



EXAMINATION OF THE CITY OF YORK LOCAL PLAN

2017 – 2033

HOUSING LAND SUPPLY UPDATE

MAY 2022

Land Supply Update

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This paper utilises the additional monitoring data collected for the year 1 April 2021 – 31 March 2022 and updates the Council's response to the Inspector's questions accordingly. It was not possible to collect this data and compile the updated information before submission of the Council's response to the Inspector's questions on March 28 2022. The Council has refreshed its housing trajectory and calculation of five-year housing supply (with an updated base of 1 April 2022) to reflect this additional monitoring data and to reflect more recent discussions with landowners, land promoters and house builders. Similarly, the Council has updated its windfall paper using this new monitoring data and information, and that is presented alongside this paper. The Council considers it helpful for the Examination to consider the most up to date position on housing supply.

1. Housing Delivery within Plan Period

At 5.2 of the Council's Hearing Statement, the sources of supply identified by the Inspectors were confirmed as being correct. In light of the latest update to the Housing Trajectory (appendix 1), the following figures provide an update to those set out in MIQs (EX/INS/30)

- 7,928 dwellings on allocated new strategic housing sites (ST)
- 1,521 dwellings on allocated housing sites (H)
- 1,909 dwellings (commitments – unimplemented permissions as at 1 April 2022, including 246 dwellings where resolution to grant has been made)
- 3,767 dwellings (cumulative completions between 2017-2021)
- 539 dwellings in communal establishments /student accommodation
- 1,592 dwellings on windfall sites (from 2025/26 – 2032/33 @199 per annum)

This provides a total housing supply of a minimum of 17,256 dwellings during the remaining 11 years of the Plan period.

2. Five-year housing land supply

Tables 1-3 below update the Council's response to 5.2 and Table 5 in the Council's hearing statement (HS/P2/M5/HLS/1) in line with the updated trajectory.

Total net completions	
2017/18	1,331
2018/19	451
2019/20	627
2020/21	704
2021/22	654
A. Total Completions 2017/18 – 2021/22	3,767
B. Requirement 2017/18 – 2021/22	4,110
C. Shortfall in housing delivery 2017/18 – 2021/22	-343
D. Shortfall to be delivered over 5 years (5 x (C/11))	156

Table 1: Housing delivery 2017-2022

Five Year Housing Land Requirement	
E. Annual housing requirement	822
F. Five-year housing requirement (E x 5)	4,110
G. Five Year Housing Requirement, incorporating shortfall (E + D)	4,266
H. Buffer 20% (G x 0.2)	853
I. Five-year requirement (G + H)	5119

Table 2: Five-year housing land requirement

Five-Year Housing Land Supply position for period between 1 April 2022 and 31 March 2027	
I. Five Year Housing Requirement including buffer	5119
J. Five Year Housing Land Supply	5485
K. Surplus/shortfall (J – I)	366
L. 5 Year Housing Land Supply against Requirement	5.36 years

Table 3: Five-year land supply

3. Rolling five-year land supply

Table 6 (HS/P2/M5/HLS/1) in response to question 5.8 sets out the rolling five-year land supply position. The housing delivery trajectory at appendix 1 supersedes EX/CYC/069 and provides details of the rolling supply position (row P).

4. Deliverable supply within the first five-years

Appendix 2 lists the deliverable sites included within the calculation of the five-year land supply as at 1st April 2022 (row J, table 3 above). These sources of deliverable supply are summarised in table 4 below.

Deliverable Supply	No of homes
1. All approved sites (with 10% non-implementation rate applied) <i>(Appendix 2, table 1)</i>	3,167
2. Sites with planning permission for communal establishments (with 10% non-implementation rate applied) <i>(Appendix 2, table 2)</i>	418
3. Emerging Local Plan allocations without consent and sites with resolution to grant planning permission (with 10% non- implementation rate applied) <i>(Appendix 2, table 3 and 5)</i>	1,255
1. sites with resolution to grant planning permission (with 10% non-implementation rate applied) <i>(Appendix 2, table 4)</i>	246
2. Windfall allowance (years 4 and 5) <i>(Appendix 2, table 6)</i>	398

Table 4: Sources of five-year land supply

Appendix 2: Sources of five-year land supply

Table 1: Approved Sites

Non-major Development Sites With Consent (Site Capacity <10 homes)

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27
59 The Old Village Huntington	05/01581/FUL	0	1	1	1					1
48 Wetherby Road	09/01338/FUL	0	1	1	1					1
Methodist Chapel The Village Stockton on Forest	12/00241/FUL	0	1	1	1		1			
Chapel Farm 111 The Village Stockton on Forest	12/01216/FUL	0	1	1	1			1		
JW Frame (Plumbers) Ltd 9a Smales Street	13/00271/FUL	0	1	1	1		1			
Raddon House 4 Fenwicks Lane	14/00613/FUL	0	1	1	0	0				
Piker Thorn Farm Bad Bargain Lane	14/01761/FUL	0	1	1	0			0		
Manor Fam Bishopthorpe Road	14/02859/ABC3	0	1	1	1			1		
Orchard House 8 Hamilton Drive East	15/00561/FUL	0	1	1	1	1				
The Barn Dauby Lane Elvington	15/00638/ABC3	0	1	1	1					1
211 Bishopthorpe Road	15/00820/FUL	0	1	1	1			1		
Wigginton Grange Farm Corban Lane Wigginton	15/01441/FUL	0	1	1	0	0				
11A Rosecroft Way	16/00054/FUL	0	1	1	1			1		
306 Stockton Lane	16/01154/FUL	0	1	1	1		1			
Acorn 7 Front Street Acomb	17/00848/FUL	0	1	1	1		1			
24 Kir Crescent	17/01440/FUL	0	1	1	1	1				
4 Scarcroft Lane	17/01722/FUL	0	1	1	1	1				
4 Bridge Street	17/01816/FUL	0	1	1	1		1			
9 Holly Bank Grove	17/01912/FUL	0	1	1	1	1				
Platinum E-Liquid 18 Fishergate	17/02484/FUL	0	1	1	1		1			
32 Church Lane Nether Poppleton	18/00195/FUL	0	1	1	-1	-1				
Pool Bridge Fam Wheldrake Lane Cockey Hill	18/00696/REM	0	1	1	1	1				
Algarth Wetherby Road Rufforth	18/00758/FUL	0	1	1	1	1				
23 Holly Bank Road	18/00865/FUL	0	1	1	1	1				
Wall to Wall Ltd 71 East Parade	18/00933/FUL	0	1	1	1	1				
Capricorn His 'n Hers Salon 32 Eastholme Drive	18/01191/RFPRE	0	1	1	1			1		
2 Jorvik Close	18/01242/FUL	0	1	1	1	1				
12 James Close	18/01518/FUL	0	1	1	1	1				
440 Malton Road	18/01707/FUL	0	1	1	1	1				
Co-op The Green Upper Poppleton	18/01766/CPU	0	1	1	1				1	
The Limefields Scoreby Lane Scoreby	18/02103/FUL	0	1	1	1			1		
7 Hogrove Lane North	18/02541/FUL	0	1	1	0	0				
14 The Avenue Haxby	19/00135/FUL	0	1	1	1	1				
21 Crossway	19/00172/FUL	0	1	1	1				1	
251 Thanet Road	19/00229/OUT	0	1	1	1					1
75 Penyghent Avenue	19/00248/FUL	0	1	1	1				1	
61 The Old Village Huntington	19/00357/FUL	0	1	1	1	1				
Redmayne & Bentley Stockbrokers 20 Bootham	19/00524/FUL	0	1	1	1					1

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27
2 St Aubyns Place	19/00557/FUL	0	1	1	0			0		
Church Cottage York Road Deighton	19/00732/FUL	0	1	1	1			1		
26 Flaxman Croft Copmanthorpe	19/00776/FUL	0	1	1	1	1				
26 The Horseshoe	19/01140/FUL	0	1	1	0	0				
28 Sandringham Street	19/01234/FUL	0	1	1	1	1				
Copperfield Lords Moor Lane Strensall	19/01262/FUL	0	1	1	0			0		
Marygate Orthodontic Practice 64 Marygate	19/01335/FUL	0	1	1	1		1			
69 The Avenue Haxby	19/01349/REM	0	1	1	1	1				
Wigginton Cottage Fam Wigginton Road Wigginton	19/01470/FUL	0	1	1	1				1	
Land Adj to 15 Monk Bar Court	19/01523/FUL	0	1	1	1	1				
Land to R/O 113 Nunnery Lane	19/01548/FUL	0	1	1	1			1		
20 Aintree Court	19/01607/FUL	0	1	1	1				1	
The Bloosbury Hotel 127 Clifton	19/01628/FUL	0	1	1	1				1	
Oak Farm Intake Lane Dunnington	19/01862/FUL	0	1	1	1	1				
Hair (York) Ltd 19 Market Street	19/01994/FUL	0	1	1	1				1	
Fairholme Mill Lane Acaster Malbis	19/02164/FUL	0	1	1	1				1	
Brambles Main Street Upper Poppleton	19/02306/FUL	0	1	1	1		1			
Land to R/O 20 & 22 Lord Mayors Walk	19/02505/FUL	0	1	1	1			1		
Stone Trough Books 51 Walmgate	19/02516/FUL	0	1	1	1			1		
26 Marygate	19/02667/FUL	0	1	1	1	1				
The Old Vicarage Vicarage Lane Nabum	20/00192/CLD	0	1	1	1				1	
2 Newbury Avenue	20/00247/FUL	0	1	1	1	1				
Haygarth Hull Road Dunnington	20/00285/ABC3	0	1	1	1	1				
D Frames Ltd 56 Goodramgate	20/00442/FUL	0	1	1	1			1		
The Jam Factory Studios 106 Eldon Street	20/00488/FUL	0	1	1	1			1		
The Jam Factory Studios 106 Eldon Street	20/00489/FUL	0	1	1	1			1		
2 Ratcliffe Street	20/00544/FUL	0	1	1	1		1			
Middleton House 2 Redmayne Square Strensall	20/00595/FUL	0	1	1	1			1		
33 The Horseshoe	20/00642/FUL	0	1	1	1	1				
5 Hornby Court	20/00730/FUL	0	1	1	1	1				
St Georges Hotel 6 St Georges Place	20/00859/FUL	0	1	1	1			1		
98b Tadcaster Road	20/00990/FUL	0	1	1	1	1				
Wigginton Cottage Fam Wigginton Road Wigginton	20/01059/FUL	0	1	1	1				1	
Fieldholme Sheriff Hutton Road Strensall	20/01065/FUL	0	1	1	1	1				
Coney Garth Farm Hull Road Dunnington	20/01073/OUT	0	1	1	0			0		
Site Adj 23-24 Hayleys Terrace	20/01209/FUL	0	1	1	1			1		
16 Lochrin Place	20/01344/FUL	0	1	1	1	1				
169-171 Boroughbridge Road	20/01456/FUL	0	1	1	1		1			
163 Long Ridge Lane Upper Poppleton	20/01510/FUL	0	1	1	0			0		
Pasture Fam Main Street Deighton	20/01544/FUL	0	1	1	1				1	

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27
25 Farnstead Rise Haxby	20/01604/FUL	0	1	1	1			1		
2 Bootham Terrace	20/01609/FUL	0	1	1	1		1			
Trevor Smith Landscapes Ltd Wier Pond Nurseries Ma	20/01849/FUL	0	1	1	1			1		
23 New Lane Huntington	20/01985/FUL	0	1	1	1			1		
Busk Café 114 Fishergate	20/02054/FUL	0	1	1	1					1
Crook Lodge 26 St Marys	20/02151/FUL	0	1	1	1				1	
The Hawthoms Lords Moor Lane Strensall	20/02183/FUL	0	1	1	1	1				
126 Boroughbridge Road	20/02204/FUL	0	1	1	0			0		
5 Algarth Rise	20/02272/FUL	0	1	1	0			0		
84 North Moor Huntington	20/02336/FUL	0	1	1	1	1				
Kexby Stray Farm Elvington Lane Elvington	20/02455/ABC3	0	1	1	1	1				
118 Millfield Lane	20/02484/FUL	0	1	1	1			1		
Naburn Hall Maypole Street Nabum	20/02497/FUL	0	1	1	1				1	
Site to R/O 5 Cherry Lane	21/00121/OUT	0	1	1	1			1		
40 Oxford Street	21/00153/FUL	0	1	1	1			1		
Proposed Residential Development Site Shilton Garth	21/00194/FUL	0	1	1	1		1			
15 Redwood Drive Haxby	21/00248/FUL	0	1	1	1	1				
Low Grange Moor Lane Haxby	21/00270/FUL	0	1	1	0			0		
7 Elm Tree Avenue Upper Poppleton	21/00307/FUL	0	1	1	0			0		
Adams House Hotel 5 Main Street Fulford	21/00313/FUL	0	1	1	1		1			
Outbuilding to R/O 59-61 Gillygate	21/00382/FUL	0	1	1	1			1		
278 Huntington Road	21/00422/FUL	0	1	1	1				1	
Pickersgill Planning Garth Mews Sim Balk Lane Bishop	21/00464/FUL	0	1	1	1			1		
18 Lord Mayors Walk	21/00609/FUL	0	1	1	1				1	
Ludwicks Barbers 175 Burton Stone Lane	21/00633/FUL	0	1	1	1			1		
Site to West of 131 Long Ridge Lane Upper Poppleton	21/00637/FUL	0	1	1	1		1			
The Hideaway 26 Shipton Road	21/00827/FUL	0	1	1	0			0		
2 Hadrian Avenue	21/00866/FUL	0	1	1	1			1		
Age Concern 70 Walmgate	21/00908/FUL	0	1	1	1		1			
58 Burton Green	21/00913/FUL	0	1	1	1	1				
College House Driffeld Terrace	21/00929/FUL	0	1	1	1	1				
The Old Vicarage Vicarage Lane Nabum	21/00932/CLD	0	1	1	1			1		
42 Copmanthorpe Lane Bishopthorpe	21/01080/FUL	0	1	1	0			0		
Access Way Between 4 & 6 Howard Street	21/01085/FUL	0	1	1	1				1	
76 Bootham	21/01098/FUL	0	1	1	-4			-4		
24 Flaxman Croft Copmanthorpe	21/01114/FUL	0	1	1	1	1				
Millfield house Linley Avenue Haxby	21/01143/FUL	0	1	1	1			1		
Laurel House The Village Stockton on Forest	21/01191/FUL	0	1	1	1				1	
51 Drome Road Copmanthorpe	21/01410/FUL	0	1	1	1		1			
Ashfield Holiday Cottages & Touring Caravan Park Had	21/01418/FUL	0	1	1	-1		-1			

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27
Fernholme Common Lane Dunnington	21/01494/FUL	0	1	1	0	0				
Redthome Murton Garth Murton	21/01856/FUL	0	1	1	1			1		
Land to East of 137 Long Ridge Lane Upper Poppleton	21/01883/FUL	0	1	1	1				1	
2 Meadow Way Huntington	21/01956/FUL	0	1	1	1		1			
Costa Lot Main Street Holtby	21/02048/FUL	0	1	1	0	0				
8 Redwood Drive Haxby	21/02130/FUL	0	1	1	1		1			
The Lodge Moor Lane Haxby	21/02225/ABC3	0	1	1	1			1		
Agricultural Building Moor Lane Haxby	21/02291/FUL	0	1	1	1			1		
Cads for Men 35 Fossgate	21/02461/FUL	0	1	1	1		1			
Staymor Guest House 2 Southlands Road	21/02586/FUL	0	1	1	1		1			
100 Tacaster Road Dringhouses	21/02594/FUL	0	1	1	1			1		
Electroparts Ltd 79 Fourth Avenue	21/02599/FUL	0	1	1	1			1		
Wagtail Caravan Park North Lane Huntington	21/02648/FUL	0	1	1	1			1		
The Old Gatehouse Wheldrake Lane Elvington	21/02665/FUL	0	1	1	1			1		
Middleton House 2 Redmayne Square Strensall	21/02716/FUL	0	1	1	1		1			
4 Derwent Road	10/00287/FUL	1	2	1	1		1			
4 Willow Grove Earswick	10/00297/FUL	0	2	2	1	1				
Rowes Farm Bungalow Stockton Lane	11/02928/FUL	0	2	2	2			2		
Barry Crux 20 Castlegate	15/01522/FUL	0	2	2	2				2	
Glebe farm Hessay to Moor Bridge Hessay	16/02202/FUL	0	2	2	2				2	
1 Paver Lane	17/01637/FUL	1	2	1	1	1				
The Jorvik Hotel 52 Marygate	17/02250/FUL	0	2	2	2		2			
Prospect Fam Murton Way	17/02408/FUL	0	2	2	2	2				
25 Garden Flats Lane Dunnington	18/01851/FUL	0	2	2	1		1			
14 Hawthorn Grove	18/02584/FUL	0	2	2	-1		-1			
Reubens Court Prospect Terrace	19/01355/FUL	0	2	2	1	1				
6 Finsbury Street	19/01958/FUL	0	2	2	1	1				
Four Alls Inn Malton Road Stockton on Forest	19/02018/FUL	0	2	2	1				1	
Ackroyds Restaurant Meats Deighton to Crockey Hill De	20/00069/FUL	0	2	2	2	2				
Haze Hairdressing Ltd 150 Holgate Road	20/00255/FUL	0	2	2	2			2		
Chelmsford Guest House 85 Fulford Road	20/00564/FUL	0	2	2	2		2			
1c Wolsley Street	20/01761/FUL	0	2	2	2		2			
11 Chantry Gap Upper Poppleton	20/01945/FUL	0	2	2	1	1				
Lock Up Garages Grosvenor Road	20/02012/FUL	0	2	2	2			2		
Lord Deramores Primary School School Lane Heslington	20/02504/FUL	0	2	2	2	2				
Boots the Chemist 66 Clarence Street	21/00554/FUL	0	2	2	2			2		
British Trust for Conservation Volunteers 3-7 Leake Str	21/00600/ORC	0	2	2	2			2		
Site to Rear of 22a Huntington Road	21/01149/FUL	0	2	2	2				2	
Fourposter Lodge Hotel 68 Heslington Road	21/01302/FUL	0	2	2	2	2				
Alhambra Court Hotel 31-32 St Mary's	21/01486/FUL	0	2	2	1		1			

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27
The Stables Chelmsford Mews Howard Street	21/01626/FUL	0	2	2	1			1		
Cedar House 29 Station Road Haxby	21/02026/FUL	0	2	2	1		1			
The Mount Royal Hotel 117/119 The Mount	21/02324/FUL	0	2	2	1			1		
British Trust for Conservation Volunteers 3-7 Leake Str	21/02610/FUL	0	2	2	2			2		
All Saints Church North Street	05/00048/FUL	0	3	3	3					3
Enclosure Farm Main Street Heslington	07/01046/FUL	2	3	1	1			1		
OS Field 2424 Wisker Lane Earswick	15/00060/ABC3	0	3	3	3				3	
Crossfields Main Street Upper Poppleton	16/01181/FUL	1	3	2	2		1		1	
Lodge Farm Hull Road Dunnington	17/01088/FUL	0	3	3	3	2	1			
19 Penleys Grove Street	19/01560/FUL	0	3	3	3				3	
Melrose Yard Studio 9 Melrose Yard Walmgate	20/00215/FUL	0	3	3	3				3	
1 The Crescent	20/00670/FUL	0	3	3	2	2				
H2o Bathrooms & KitchensLtd 51 York Road Acomb	20/01038/FUL	0	3	3	3			3		
Unidec Systems Ltd Manor Chambers 26a marygate	20/01393/FUL	0	3	3	3	3				
113 York Road Haxby	20/01409/FUL	0	3	3	2			2		
The Jubilee Balfour Street	20/01498/FUL	0	3	3	2		2			
9 Upper Hanover Street	20/01871/FUL	0	3	3	2			2		
1 Lincoln Street	21/00409/FUL	0	3	3	2	2				
285 Huntington Road	17/02486/FUL	0	4	4	3	3				
Former Piggeries R/O Willow Court Main Street Holtby	17/02982/FUL	3	4	1	1		1			
147 Lawrence Street	17/03063/FUL	0	4	4	3	3				
2a Mill Lane	18/01519/FUL	0	4	4	4		4			
2 The Crescent	19/00894/FUL	0	4	4	4			4		
117 Carr Lane	19/02566/FUL	0	4	4	4	4				
Wheldrake Hall Farm Church Lane Wheldrake	19/02613/ABC3	0	4	4	4		4			
The Anchorage 2 Garth Terrace	20/00810/FUL	0	4	4	3		3			
Toni & Guy 12 Blake Street	20/01597/FUL	0	4	4	3	3				
49 Stonegate	20/02305/FUL	0	4	4	4			4		
Accommodation Block Wigginton Road Wigginton	20/02416/FUL	0	4	4	3	3				
Boots the Chemist 66 Clarence Street	21/00673/FUL	0	4	4	3			3		
Age Concern Furniture Store 77 Fourth Avenue	21/01537/FUL	0	4	4	4			4		
Dental Surgery 9 The Village Haxby	21/01726/FUL	0	4	4	4		4			
York Post Office Employees Social Club 26 Marygate	18/01865/FUL	0	5	5	5	5				
45 Lea Way Huntington	20/00089/FUL	0	5	5	4			4		
Wackers 45-49 Gillygate	21/02551/FUL	0	5	5	3		3			
Grange Farm Hodgson Lane Upper Poppleton	04/00186/FUL	0	6	6	6					6
Richardson & Co Ltd 1 Peckitt Street	17/02156/FUL	0	6	6	6	6				
Car Parking Area Adj 15 Holgate Road	19/01183/FUL	0	6	6	6				6	
Puss N Boots 81 Hamilton Drive	21/00412/FUL	0	6	6	6		6			
Former Garage Site Mansfield Street	21/01079/FUL	0	6	6	6	6				

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27	
Priory Hotel 126-128 Fulford Road	18/01308/FUL	0	7	7	7		7				
62 Balmoral Terrace	19/01424/FUL	0	7	7	7		7				
Overland Underwater Fawcett House 201 Acomb Road	19/02099/FUL	0	7	7	6	6					
Glen Garage 12 Hawthorn Grove	21/01379/FUL	0	7	7	7	7					
Mack & Lawler Builders Ltd 2a Low Ousegate	16/02710/ORC	0	8	8	8				8		
WLD Textiles Granville Works Lansdowne Terrace	20/00821/FUL	0	8	8	8		8				
TMS Development International Ltd 128 Holgate Road	21/02797/ERC	0	8	8	8			8			
Nova 2 George Cayley Drive	18/00739/FUL	0	9	9	9	9					
79 Fulford Road	19/00086/FUL	3	9	6	6		6				
Dean Court Secure Car Park R/O Portland Street	20/00505/FUL	0	9	9	9			9			
11 The Crescent	20/01093/FUL	0	9	9	9	9					
George Chapman (York) Ltd 86 Heworth	20/02087/FUL	0	9	9	9	4	5				
						366	122	91	89	49	15

Major Development Sites With Consent (Site Capacity >10 homes)

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27	
Rougier House 5 Rougier Street	19/02401/ORC	0	10	10	10						
York City Living Ltd 22-26 Blossom Street	19/01588/FULM	0	16	16	15					15	
Bank of Scotland 6 Nessgate	19/00520/ORC	0	15	15	15			15			
JRHT Beverley House 17 Shipton Road Clifton	20/01084/FULM	0	21	21	21		21				
23 Piccadilly	17/02624/ORC	0	0	0	0					0	
Aubrey House Foss Islands Road	20/01200/FULM	0	30	30	29		29				
1 Duncombe Barracks Burton Stone Lane	20/01902/FULM	0	34	34	34		34				
Land to West of Metcalfe Lane Osbaldwick Phase 4	18/01778/FULM	0	40	40	40			20	20		
Northern House Rougier Street	19/02402/ORC	0	58	58	58						
Vacant Site Eboracum Way	19/01467/FULM	0	62	62	62	62					
Plumbase Waterloo House Fawcett Street	21/01570/FULM	0	83	83	83		83				
Castle Mills Car Park Piccadilly	19/02415/FULM	0	106	106	106				106		
Hungate Development Site (Block G)	17/03032/REMM	0	196	196	196						
Frederick House Fulford Road	19/00603/FULM	0	232	232	232	232					
Germany Beck Site East of Fordlands Road	12/00384/REMM	177	655	478	478	67	75	75	75	75	
						1379	361	242	110	201	90

Major Development Sites (Allocations) With Consent (Site Capacity >10 homes)

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27
The Clock Tower Bishopthorpe Road (ST16)	16/01646/FULM	0	21	21	21	21				
Hungate Development Site (Blocks F, & H) (ST32)	15/01709/OUTM	101	280	179	179					
Hungate Development Site (Block D) (ST32)	18/02946/FULM	0	196	196	196				196	
York Barbican Paragon Street (H10)	13/02135/FULM	0	187	187	187					
28 Rosemary Road (H5)	20/01060/FUL	0	1	1	1		1			

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27	
26 Rosemary Road (H5)	20/01961/FUL	0	1	1	1		1				
36 Rosemary Road (H5)	20/01673/FUL	0	1	1	1		1				
34 Rosemary Road (H5)	20/01697/FUL	0	1	1	1		1				
32 Rosemary Road (H5)	20/02118/FUL	0	1	1	1		1				
Former Lowfield School Dijon Avenue (H5)	18/02925/FULM	0	19	19	19		19				
Former Lowfield School Dijon Avenue (H5)	17/02428/FULM	71	140	69	69	69					
British Sugar Corporation Ltd Plantation Drive (ST1)	15/00524/OUTM	0	1100	1100	1100					150	
Former Civil Service Club & Agricultural Land North of Boroughbridge Road (ST2)	14/02979/FULM	0	263	263	263	53	78	52	50	30	
York Central Leeman Road (ST5)	18/01884/OUTM	0	2500	2500	2500			45	107	107	
Former Gas Works (Remaining) Heworth Green	19/00979/OUTM	0	392	392	392					392	
Former Gas Works (Zone A) Heworth Green	21/00855/REMM	0	119	119	119			119			
Former Gas Works (Zone C) Heworth Green	21/00854/REMM	0	96	96	96			96			
Bumholme Community Hub Mossdale Avenue	20/01916/OUTM	0	83	83	83		63	15	5		
York City Football Club Bootham Crescent	19/00246/FULM	0	93	93	93	25	35	33			
The Cocoa Works Haxby Road (Phase 1)	19/01509/FULM	0	279	279	279		279				
The Cocoa Works Haxby Road (Phase 2)	21/01371/FULM	0	302	302	302			35	35	35	
						5903	168	479	395	393	714

Table 2: Approved Communal Establishment Sites

Communal Establishment Projections

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27
Abbeyfield House Regency Mews	17/01419/FULM	0	25	25	25		25			
Land To East Of St Leonards Hospice And 13 To 20 The Square Dringhouses	17/02619/FULM	0	51	51	51	51				
Residential Accomodation Woodlands Respite Care Centre 120 Thief Lane	19/01041/FUL	0	12	12	12	12				
Ashbank 1 Shipton Road Clifton	19/01042/FULM	0	96	96	96			96		
Ordnance Lane Homeless Hostel	N/A	-40	-40	-40	-40					
Somerset Nursing Home 1 Church Lane Wheldrake	20/01369/FUL	0	11	11	11		11			
Haxby Hall York Road Haxby	20/01944/FULM	0	65	65	16		16			
Moorlands Nursing Home 10 - 12 Moor Lane Strensall	19/02044/FULM	0	62	62	-6		-6			

Total 63 46 96 0 0

Total (using HFR Ratio) 35 26 53 0 0

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27
Land To The South Of Field Lane Heslington	18/01416/REMM	604	1480	876	876	876				
Bishops Hotel (Part of Melton College) 135 Holgate Road	19/01319/FUL	0	0	0	0					0

Total 876 0 0 0 0

Total (using HFR Ratio) 350 0 0 0 0

Total projected communal establishment (with consent) completions (ratios applied) 385 26 53 0 0

Table 3: Allocations – no consent

Allocated Sites Without Consent

			2022/23	2023/24	2024/25	2025/26	2026/27
2. Housing Allocations Below 5 ha (H Sites)							
H8	Askham Bar Park & Ride	60				35	25
H20	Former Oakhaven EPH	56	0	0	0	0	0
H29	Land at Moor Lane Copmanthorpe	92		2	40	50	
H38	Land RO Rufforth Primary School Rufforth	21		10	11		
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		
Annualised Projected Completions H Sites			0	32	101	161	82
3. Housing Allocations Above 5 ha (ST Sites)							
ST4	Land Adj. Hull Road and Grimston Bar	211			35	40	40
ST7	Land East of Metcalfe Lane	845				50	90
ST8	Land North of Monks Cross	970		30	70	100	100
ST9	Land North of Haxby	735					45
ST14	Land to West of Wigginton Road	1348				60	60
ST15	Land to West of Elvington Lane	3339					
ST16	Terrys Extension Site - Terrys Car park (Phase 2)	33	0	0	0	0	0
ST31	Land to the South of Tadcaster Road, Copmanthorpe	158		35	35	35	35
ST33	Station Yard Wheldarke	150		7	35	35	35
Annualised Projected Completions ST Sites			0	72	175	320	405
Total projected completions from allocations without consent			0	104	276	481	487

Table 4: Sites with a resolution to grant

Sites with Resolution to Grant Full Permission

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27
Barnitts 28A Colliergate	19/02753/FULM	0	12	12	12			12		
Cherry Tree House 218 Fifth Avenue	20/02034/FULM	0	48	48	48			48		
Os Field 2800 Eastfield Lane Dunnington (H31)	20/01626/FULM	0	82	82	82	6	40	36		
Mecca Bingo 68 Fishergate	21/01605/FULM	0	104	104	104			104		
246						6	40	200	0	0

Table 5: Communal Establishments – no consent

Communal Establishment (not consented) Projections

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27
Terrys Extension - Terrys Car park (Phase 2) (ST16)	22/00552/FULM	0	70	70	70			70		
Former Oak Haven EPH (H20)	22/00304/FULM	0	64	64	64			64		
Total						0	0	134	0	0
Total (using HFR Ratio)						0	0	74	0	0

Total projected communal establishments (without consent) completions (ratios applied)	0	0	74	0	0
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Table 6: Windfalls

Windfall Projections

	2022/23	2023/24	2024/25	2025/26	2026/27
Windfall Projections (sites <0.2 ha and changes of use and conversions of existing properties)				198	198
				198	198