b \times 5$	1,150
d	Total net completions 1 April 2012 to 31 March 2024 (12 years)		2,484
e	Net average annual completions 1 April 2012 to 31 March 2024	$d / 12 \text{ years}$	207
f	Shortfall 1 April 2012 to 31 March 2024	$(b - e) \times 12$	276
g	5 year housing supply requirement 1 April 2024 – 31 March 2029	$c + f$	1,426
h	Five percent buffer	$g \times 0.05$	71
i	Total five year requirement 1 April 2024 – 31 March 2029 including five percent buffer	$g + h$	1,497
J	Average annual housing requirement 1 April 2024 to 31 March 2029	$i / 5$	299
k	Estimated supply over five year period	(see Table 2.6)	1,683
l	Five year land supply as a percentage of requirement including five percent buffer	$(k / i) \times 100$	112%
m	Five year land supply expressed in years	k / j	5.6 years

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

Employment Land

A net total of 1,751 m² employment floorspace was completed in the Craven Local Plan area over 2023/24. Of this, the majority (1,230 m²) was for B8 storage use, followed by E(i) (formerly B1a) office use (see table 2.8 below).

Employment Use Class	Net Additional Floorspace (m ²) 2023/24
B1 Category A (E(i)) Offices	349
B1 Category B (E(ii)) Research and Development	0
B1 Category C (E(iii)) Light Industry	172
B2 General Industry	0
B8 Storage	1230
Mixed B2/B8	0
TOTAL	1751

Table 2.8 Employment Land Delivered in 2023/24 for Craven Local Plan Area

Available Employment Land

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

Policy Ref.	Site Ref.	Site Address	Approx. Area (Ha) Allocated	Development on site since Nov 2019
SP5	SK049	Land east of Skipton bypass, Skipton	6	None. 6 ha remain available.
SP5	SK113	Land south of Skipton Auction Mart, Skipton	3	None. 3 ha remain available.
SP5	SK135	Skipton Rock Quarry, Skipton	1.1	None. 1.1 ha remain available.
Skipton Total			10.1	10.1 ha remain available
SP6	SG064	Land south of Runley Bridge Farm and west of B6480, Settle	4.3 ha allocated.	Entire site has reserved matters

			Minimum 2.6 ha for employment use	planning consent (unimplemented). 2.6 ha remain available.
Settle Total			4.3	4.3 ha remain available
SP9	IN022 and IN035	Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane (extensions to existing employment area), Ingleton	2.9	None. 2.9 ha remain available.
Ingleton Total			2.9	2.9 ha remain available
SP11	CN006	Station Works, north of Cononley Lane, Cononley	0.15	Site fully developed
Cononley Total			0.15	0 ha available
Total allocated employment land still available for development at 31st March 2024			17.3 ha	

Table 2.9 Available Allocated Employment Land for Craven Local Plan Area

At 1st April 2024 there was potential to deliver an additional gross 52,462 m² (5.2 ha) of employment floorspace on sites with outstanding planning consents. Table 2.10 below shows the breakdown of available employment space by use class.

Employment Use Class	Potential from sites with planning consent (m²)
B1 (No specific category)	193
B1 Category A (E(i)) Offices	2386
B1 Category B (E(ii)) Research and Development	1530
B1 Category C (E(iii)) Light Industry	996
B2 General Industry	3751
B8 Storage	4713
Mixed B2/B8	38893
TOTAL	52462

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

Hambleton Local Plan Area

Trends

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

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

This was assessed as 315 dwellings per annum between 2014 and 2036 giving a total requirement of 6,930 dwellings. Delivery since 2014 has been consistently above target. Over the nine years, from the start of the plan period, 5,053 net completions have been built against a requirement for 3,150 dwellings. This is 62% above target. As at 1st April 2024, nearly three quarters (72.9%) of the required dwellings under the Local Plan have been delivered.

The yearly average completions stand at 505 per annum.

Completions/Demolitions

During the year 2023/24, a gross total of 609 dwellings were completed in the Local Plan area, consisting of:

- 46 dwellings from conversions
- 563 new build dwellings.

This was offset by:

- 5 dwellings which were demolished.

This gave a net increase in dwellings from April 2023 to March 2024 of 604 dwellings.

Windfall

The table below indicates completions by their source for 2023/2024:

Source	Number Built in 2023/24
Local Plan Allocations	97
Former LDF Sites	234

Windfall	278
TOTAL	609

Progress on Local Plan Allocated Sites

There are 17 allocated sites with a potential capacity of 1,748 dwellings. The total capacity of Local Plan sites will vary over time, as sites obtain permission, the envisaged numbers at the time of allocation will be replaced with actual permitted plots.

During the year there were 97 completions across three sites:

Site Ref.	Site Name	Number Built in 2023/24
AIB1	“Beaumont Gate”, Northeast of Ashgrove, Aiskew	4
AIB2	South of Lyngarth Farm, Bedale	26
EAS1	Northeast of Easingwold Community Primary School Easingwold	18
TOTAL		93

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

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

Former Local Development Framework (LDF) Allocated Sites

Completions came from seven sites:

Site Ref.	Site Name	Number Built in 2023/24
BH5	Wilberts Farm, Sandhill Lane, Aiskew	39
BM3	Station Yard, West Tanfield	2
EH4	Former Garage, Main Street, Shipton	10
NM5B & D	North Northallerton	95

NM5C	"Middlethorpe Rise", Stokesley Road Northallerton	3
TM2	Sowerby Gateway	85
TOTAL		234

Ordinary Windfalls

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 2023/24
"Hambleton Chase", Easingwold	16
"Woodlands Walk", Tanton Road, Stokesley	24
Station Road, Pickhill	14
Land To of The North Of Saxty Way Sowerby	47
"Milburn Grange" Land Off Topcliffe Road Sowerby North Yorkshire	43
Former Dispol Site, Station Road, Thirsk	10
TOTAL	154

Greenfield/Brownfield Split

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

Greenfield / Brownfield Completions 2014 - 2024

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	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%

Affordable Housing

During the year, there were a total of 201 affordable housing completions, that is, 33.0% of all completions. All of 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

*These schemes are 100% affordable

During the Local Plan period, since 2014, a total of 1,258 affordable units have been delivered, averaging 126 dwellings per year against a local plan target of 55 affordable dwellings per year. Affordable homes account for 24.7% of the overall housing delivery. Graph 3 in Appendix A shows the delivery of affordable units during the Local Plan period.

The rate of affordable completions has increased over the plan period, for the period 2014 – 2019 there were 560 completions, over the next five years (2019 to 2024), 698 affordable dwellings have been completed.

Size and Type of Dwellings

Information is gathered on the numbers of bedrooms and the size and type of dwellings completed. Completions during the period April 2023 to March 2024, has consisted of the following types of dwellings:

Breakdown by dwelling type 2023/2024:

Bungalow	Detached	Semi-detached	Terraced	Flat
64	208	209	103	25
10.5%	34.2%	34.3%	16.9%	4.1%

Breakdown by dwelling type since 2014:

Bungalow	Detached	Semi-detached	Terraced	Flat
342	1989	1498	753	520
6.7%	39.0%	29.4%	14.8%	10.2%

Looking at bedroom size & house type delivery since 2014, the start of the Hambleton Local Plan period, the largest category of properties built were detached homes with 39% of all completions, followed by Semi-detached homes at 29.4% accounting for just over two thirds of completions (68.4%). Terraced completions and flats have similar proportions at 14.2% and 10.2% respectively. The smallest contribution by house type is bungalows which account for just 6.7% of the new additions to the housing stock.

In 2023/24, detached and semi-properties have remained at the 10-year average of around 68%. The proportion of bungalows and terraced completions were above the 10-year average, with terrace completions higher at 16.9% compared to the 10-year average of

14.8%, 64 bungalow completions accounted for 10.5% of 2023/24's completions compared to the Local Plan average of 6.7%.

Breakdown of dwelling size by number of bedrooms 2023/2024

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (2023-24)
1	7	11	18	3.0%
2	184	14	198	32.5%
3	261	0	261	42.9%
4 & Over	132	0	132	21.7%
Total	584	25	609	100.0%
Percent	95.9%	4.1%		

Breakdown of dwelling size by number of bedrooms since 2014:

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (Since 2014/15)
1	50	213	263	5.2%
2	1261	300	1561	30.6%
3	1798	5	1803	35.3%
4 & Over	1473	2	1475	28.9%
Total	4582	520	5102	100.0%
%	89.8%	10.2%		

The Housing & Economic Needs Assessment (HEDNA) prepared for the Hambleton Local Plan highlighted the need for smaller properties. Over the plan period the percentage of 2 & 3 bed completions stood at around 66%, in 2023/24 these property types accounted for just over 75% of homes built in the year.

The proportion of larger home completions, that is houses with 4 bedrooms & over, from 2014 accounted for nearly 29% of all completions, during 2023/24 the percentage was 21.7%.

The numbers and percentage of single bed properties remains very low. Over the plan period they accounted for just 5.2% of completions, during the 2023/24 this was just 3.0% of the 609 homes built.

Grants of Planning Permission

In total, 1022 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	96.2%
Conversions / Change of Use	39	3.8%
TOTAL	1022	100.0%

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	91.4%
Conversions / Change of Use	602	8.6%
TOTAL	6,977	100.0%

Non-implementation rates are very low in the Hambleton Local Plan area averaging about 4%, there were just 26 dwelling units on planning applications that have lapsed during 2023/2024.

Housing Land Supply

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)*

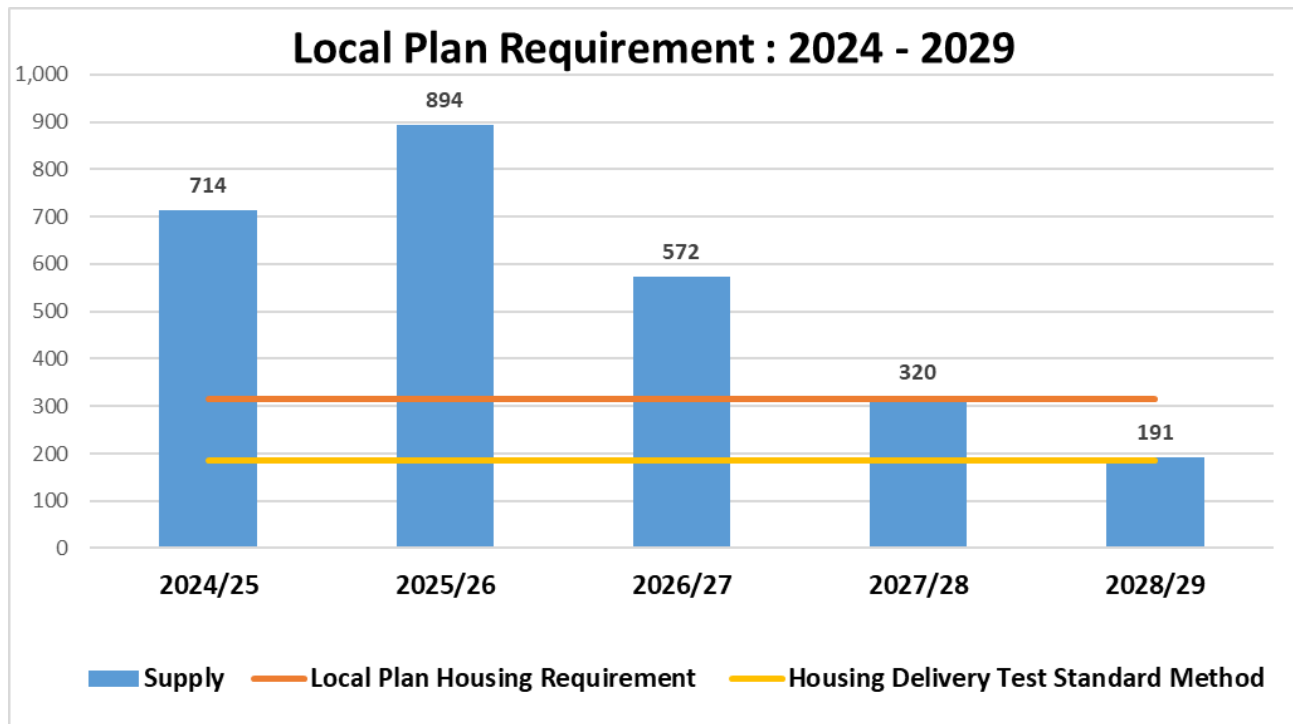
removed need for the 5% & 10% buffer, therefore, the annual requirement reverts to 315 per year giving 1,575 dwellings over five years.

- For windfall completions, a 10% non-implementation rate for small sites has been adopted.

Local Plan Requirement without a 5% Buffer

New Local Plan Sites, Former LDF Allocated Sites and Windfall Permissions – March 2024

	Year		Annual Supply				Supply	Local Plan Requirement with 5% 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	1,035
	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				



The table above shows housing delivery is forecast to exceed the Local Plan requirement by 1,035 dwellings in the next five years to 2029.

- The requirement for the next five years is 1,575 dwellings (315 per year) plus a 5% buffer which gives 1,655 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 331 per year, this is 8.1 years supply.

Employment Land

Total Amount of Additional Employment Floorspace (m²)

Use Class	2023/24
A3, A4, A5	389.53
B1	60
B1c - Light Industry	185
B2 - General Industry	929
B8 - storage	1,000
Mixed Use	3,043
D - Community Use	28
E	516
Totals	6,151

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

During the year, new permissions saw the amount of available land reduce by around 11ha on the local plan allocated employment sites. Of note, was the full permissions granted for NOR2 in Northallerton and DAL1 the former Dalton Old Airfield.

Available Land from Planning Permissions – 2023/24

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

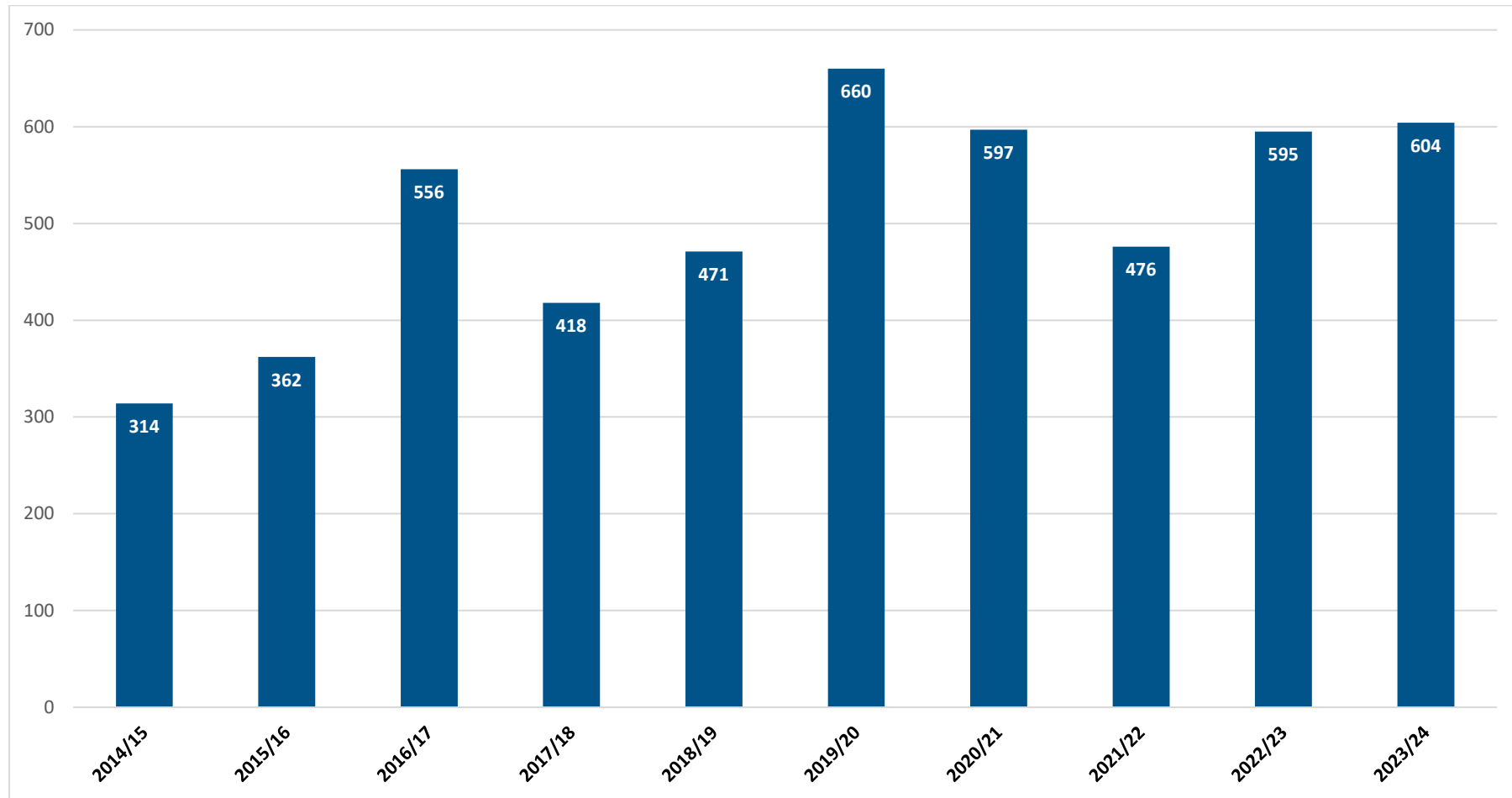
Hambleton Local Plan Area Appendices

Completions: 2014 - 2024																	
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	515	53	359	210	569	12	556	1232	315	945	253	589	661	36.8%	172	30.3%
YR4	2017/18	345	73	201	217	418	0	418	1650	315	1260	103	790	878	51.9%	74	17.7%
YR5	2018/19	431	42	367	106	473	2	471	2121	315	1575	158	1157	984	22.4%	91	19.2%
YR6	2019/20	629	37	580	86	666	6	660	2781	315	1890	351	1737	1070	12.9%	205	30.8%
YR7	2020/21	568	35	448	155	603	6	597	3378	315	2205	288	2185	1225	25.7%	112	18.6%
YR8	2021/22	446	34	347	133	480	4	476	3854	315	2520	165	2532	1358	27.7%	54	11.3%
YR9	2022/23	580	22	498	104	602	7	595	4449	315	2835	280	3025	1458	17.2%	126	21.0%
YR10	2023/24	563	46	491	118	609	5	604	5053	315	3150	289	3521	1581	19.4%	201	33.0%
	TOTAL	4701	401	3521	1581	5102	48					1938				1258	

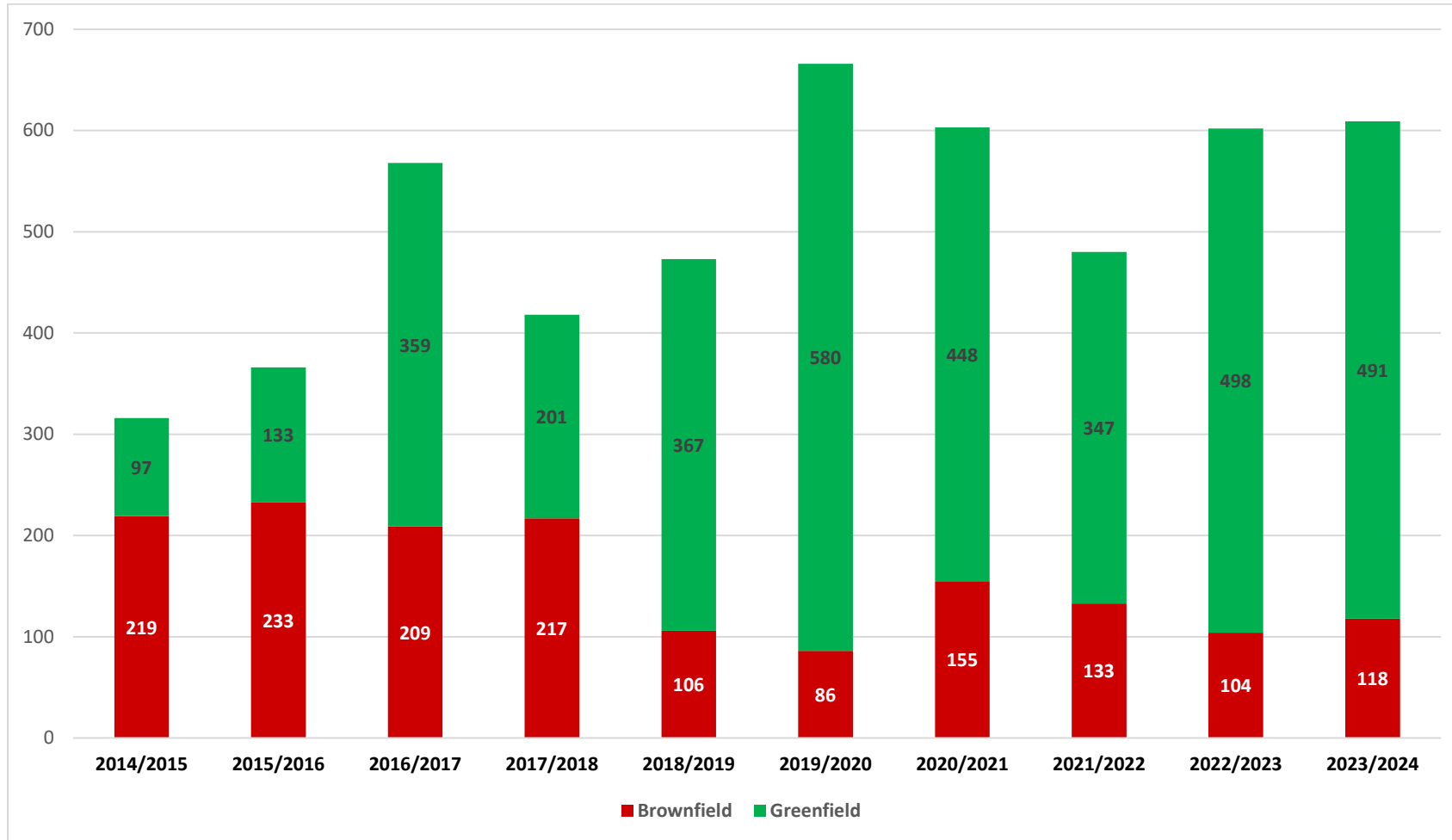
Total Affordable Units (2014 to date) =	1258
Affordable Percentage (2014 to date) =	24.7%
Brownfield Percentage (2014 to date) =	31.0%

Graph 1 : Net Completions: 2014 - 2024

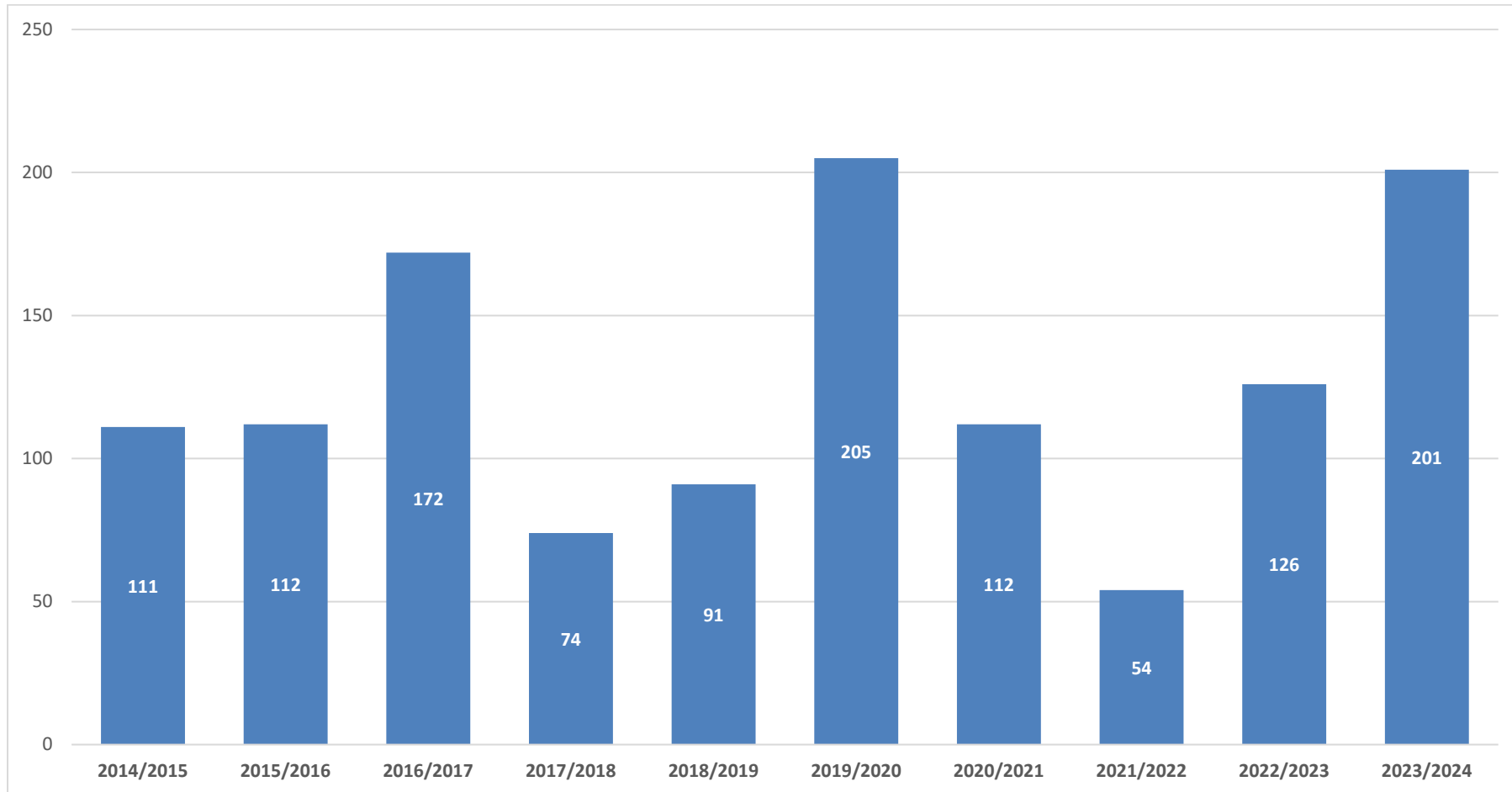
Annual Housing and Employment Land Report 2023-24



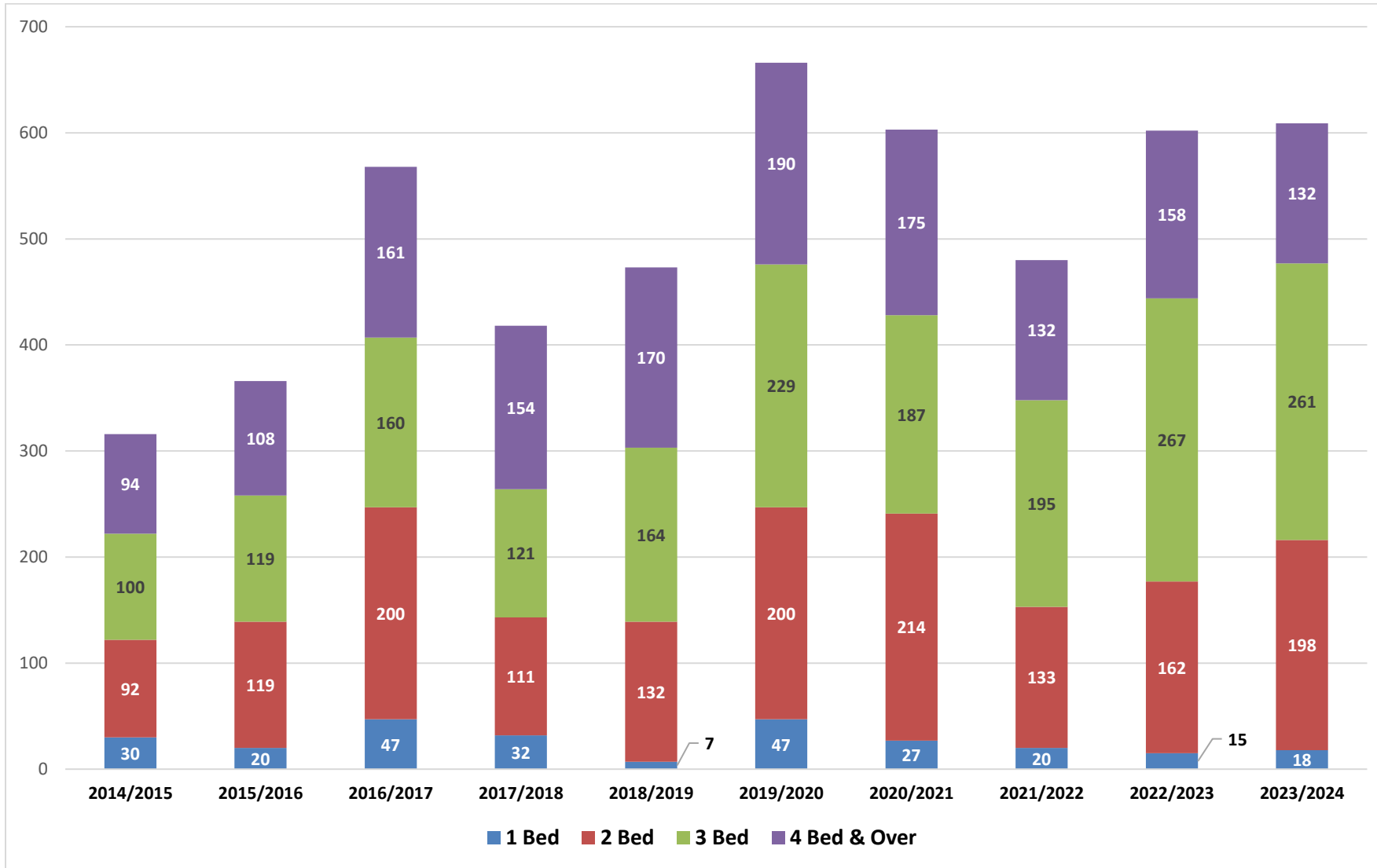
Graph 2 : Brownfield/Greenfield Completions : 2023/2024



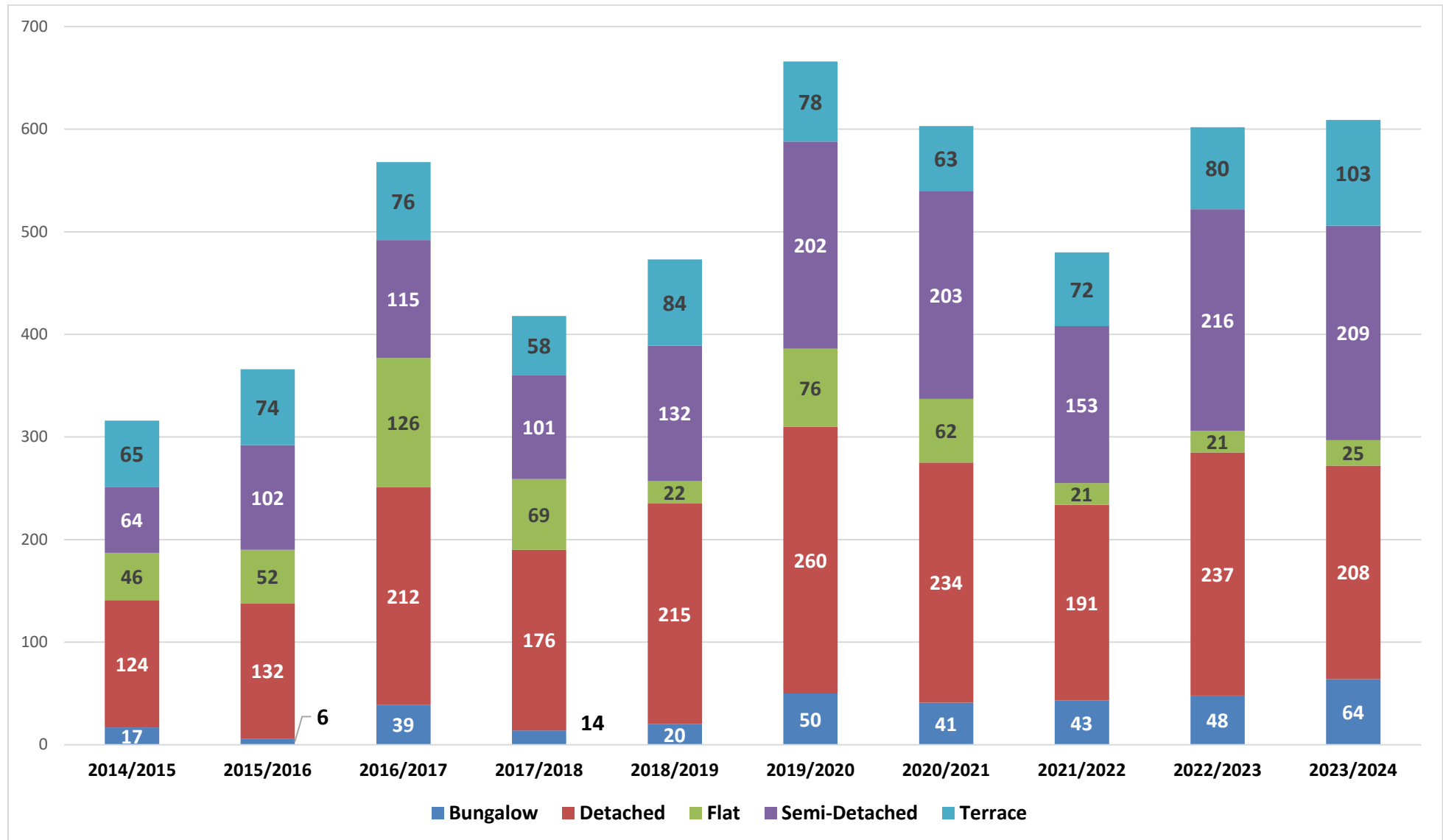
Graph 3 : Affordable Completions : 2014 – 2024



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



Graph 5 : Completions by House Type : 2014 - 2024



Harrogate Local Plan Area

Trends

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

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

Completions/Demolitions

During the year 2023/24, a gross total of 1093 dwellings were completed in the Harrogate area, consisting of:

- 1033 from new builds;
- 51 from a change of use; and
- 9 from conversions.

This was offset by the loss of 17 dwellings, consisting of:

- 6 losses due to demolition;
- 3 losses due to change of use; and
- 8 losses due to conversion.

This gave a net increase in dwellings from April 2023 to March 2024 of 1076 dwellings.

Delivery of 1076 net additional dwellings satisfies the minimum annual requirement of 637 set out in the local plan.

Graph 1 in the Harrogate Local Plan Area Appendices shows housing delivery in each year from the beginning of the plan period in 2014. It shows that while delivery in 2023/24 was marginally lower than the previous year, the trend of delivery rates well above the annual minimum, seen across several years, has been maintained.

Graph 2 in the Harrogate Local Plan Area Appendices shows cumulative housing delivery from the beginning of the plan period. It shows that a shortfall in delivery developed in the early years when the local plan was being prepared and previous local plan allocations had been built out.

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

The shortfall reached its peak in 2017/18 but then began to reduce as delivery rates increased above minimum levels and was eliminated in 2021/22. In early 2022, following elimination of the shortfall, an updated action plan aimed at sustaining healthy housing delivery rates across the area was agreed. Since 2022 delivery has continued at rates above the minimum level.

Following activity in 2023/24 the delivery of new housing is 1207 units ahead of the local plan trajectory. This provides a useful contingency, helping to ensure that local plan housing requirements can continue to be met in the event that developers reduce the supply of new homes due to a deteriorating economic outlook or other wider factors.

Windfall

318 of the 1093 new dwellings completed in 2023/24 were delivered on windfall sites, which equates to 29.1% of the gross new dwellings in the period. Windfall sites are sites not specifically identified in the local plan.

The remaining 775 new dwellings (70.9%) were delivered on the following local plan allocated sites or local plan commitment sites:

- H6: BT Training Centre, St George's Drive, Harrogate – 2 dwellings;
- H22: Land at Granby Farm, Harrogate – 66 dwellings;
- H23: Land north of Kingsley Farm, Harrogate - 26 dwellings;
- H46: Land at Otley Road, Harrogate - 13 dwellings;
- H47: Kingsley Farm, Harrogate - 3 dwellings;
- H48: Land adjacent to Kingsley Farm, Harrogate - 26 dwellings;
- H50: Land at Penny Pot Lane, Harrogate - 48 dwellings;
- H70: Land east of Whinney Lane, Harrogate - 32 dwellings;
- H72: North of Skipton Road Phase 1 - 39 dwellings;
- K22: Land at Orchard Close, Knaresborough - 29 dwellings;
- K23: Land north of Bar Lane and east of Boroughbridge Road, Knaresborough - 12 dwellings;
- K31: Manse Farm, Knaresborough - 93 dwellings;
- K37: Land at Boroughbridge Road, Knaresborough - 66 dwellings;
- K41: The Paddocks, Cass Lane – 1 pitch
- R11: Former Doublegates Quarry, Ripon - 14 dwellings;
- B4: Land north of Aldborough Gate, Boroughbridge - 58 dwellings;
- B12: Land at Stumps Cross, Boroughbridge - 84 dwellings;
- B17: Land off Leeming Lane, Boroughbridge - 17 dwellings;
- BW9: Land to the south of Clint Bank, Birstwith – 1 dwelling;
- BW11: West House Farm, Birstwith - 7 dwellings;
- DR1: Land at Stumps Lane, Darley – 1 dwelling;

- GB4: Land adjacent to cricket ground, Goldsborough - 24 dwellings;
- KL2: Land adjoining Grainbeck Manor, Killinghall – 1 dwelling;
- KL12: Land at Crofters Green, Killinghall - 23 dwellings;
- KL13: Former cricket club and adjoining land, Killinghall - 29 dwellings;
- MG8: Yew Tree Farm, (smaller site), Marton cum Grafton - 8 dwellings;
- PN15: Pannal Business Park, Pannal - 4 dwellings;
- TW3: Church Farm, Tockwith - 8 dwellings;
- TW7: Southfield Lane, Tockwith - 40 dwellings.

Greenfield/Brownfield Split

114 of the gross completions (1093) in 2023/24 were delivered on brownfield land, which equates to 10.4%. Brownfield land is land that meets the definition within the National Planning Policy Framework (NPPF) (2023). The remaining 979 dwellings (89.6%) were delivered on green field land.

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

Since the beginning of the plan period, the proportion of new dwellings delivered on brownfield land has been steadily reducing reflecting the fact that significant green field development has been expected to occur, however, the total number of brownfield homes delivered each year has only reduced slightly as brownfield sites continue to come forward.

However, in 2023/24 the proportion of new dwellings delivered on brownfield land has reduced sharply, being a little less than half of that the previous year (approx. 23%). At the same time, it is noted that a greater proportion of dwellings delivered this year are on local plan sites. It is, therefore, considered that reduced brownfield delivery in 2023/24 is reflective of the local plan approach to allocations rather than a lack of policy support for brownfield development.

Affordable Housing

403 of the gross new house completions in 2023/24 were affordable homes, which equates to 36.9%. An affordable home is one that meets the definition within the NPPF (2023). The remaining 690 dwellings (63.1%) were market homes.

Graph 3 in the Harrogate Local Plan Area Appendices shows the delivery of new dwellings secured as affordable housing from the beginning of the plan period. It shows that in 2023/24 not only have the high rates of affordable delivery seen since 2019/20 been

maintained but that, with 403 units delivered, this year has seen the highest rate of delivery since the start of the plan period, more than 30% greater than the previous year (300 units). In addition, Table 1 in the Harrogate Local Plan Area Appendices shows that at 36.9% the proportion of new homes delivered as affordable homes is at its highest level to date, exceeding the previous highest of 31.5% (2019/20). A total of 2054 new homes have been delivered as affordable units since the start of the plan period.

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

Size and Type of Dwellings

Information is gathered on the size and type of dwellings completed. In 2023/24 the following new dwellings were completed:

Bedrooms	House/ Bungalow	Flat/ Maisonette/ Apartment	Caravan/ Houseboat	Total	Percentage of total completions (2023-24)
1	59	18	0	77	7.0
2	320	30	0	350	32.0
3	358	2	0	360	32.9
4+	301	2	0	303	27.7
Unknown	0	0	3	3	0.3
Total	1038	52	3	1093	
Percent	95.0	4.7	0.3		

In 2023/24 around 72% of the new homes delivered were smaller units (one, two and three beds), almost 65% of all units were two or three bed roomed properties and more three bed homes were delivered in this period than any other size category. This is consistent with the local plan approach and the council's Housing and Economic Development Needs Assessment (HEDNA), which identifies that new home provision should focus on smaller units particularly two and three bed homes.

1038 of the 1093 new dwellings completed in 2023/24 were houses or bungalows, 52 were flats and three were permanent residential caravans or houseboat moorings. This equates to around 95% of all new dwellings in the period being delivered as houses or bungalows, which continues the recent trend of recent years of a slight increase in the proportion of houses/bungalows.

Grants of Planning Permission

An additional 1594 dwellings (net) were granted permission during the period April 2023 to March 2024. 11 of these permissions were granted on sites of 10 dwelling or more. 143 were granted on small sites. 7 dwellings received Prior notification approval during this time period.

Availability

There are now a total of 3750 dwellings with planning permission. This consists of 2378 dwellings on large sites and 1072 on small sites.

The local plan, adopted March 2020, includes a range of housing allocations. Some of the allocated sites have planning consent and others do not yet have consent. The supply of 3750 houses through permissions as set out above, includes a mixture of sites which are allocated within the local plan, sites which were already committed at the time that the local plan was adopted and windfall sites. Allocated sites which do not yet have planning consent are not counted towards the current 5YHLS land supply figure but will form part of the supply over the plan period as they come forward.

Housing Land Supply

The five year housing land supply is outlined below:

Requirement (1 April 2024 – 31 March 2029)	Dwellings
Local Plan target for delivery from 1 April 2014 to 31 March 2024 (637 x 10)	6370
Completions to date (net)	7577
Shortfall to date (net)	-1207
Total Remaining Requirement (Remaining Plan period 1 April 2024 – 31 March 2035 at 637 per year)	7007

Total Remaining Requirement (Remaining Plan period 1 April 2024 – 31 March 2035 at 637 per year) minus oversupply	5800
Local Plan Annual Target for Requirement (Remaining Plan period 1 April 2024 – 31 March 2035)	527
Local Plan target for delivery from 1 April 2024 – 31 March 2028 (527 x 5)	2636
Buffer (5%)	0
Total 5 year requirement plus shortfall plus buffer	2636
Annual requirement (adjusted to reflect shortfall)	527
Supply Deliverable in 5 years	
Large sites with planning permission (10+ dwellings)	2498
Small sites with planning permission (1 to 9 dwellings)	1072
Prior notifications (discounted by 10%)	118
Windfall allowance	194
Total supply	3882
Number of Years Supply (Total supply divided by adjusted annual requirement)	7.37 years

Employment Land

Total Amount of Net Additional Employment Floorspace Delivered (m2)

	Delivery in 2023/24	Cumulative delivery from start of plan period (1 Apr 2014 to 31 Mar 2024)
B1 Category A [E.g.i]	-2,037	-11,776
B1 Category B [E.g.ii]	0	0
B1 Category C [E.g.iii]	223	-5102
B1 Other or not-specified category	-1,835	-7,029
B2	-275	6,553
B8	-667	116,773
Mixed employment use involving B1, B2 and/or B8 uses (or equivalents)	4,707	33,710
Total	116	133,089

Local Plan Sites

Local plan policy DM2 identifies seven sites (six allocations and one committed site) for employment development. Alongside, policy DM3 identifies nine sites (five allocations and four committed sites) for mixed housing and employment development.

Local Plan Policy	Site	2023/24 Update
DM2	H16: Playing fields, Harrogate College	Not permitted *
DM2	H28: Land at Wetherby Road, Harrogate	Not permitted
DM2	MB3: Land south of Barker Business Park, Melmerby	9 Fully permitted schemes across the site- most fully implemented, others underway
DM2	MB6: Land to the north of Barker Business Park, Melmerby	Not permitted- application pending for maintenance facility on part of site.
DM2	MB8: Land west of Barker Business Park, (larger site), Melmerby	Not permitted
DM2	PN18: Employment site south of Almsford Bridge, Pannal	Not permitted
DM2	FX4: Strategic Employment site to the south of the A59, Flaxby Green Park	4 Fully permitted schemes across the site- delivery underway
DM3	H37: Land at Station Parade, Harrogate	Not permitted
DM3	H51: Land east of Lady Lane, Harrogate	Not permitted- outline application for 1.92ha employment land under consideration.
DM3	H63: Dragon Road car park, Harrogate	Not permitted
DM3	K17: Former Cattle Market, Knaresborough	Not permitted- application for industrial unit on part of site withdrawn May 2024.
DM3	R25: Claro Barracks, Ripon	Not permitted- outline application for 1.92ha employment land under consideration.
DM3	M11: Land at Westholme Road, Masham	Fully permitted employment units- pre-commencement conditions discharged May 2024
DM3	K31: Land at Manse Farm, Knaresborough	Not permitted. Lidl food store delivered on land with earlier B1 consent.
DM3	H88: Land at Beckwith Head, Harrogate	Not permitted. Outline consent for emp uses and care home; reserved matters for care home implemented; employment elements of outline lapsed.
DM3	PN15: Land at Dunlopillo, Pannal	2 Fully permitted schemes across the site- 8 unit scheme Class E(g) fully delivered; 2 unit scheme Class E(g) delivering.

* H16: While 'not permitted' is recorded, an application (ZC23/02990/FULMAJ) to demolish/rebuild facilities at the adjacent college, which includes a portion of H16 within the red line, was received in Aug 2023. The policy team consider that the proposal would not prejudice delivery of the allocation and do not object to its approval.

Available Employment Land

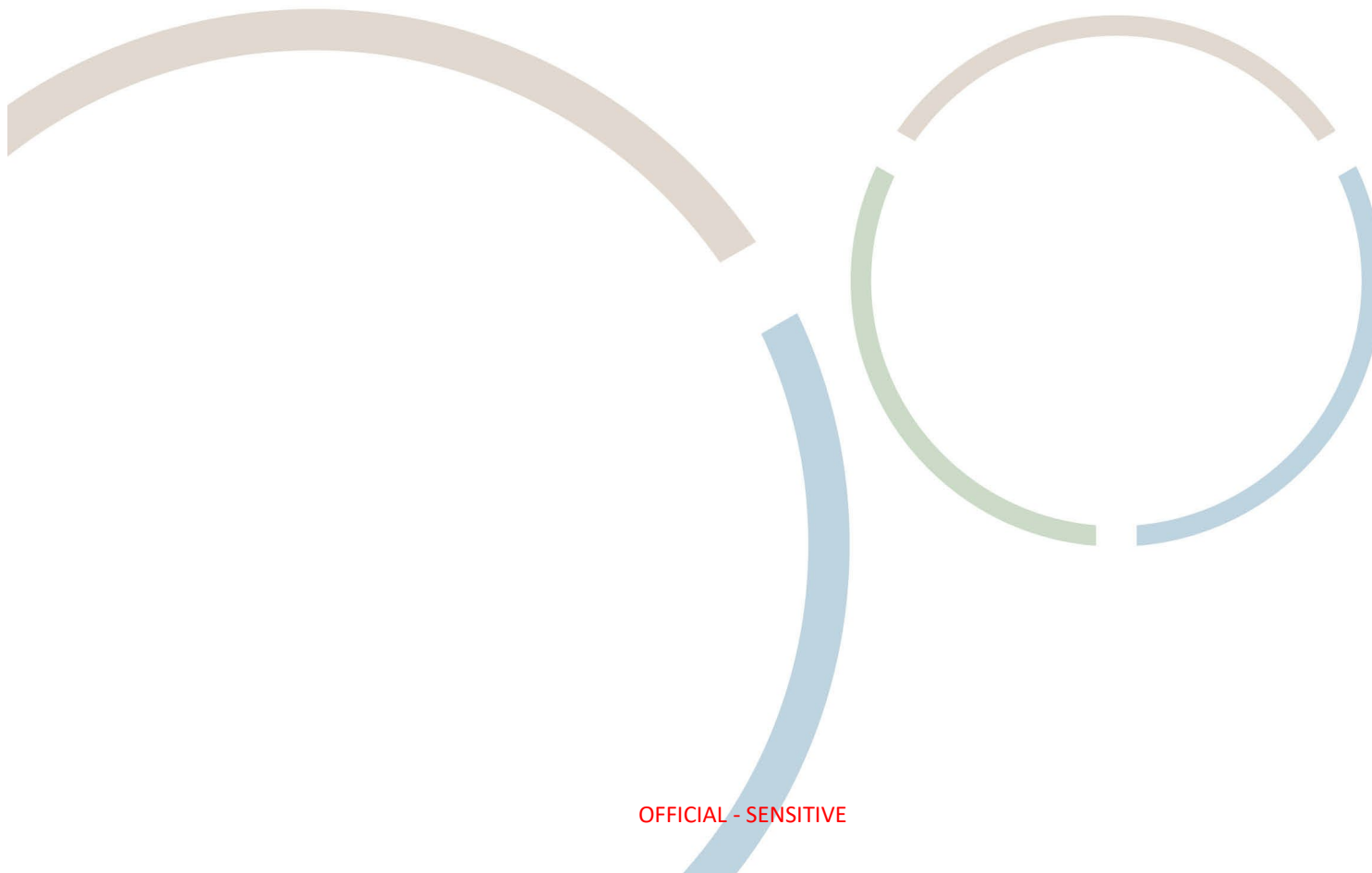
Available Land from Planning Permissions

	Net additional floorspace (m2)	
	Permissions in 2023/24**	Total permitted supply pipeline at 31 Mar 2024
B1 Category A [E.g.i]	-2,950.8	7,757.7
B1 Category B [E.g.ii]	-45	70
B1 Category C [E.g.iii]	128	11,061
B1 Other or not-specified category	-1,839.6	-12,098
B2	1,660	15,107
B8	-246	2,454
Mixed employment use involving B1, B2 and/or B8 uses (or equivalentents)	35,604.5	103,247
TOTAL	32,311.4	127,599

** Total net change in floorspace as a result of permissions in 2023/24. Most 2023/24 permissions are yet to be delivered- these floorspaces are included in the Total Supply Pipeline. Permissions in 2023/24 that have been delivered are excluded from the pipeline but are captured within the Net Additional Floorspace Delivered table above.

Harrogate Local Plan Area Appendices

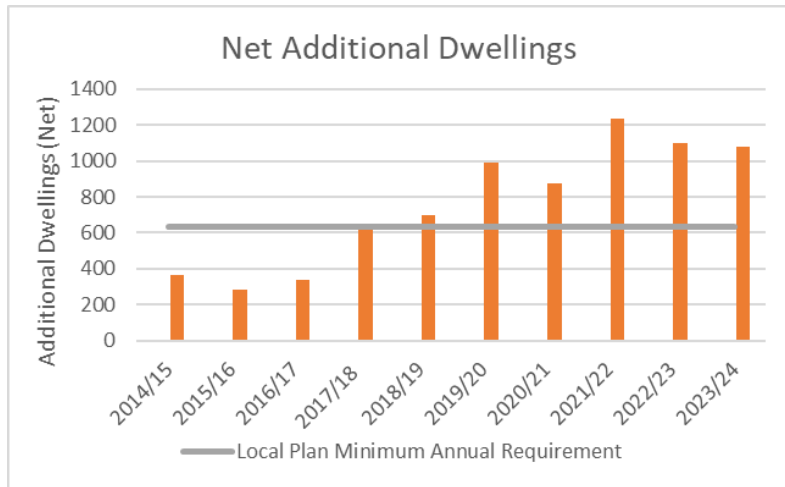
Table 1: Housing Delivery Information for the Harrogate Area



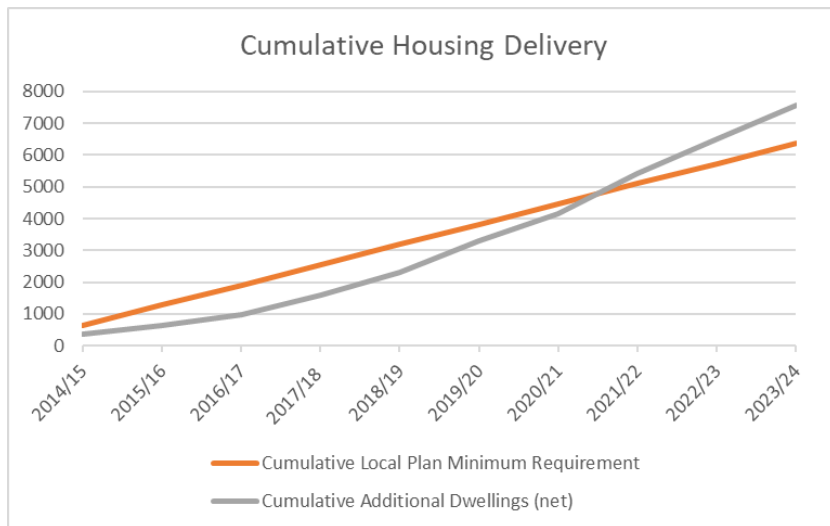
Period	New Build Completions	Change of Use Completions	Conversion Completions	Gross Total Completions	Green Field Completions	Brownfield Completions	Affordable Completions	% Affordable Completions	Losses through Demolition	Losses through Change of Use	Losses through Conversion	Net Additional Dwellings	Local Plan Minimum Housing Requirement	Annual Supply Against Local Plan Annual Minimum Requirement	Cumulative Net Additional Dwellings	Cumulative Local Plan Minimum Housing Requirement	Cumulative Supply Against Cumulative Local Plan Minimum Requirement
2014/15	208	167	56	431	106	325	59	13.7	17	2	47	365	637	-272	365	637	-272
2015/16	202	88	35	325	88	237	52	16.0	19	2	20	284	637	-353	649	1274	-625
2016/17	221	136	31	388	141	247	68	17.5	38	2	10	338	637	-249	987	1911	-924
2017/18	523	93	26	642	358	284	130	20.2	4	1	16	621	637	-16	1608	2548	-940
2018/19	605	106	25	736	487	249	154	20.9	22	1	14	699	637	62	2307	3185	-878
2019/20	879	112	18	1009	685	324	318	31.5	6	0	14	989	637	352	3296	3822	-526
2020/21	819	65	12	896	597	299	221	24.7	9	0	15	872	637	235	4168	4459	-291
2021/22	1181	60	25	1266	967	299	349	27.6	18	1	10	1237	637	600	5405	5096	309

Period	New Build Completions	Change of Use Completions	Conversion Completions	Gross Total Completions	Green Field Completions	Brownfield Completions	Affordable Completions	% Affordable Completions	Losses through Demolition	Losses through Change of Use	Losses through Conversion	Net Additional Dwellings	Local Plan Minimum Housing Requirement	Annual Supply Against Local Plan Annual Minimum Requirement	Cumulative Net Additional Dwellings	Cumulative Local Plan Minimum Housing Requirement	Cumulative Supply Against Cumulative Local Plan Minimum Requirement
2022/23	1035	69	14	1118	859	259	300	26.8	7	4	11	1096	637	459	6501	5733	768
2023/24	1033	51	9	1093	979	114	403	36.9	6	3	8	1076	637	439	7577	6370	1207

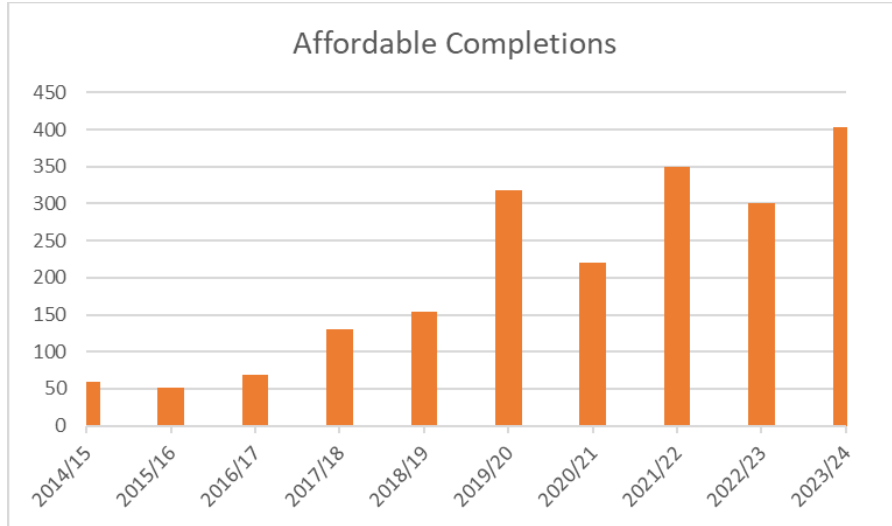
Graph 1: Net Additional Dwellings



Graph 2: Cumulative Housing Delivery



Graph 3: Delivery of Affordable Housing



Richmondshire Local Plan Area

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

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

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

2023/24	92	10	102
Total	1,444	133	1,577
Remaining Target	966	-	833

Affordable Housing Delivery

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

	No. of Affordable Dwellings
2011/12	0
2012/13	2
2013/14	15
2014/15	39
2015/16	34
2016/17	88
2017/18	53
2018/19	62
2019/20	4
2020/21	8
2021/22	8
2022/23	6
2023/24	22

Grants of Planning Permission

	No. of Dwellings (FULL/AORM)
2021/22	399
2022/23	101
2023/24	227

Housing Land Supply

Deliverable 5 Year Housing Land Supply	Dwellings (Net)
Deliverable Housing Sites (0-5 Years)	950
Deliverable 5 Year Housing Land Supply Requirement	575
Deliverable 5 Year Housing Land Supply Position	8.26

N.B. Includes a windfall allowance of 38 dwellings a year based on sites of 3 dwellings and under.

Ryedale Local Plan Area

Trends

The Ryedale Plan was adopted by Ryedale District Council in September 2013. 3108 dwellings (net) have been completed during the plan period to date, with a net average of 259 dwellings per year. Table 1 on Page 61 shows housing delivery during the Local Plan period (since 2012). Housing delivery has, for most years, annually exceeded planned requirements, and when averaged has been delivering well in excess of the housing requirement.

The housing requirement of the Ryedale Plan is at least 200 homes per year. The Objective Assessment of Housing Need (OAN) was considered as part of the examination into the Local Plan by a Planning Inspector as appointed by the Secretary of State. This was adopted, and subject to a light touch review via an updated SHMA in 2022 which confirmed the Housing Requirement of 200 was still relevant but suggested to plan for a minimum of 186 per annum reflected in the standard method.

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

Completions/Demolitions

During the year 2023/24, a gross total of 163 dwellings were completed in the District, consisting of:

- 31 dwellings from conversions
- 132 new build dwellings.

This was offset by:

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

This gave a net increase in dwellings from April 2023 to March 2024 of 148 dwellings.

Windfall

During the year 2023/24, the District of Ryedale saw windfall development completions of 152 gross dwellings which equates to 93% when taking into account sites allocated within the adopted Local Plan. The completions on allocated sites were solely at Whitby Road, Pickering which saw the completion of 11 dwellings in 23/24.

Greenfield/Brownfield Split

Of the gross completions (April 2023 to March 2024), there was a majority (131) on Greenfield sites with 32 dwellings on Brownfield sites. For the year 2023/24, the Brownfield figure is therefore: $((32/ 163) \times 100) = 19.6\%$.

Affordable Housing

During the year, there were a total of 4 affordable housing completions. The affordable housing units were delivered on The Showfield, Malton Phase 3 scheme.

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

Year	Affordable Homes completed available with RSL	Affordable Homes completed Planning Monitoring
2012/13	94	88
2013/14	40	60
2014/15	67	47
2015/16	30	53 ⁴
2016/17	54	47 ⁵
2017/18	40	46
2018/19	100	20
2019/20	86	34
2020/21	125	50
2021/22	88	95
2022/23	134	73
2023/24	39	4

⁴ This figure should have been 66 units, however 13 units built as 'Affordable Housing' on the Westfields Sites, Norton (Persimmon Homes) were not acquired by an RSL due to their sub-standard sizer in terms of bedroom sizes and occupancy with commensurate living space. A commuted sum in lieu of these units has been sought and provided.

⁵ This figure should have been 51 units. However, four units built as affordable housing on the Richardson's Haulage Site in Slingsby (Mandale Homes) were not acquired by an RSL.

Size and Type of Dwellings

Information is gathered on the size and type of dwellings completed. During the period April 2023 to March 2024, it consisted of the following types of dwellings:

Breakdown by dwelling type:

Detached	Semi-detached	Terraced	Flat
78	57	15	13

Breakdown of dwelling size by number of bedrooms:

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (2022-23)
1	2	1	3	1.84
2	27	11	38	23.31
3	66	1	67	41.10
4+	55	0	55	33.74
Total	150	13	163	
Percent	92.02	7.98		

Completions in 2023/24 provided a higher number of larger 3 and 4 bed properties, and more detached and semi-detached houses than terraced houses or flats.

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

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (4 year period)
1	27	52	79	6.62
2	270	14	284	23.79
3	496	1	497	41.62

4+	334	0	334	27.97
Total	1127	67	1194	
Percent	94.39	5.61		

Grants of Planning Permission

An additional 77 new build dwellings (net) were granted permission during the period April 2023 to March 2024.

An additional 37 dwellings through conversions (net) were granted permission during the same period.

A number of permissions expired during this period, which has resulted in the net loss of 16 available units.

Availability

There are now a total of 3,222 dwellings with planning permission as of 31st March 2024.

Completions and availability broken down by parish: 2023/24

The table below provides a parish-based breakdown of all housing units completed in the year 2023/24, and all housing units still available exclusively from sites which benefit from planning permission. Allocated sites without planning permission are not included in these figures.

Please note that the figures below are gross and therefore do not factor in demolitions or housing units otherwise lost.

Parish	No. of completions (gross)				Total completions (gross)	No. available (gross)				Total available (gross)
	New build		Conversion			New build		Conversion		
	Greenfield	Brownfield	Greenfield	Brownfield		Greenfield	Brownfield	Greenfield	Brownfield	
Ampleforth	0	0	0	0	0	2	1	0	1	4
Amotherby	0	0	0	0	0	58	0	0	0	58
Barton Hill	0	0	0	0	0	0	1	0	0	1
Bossall	0	0	0	0	0	0	0	1	0	1
Brawby	0	4	0	0	4	1	0	0	0	1
Broughton	0	0	0	0	0	0	0	1	0	1

Parish	No. of completions (gross)				Total completions (gross)	No. available (gross)				Total available (gross)
	New build		Conversion			New build		Conversion		
	Greenfield	Brownfield	Greenfield	Brownfield		Greenfield	Brownfield	Greenfield	Brownfield	
Bulmer	0	0	0	0	0	0	0	0	1	1
Burythorpe	0	0	0	0	0	0	0	5	0	5
Butterwick	0	0	0	0	0	0	1	0	0	1
Coulton	0	0	2	0	2	0	0	0	0	0
East Heslerton	0	0	0	0	0	0	0	0	1	1
East Knapton	0	0	0	0	0	0	0	0	1	1
East Lutton	0	0	0	0	0	0	1	2	0	3
Ebberston	0	0	0	0	0	0	2	0	0	2
Flaxton	0	0	1	0	1	0	1	2	1	4
Foxholes	1	0	1	0	2	1	0	3	2	6
Ganthorpe	0	0	0	0	0	0	0	1	0	1
Gillamoor	0	0	1	0	1	0	0	0	0	0

Parish	No. of completions (gross)				Total completions (gross)	No. available (gross)				Total available (gross)
	New build		Conversion			New build		Conversion		
	Greenfield	Brownfield	Greenfield	Brownfield		Greenfield	Brownfield	Greenfield	Brownfield	
Great Barugh	0	0	0	0	0	2	0	0	0	2
Great Edstone	0	0	0	3	3	1	0	0	3	4
Harome	0	0	0	0	0	2	0	0	1	3
Helmsley	0	0	0	1	1	0	0	0	0	0
Helperthorpe	0	0	0	0	0	0	0	4	0	4
Howsham	0	0	0	0	0	0	1	0	0	1
Kirkbymoorside	27	3	0	1	31	64	5	0	2	71
Langtoft	0	0	0	0	0	0	0	1	0	1
Leavening	8	0	0	0	8	0	0	0	2	2
Low Hutton	0	0	0	0	0	0	0	0	1	1
Low Marishes	0	0	0	0	0	0	0	1	0	1
Malton	51	0	0	0	51	0	3	0	11	14

Parish	No. of completions (gross)				Total completions (gross)	No. available (gross)				Total available (gross)
	New build		Conversion			New build		Conversion		
	Greenfield	Brownfield	Greenfield	Brownfield		Greenfield	Brownfield	Greenfield	Brownfield	
Middleton	4	0	0	0	4	0	2	0	0	2
Nawton	0	0	0	0	0	0	1	0	0	1
Norton	0	11	0	1	12	8	1	0	6	15
Nunnington	0	0	0	0	0	0	0	1	2	3
Oswaldkirk	0	1	0	0	1	0	0	0	1	1
Pickering	16	0	0	12	28	10	0	1	9	20
Rillington	1	0	0	0	1	2	9	0	0	11
Ryton	0	0	1	0	1	1	1	0	1	3
Sand Hutton	0	0	0	0	0	0	0	3	0	3
Scagglethorpe	2	0	0	0	2	9	0	0	0	9
Settrington	0	0	0	0	0	1	0	1	0	2
Sherburn	0	1	0	1	2	1	0	0	0	1

Parish	No. of completions (gross)				Total completions (gross)	No. available (gross)				Total available (gross)
	New build		Conversion			New build		Conversion		
	Greenfield	Brownfield	Greenfield	Brownfield		Greenfield	Brownfield	Greenfield	Brownfield	
Sheriff Hutton	1	0	0	0	1	2	1	1	0	4
Slingsby	0	0	0	0	0	1	0	3	0	4
Sproxton	0	0	0	0	0	0	0	2	0	2
Stamford Bridge	0	0	0	0	0	0	0	0	1	1
Staxton	0	1	0	0	1	1	0	0	1	2
Swinton	0	1	0	0	1	0	0	1	17	18
Terrington	0	0	0	0	0	1	0	0	1	2
Thixendale	0	0	0	0	0	0	0	2	0	2
Thornton le Clay	0	0	0	0	0	0	0	1	0	1
Weaverthorpe	0	0	0	0	0	0	1	0	2	3
Welburn (KMS)	0	0	2	0	2	0	0	0	0	0
West Heslerton	0	0	0	0	0	0	1	0	0	1

Parish	No. of completions (gross)				Total completions (gross)	No. available (gross)				Total available (gross)
	New build		Conversion			New build		Conversion		
	Greenfield	Brownfield	Greenfield	Brownfield		Greenfield	Brownfield	Greenfield	Brownfield	
West Lutton	0	0	0	0	0	7	1	3	0	11
Westow	0	0	0	0	0	0	0	4	0	4
Wharram le Street	0	0	0	0	0	0	0	0	2	2
Whitwell	0	0	3	0	3	0	0	0	0	0
Wilton	0	0	0	0	0	0	0	9	0	9
Wombledon	0	0	0	0	0	1	0	0	0	1
Total	111	22	11	19	163	214	34	53	70	333

Units completed from approved schemes of fewer than ten dwellings: 49

Units completed from approved schemes of ten dwellings or more: 114

Total units completed: 163

Units available from approved schemes of fewer than ten dwellings: 203

Units available from approved schemes of ten dwellings or more: 130

Total units available from approved schemes: 333

Employment Land

Total Amount of Additional Employment floorspace (m2) (gross)

The figures below outline what has been delivered in terms of new employment floorspace during 2023/24. This does not factor-in losses of employment floorspace.

Use Class	Employment floorspace (m2) delivered 2023/24
B2	1029
B8	1229
E	140
Mixed (E/B2/B8)	2652
Total	5050

Total amount of available employment floorspace (m2) from outstanding planning permissions (gross)

The figures below outline what is presently available in terms of employment floorspace, at the conclusion of the monitoring period 2023/24. These figures are derived exclusively outstanding planning permissions not yet implemented.

Use Class	Employment floorspace (m2) available
B2	11784
B8	12821
E	7511
Sui Generis	320

Mixed (B2/B8)	7111
Mixed (E/B8)	1994
Mixed (E/B2/B8)	1688
Total	43229

Available employment land from allocated and committed sites

The figures below outline what available land is outstanding from allocated and committed sites at the conclusion of the monitoring period 2023/24.

These figures differ from the available employment floorspace figures in that they consider *all* land associated with employment sites (for example, car parking and landscaping areas), as opposed to solely indoor areas.

Site Ref	Address	Available Land (without Permission)
Commitment (10/00150/MOUT)	York Road Industrial Estate, Malton	1.83 ha*
Commitment (06/00963/MOUT)	Land at Norton Grove, Norton	0.435 ha
Commitment (14/00426/MOUT)	Agri-Business Park and Business Technology Park, Eden House Road, Malton	10.39 ha
Commitment (15/01109/MFUL)	Land to the west of Kirkby Mills Road, Kirkbymoorside	0
Allocation LPSD	Land to the south of Thornton Road Industrial Estate, Pickering (Allocation) B1 and B2 uses	6.17 ha**
EMP1	Allocation through Helmsley Plan	0.6 ha
EMP 2	Allocation through Helmsley Plan	1.3 ha

*A reduction from the period 2022/23 of 0.34ha by virtue of delivery of one approved scheme

**A reduction from the period 2022/23 of 0.43ha by virtue of delivery of one approved scheme

Housing Requirements/Need

Local Plan Strategy Requirement = 200 per annum (net)

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

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

Housing Delivery (Completions)

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

2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Total
211	226	265	251	321	278	195	401	188	383	231	163	3113

Table 1

Housing Land Supply

"Raw" Housing Land Supply

Current Commitments

At 31/3/24, the gross raw housing supply from sites with planning permission (current commitments) was 333 plots or 1.67 years supply against the Local Plan Strategy target of 200 dpa and 1.98 years of supply against the standard national method. The below table represents outstanding units yet to be built out.

	Small sites	Large sites	Total
Windfall	262	8	270
Allocated (with Planning Permission)	5 (Brickyard site, Kirkbymoorside)	58 (Meadowfield, Amotherby)	63
Total	267	66	333

Table 2

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

The schemes which have now fully completed within the monitoring year include Brightsteels in Norton, Whitby Road at Pickering, Showfield, Pasture Lane at Malton, Back Lane at Leavening and Westfield at Kirkbymoorside. It is also noted that the Balk, Slingsby scheme has lapsed, a revised planning application is currently under consideration.

Site	Ref	Status	Total Units	Units Outstanding @ 31/3/24
Land at Commercial Street, Norton (Former ATS site)	14/00947/MFUL	Lawful commencement	62	62
Meadowfield, Amotherby	21/01530/MFUL	Not Started	58	58
Main Street Scagglethorpe	09/01306/MFUL	Not started	10	8
				122

Table 3

Housing land allocations (sites without planning permission)

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

Development Plan Document	Site Reference	Potential Capacity
Local Plan Sites Document	Land to East of Beverley Road, Norton	600
	Ryedale House Site, Malton	60
	Land West of Malton Road, Pickering	110

	Land South of Swineherd Lane, Kirkbymoorside	35
	Land North of Keld Head Close, Kirkbymoorside	18
Helmsley Plan	Land south of Riccal Drive, Helmsley	50
		873

Table 4

Gross "raw" housing supply

Housing Land allocations (without planning permission) provide a further supply of housing land for 913 units. These sites increase the gross "raw" housing supply to 1,206 plots or 6.03 years supply against the Local Plan Strategy target of 200 or 6.48 years of supply against the standard national method.

Table 5

Supply factoring conversion/demolition

Factoring in the losses through conversion and demolition (14 plots with planning permissions at 31/3/2023) into the supply, the net "raw" supply figures are as follows:

	Small sites	Large sites	Total
Windfall	262	8	270
Allocated (with Planning Permission)	5	58	63
Allocated (without Planning Permission)	0	873	873
Total	267	939	1,206

Table 6

Deliverable Housing Land Supply (Non-Trajectorised)

	Gross Supply minus Demolitions	Net Supply	Supply against LPS target (200)	Supply against national methodology (186)
Commitments (sites with PP)	333-14	319	1.6 years	1.72 years
Commitments and Allocations	1206-14	1192	5.96 years	6.41 years

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

Source	Raw Supply	Deliverable Supply
Small Sites with planning permission	267	267
All other sites with detailed planning permission	66	89 Excludes: <ul style="list-style-type: none"> 62 plots at ATS site, Norton (14/00947/MFUL)

Allocations and major sites with outline planning permission	Allocations = 873 Outline Permissions = 0 Total = 873	813 Excludes: <ul style="list-style-type: none"> Land at Old Maltongate (Ryedale House) in face of impending Local Government Reform: 60 units
Total	1,206	1,169

Table 7

1,169 = 5.85 (net) years of supply against Local Plan Housing Target of 200 dpa.
1,169 = 6.29 (net) years of supply against national methodology housing target of 186 dpa

Deliverable Housing Land Supply (trajectory over five years)

Small Sites

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

Total	24/25	25/26	26/27	27/28	28/29
236 (262 with a 10% non-implementation factor applied)	47	47	47	47	47

Table 8

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

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

Site	Units outstanding	24/25	25/26	26/27	27/28	28/27
Land at Commercial Street , Norton (Former ATS site)	62	0	0	0	0	0

Main Street Saggleshorpe	10	5	3	0	0	0
Meadowfield, Amotherby	58	0	14	14	14	2
Total	68(130)	5	15	14	14	2

Table 9

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

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

Table 10

Site	Total Supply	24/25	25/26	26/27	27/28	28/29
Land to East of Beverley Road, Norton	672 (600 Allocation)	0	80	80	80	75
Ryedale House Site, Malton	60	0	0	0	0	0
Land West of Malton Road, Pickering	110	0	0	30	40	30
Land South of Swineherd Lane, Kirkbymoorside	35	10	10	10	10	5
Land North of Keld Head Close, Kirkbymoorside	18	0	0	0	9	9
Land south of Riccal Drive, Helmsley	50	0	0	10	20	20
		10	90	130	159	139

Delivery Trajectory – Summary

Source	24/25	25/26	26/27	27/28	28/29
Small Sites	47	47	47	47	47
Current Commitments	60	46	20	22	0

Allocations	10	90	130	159	139
Annual Total	70	136	150	181	139
Grand Total					<u>676</u>

Table 11

676 = 3.38 years of supply against Local Plan target of 200 dpa

676 = 3.63 years of supply against national methodology target of 186 dpa

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

Summary

This document has demonstrated the supply of specific deliverable sites is sufficient to provide five years' worth of housing against both the housing requirements in the plan, and when applying the Standard Methodology. Sites which are not deemed deliverable have been excluded from the supply, and a 10% non-implementation on windfalls has been included. It is considered by the Council to meet the requirements of the NPPF and PPG in relation to testing the robustness of the 5-year supply.

Deliverable Housing Land Supply (Non-Trajectorised) is 1169 dwellings – against the plan requirement is 5 years supply plus a 17% land supply buffer, which demonstrates choice and flexibility. It is a 5 year supply plus a 25% land supply buffer when applying the Standard Method figure of 186.

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

Scarborough Local Plan Area

Trends

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

Table 1 in Appendix A shows housing delivery during the Local Plan period (since 2011) and uses the housing target as determined by the Council's Objective Assessment of Housing Need (OAN). The OAN was considered as part of the examination of the Local Plan by a Planning Inspector as appointed by the Secretary of State. Delivery during the Local Plan period shows housing delivery remains below this housing target. A total of 5,184 net additional dwellings have been provided since 2011, an average of 398.7 dwellings per annum.

Completions/Demolitions

During the year 2023/24, a gross total of 477 dwellings were completed in the Borough, consisting of:

- 71 dwellings from conversions
- 406 new build dwellings.

This was offset by:

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

This gave a net increase in dwellings from April 2023 to March 2024 of 462 dwellings.

Windfall

During the year 2023/24, Scarborough Borough saw windfall development completions of 148 net dwellings which equates to 32.0% when taking into account sites allocated within the adopted Local Plan and any extant ones identified in the 1999 Borough Local Plan. Of the 462 net additional dwellings, the completions on allocations (current and from the 1999 Plan) are as follows;

- *Muston Road, Filey – 36 dwellings;*
- *East of Church Lane, Cayton – 42 dwellings;*
- *Middle Deepdale, Eastfield – 116 dwellings;*
- *North-West of Racecourse Road, East Ayton – 3 dwellings;*
- *High Mill, Scalby – 50 dwellings;*
- *Broomfield Farm, Stainsacre Lane, Whitby – 62 dwellings;*

- *Captain Cook Crescent, Whitby – 5 dwellings.*

Greenfield/Brownfield Split

Of the gross completions (April 2023 to March 2024), there was a majority (374) on Greenfield sites with 103 dwellings on Brownfield sites. For the year 2023/24, the Brownfield figure is therefore: $((103 / 477) \times 100) = 21.6\%$.

As expected with the advent of a new Plan and substantial allocations of greenfield sites, this is the eleventh successive year that the rate of Greenfield delivery has been higher than that of Brownfield development. Since the commencement of the Plan period, the overall proportion of Brownfield development is 43.6%.

Affordable Housing

During the year, there were a total of 77 affordable housing completions. The affordable housing units were delivered on the following schemes;

- *East of Church Lane, Cayton – 10 units;*
- *North of Beacon Road, Seamer – 10 units;*
- *Flowerdale Court, Seamer – 4 units;*
- *Link Walk, Eastfield – 4 units;*
- *High Mill, Scalby – 19 units;*
- *Highfield Road, Whitby – 10 units;*
- *Broomfield Farm, Stainsacre Lane, Whitby – 20 units.*

This delivery means during the Local Plan period, since 2011, a total of 1,194 affordable units have been delivered, equating to 22.26% of the overall housing delivery. Graph 3 in Appendix A shows longer term delivery of affordable units in the Borough.

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

Size and Type of Dwellings

Information is gathered on the size and type of dwellings completed. During the period April 2023 to March 2024, it consisted of the following types of dwellings:

Detached	Semi-detached	Terraced	Flat
138	172	84	83

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (2023-24)
1	12	32	44	9.2
2	112	47	159	33.3
3	152	3	155	32.5
4+	118	1	119	24.9
Total	394	83	477	
Percent	82.6	17.4		

Completions in 2023/24 provided a range of property sizes with two, three and four bedroom units sharing the majority of delivery. There was a higher proportion of houses / bungalows than previous years.

Since the commencement of the Local Plan, the following table shows an overall higher provision of houses and bungalows than flats (63.4% to 36.6%) and provision of two and three bedroom units.

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

Detached	Semi-detached	Terraced	Flat
995	1030	1104	1807
20.2%	20.9%	22.4%	36.6%

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (Since 2011)
1	74	869	943	19.1
2	922	867	1789	36.2
3	1375	57	1432	29.0
4+	758	14	772	15.6
Total	3129	1807	4936	
Percent	63.4	36.6		

Grants of Planning Permission

An additional 786 new build dwellings (net) were granted permission during the period April 2023 to March 2024. A further 19 new build dwellings received outline consent in addition to an approval for an unspecified number of units on a site measuring a total 30.84 ha (now reduced to 23.64 ha due to the approval of reserved matters on Phase 1).

An additional 71 dwellings through conversions (net) were granted permission during the same period.

A number of permissions expired during this period, which has resulted in the net loss of 22 available units.

Availability

As of 31st March 2024, there are now a total of 2,392 dwellings with planning permission. This consists of 2,089 new build and 346 conversions. In addition, there are four schemes with outline permission for an unspecified number of dwellings on a total land area of approximately 47.21 ha.

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

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

in 2008/09, and has been reviewed on an annual basis since then. The SHELAA 2023 update will use the Borough's housing target as a basis for calculating housing supply.

Housing Land Supply

As the Scarborough Borough Local Plan is now more than 5 years past adoption, the Standard Method for addressing housing need is utilised for calculating land supply. The Borough's Standard Method generates a figure of 175 net additional dwellings per annum. The following table shows how supply meets this requirement. More detailed analysis will be presented in a housing trajectory which will form part of the Authority Monitoring Report.

	Number of Dwellings
Requirement (175 x 5 years)	875
+ / - over/under supply (0)	875
Plus 5% buffer	919
Contributions from:	
Extant Planning Permissions	2511
Known Sources of Housing	0
Local Plan Allocations	275
Windfall Delivery (Years 4 and 5 only)	300
TOTAL CONTRIBUTIONS	3086
YEARS SUPPLY (Supply / Adjusted Annual Requirement)	16.8 years

Employment Land

Total Amount of Additional Employment Floorspace (m2)

	Cumulative since Plan Period commenced (2011/12 – 2022/23)	2023/24
B1 Category A	3113.16	0
B1 Category B	0	0
B1 Category C	4101.5	0
B2	7500.8	2743

B8	8142.71	324
Class E	710	0
Mixed	17541.55	1335
Total	41623.72	4402

Available Employment Land

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

Site Ref	Address	Available Land (without Permission)
EMP-A1	Land to the North East of Burton Riggs, Scarborough Business Park	0
EMP-A2	Land at Hopper Hill Road, Scarborough Business Park	0.49 ha
EMP-A3	Land to East of Hunmanby Industrial Estate	1.9 ha
EMP-A4	Land to North and South of Cayton Approach, Scarborough Business Park	19.11 ha
EMP-A5	Land to South of Plaxton Park Industrial Estate	0
WBP AAP	Land within Whitby Business Park Area Action Plan (Borough land only)	10 ha

Available Land from Planning Permissions

	Sites for which Planning Permission has been Granted	
	New sites (ha)	Extensions / Existing Employment Sites (m2)
B1 (No specific category)	-	-
B1 Category A	-	923
B1 Category B	-	-
B1 Category C	-	521.64
B2	-	5492
B8	-	-

Annual Housing and Employment Land Report 2023-24

Mixed Use	4.55	11429.2
Class E	-	1051
TOTAL	4.55	19416.84

Scarborough Local Plan Area Appendices

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

Period	Completions																			Available	
	Gross New Build	Gross Conversions	Gross Greenfield	Gross Brownfield	Gross Total	Demolitions	Losses to Other Uses and Smaller Number of Dwellings	Original Units Prior to Conversions to Greater Number of Res Units	Net Completions	Cumulative Net Completions	Local Plan Housing Requirement	Cumulative Local Plan Housing Requirement	Annual Over or Under Supply	Cumulative Supply	Cumulative Greenfield	Cumulative Brownfield	%age Brownfield	No Affordable	%age Affordable	New Build	Conversions
4/11 - 3/12	197	136	40	293	333	24	16	25	268	268	450	450	-182	-182	40	293	88.0%	73	21.9%	1499	143
4/12 - 3/13	119	65	33	151	184	9	7	9	159	427	450	900	-291	-473	73	444	82.1%	45	24.5%	3039	109
4/13 - 3/14	210	55	151	114	265	16	3	6	240	667	450	1350	-210	-683	224	558	43.0%	32	12.1%	2784	152
4/14 - 3/15	392	34	289	137	426	1	4	5	416	1083	450	1800	-34	-717	513	695	32.2%	240	56.3%	2626	207
4/15 - 3/16	272	109	197	184	381	1	7	21	352	1435	450	2250	-98	-815	710	879	48.3%	45	11.8%	2849	214
4/16 - 3/17	373	113	313	173	486	2	2	25	457	1892	450	2700	7	-808	1023	1052	35.6%	116	23.9%	2706	224
4/17 - 3/18	420	79	291	205	499	24	7	10	458	2350	450	3150	8	-800	1314	1257	41.1%	123	24.6%	2945	297
4/18 - 3/19	341	151	288	204	492	2	11	10	469	2819	450	3600	19	-781	1602	1461	41.5%	58	11.8%	2484	291
4/19 - 3/20	421	86	256	251	507	0	1	9	497	3316	450	4050	47	-734	1858	1712	49.5%	93	18.3%	2409	281

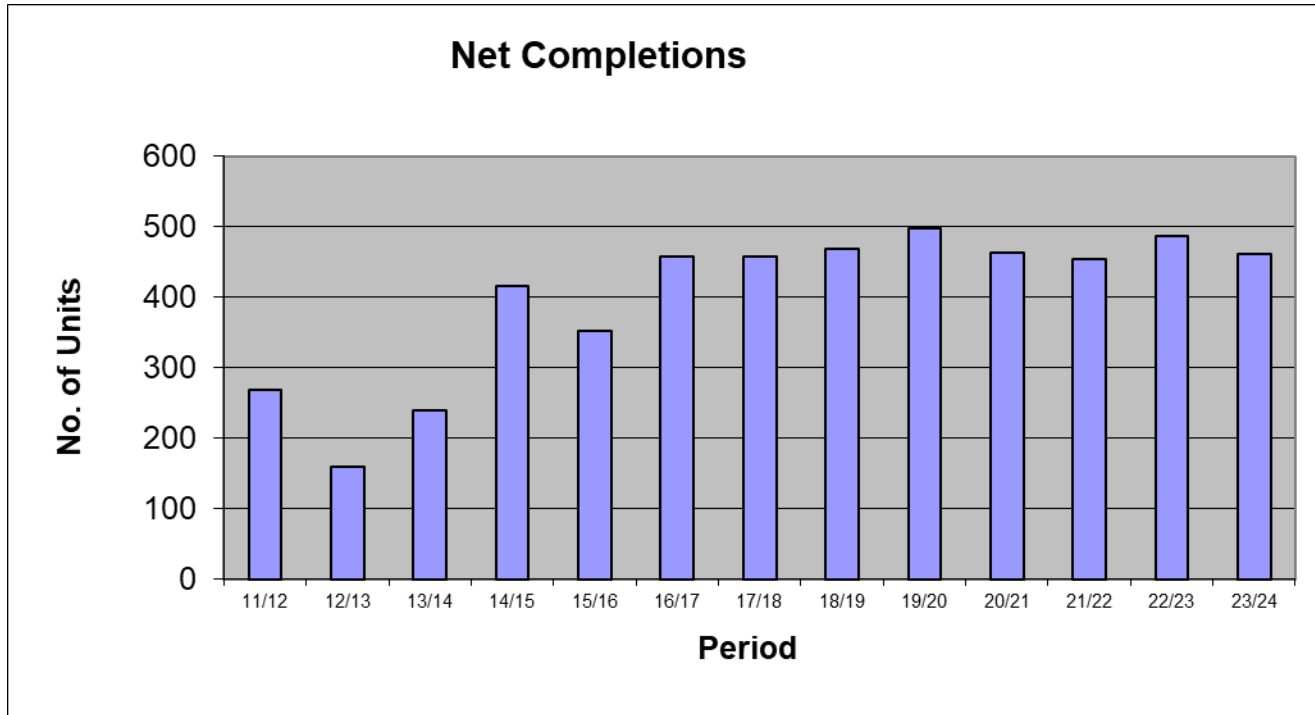
Annual Housing and Employment Land Report 2023-24

4/20 - 3/21	393	96	262	227	489	4	2	19	464	3780	450	4500	14	-720	2120	1939	46.4%	111	22.7%	2698	273	
4/21 - 3/22	399	71	266	204	470	1	2	12	455	4235	450	4950	5	-715	2386	2143	43.4%	148	31.5%	2396	302	
4/22 - 3/23	437	66	346	157	503	2	5	9	487	4722	450	5400	37	-678	2732	2300	31.2%	33	6.6%	2152	325	
4/23 - 3/24	406	71	374	103	477	5	8	2	462	5184	450	5850	12	-666	3106	2403	21.6%	77	16.1%	2089	303	
TOTAL	4380	1132	3106	2403	5512	91	75	162														1194

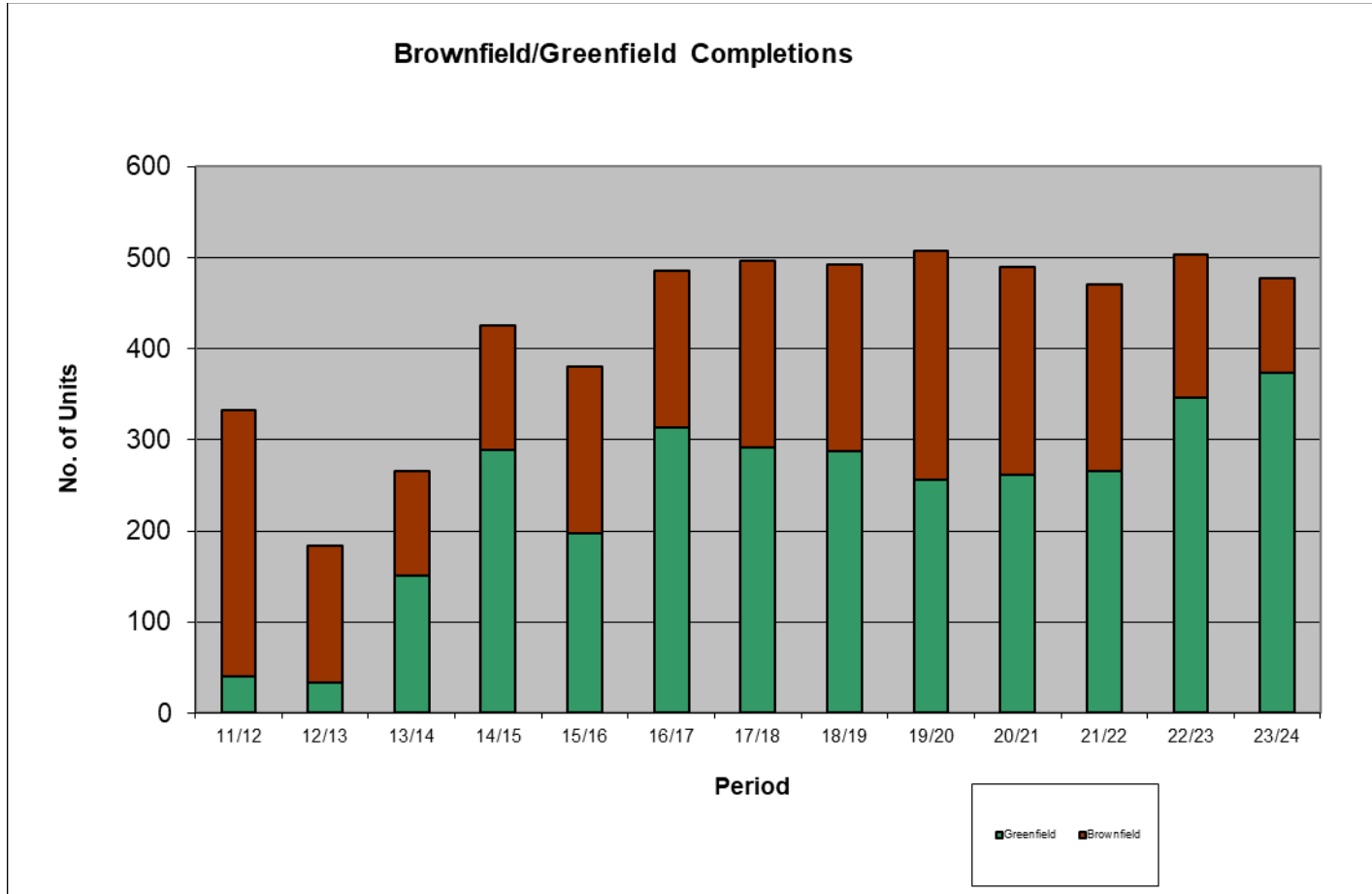
Affordable Percentage (2011 to date) = **21.66%**

Brownfield Percentage (2011 to date) = **43.60%**

Graph 1 Net Completions (2011 – 2024)



Graph 2 Brownfield/Greenfield Completions



Graph 3 Affordable Units

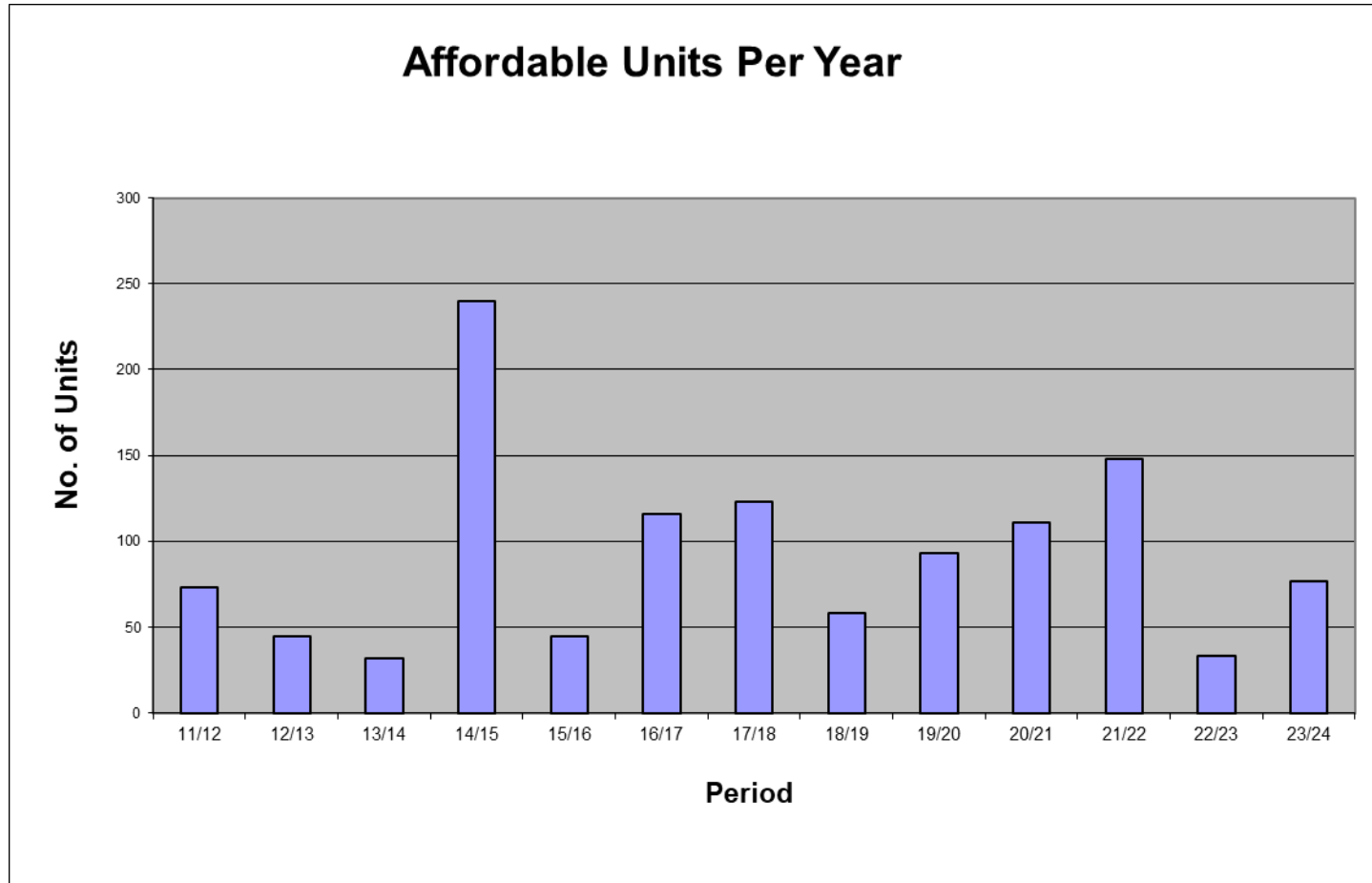
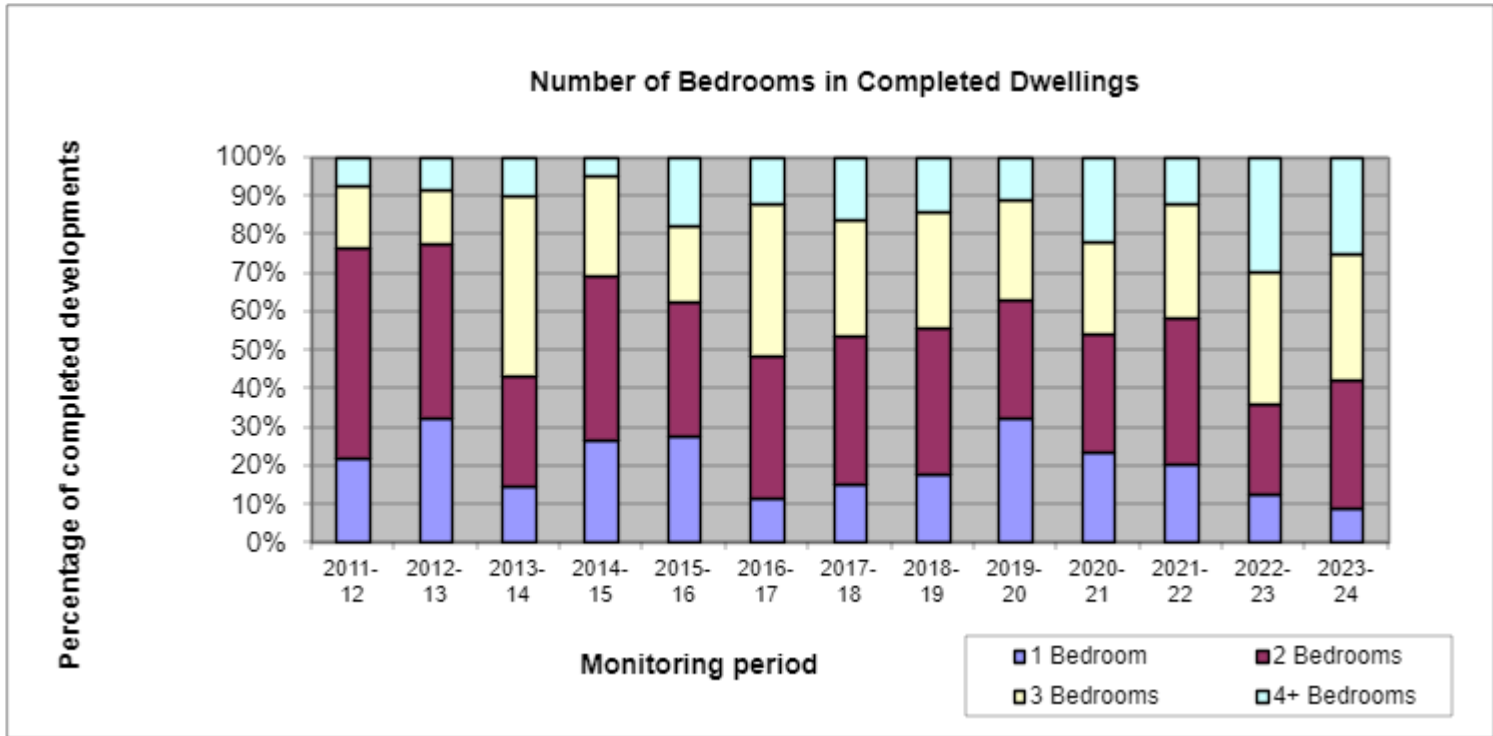


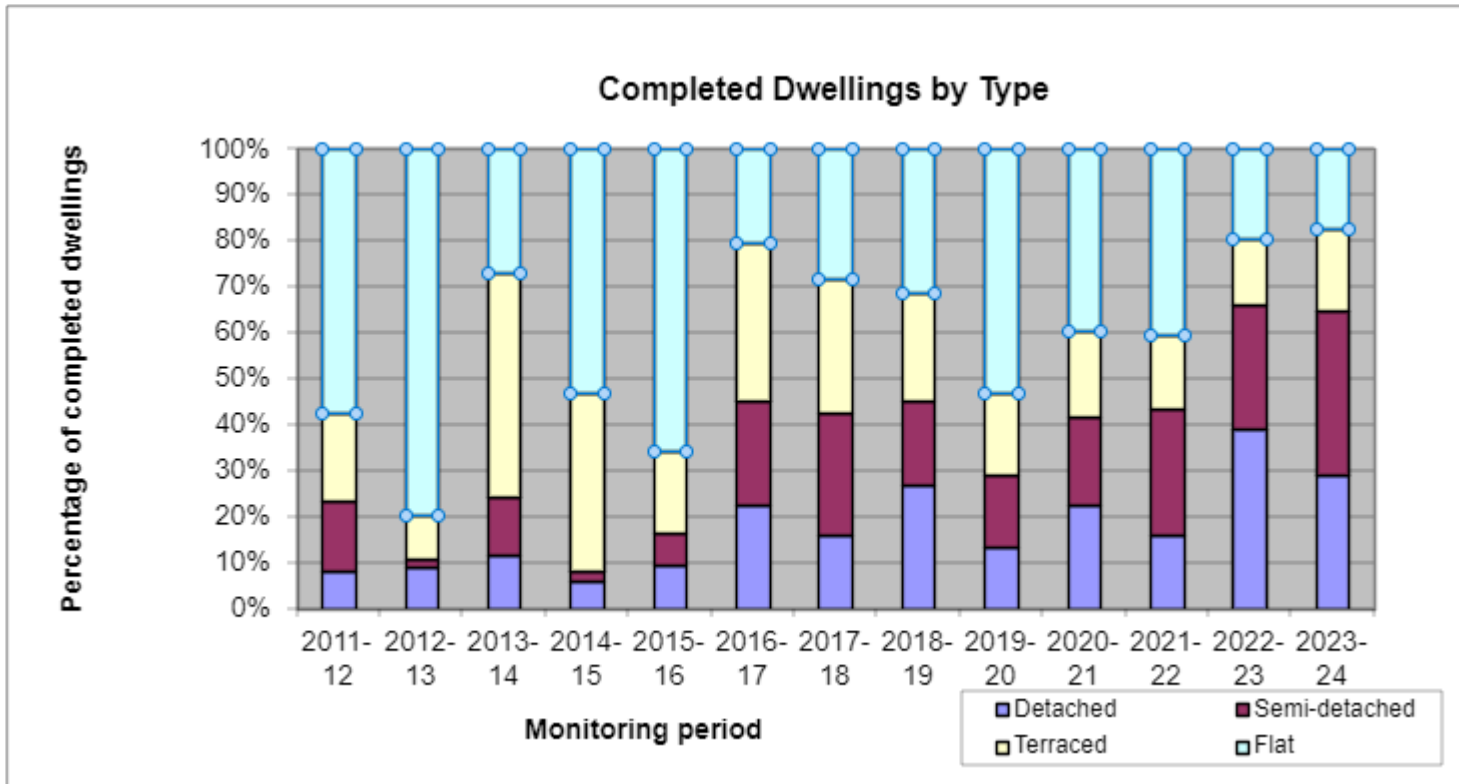
Table 2 – Housing Completions (Gross) and Availability by Parish 2023/24

Parish	No. of Completions				Total Completions	Available				Total Available
	New Build		Conversion			New Build		Conversion		
	Greenfield	Brownfield	Greenfield	Brownfield		Greenfield	Brownfield	Greenfield	Brownfield	
Reighton	3	0	0	0	3	9	0	0	1	10
Hunmanby	0	0	0	0	0	55	4	0	5	64
Filey	38	0	0	8	46	75	1	0	1	77
Folkton	0	0	0	0	0	1	0	0	1	2
Muston	0	0	0	0	0	0	0	0	0	0
Lebberston	0	0	0	1	1	1	0	0	1	2
Gristhorpe	0	0	0	0	0	0	8	0	0	8
Cayton	43	0	0	0	43	54	0	0	0	54
Seamer	36	2	0	0	38	81	3	0	1	85
Irton	0	0	0	0	0	0	0	0	0	0
East Ayton	3	0	0	0	3	63	0	0	0	63
West Ayton	0	0	0	0	0	2	0	0	0	2
Wykeham	0	0	0	0	0	0	0	0	0	0
Brompton	0	1	0	0	1	0	5	0	3	8
Snainton	0	0	0	1	1	0	3	0	1	4
Scalby	51	1	0	0	52	248	34	0	1	283
Burniston	13	0	0	0	13	109	0	0	0	109
Cloughton	0	0	0	0	0	0	0	0	1	1
Scarborough	0	14	0	53	67	40	147	0	275	462
Osgodby	0	0	0	0	0	127	0	0	1	128
Eastfield	120	0	0	0	120	676	0	0	0	676
Eskdaleside	0	0	0	0	0	16	0	0	0	16
Whitby	67	10	0	8	85	283	2	0	10	295
Sandsend	0	0	0	0	0	0	0	0	1	1
Total	374	28	0	71	473	1840	207	0	303	2350

Graph 4 Number of Bedrooms in Completed Dwellings



Graph 5 Completed Dwellings by Type



Selby Local Plan Area

Trends

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

Table 1 in Appendix A shows housing delivery during the Local Plan period (since 2011) and uses the housing target as determined by the Council's Objective Assessment of Housing Need (OAN). The OAN was considered as part of the examination into the Local Plan by a Planning Inspector as appointed by the Secretary of State. Delivery during the Local Plan period shows housing delivery remains below this housing target. A total of 5,673 net additional dwellings have been provided since 2011, an average of 405 dwellings per annum.

Completions/Demolitions

During the year 2023/24, a gross total of 255 dwellings were completed in the district, consisting of:

- 24 dwellings from conversions
- 231 new build dwellings.

This was offset by:

- 3 dwellings already existing prior to being converted to extra residential units;
- 1 dwelling was lost through change of use of a dwelling to an office;
- 1 dwelling was lost through change of use from a dwelling to a holiday let;

This gave a net increase in dwellings from April 2023 to March 2024 of 250 dwellings.

Windfall

During the year 2023/24, Selby district saw windfall development completions of 231 net dwellings which equates to 91% of all completions. Of the 255 gross additional dwellings, the completions on allocations (from the 2005 Selby District Local Plan) are as follows;

- Low Street, Sherburn In Elmet – 5 dwelling;
- Staynor Hall, Selby – 19 dwellings.

Greenfield/Brownfield Split

Of the gross completions (April 2023 to March 2024), there was a majority (166) on Brownfield sites with 89 dwellings on Greenfield sites. For the year 2023/24, the Brownfield percentage is 65.1%.

Since the base date of the Plan in 2011, the overall proportion of Brownfield development has been 19.5%.

Affordable Housing

During the 2023/24 financial year, there were a total of 78 affordable housing completions. The majority of these units were delivered on the following schemes;

- *Old Civic Centre, Portholme Road, Selby – 5 units;*
- *Hempbridge Farm, Selby – 6 units;*
- *Land off 23 Ryther Road, Cawood; - 1 unit;*
- *Land off Hodgsons Lane, Sherburn In Elmet – 1 unit;*
- *Low Street, Sherburn In Elmet – 1 unit;*
- *NSDS Field Centre, Field Lane, Thorpe Willoughby – 64 units.*

Since the base date of the Plan in 2011, a total of 1,345 affordable units have been delivered, equating to 23.7% of the overall housing delivery. Graph 3 in Appendix A shows longer term delivery of affordable units in the district.

Size and Type of Dwellings

During the period April 2023 to March 2024, the following size and types of dwellings were completed:

Detached	Semi-detached	Terraced	Flat
98	71	71	15

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (2023-24)
1	0	7	7	2.7
2	73	8	81	31.8
3	89	0	89	34.9
4+	78	0	78	30.6
Total	240	15	255	
Percent	94.1	5.9		

Completions in 2023/24 provided a range of property sizes with one, two, three and four bedroom units sharing the proportion of delivery. There was a higher proportion of houses / bungalows than previous years.

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

Detached	Semi-detached	Terraced	Flat
2828	1178	1465	306
48.9%	20.4%	25.4%	5.3%

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (Since 2011)
1	21	117	138	2.4
2	1037	175	1212	21
3	2149	10	2159	37.4
4+	2264	4	2268	39.2
Total	5471	306	5777	
Percent	94.7	5.3		

Grants of Planning Permission

An additional 152 new build dwellings (net) were granted permission during the period April 2023 to March 2024. A further 103 new build dwellings received outline consent.

An additional 17 dwellings through conversions (net) were granted permission during the same period.

Availability

There are now a total of 1,182 dwellings with planning permission. This consists of 1,085 new build and 97 conversions.

Under the NPPF, Local Planning Authorities are required to produce a Strategic Housing Land Availability Assessment (SHLAA), which is used to identify whether the Authority has a sufficient land supply for 5 years of deliverable supply. A SHLAA for the district was first completed in 2008/09, and has been reviewed on an annual basis since then. The SHLAA 2024 update uses the district’s housing target as a basis for calculating housing supply.

Housing Land Supply

Paragraph 226 of the NPPF states certain local planning authorities are only required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years’ worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old.

This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both policies maps and proposed allocations towards meeting the housing need. As of the 31st March 2024, Selby’s emerging Local Plan reached its second iteration of the Regulation 19 stage. Therefore, as per the NPPF, the Selby area is only required to demonstrate four years’ worth of housing against the housing requirement.

The Selby District Core Strategy Local Plan was adopted in October 2013 and therefore over 5 years old, footnote 42 of the NPPF states that “Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.” As the Core Strategy Local Plan (2013) has yet to be reviewed the Council is using the standard method as set out in the national planning guidance to calculate our five year housing supply.

The housing target as set out by the standard methodology for the financial year 2022-2023 is to deliver a minimum of 319 homes per year across the District and this starting point gives a basic five year requirement for 1,276 homes across the District: $319 \times 4 = 1276$.

The following table shows how supply meets this requirement.

Summary of sites contributing to 5 year supply		Dwellings
A	Dwellings on sites with less than 10 units - 8% non-implementation rate applied to sites not started (144×0.92): 132 - Sites started: 112	244

B	Dwellings on sites of 10 or more units	770
C	Dwellings approved at committee subject to section 106 agreements	14
D	Losses	5
E	Sum of permissions (A+B+C-D)	1,023
F	Deliverable SHLAA sites	0
G	Selby District Local Plan allocated housing sites: 238 Core Strategy allocation: 0	238
H	Windfall	288
Total plots considered to contribute to 5 year supply (E+F+G+H)		1549

Five year housing land supply calculations as at 31st March 2024

A	Annual Housing target (Standard Methodology)	319
B	Four year target, no adjustment (A x 4)	1276
C	Current expected deliverable supply: (1st April 2024 to 31st March 2029)	1549
D	Gap (C - B)	+273
E	Council's housing land supply (C ÷ A)	4.9 Years

As at 31st March 2024, the district has a 4.9 year deliverable supply of housing. This means that, in line with paragraph 11 of the new NPPF, relevant policies that relate to the supply of housing continue to be considered up-to-date.

Employment Land

Total Amount of Additional Employment Floorspace (m2)

	Cumulative since Plan Period commenced (2011/12 – 2022/23)	2023/24
B1 Category A	55,986	220
B1 Category B	160	0
B1 Category C	8,429	0
B2	77,919	2,681
B8	73,798	14,642
Class E	785	0

Mixed ⁶	-	-
Total	215,507	17,543

Available Employment Land

Available Land on Allocations (without Permission)

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

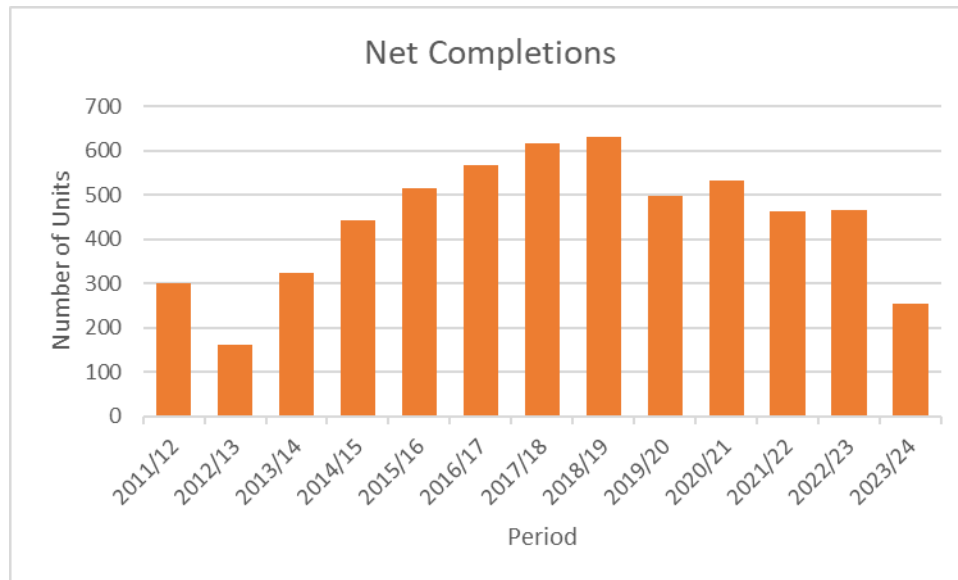
Available Land from Planning Permissions

	Sites for which Planning Permission has been Granted	
	New sites (ha)	Extensions / Existing Employment Sites (m2)
B1 (No specific category)	2.45	1103
B1 Category A	188.37	30,021.8
B1 Category B	36.42	-
B1 Category C	53.89	1,103
B2	56.2	3,204
B8	58.4	1,253
Mixed Use	-	-
Class E	1.4	346
TOTAL	397.13	34,583.8

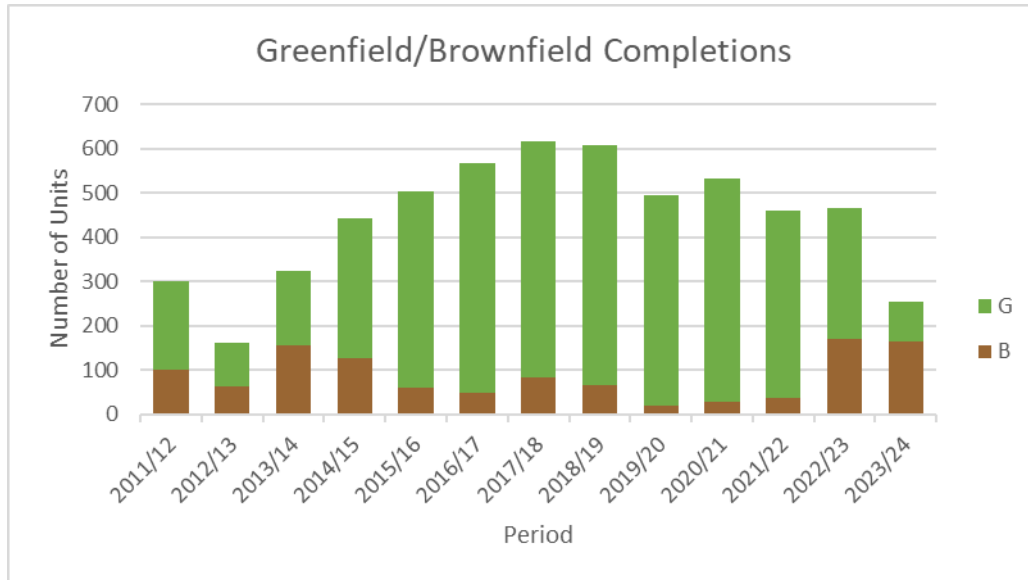
⁶ Each application's floorspace is divided into the relevant use class, therefore no use classes are combined to create a 'mixed' category.

Selby Local Plan Area Appendices

Graph 1 Net Completions (2011 – 2024)



Graph 2 Brownfield/Greenfield Completions (2011-2024)



Graph 3 Affordable Units Completed (2011-2024)

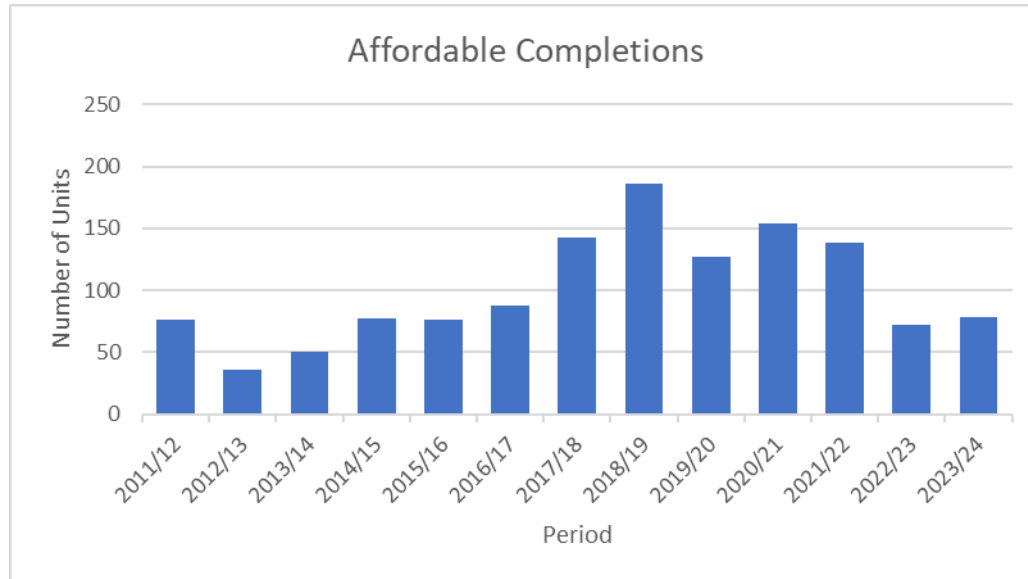


Table 2 – Housing Completions (Gross) and Availability by Parish 2023/24

Parish	No. of Completions				Total Completions	Available				Total Available
	New Build		Conversion			New Build		Conversion		
	Greenfield	Brownfield	Greenfield	Brownfield		Greenfield	Brownfield	Greenfield	Brownfield	
Acaster Selby	0	0	0	0	0	0	0	0	0	0
Appleton Roebuck	0	2	0	0	2	1	0	0	0	1
Balne	0	0	0	0	0	1	0	0	0	1
Barkston Ash	0	1	0	1	0	0	0	0	0	0
Barlby & Osgodby	2	0	0	1	3	1	5	0	1	7
Barlow	0	0	0	0	0	1	0	0	0	1
Beal	1	0	0	0	1	1	0	0	0	1
Biggin	0	0	0	0	0	0	0	0	0	0
Bilbrough	0	0	0	0	0	0	0	0	0	0
Birkin	0	0	0	0	0	0	0	0	0	0
Bolton Percy	0	0	0	0	0	1	0	0	0	1
Brayton	4	0	0	0	4	95	0	0	0	95
Brotherton	0	0	0	0	0	2	5	0	0	7
Burn	0	0	0	0	0	16	5	0	0	21
Burton Salmon	0	0	0	0	0	0	0	2	1	3
Byram	0	0	0	0	0	0	0	5	2	7
Camblesforth	0	0	0	0	0	4	2	0	1	7
Carlton	14	0	0	2	16	52	2	0	0	54
Catterton	0	0	0	0	0	0	0	0	0	0
Cawood	4	0	0	0	4	19	3	0	1	23
Chapel Haddlesey	0	0	0	0	0	3	0	0	0	3
Church Fenton	1	0	0	0	1	62	0	0	0	62
Cliffe	0	0	1	0	1	4	0	0	0	4
Colton	0	0	0	0	0	0	0	0	1	1

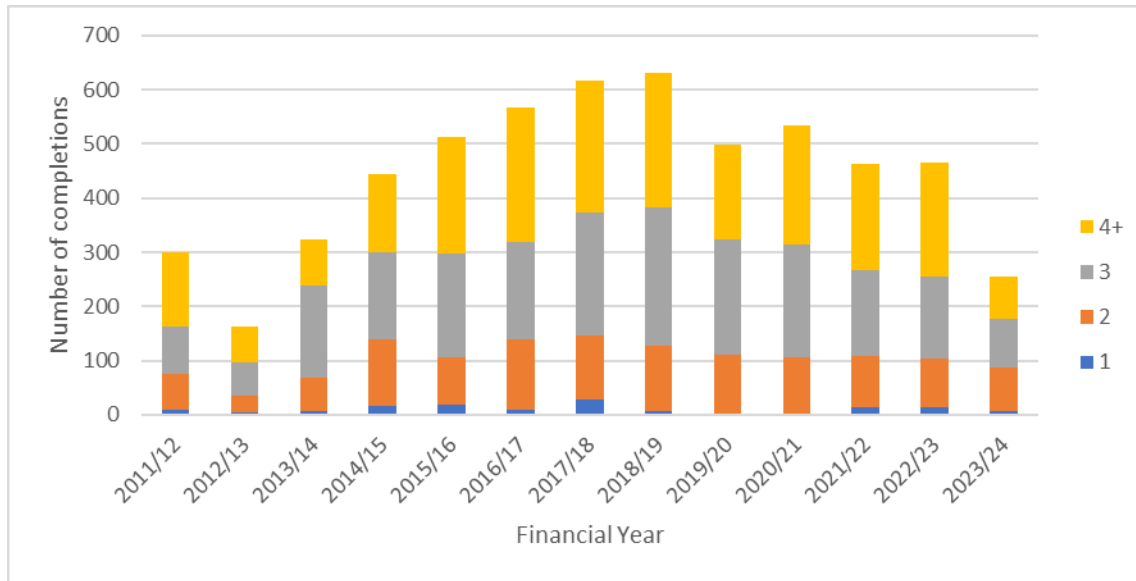
Annual Housing and Employment Land Report 2023-24

Cridling Stubbs	0	0	0	0	0	0	0	0	0	0
Drax	0	0	0	0	0	0	0	0	0	0
Eggborough	0	1	0	0	1	30	112	1	0	143
Escrick	0	0	0	0	0	1	3	0	0	4
Fairburn	2	0	1	0	3	0	4	1	0	5
Gateforth	0	0	0	0	0	0	0	0	4	4
Grimston	0	0	0	0	0	0	0	0	0	0
Hambleton	0	0	0	1	1	1	2	0	1	4
Healaugh	0	0	0	0	0	0	0	0	0	0
Heck	0	0	0	0	0	2	0	0	0	2
Hemingbrough	0	2	1	0	3	4	1	0	0	5
Hensall	0	0	0	0	0	0	0	0	1	1
Hillam	0	0	1	0	1	4	2	0	0	6
Hirst Courtney	0	0	0	0	0	0	7	0	0	7
Huddleston	0	0	0	0	0	0	4	0	0	4
Kelfield	0	0	0	0	0	0	7	1	0	8
Kellington	0	0	0	0	0	6	0	0	0	6
Kirk Smeaton	0	0	0	0	0	0	0	0	0	0
Kirkby Wharfe	0	0	0	0	0	0	0	0	0	0
Lead	0	0	0	0	0	0	0	0	0	0
Little Fenton	0	0	0	0	0	0	0	0	1	1
Little Smeaton	0	0	0	0	0	0	0	0	0	0
Long Drax	0	0	0	0	0	0	0	0	0	0
Monk Fryston	2	0	0	0	2	3	4	0	0	7
Newland	0	0	0	0	0	0	0	0	0	0
Newton Kyme	0	0	0	0	0	0	0	0	0	0
North Duffield	2	0	0	0	2	7	3	0	2	12
Oxton	0	0	0	0	0	0	0	0	0	0
Riccall	0	0	0	1	1	4	0	0	0	4
Ryther	0	0	0	0	0	1	0	0	1	2
Saxton	0	0	0	8	8	6	0	0	0	6
Selby	44	29	0	2	75	232	74	6	12	324
Sherburn in Elmet	2	0	0	0	2	163	0	0	0	163

Annual Housing and Employment Land Report 2023-24

Skipwith	0	0	0	0	0	0	0	0	0	0
South Milford	2	0	0	0	2	11	6	4	2	23
Stapleton	0	0	0	0	0	0	0	0	1	1
Steeeton	0	0	0	0	0	0	0	0	0	0
Stillingfleet	1	0	0	0	1	16	0	1	0	17
Stutton	0	0	0	0	0	1	1	0	1	3
Tadcaster	2	0	0	3	5	4	0	1	0	5
Temple Hirst	0	0	0	0	0	0	0	0	1	1
Thorganby	0	1	0	0	1	4	0	0	1	5
Thorpe Willoughby	0	64	0	0	64	6	6	0	0	12
Towton	0	0	0	0	0	0	0	0	0	0
Ulleskelf	0	45	0	0	45	28	35	0	3	68
Walden Stubbs	0	0	0	0	0	0	1	0	0	1
West Haddlesey	0	0	0	0	0	2	0	0	0	2
Whitley	2	0	0	0	2	14	0	0	0	14
Wistow	0	0	0	0	0	1	9	1	1	12
Womersley	0	0	0	1	1	0	2	0	0	2
Total	84	145	4	20	255	814	305	24	39	1182

Graph 4 Number of Bedrooms in Completed Dwellings



Graph 5 Completed Dwellings by Type

