

# Annual Housing Monitoring Update & Five Year Housing Supply Position

## Monitoring Year 2024/25

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## **Executive Summary**

The monitoring year runs between 1 April to 31 March each year. The statistics are updated bi-annually based upon monitoring of planning permissions and applications.

### **Housing Completions – Summary**

In total **712 net additional homes were completed** during the monitoring year between 1 April 2024 and 31 March 2025. This total comprises two elements:

1. There have been a total of **649 net housing completions**<sup>1</sup>. This includes the following:
  - 395 were new build homes (60.86%);
  - 258 (39.75%) net additional homes were a result of changes from other uses to residential homes, of which 33 were a result of 'prior approval' consents.
  - 4 homes resulted from conversions
  - 8 homes were demolished during the monitoring period;
2. In terms of the type of sites that were developed:
  - 485 homes (74.73%) were completed on housing sites (Use Class C3)
    - Significant sites providing housing completions (Use class C3) over the monitoring period have been the Former York City Football Ground, Bootham Crescent (25), Cocoa Works, Haxby Road (Phases II) (35), Former Civil Service Club, Boroughbridge Road (38), Cherry Tree House 218 Fifth Avenue (48), Germany Beck housing site (69), and Cocoa Works, Haxby Road (Phases I) (172)
  - 54 (8.32%) homes were on individual sites with five or less dwellings;
  - 135 (20.80%) net additional off campus, privately managed student 'cluster flats' were completed at Former Alton Cars, 3 James Street.
3. A further **63 net equivalent homes** resulted from additional bedspaces created at both new and existing care homes<sup>2</sup> within the authority area during the twelve-month monitoring period.

### **Housing Consents – Summary**

Planning applications determined during the full monitoring period resulted in the approval of **739 net additional homes**<sup>3</sup>. A further 416 net additional homes were

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<sup>1</sup> This figure takes account of the sum of all new build completions minus demolitions plus any gains or losses through change of use or conversions to existing properties.

<sup>2</sup> Additional care home bedspaces comprised Abbeyfield House Regency Mews (25), Haxby Hall York Road Haxby (16), York Wheelchair Centre Bluebeck House Bluebeck Drive (72) and Somerset Nursing Home 1 Church Lane Wheldrake (12). Whilst a new care home at Moorlands Nursing Home 10 - 12 Moor Lane Strensall that replaced an existing care home resulted in a loss of bedspaces (-6)

<sup>3</sup> This figure takes account of all consents and proposed losses through demolitions and change to other uses or conversions to existing properties.

approved at Planning Committee during the monitoring period and are still awaiting legal agreement sign off.

The main features of the housing approvals are:

- 642 of all net homes consented (86.87%) were granted on housing sites (use class C3).
- Significant sites granted approval for housing (Use Class C3) includes new homes planned for housing allocations ST4: Land to South of Hull Road Heslington (162), ST33: Land to East of Millfield Industrial Estate Main Street Wheldrake (139), H29: Land to S/E of 51 Moor Lane Copmanthorpe (75) and the provision of new homes and the change of use at The Retreat 107 Heslington Road (120).
- 64 homes were approved on sites of 5 or less homes.
- 44 homes are to be lost through a change to other uses or through proposed demolition
- 133 purpose built student accommodation (PBSA) 'cluster' flats were approved at Enterprise Rent-a-Car 15 Foss Islands Road
- A further 416 homes have been approved through a resolution to grant consent at Planning Committee over the last twelve months and are currently subject to the execution of a section 106 legal agreement.  
The most significant of these sites are:
  - The PBSA approved at 19 To 33 Coney Street (248),
  - Land To South And East Of The Cemetery New Lane Huntington (107),
  - Hungate Development Site (42 net additional homes compared to the previously consented total)

# Housing Monitoring Update 2024/25

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## 1 **Introduction**

- 1.1 Monitoring updates are produced bi-annually to monitor our Local Plan policies SS1: Spatial Strategy and H1: Housing Allocations regarding delivery of housing within the city. This work informs Government returns, where required, and will inform decision-taking, where necessary.
- 1.2 The data is compiled to be consistent with the Housing Delivery Test Rulebook<sup>4</sup> (see also Annex 1).
- 1.3 Sources used for data collection included:
- Results from 6 monthly site visits (October and March) to verify the number of housing completions which have been carried out on each consented housing site;
  - Analysis of Building Control completion returns that provide information of both City of York Council and private building inspection records;
  - Regular contact with developers/applicants for each site over 10 dwellings to accurately monitor completions and to estimate the likely level of completions over the term of the build programme; and
  - Monitoring of extant consents, new permissions, and the inclusion of development through certificates of lawful development previously not included within housing returns.

### **Factors influencing delivery**

- 1.4 As part of the monitoring process we seek to understand any factors influencing the progression of residential delivery in the city. Over the last few years labour and material shortages have affected housing delivery rates but more recently this has reportedly eased, particularly in relation to access to materials.
- 1.5 However, higher borrowing rates and the price of materials continue to affect the viability of projects; this has affected several sites, which have not produced the levels of completions previously anticipated in our published housing trajectories. Additionally, where a higher design specification is required, such as Passivhaus standard homes, developments have experienced delays as a result of the associated skills and procedures needed during their construction.

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<sup>4</sup> <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book>; see also Appendix 1.

## 2 Housing Completions 2024/25

### Dwellinghouse Completions (C3)

- 2.1 A total of 649 net housing completions<sup>5</sup> took place during the full 2024/25 monitoring year.

**Table 2.1: Housing Completions 2024-25 (1 April 2024 to 31 March 2025)**

Time Period	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
1 April 2024 – 30 September 2024	353	99	1	243	4	339
1 October 2024 – 31 March 2025	322	296	3	15	4	310
<b>Total 2024/25</b>	<b>675</b>	<b>395</b>	<b>4</b>	<b>258</b>	<b>8</b>	<b>649</b>

- 2.2 Out of the overall total, 54 net additional homes were provided on sites with five or less homes being built during the monitoring period. This represents 8.3% of all completions.
- 2.3 Table 2.2 highlights the more significant developments that resulted in housing completions on traditional housing sites (Use Class C3) over the twelve-month monitoring period.

**Table 2.2: Housing Completion Sites (Use Class C3)**

Site Name	Net Completions (1 April 2024 to 30 Sept 2024)	Net Completions (1 October 2024 to 31 March 2025)	Net Completions (2024/25)
Heworth House Clinic Heworth House Melrosegate	6	0	6
Church House 10-14 Ogleforth	10	0	10
Land to East of Middlewood Close Rufforth	0	13	13
York City Living 22-26 Blossom Street	0	15	15
York City Football Club Bootham Crescent	9	16	25

<sup>5</sup> Net housing completions are calculated as the sum of new build completions, minus demolitions, plus any gains or losses through change of use or conversions to existing properties.

The Cocoa Works Haxby Road (Phase 2)	1	34	35
Former Civil Service Club & Agricultural Land to North of Boroughbridge Road	11	27	38
Cherry Tree House 218 Fifth Avenue	48	0	48
Germany Beck East of Fordlands Road	16	53	69
The Cocoa Works Haxby Road (Phase 1)	172	0	172
Sites providing 5 dwellings or less during the monitoring period	36	18	54
<b>All Sites</b>	<b>309</b>	<b>176</b>	<b>485</b>

- 2.4 Table 2.3 provides a breakdown of the **components of housing completions** for the full monitoring period.

**Table 2.3: Components of Housing Completion Sites**

Time Period	Type of Approval	Number of Sites with Completions	Gross Additional Homes Completed	Net Additional Homes Completed
1 April 2024 – 30 September 2024	Residential (Use Class 3) Approval	36	319	309
1 October 2024 – 31 March 2025		27	186	176
1 April 2024 – 30 September 2024	Prior Approval' Sites (see para 1.7 below for details)	2	33	33
1 October 2024 – 31 March 2025		0	0	0
1 April 2024 – 30 September 2024	Sites Granted Certificates of Lawful Use/Development	1	1	1
1 October 2024 – 31 March 2025		1	1	1
1 April 2024 – 30 September 2024	Sites Lost to Housing Through Change of Use/Demolition	4	N/A	-4
1 October 2024 – 31 March 2025		2	N/A	-2
1 April 2024 – 30 September 2024	Privately Managed Off Campus Student Accommodation	0	0	0
1 October 2024 – 31 March 2025		1	135	135
<b>Total 2024/25</b>	<b>All sites</b>	<b>74</b>	<b>675</b>	<b>649</b>

- 2.5 Table 2.4 provides details where completions relate to the '**prior approval**'<sup>6</sup> category. In total these sites added 33 dwellings to the housing stock, 31 of which resulted from a conversion of commercial, business and service use to

<sup>6</sup> See Appendix 1 for a full explanation of what constitutes a prior approval site.



residential homes. These completions represent a marked increase when compared to the supply from this same source over the previous three years.

- 2.6 Further, there are a number of unimplemented consents that fall within this category and there is added potential for a continued supply resulting from changes to the use class order introduced in 2022<sup>5</sup>.

**Table 2.4: Housing Completions Resulting from 'Prior Approval' Sites**

Time Period	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 April 2024 – 30 September 2024	Bright Beginnings Day Nursery 47 Rawcliffe Drive	2	2
	Gateway 2 Holgate Park Drive	31	31
1 October 2024 – 31 March 2025	None	0	0
<b>2024/25</b>	<b>All Sites</b>	<b>33</b>	<b>33</b>

## Off-campus Student Accommodation

- 2.7 Table 2.5 provides the **completions of privately managed off campus student accommodation**. Over the course of the monitoring year, this has accounted for 135 net additional homes.
- 2.8 In line with DLUHC dwelling definitions<sup>7</sup>, student accommodation 'can be included towards the housing provision in local development plans' and "*purpose-built (separate) homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling*". There is further explanation at Appendix 1 to clarify how student accommodation is assessed in terms of housing completions.

**Table 2.5: Completions via Off Campus Privately Managed Student Accommodation Sites**

Time Period	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 April 2024 – 30 September 2024	n/a	0	0
1 October 2024 – 31 March 2025	Alton Cars York Ltd 3 James Street	135	135
<b>Total 2024/25</b>	<b>All Sites</b>	<b>135</b>	<b>135</b>

- 2.9 No university managed student bedspaces were completed during the monitoring year.

<sup>7</sup> see: <https://www.gov.uk/guidance/housing-statistics-and-england-housing-survey-glossary/a-to-z>

## Certificates of Lawful use/development

- 2.10 A total of two net additional homes resulted from the **granting of certificates of lawful use/development** over the monitoring year. Details of these properties are included in Table 6.

**Table 2.6: Completions through Certificates of Lawful Use and Permitted Use**

Time period	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 April 2024 – 30 September 2024	Minster Alpacas Sutton Road Wigginton	1	1
1 October 2024 – 31 March 2025	Annex 258 Strensall Road	1	1
<b>Total 2024/25</b>	<b>All Sites</b>	<b>2</b>	<b>2</b>

## Homes lost through changes of use

- 2.11 Table 2.7 provides details of **approvals that have led to losses of homes through changes to other uses**. This has resulted in a net loss of 4 homes over the monitoring year.

**Table 2.7: Sites lost to housing through change of use.**

Time period	Site Name	Description of change/conversion	Net Homes Lost
1 April 2024 – 30 Sept 2024	2 Queen Annes Road	Change of use from C3 dwelling to C1 short term letting accommodation (retrospective)	-1
	Rowntree Park Lodge Richardson Street	Change of use of upper floors from residential use (Use Class C3) to a community venue/hub (Use Class F2)	-1
	27 St Helens Road	Erection of 17no. extra care flats and 8no. dementia care flats following demolition of no.27 St Helens Road	-1
	33 Spen Lane	Conversion of 1no. dwelling to 2no. flats, to be used for holiday accommodation.	-1
	7 Nunthorpe Avenue	Change of use from HMO (C4) and Flat (C3) to Large House in Multiple Occupation (Sui Generis)	-1
	2 The Mews St Catherines House Skelton	Change of use from residential (Class C3) to acupuncture clinic (Class E)	-1
<b>2024/25</b>	<b>All Sites</b>		<b>-6</b>

## Communal Establishments

- 2.12 Table 2.8 sets out the Equivalent Net Homes through Communal Establishments.

**Table 2.8 Equivalent Net Homes through communal establishments**

Year	Equivalent Net Homes through Communal Establishments
2017-2018	35
2018-2019	2
2019-2020	67
2020-2021	21
2021-2022	258
2022-2023	392
2023-2024	-63
2024-2025	63
<b>2017-2025</b>	<b>775</b>

- 2.13 A net addition of 119 care home bedspaces took place during the monitoring period. These included Abbeyfield House Regency Mews (25), Haxby Hall York Road Haxby (16), York Wheelchair Centre Bluebeck House Bluebeck Drive (72) and Somerset Nursing Home 1 Church Lane Wheldrake (12). Whilst a new care home at Moorlands Nursing Home 10 - 12 Moor Lane Strensall that replaced an existing care home resulted in a loss of bedspaces (-6).
- 2.14 Applying the national ratio<sup>8</sup> this results in a net gain of 63 homes to the overall net housing figure for the year.

## Completion Trend Data

- 2.15 Table 2.9 provides details of all net housing completions over the Local Plan monitoring period between 2017-2025 and the previous 10 full monitoring years.
- 2.16 Over the Local Plan period, we have had 4965 net housing completions, 775 equivalent communal establishment homes resulting in an additional 5,740 homes overall.
- 2.17 Considering trends over the previous monitoring years the figures reveal<sup>9</sup>:

	<b>10 years 2015 - 2025</b>	<b>5 years 2020-2025</b>
<b>Total net completions</b>	7063	2660
<b>Mean average additional homes</b>	706.3	532
<b>Median average Additional Homes</b>	591	528

<sup>8</sup> See appendix 1 for details of the ratio used for the conversion to net dwellings.

<sup>9</sup> See appendix 1 for notes regarding 'mean' and 'median'

**Table 2.9: Summary of data between 1 April 2015 to 31 March 2025**

Year	Completions	New Build	Net Conversions/ COU	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain	Communal Establishments	Overall net gain in Local Plan period
2015-2016	1171	908	219	1	218	6	1121		
2016-2017	996	420	564	21	543	7	977		
2017-2018	1336	1111	195	12	183	10	1296	35	1331
2018-2019	481	299	155	18	137	5	449	2	451
2019-2020	596	437	134	11	123	11	560	67	627
2020-2021	643	469	159	14	145	6	622	21	643
2021-2022	419	350	58	18	40	6	402	258	660
2022-2023	494	411	55	1	54	7	459	392	851
2023-2024	569	390	146	3	143	8	528	-63	465
2024-2025	675	395	262	4	258	8	649	63	712
<b>Local Plan delivery 2017-2025</b>	<b>5213</b>	<b>3862</b>	<b>1164</b>	<b>81</b>	<b>1083</b>	<b>61</b>	<b>4965</b>	<b>775</b>	<b>5740</b>
<b>10 year delivery 2015-2025</b>	<b>7380</b>	<b>5190</b>	<b>1947</b>	<b>103</b>	<b>1844</b>	<b>74</b>	<b>7063</b>		

## Housing Mix and Type

- 2.18 Analysis of housing mix based upon gross completions shows that the most significant delivery was 1 bed and 2 bedroom flats followed by 3 and 4 bed houses.

**Table 2.10: 2024/25 Completions (gross) – Housing Mix**

Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Totals	%
Detached House	0	0	27	44	9	80	11.85%
Semi-detached House	0	5	27	7	0	39	5.78%
Detached Bungalow	0	4	5	0	0	9	1.33%
Semi-detached Bungalow	0	3	0	0	0	3	0.44%
Town House/ Terraced House	2	39	36	12	7	96	14.22%

Flat/Apartment/Studio	283	121	17	0	27	448	<b>66.37%</b>
<b>Totals</b>	<b>285</b>	<b>172</b>	<b>112</b>	<b>63</b>	<b>43</b>	<b>675</b>	
<b>%</b>	<b>42.22%</b>	<b>25.48%</b>	<b>16.59%</b>	<b>9.33%</b>	<b>6.37%</b>	<b>42.22%</b>	

**Table 2.11: 2024/25 housing mix aggregated by dwelling type**

<b>Dwelling Type</b>	<b>Totals</b>	<b>Percentage</b>
Detached (all types)	89	13.19%
Semi-detached (all types)	42	6.22%
Terraced/Town House	96	14.22%
Flat/Apartment/Studio	448	66.37%
<b>Totals</b>	<b>675</b>	<b>100.00%</b>

## **Affordable housing completions**

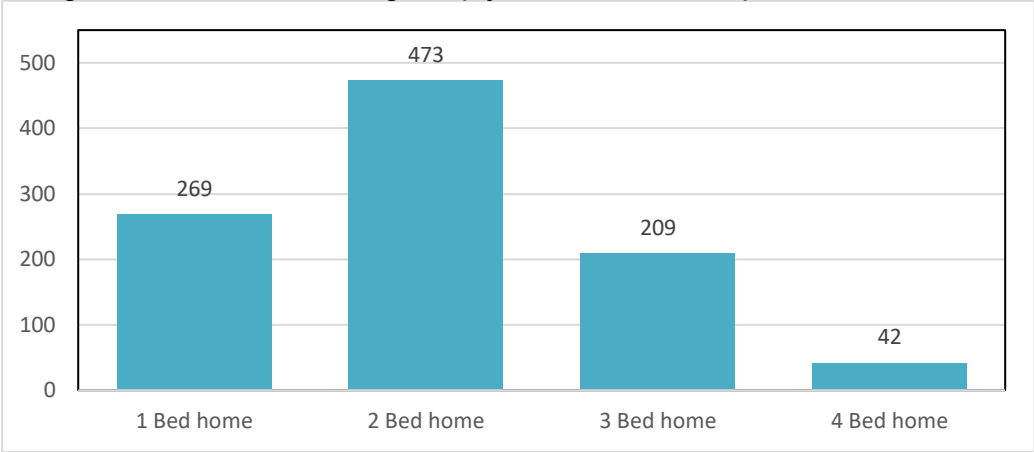
- 2.19 During the course of the monitoring year, 129 affordable homes were completed. Over the duration of the plan period so far (2017-2015) a total of 993 affordable dwellings have been completed.
- 2.20 The housing mix in relation to delivery over the last year and over the monitoring period mirror each other with the majority of completions shown to be 1/2 bedroom flats followed by 2/3 bedroom houses<sup>10</sup>.

**Table 2.12: Affordable Housing Completions – Housing Mix**

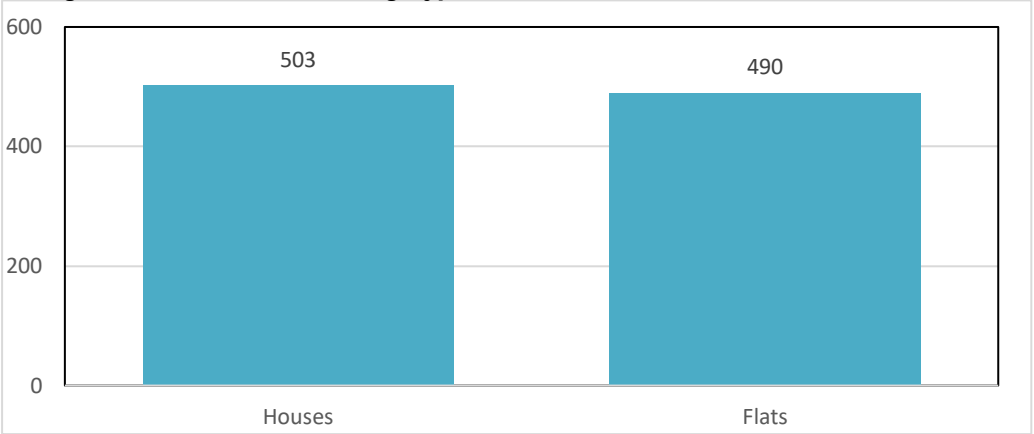
<b>Year</b>	<b>1-bed flat</b>	<b>2-bed flat</b>	<b>1-bed house</b>	<b>2-bed house</b>	<b>3-bed house</b>	<b>4-bed house</b>	<b>Total</b>
2017/18	25	32	0	6	10	1	<b>74</b>
2018/19	5	24	2	14	15	0	<b>60</b>
2019/20	31	47	5	18	16	7	<b>124</b>
2020/21	41	27	6	29	22	5	<b>130</b>
2021/22	68	57	0	40	44	10	<b>219</b>
2022/23	38	0	0	32	42	9	<b>121</b>
2023/24	11	26	0	61	33	5	<b>136</b>
<b>2024/25</b>	<b>37</b>	<b>34</b>	<b>0</b>	<b>26</b>	<b>27</b>	<b>5</b>	<b>129</b>
<b>Total 2017-2025</b>	<b>256</b>	<b>247</b>	<b>13</b>	<b>226</b>	<b>209</b>	<b>42</b>	<b>993</b>
% split for 2024/25	29%	26%	0	20%	21%	4	100%
% split over 2017-2025	26%	25%	1%	23%	21%	4%	100%

<sup>10</sup> "Houses" includes a small number of bungalows.

**Figure 1: Affordable Housing Mix (By Bedroom Numbers) 2017/18 to 2024/25**



**Figure 2: Affordable Housing Type 2017/18 to 2024/25**



### 3 **Housing Consents 2024/25**

- 3.1 During the full 2024/25 monitoring year a **total of 739 net new homes were granted consent within the City of York authority area**. Table 3.1 shows that 603 of these approvals are for new build homes whilst 147 new homes were consented for the change of use of non-residential buildings.

**Table 3.1: Housing Consents (1 April 2024 to 31 March 2025)**

Year	Consents (Gross)	Proposed New Build	Proposed Net Conversions	Proposed Net Change of Use	Proposed Demolitions	Potential Net Dwelling Gain
1 April 2024 – 30 September 2024	399	353	-1	36	5	383
1 October 2024 – 31 March 2025	380	250	2	111	7	356
<b>2024/25</b>	<b>779</b>	<b>603</b>	<b>1</b>	<b>147</b>	<b>12</b>	<b>739</b>

- 3.2 Of the 739 net additional homes granted consent, the greatest proportion were the result of 642 net homes being approved on standard housing (Use Class C3) sites. Table 3.2 provides details of the largest contributors within the housing approvals including the new homes planned for housing allocation ST4: Land to South of Hull Road Heslington (162), ST33: Land to East of Millfield Industrial Estate Main Street Wheldrake (139), H29: Land to S/E of 51 Moor Lane Copmanthorpe (75) and the provision of new homes and the change of use at The Retreat 107 Heslington Road (120). A further 64 net new homes gained approval on sites with a capacity of 5 homes or less.

**Table 3.2: Housing Consents (Use Class C3)**

	Site Name	Gross Additional Homes Consented	Net Additional Homes Consented
1 April 2024 – 30 September 2024	Card Factory 24-25 High Ousegate	6	6
	Development Site Hospital Fields Road & Ordnance Lane	16	16
	Land to S/E of 51 Moor Lane Copmanthorpe	75	75
	Land to East of Millfield Industrial Estate Main Street Wheldrake	139	139
	Sites Granted Consent for 5 or less Homes	52	36
	3-7 Coney Street	7	7

1 October 2024 – 31 March 2025	John Richards (Developments) Ltd 7 Regent Buildings York Road Acomb	9	9
	Dean Court Secure Car Park R/O Portland Street	9	9
	Tramways Club 1 Mill Street	35	35
	The Retreat 107 Heslington Road	120	120
	Land to South of Hull Road Heslington	162	162
	Sites Granted Consent for 5 or less Homes	51	28
<b>2024/25</b>	<b>All Sites</b>	<b>681</b>	<b>642</b>

Table 3.3 provides a detailed breakdown of the various categories of housing approval that make up the consented totals, this being a combination of traditional (Use Class 3) residential approvals, sites with 'prior approval', privately managed off-campus student accommodation and sites granted certificates of lawful use/development. The figures in this table also takes account of approved losses through demolition or changes to other uses.

**Table 3.3: Components of Housing Consents (1 April 2024 to 31 March 2025)**

<b>Year</b>	<b>Type of Approval</b>	<b>Number of Sites Granted Consent for Housing</b>	<b>Gross Additional Homes Consented</b>	<b>Net Additional Homes Consented</b>
1 April 2024 – 30 September 2024	Residential (Use Class 3) Approval	33	288	272
1 October 2024 – 31 March 2025		38	393	370
1 April 2024 – 30 September 2024	Prior Approval' Sites (see Appendix 1 for details)	1	1	1
1 October 2024 – 31 March 2025		5	6	5
1 April 2024 – 30 September 2024	Sites Granted Certificates of Lawful Use/Development	1	1	1
1 October 2024 – 31 March 2025		1	1	1
1 April 2024 – 30 September 2024	Sites Lost to Housing Through Change of Use/Demolition	2	-24	-24
1 October 2024 – 31 March 2025		2	-20	-20
1 April 2024 – 30 September 2024	Privately Managed Off Campus Student Accommodation	1	133	133
1 October 2024 – 31 March 2025		0	0	0



<b>2024/25</b>	<b>All Sites</b>		<b>779</b>	<b>739</b>
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## Prior Approval Consents

- 3.3 Six sites were granted 'prior approval' through the change of use from commercial, business and service (Use Class E) or agricultural use (sui generis) to residential use (see Table 3.4), most of which were approved during the first half of the monitoring year.

**Table 3.4: Sites Consented as a Result of 'Prior Approval'**

	Site Name	Gross Additional Homes Approved	Net Additional Homes Approved
1 April 2024 – 30 September 2024	Former RAF Units Beechlands to Parish Boundary Acaster Malbis	1	1
1 October 2024 – 31 March 2025	GMB General Union 75 Gillygate	2	2
	NatWest 14 Main Street Heslington	1	1
	36 Moor Lane Strensall	1	0
	Duncombe Farm Duncombe Lane Strensall	1	1
	Tegz Hair Design 1 Plantation Drive	1	1
<b>2024/25</b>	<b>All Sites</b>	<b>7</b>	<b>6</b>

## Off campus student accommodation consents

- 3.4 Table 3.5 shows that during the monitoring period the former Enterprise Rent-a-Car site at 15 Foss Islands Road was granted consent for 133 studio flats for students.

**Table 3.5: Privately managed off campus student accommodation consents**

Time period	Site Name	Gross Additional Homes Approved	Net Additional Homes Approved
1 April 2024 – 30 September 2024	Enterprise Rent-a-Car 15 Foss Islands Road	133	133
1 October 2024 – 31 March 2025	None	0	0
<b>2024/25</b>	<b>All Sites</b>	<b>133</b>	<b>133</b>

## Certificates of Lawful Use consents

- 3.5 Two sites gained approval via certificates of lawful use/development resulting in the approval of 6 net additional homes within this category (Table 3.6).

**Table 3.6: Consents Granted through Certificates of Lawful Use/ Development**

Time period	Site Name	Gross Additional Homes Consented	Net Additional Homes Consented
1 April 2024 – 30 September 2024	Minster Alpacas Sutton Road Wigginton	1	1
1 October 2024 – 31 March 2025	Annex 258 Strensall Road	1	1
<b>2024/25</b>	<b>All Sites</b>	<b>7</b>	<b>6</b>

- 3.6 In addition to the 739 net additional approvals, a further 416 homes were approved by Planning Committee during the twelve-month period through resolutions to grant planning permission subject to the execution of a section 106 legal agreement and required conditions.
- 3.7 Table 3.7 provides details of all these sites, with the most significant sites being purpose built student accommodation approved for Coney Street (248) and new residential development at New Lane Huntington (107). Approval of 42 net additional homes on the Hungate Development Site also adds to the previously consented residential offer.

**Table 3.7: Sites with a resolution to grant planning permission subject to the execution of a legal agreement.**

	Site Name	Gross Additional Homes Approved	Net Additional Homes Approved
1 October 2024 – 31 March 2025	Site Of 19 To 33 Coney Street	248	248
	Land To South And East Of The Cemetery New Lane Huntington	107	107
	Land To The West Of 1 To 8 Garthway New Earswick	14	14
	Hungate Development Site Hungate	221	42
	Garages At Hawthorn Terrace South New Earswick	5	5
<b>2024/25</b>	<b>All Sites</b>	<b>595</b>	<b>416</b>

## **Housing Consent Trend Data**

- 3.8 Table 3.8 shows that York had 11,743 extant consents overall at year end (31 March 2025).
- 3.9 To provide context to recent planning approvals, Table 17 shows:
- 11,743 net consents over the last 10 full monitoring years:
    - mean average of **1,174.3** annual housing consents
    - median average of **921.5** annual consents.
  - 4,416 net consents over the last 5 years:
    - a mean average of **883.2** annual consents
    - a median average of **739** annual consents.

**Table 3.8: Housing Consents Granted Between 1 April 2015 and 31 March 2025**

<b>Year</b>	<b>Gross Housing Permissions</b>	<b>Net Housing Permissions</b>
2015/2016	710	680
2016/2017	487	451
2017/2018	1147	1104
2018/2019	1658	1626
2019/2020	3488	3466
2020/2021	1151	1133
2021/2022	354	327
2022/2023	1586	1559
2023/2024	684	658
2024/2025	779	739
<b>2015 to 2025</b>	<b>12044</b>	<b>11743</b>

## 4 **Local Plan site allocations monitoring**

- 4.1 See Section 5 Housing Trajectory for how the sites are anticipated to be built out over the plan period.

### **Housing Allocations Below 5 ha (H Sites)**

<b>Local Plan Allocation Reference</b>	<b>Planning status</b>
H1a & b Former Gas Works, 24 Heworth Green	Planning consent approved; site remediation ongoing: <ul style="list-style-type: none"> <li>• 19/00979/OUTM – 607 homes</li> <li>• Zone A: 21/00855/REMM (119 homes)</li> <li>• Zone B: 22/01281/REMM (392 homes).</li> <li>• Zone C: 21/00854/REMM (96 homes)</li> </ul>
H3 Burnholme School	Outline Planning permission approved for 83 dwellings; No matters reserved except for the appearance, scale and internal layout of 5no. self-build plots in Terrace 5. (20/01916/OUTM)
H5 Lowfield School	Outline and full planning approval consented. <ul style="list-style-type: none"> <li>• 17/02429/OUTM</li> <li>• 17/02428/FULM - erection of 96no. two and three storey houses, 26no. bungalows and three storey 18no. apartment building with new access and associated infrastructure</li> <li>• 18/02925/FULM - Erection of 5no. apartments, 5no. two bedroom housing units, 6no. three bedroom housing units, 3no. four bedroom housing units and a shared common house/amenity block and associated infrastructure to form community housing development</li> <li>•</li> </ul>
H7 Bootham Crescent	Full planning consent approved 01/02/2022 (19/00246/FULM) for 93 dwellings.  Construction ongoing.
H8 Askham Bar Park & Ride	No application or pending application for residential use.  Temporary permission granted for health facility.
H10 The Barbican	Planning consent lapsed for 187 dwellings (13/02135/FULM).
H20 Former Oakhaven EPH	22/00304/FULM for 64 bed care home approved 05/08/2022
H29 Land at Moor Lane Copmanthorpe	19/00602/FULM full approval granted 07/06/2024.
H31 Eastfield Lane Dunnington	20/01626/FULM approved on 18/07/2022 for 83 dwellings 24/01669/FULM pending approval at 1 April 2025.
H38 Land RO Rufforth Primary School Rufforth	22/01844/FULM full approval granted 17/04/2023

H39 North of Church Lane Elvington	No consent or pending applications.
H46 Land to North of Willow Bank and East of Haxby Road, New Earswick	20/02495/FULM approved by planning committee on 18.01.2024; pending final decision. Approved for 177 dwellings, pumping station and substation together with means of vehicular and pedestrian access, associated parking, landscaping and open space
H52 Willow House EPH, 34 Long Close Lane	No consent or pending application
H53 Land at Knapton Village	Application pending decision for 6 dwellings (24/00726/FUL)
H55 Land at Layerthorpe	No consent or pending application
H58 Clifton Without Primary school	22/00685/OUTM approved for 15 dwellings on 11/11/2022
SH1 Land at Heworth Croft	No consent or pending application

### Housing Allocations Above 5 ha (ST Sites)

Local Plan Allocation Reference	Planning Status
ST1: British Sugar/ Manor School  Allocated for 1200 homes	Outline PP approved 28.9.18 for up to 1,100 homes (15/00524/OUTM)  Remediation works underway.  Manor School part of the site is included in the CYC Housing Delivery Programme (100 homes)
ST2: Former Civil Service Sports Ground Millfield Lane  Allocated for 263 homes	Full PP for 266 homes approved 25.10.19 (14/02979/FULM)  Site under construction.
ST4: Land Adj. Hull Road and Grimston Bar  Allocated for 263 homes	Full planning permission approved 28/02/2025. <ul style="list-style-type: none"> <li>15/00166/FULM (166 homes)</li> <li>15/00167/FULM (52 homes)</li> </ul> Pending construction.
ST5: York Central  Allocated for 2,500 homes	Outline PP approved 24.12.19 for up to 2,500 homes as part of a mixed-use scheme.
ST7: Land East of Metcalfe Lane  Allocated for 845 homes	Application 24/02302/OUTM pending decision at 1 April 2025.

ST8: Land North of Monks Cross Allocated for 968 homes	Outline PP for around 970 homes approved 14.12.22. Reserved matters being progressed.
ST9: Land North of Haxby Allocated for 735 homes	Application 23/00160/OUTM pending decision at 1 April 2025..
ST14: Land to West of Wigginton Road Allocated for 1348 homes	No consent or pending application.
ST15: Land to West of Elvington Lane Allocated for 3339 homes	No consent or pending application
ST16 Terrys extension site: Clock tower (Phase 1)	Full permission for 22 homes and museum space permitted 14.12.2022 (22/00542/FUL) Construction completed.
ST16: Terrys Extension Site: Terrys Car Park (Phase 2) Allocated for 39 homes	Full application for extra care accommodation including no.72 apartments – approved by appeal 15.03.2024 (23/00608/FULM)
ST17: Nestle South (Phase 1) Allocated for 279 homes	Full permission for 279 homes granted approval on 03.03.2020 Completed
ST17: Nestle South (Phase 2) Allocated for 302 homes	Full application approved 28.01.2022 (21/01371/FULM) Site under construction
ST31: Land to the South of Tadcaster Road, Copmanthorpe Allocated for 158 homes	Outline PP approved for 158 homes 28.4.23 (18/00980/OUTM) Reserved Matters approved 14.02.2025 for 133no. dwellings, 7no. self-build dwellings and associated infrastructure (23/02256/REMM)
ST32: Hungate (Phases 5+) Allocated for 570 homes	Full permission for erection of an apartment block to comprise residential units (Use Class C3) together with flexible commercial uses (Use Class E and F2), landscaping and associated works (Block H) approved at committee 16.01.25. Pending legal agreement for final decision.
ST33: Station Yard Wheldarke Allocated for 150 homes	Full planning permission approved 17.05.2024 for 139 homes landscaping and associated infrastructure
ST36: Imphal Barracks, Fulford Road	No consent or pending application.

Allocated for 769 homes	No pre-app or preliminary discussions
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5 Housing Trajectory at 1 April 2025

		Total	Actual Completions																					
			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Post 2038
1. Net Housing Completions 2017 to 2024																								
	Net Housing Completion		1296	449	560	622	402	459	528	649														
	Net Communal Establishment and Student Accommodation Completions (Ratios applied)		35	2	67	21	258	392	-63	63														
Total			1331	451	627	643	660	851	465	712														
2. Housing Allocations Below 5 ha (H Sites)																								
H1a & b	Former Gas Works, 24 Heworth Green (National Grid Properties)	607												392	215									
H3	Burnholme School	83									65	13	5											
H5	Lowfield School	165									14	5												
H7	Bootham Crescent	93									40	18												
H8	Askham Bar Park & Ride	60												35	25									
H10	The Barbican	187												187										
H20	Former Oakhaven EPH	34										34												
H29	Land at Moor Lane Copmanthorpe	86									10	30	30	5										
H31	Eastfield Lane Dunnington	83										10	30	30	13									
H38	Land RO Rufforth Primary School Rufforth	21									8													
H39	North of Church Lane Elvington	32												17	15									
H46	Land to North of Willow Bank and East of Haxby Road, New Earswick	117										20	35	40	22									
H52	Willow House EPH, 34 Long Close Lane	15												15										
H53	Land at Knapton Village	4										4												
H55	Land at Layerthorpe	20													20									
H58	Clifton Without Primary school	15											15											
SH1	Land at Heworth Croft	167														167								
Annualised Projected Completions H Sites (Hide)											137	134	115	721	310	167	0	0	0	0	0	0	0	0
3. Housing Allocations Above 5 ha (ST Sites)																								
ST1a	British Sugar/Manor School	1100													50	150	150	150	150	150	150	150		
ST1b	Manor School	100														35	35	30						
ST2	Former Civil Service Sports Ground Millfield Lane	263									60	46	17											
ST4	Land Adj. Hull Road and Grimston Bar	211										17	50	50	45									
ST5	York Central	2500													999			501		136			450	414
ST7	Land East of Metcalfe Lane	845												50	90	120	120	120	120	120	105			
ST8	Land North of Monks Cross	970										50	100	100	100	100	100	100	100	100	100	20		
ST9	Land North of Haxby	700											45	90	90	90	90	90	90	90	25			
ST14	Land to West of Wigginton Road	1348												60	60	160	160	160	160	160	160	160	108	
ST15	Land to West of Elvington Lane	3339												50	75	160	200	200	200	200	240	240	240	1534
ST16	Terrys Extension Site - Terrys Car park (Phase 2)	38												38										
ST17	Nestle South (Phase 2)	302									64	0	61	127	15									
ST31	Land to the South of Tadcaster Road, Copmanthorpe	158									17	42	46	35										
ST32	Hungate	613											196		221		196							
ST33	Station Yard Wheldarke	147									10	30	30	30	30	9								
ST36	Imphal Barracks, Fulford Road	769															100	100	100	100	100	100	100	169
Annualised Projected Completions for ST Sites											151	185	545	630	1775	824	1051	1451	920	1056	880	670	898	
4. Projected Housing Completions From Non Allocated Unimplemented Consents (Inclusive of																								
Total		2007									414	487	406	444	90	61	35	35	35					
5. Projected Housing Completions From Communal Establishments/Student Accommodation																								
Total		107									19	0	0	88	0	0	0	0	0	0	0	0	0	0
Supply Trajectory																								
Actual Net Completions (2017 to 2025)			1331	451	627	643	660	851	465	712														
Projected Completions (all sites)											721	806	1066	1883	2175	1052	1086	1486	955	1056	880	670	898	
Windfalls											0	0	0	196	196	196	196	196	196	196	196	196	196	
Projected Annual Housing Completions (Inc Windfall Allowance)											721	806	1066	2079	2371	1248	1282	1682	1151	1252	1076	866	1094	
Cumulative Completions (Including Windfalls)			1331	1782	2409	3052	3712	4563	5028	5740	6461	7267	8333	10412	12783	14031	15313	16995	18146	19398	20474	21340	22434	
Over/Under Supply			509	138	-57	-236	-398	-369	-726	-836	-937	-953	-709	548	2097	2523	2983	3843	4172	4602	4856	4900	5172	
Detailed Trajectory (including 10% Non-Implementation (NI) Rate)																								
A. Projected Completions (all sites) - 10% NI Applied											649	725	959	1695	1958	947	977	1337	860	950	792	603	808	
B. Windfall Allowance														196	196	196	196	196	196	196	196	196	196	
C. Projected Annual Completions (A + B) + Actual completions 2017-2025			1331	451	627	643	660	851	465	712	649	725	959	1891	2154	1143	1173	1533	1056	1146	988	799	1004	
D. Cumulative Annual Completions (10% NI applied and windfalls)			1331	1782	2409	3052	3712	4563	5028	5740	6389	7114	8074	9964	12118	13261	14434	15968	17023	18169	19157	19956	20961	
E. Annual requirement			822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	
F. Cumulative Annual Requirement			822	1644	2466	3288	4110	4932	5754	6576	7398	8220	9042	9864	10686	11508	12330	13152	13974	14796	15618	16440	17262	
G. Over/Under Supply (D - F)			509	138	-57	-236	-398	-369	-726	-836	-1009	-1106	-968	100	1432	1753	2104	2816	3049	3373	3539	3516	3699	
5 Year Housing Land Supply Position																								
H. 5 year requirement (822 * 5)										4110	4110	4110	4110	4110	4110	4110	4110	4110						
I. Shortfall to be carried over remaining plan period (absolute value of G)										836	1009	1106	968	0	0	0	0	0						
J. Shortfall within 5 years (5 x (G ÷ remaining plan period)) (Liverpool)										523	721	921	968	0	0	0	0	0						
K. 20% Buffer (0.2 x (H + J))										927	966	1006	1016	822	822									
L. 5% Buffer (0.05 x H)																206	206	206						
M. Rolling Total Five Year requirement (H + J + buffer)										5559	5797	6038	6094	4110	4110	4316	4316	4316						
N Rolling Five year land supply (from row C)										6378	6872	7320	7894	7059	6052	5897	5522	4993						
O. Over/under Supply (with NI applied) against total 5 year requirement (N - M)										819	1075	1282	1800	2949	1942	1581	1207	678						
P. Land supply in Years (no account for previous oversupply)										5.74	5.93	6.06	6.48	8.59	7.36	6.83	6.40	5.79						



## 6 **Five Year Housing Land Supply**

The Council's 5-year housing land supply position based on the Local Plan housing Trajectory at 1 April 2025. This demonstrates a **5.74 year housing supply**.

### **Housing Requirement**

- 6.1 The baseline against which the deliverable supply of housing land is assessed is known as the "housing requirement". For York this is based on the adopted Local Plan (2025), which sets out an annual housing target of 822 dwellings per annum.

#### **Buffer**

- 6.2 A buffer of 20% must be added to the supply of sites where an authority's performance in the Housing Delivery Test (HDT) indicates that delivery has fallen below 85% of its housing requirement over the previous three years<sup>11</sup>. The City of York last scored 79% in the results published 19 December 2024<sup>12</sup> so a buffer of 20% is required.

#### **Shortfall**

- 6.3 The National Planning Practice Guidance<sup>13</sup> advises that where shortfalls in housing completions have been identified against planned requirements, the shortfall should be included in the 5 year housing land supply.
- 6.4 It was demonstrated through the Local Plan Examination that delivery of all shortfall within the first 5 years (the 'Sedgefield Method') would not meet the NPPF expectations to be realistic. Therefore, we have justified the use of the 'Liverpool Method' to deliver supply whereby shortfall is sought to be met over the plan period.
- 6.5 On that basis, an additional 523 homes are required to meet the shortfall between 2017 to 2025.

**Table 6.1: Housing Delivery 2017 to 2025**

<b>Total Net Completions</b>	
A. Total Completions 2017/18 to 2024/25	5740
B. Requirement 2017/18 to 2024/25	6576
C. Shortfall in housing delivery 2017/18 to 2024/25 (B-A)	836
<b>D. Shortfall to be delivered over 5 years (5 x (C/8) (Liverpool Method)</b>	<b>523</b>

**Table 6.2: Five-year Housing Land Requirement**

<sup>11</sup> Based on government information and using the Housing Delivery Test Rulebook: <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

<sup>12</sup> <https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement>

<sup>13</sup> <https://www.gov.uk/guidance/housing-supply-and-delivery#demonstrating-a-5-year-housing-land-supply>

Five year Housing Land Requirement	
E. Annual Housing Requirement	822
F. Five-year Housing Requirement (5 x E)	4110
G. Five-year Housing Requirement Incorporating Shortfall (F + D)	4633
H. Buffer 20% (G x 0.2)	927
<b>I. Five-year Requirement (G + H)</b>	<b>5560</b>

### Sites in the supply

- 6.6 This section of the report provides details of the sources of housing supply that the Council has determined to be deliverable within 5 years.
- 6.7 The NPPF defines deliverable for the purposes of including sites within the 5-year housing land supply. It separates sites into two distinct categories. It states that:  
*'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*  
*(a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*  
*(b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'*
- 6.8 The assessment undertaken to inform the position applies this deliverability definition to the Council's ongoing monitoring of sites, set out in section 1 and 2 of this report.

### Communal Accommodation

- 6.9 The NPPF and PPG recognise that student and other communal accommodation should form part of housing supply, based on the amount of housing they free up to the market. As such it is appropriate to factor in development for student and other communal accommodation into the housing supply assessment and the Council has also justified this approach as part of the Local Plan examination<sup>5</sup>.
- 6.10 National guidance sets out a process to identify the amount of housing it releases using ratios for student accommodation and residential institutions as follows:
- Student dwelling ratio of 2.5
  - Residential institution ratio of 1.8
- 6.11 These ratios have been applied to relevant sites and incorporated into the supply calculation.

### Windfall allowance

- 6.12 The NPPF states that ‘*where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends*’. The emerging Local Plan allocates very few sites of 10 dwellings or less, but it is expected that developments (including conversions/changes of use) on small sites will continue to form part of new housing supply in line with evidenced past trends.
- 6.13 The latest evidence of windfall supply in York is published alongside this report and justifies a rate of 196 dwellings per year from year 4 onwards in the Council’s trajectory of development across the Local Plan period. As the windfall allowance for small sites uses completion data rather than permissions there is a high degree of certainty that this rate of delivery will be achieved. It is therefore not necessary to apply a non-implementation discount to this element of the supply.

**Table 6.3: Sources of Five-year Housing Land Supply**

<b>Deliverable Supply</b>	
All approved sites (with 10% non-implementation rate applied)	4743
Sites with planning permission for communal establishments (with 10% non-implementation rate applied)	96
Local Plan Allocations without consent and allocated sites with a resolution to grant planning permission (with 10% non-implementation rate applied)	810
Sites with resolution to grant planning permission (with 10% non-implementation rate applied)	337
Windfall allowance - 196(years 4 and 5)	392
<b>Total</b>	<b>6378</b>

### Summary Table

**Table 6.4: Five-Year Housing Land Supply Position for Period 2025/26 to 2030/31**

<b>Five Year Housing Land Supply Position for Period 2025/26 to 2030/31</b>	
I. Five-year Requirement (Table 6.2)	5560
J. Average annualised housing requirement over 5 years	1112
K. Five-year Housing Land Supply (Table 6.3)	6378
L. Surplus/shortfall (K – I)	+ 818
<b>M. Five-year Housing Land Supply Against Requirement ( K / (I / 5) )</b>	<b>5.74 Years</b>

## Appendix 1: Notes

### **Calculation of Student Accommodation Units and Communal Establishment Accommodation within the Housing Figures**

We use two nationally set ratios to calculate student accommodation units for inputting into our monitoring figures. Currently bedspaces for student communal accommodation are divided by 2.4 and all other communal accommodation is divided by 1.9 based on 2021 Census analysis.

MHCLG have produced a "[Housing statistics and English Housing Survey glossary](#)"<sup>10</sup>. Within the definition for Dwelling (Housing supply; net additional dwellings), it is stated that

*"purpose-built (separate) homes (eg self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling".*

Updated National Planning Practice Guidance (NPPG) provides direction for local authorities when dealing with student housing in their housing supply and is covered in the *Counting Other Forms of Accommodation* section (paragraph 034 Reference ID: 68-034-20190722)<sup>11</sup>. This confirms that *"All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply..."* based on a number of criteria.

Further clarification is provided through the dwelling definition in the [Housing Flow Reconciliation \(HFR\) returns form and guidance notes](#)<sup>12</sup> where MHCLG have provided direction to local authorities relating to student accommodation and communal accommodation for their assessment of completions.

Each housing site including off campus privately managed student accommodation has been assessed in these terms by CYC in calculating housing capacity and is represented in the tables above.

For example, the Proposed Student Accommodation at Hallfield Road comprised 326 bed spaces in 28 x 1, 2 x 3, 17 x 4, 40 x 5 and 4 x 6 bed cluster units and was calculated as **91** housing units when the DLUHC definition was applied. Whereas, St Josephs Convent, Lawrence Street included 660 bed spaces in 514 x 1, 1 x 3, 19 x 5 and 8 x 6 bed cluster units which equated to **542** housing units when the DLUHC definition was applied.

### **Averages used within this document.**

For clarity:

The calculation of a **mean average** results from adding up all the numbers and then dividing by the number of numbers – this is the usual way of displaying an average and takes account of all figures.

The **median average** is the "middle" value in the list of numbers. To find the median the numbers need to be listed in numerical order from smallest to largest and the mid-point is taken. The potential advantage of using a median average is that very large and very small values don't affect it.

## **Prior Approval Sites**

By way of background information, regulations came into force in May 2013 that increased permitted development and change of use rights in England so that some building work could be undertaken without the need for full planning permission<sup>13</sup>. This was to be a temporary arrangement for 3 years until May 2016. However, in October 2015 the Housing and Planning Minister announced new measures proposed in the Housing and Planning Bill that the then temporary relaxation of permitted development (PD) rights allowing for office to residential conversions (ORCs) together with certain retail, financial services and existing agricultural buildings were to become permanent.

When the new Use Class E came into force in September 2020 it introduced flexibility into changes of use by grouping together commercial, business and service uses and allowing change between these uses without requiring planning permission. The extension to PD rights now provides further flexibility by allowing uses within Class E to change to residential use. The new PD rights allow restaurants, medical facilities, creches, gyms and indoor sports facilities to change to residential use without requiring planning permission subject to certain conditions and regulations such as Environmental Impact Assessments and Habitats Regulations.

## **Housing Flow reconciliation returns**

Submission of completions to the Government through annual Housing Flows Reconciliation Returns<sup>14</sup> requires that full details of net homes delivered in a year should be confirmed annually. This calculation is based on:

1. Net Additional Dwellings National Statistic, plus
2. Net increase in bedrooms in student communal accommodation in local authority divided by average number of students in student only households in England, plus
3. Net increase in bedrooms in other communal accommodation in local authority divided by average number of adults in households in England.

The adjustments for student and other communal accommodation are calculated by DLUHC and applied to the Housing Delivery Test submission. Adjustments are made using two nationally set ratios and are based on England Census data, as above<sup>15</sup>.

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<sup>14</sup> <https://www.gov.uk/government/collections/net-supply-of-housing>

<sup>15</sup> Following the publication of the latest housing delivery test rulebook in December 2024 Table 9 includes a combination of the old and new ratios from both the 2011 and 2021 Census results. Our figures have been adjusted since our last publication to align with MHCLG figures.

## **Further Information**

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