

Housing Land Supply Statement July 2024

1. Introduction

This document sets out City of York Council's assessment of its housing land supply from 1 April 2024 – 31 March 2030. The assessment has been undertaken in accordance with the National Planning Policy Framework (NPPF) 2023 and the relevant parts of Planning Practice Guidance (PPG). It is a material consideration in decisions on planning applications for new homes in the City, but does not form part of the Council's evidence in support of the emerging Local Plan, which is being examined under transitional arrangements that require different assumptions to apply to land supply calculations.

Policy background

The revised National Planning Policy Framework (NPPF) was published in December 2023 and includes new provisions in respect of housing land supply matters.

Paragraphs 77 and 226 permit those local planning authorities with local plans currently under examination a degree of "relief" on the amount of land that it must demonstrate is available for housing. As York's Local Plan remains in examination, the Council need only to demonstrate a minimum of four years' supply (instead of five years) against its five year housing requirement¹.

Transitional provisions make clear that, for the purposes of decision making, the policies of the NPPF came into effect the day it was published (19 December 2023). The "relief" on land supply is therefore relevant only to applications made on or after 19 December 2023. For planning applications made before then, considerations relating to land supply must be made in the context of whether a full five years or more of housing sites can be demonstrated.

The City of York's emerging Local Plan

York's emerging Local Plan was submitted for examination in May 2018. Since then, the Plan has undergone 5 phases of hearings, the last of which, in March 2024, covered a single issue related to Gypsy and Traveller provision. At the end of the general election pre-election period in July 2024, the Council will undertake a main modifications consultation in relation to policy H5: Gypsy and Traveller Accommodation as requested by the inspectors. It is anticipated that, following the end of the consultation and submission of the responses to the inspectors, the inspectors' report will be received. Adoption of the Local Plan is anticipated before the end of 2024.

¹ In February 2024 PPG was revised to clarify paragraph 226 of the NPPF and confirmed that authorities meeting the requirements of the paragraph need to demonstrate a 4 year housing land supply against its 5 year housing requirement figure.

2. Housing Requirement

The baseline against which the deliverable supply of housing land is assessed is known as the “housing requirement”. Ahead of the Local Plan’s adoption the Government’s standard method must be used to determine the housing requirement figure for the purposes of the Council’s land supply calculation.

The standard method is a formulaic approach to generating the annual number of homes needed in an area that factors in projected household growth and historic undersupply². The calculation for York is made up of the following steps:

1. Establish the baseline using the average annual household growth projections (2014-based) for the City of York over a 10-year period.
2. Apply an affordability adjustment using the most recent median workplace-based affordability ratios (currently 8.8 in York)

Adjustment factor =	$\frac{(\text{Local affordability ratio (8.8)} - 4)}{4}$	x 0.25	= 0.3
Local housing need for York =	$(1 + \text{adjustment factor}) \times \text{projected household growth}$		
	$1.3 \times 784 = \mathbf{1,020 \text{ new homes per year}}$		

Buffer

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. The City of York last scored 74% in the results published 19 December 2023³ so a buffer of 20% is required.

Table 1: The housing requirement

HOUSING REQUIREMENT	
Annual local housing need	1,020
5-year requirement (2024/25 to 2029/30)	5,100
20% Buffer	1,020
Total net 5-year requirement	6,120

² Detailed guidance set out in the PPG: <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#housing-need>

³ <https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement>

3. Sites in the supply

This section of the report provides details of the sources of housing supply that the Council has determined to be deliverable within 5 years.

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.’

The assessment undertaken to inform the position outlined below applies this deliverability definition to the Council’s ongoing monitoring of sites. Specific site details are set out in Appendix A and B.

In considering the timings and delivery rates of sites, officers have made contact with builders, agents and land owners of sites to understand their anticipated delivery. Typically where information obtained provides a robust position for a site’s delivery, this information has been used to inform a site’s trajectory. The standard build rates and lead in times applied in the Council’s previous land supply assessments and submitted as part of the Local Plan examination⁴ have been used as a comparative basis. In some cases, this has led to some adjustment in the estimates provided by the developer.

Communal Accommodation

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 examination⁵.

⁴ Housing Land Supply Update, 2022: <https://www.york.gov.uk/downloads/file/8100/ex-cyc-76a-housing-land-supply-update-addendum-response-to-representations-21-june-2022>

⁵ <https://www.york.gov.uk/downloads/file/8100/ex-cyc-76a-housing-land-supply-update-addendum-response-to-representations-21-june-2022>

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

These ratios have been applied to relevant sites and incorporated into the supply calculation.

Windfall allowance

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.

The latest evidence of windfall supply in York is published alongside this report and justifies a rate of 198 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.

4. Five-year land supply calculation

The following table provides a summary of the five year supply of deliverable housing sites based on site status at 31 March 2024. Full details are set out in Appendix A and B.

Table 2: Estimated land supply

ESTIMATED HOUSING SUPPLY 2024/25 to 2029/30	
Allocations with Consent (Appendix A)	
H Sites	1,134
ST Sites	2,283
Extant Consents (Appendix B)	
Non-allocated sites	1,312
Communal Establishments	156
Sites with a Resolution to Grant	340
Total	5,225
Total with 10% non-implementation rate applied	4,703
Windfalls from year 4 @ 198/yr	396
Projected supply for five year period	5,099

The five year land supply results are set out in table 3 below show that the Council has sufficient deliverable land within the City to meet 4.17 years of the five year requirement of 6,120 homes.

Table 3: Five year land supply calculation

FIVE YEAR HOUSING LAND SUPPLY CALCULATION		
A	Housing requirement including buffer (see Table 1)	6,120 homes
B	Average annualised housing requirement (A ÷ 5)	1,224 homes
C	Estimated housing supply in five year period (see table 2)	5, 099 homes
D	Total years' worth of supply in the five year period (C ÷ B)	4.17 years

Appendix A: Local Plan Allocations with Consent

SITE NAME	Applic. Number	Allocation Reference	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Former Gas Works (Zone B) Heworth Green	22/01281/REM M	H1	0	392	392	392				392		
Former Gas Works (Zone A) Heworth Green	21/00854/REM M	H1	0	119	119	119					119	
Former Gas Works (Zone C) Heworth Green	21/00855/REM M	H1	0	96	96	96					96	
Burnholme Community Hub Mossdale Avenue	20/01916/OUT M	H3	0	83	83	83	65	13	5			
Former Lowfield School Dijon Avenue	18/02925/FUL M	H5	0	19	19	19		14	5			
York City Football Club Bootham Crescent	19/00246/FUL M	H7	10	93	83	83	20	30	33			
York Barbican Paragon Street	13/02135/FUL M	H10	0	187	187	187				187		
Former Oakhaven EPH	22/00304/FUL M	H20	0	36	36	36			36			
Os Field 2800 Eastfield Lane Dunnington	20/01626/FUL M	H31	0	83	83	83		10	30	30	13	
Land RO Rufforth Primary School Rufforth	22/01844/FUL M	H38	0	21	21	21		21				
Clifton Without Primary School	22/00685/OUT M	H58	0	15	15	15			15			
British Sugar Corporation Ltd Plantation Drive	15/00524/OUT M	ST1a	0	1100	1100	1100					50	150
Former Civil Service Club & Agricultural Land North of Boroughbridge Road	14/02979/FUL M	ST2	102	263	161	161	45	63	51	2		

York Central Leeman Road	18/01884/OUT M	ST5	0	2500	2500	2500					773	11 1
Site to West of A1237 and South of North Lane Huntington	18/00017/OUT M	ST8	0	970	970	970			70	10 0	100	10 0
Chocolate Works Residents Parking Bishopthorpe Road	23/00608/FUL M	ST16	0	40	40	40		40				
The Cocoa Works Haxby Road (Phase 1)	19/01509/FUL M	ST17	107	279	172	172	17 2					
The Cocoa Works Haxby Road (Phase 2)	21/01371/FUL M	ST17	0	302	302	302	65	52	18 5			
Land to the South of Tadcaster Road, Copmanthorpe	18/00680/OUT M	ST31	0	140	140	140		35	35	35	35	
Hungate Development Site (Blocks F, & H)	15/01709/OUT M	ST32	101	280	179	179					179	
Hungate Development Site (Block D)	18/02946/FUL M	ST32	0	196	196	196						
Hungate Development Site (Block G)	17/03032/REM M	ST32	0	196	196	196			19 6			
							36 7	27 8	66 1	74 6	136 5	36 1
					7090	7090						

Appendix B: Non-allocated development sites with consent

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2024/25	2025/26	2026/27	2027/28	2028/29
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		
Middleton House 2 Redmayne Square Strensall	22/00446/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 Farm Bishopthorpe Road	14/02859/ABC3	0	1	1	1			1		
Middleton House 2 Redmayne Square Strensall	21/02716/FUL	0	1	1	1			1		
The Barn Dauby Lane Elvington	15/00638/ABC3	0	1	1	1					1
11A Rosecroft Way	16/00054/FUL	0	1	1	1				1	
Wigginton Grange Farm Corban Lane Wigginton	15/01441/FUL	0	1	1	0		0			
2 Meadow Way Huntington	21/01956/FUL	0	1	1	1			1		

Marygate Orthodontic Practice 64 Marygate	19/01335/FUL	0	1	1	1	1				
306 Stockton Lane	16/01154/FUL	0	1	1	1		1			
440 Malton Road	18/01707/FUL	0	1	1	1		1			
211 Bishopthorpe Road	15/00820/FUL	0	1	1	1			1		
Pool Bridge Farm Wheldrake Lane Crockey Hill	18/00696/REM	0	1	1	1	1				
Laurel House The Village Stockton on Forest	21/01191/FUL	0	1	1	1			1		
2 Ratcliffe Street	20/00544/FUL	0	1	1	1		1			
Millfield house Linley Avenue Haxby	21/01143/FUL	0	1	1	1			1		
Acorn 7 Front Street Acomb	17/00848/FUL	0	1	1	1		1			
Land to East of 137 Long Ridge Lane Upper Poppleton	21/01883/FUL	0	1	1	1		1			
The Limefields Scoreby Lane Scoreby	18/02103/FUL	0	1	1	1			1		
51 Drome Road Copmanthorpe	21/01410/FUL	0	1	1	1	1				
23 New Lane Huntington	20/01985/FUL	0	1	1	1			1		
Site to West of 131 Long Ridge Lane Upper Poppleton	21/00637/FUL	0	1	1	1		1			
28 Sandringham Street	19/01234/FUL	0	1	1	1	1				

Copperfield Lords Moor Lane Strensall	23/00073/FUL	0	1	1	0	0				
Land to R/O 20 & 22 Lord Mayors Walk	19/02505/FUL	0	1	1	1					1
The Old Vicarage Vicarage Lane Naburn	20/00192/CLD	0	1	1	1			1		
2 Newbury Avenue	20/00247/FUL	0	1	1	1		1			
7 Elm Tree Avenue Upper Poppleton	21/00307/FUL	0	1	1	0		0			
The Jam Factory Studios 106 Eldon Street	20/00489/FUL	0	1	1	1		1			
The Jam Factory Studios 106 Eldon Street	20/00488/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	21/00718/REM	0	1	1	0			0		
Trevor Smith Landscapes Ltd Wier Pond Nurseries Main St Holtby	20/01849/FUL	0	1	1	1			1		
118 Millfield Lane	20/02484/FUL	0	1	1	1	1				
Site to R/O 5 Cherry Lane	23/01323/REM	0	1	1	1		1			
The Old Vicarage Vicarage Lane Naburn	21/00932/CLD	0	1	1	1			1		
Ludwiks Barbers 175 Burton Stone Lane	21/00633/FUL	0	1	1	1		1			
Pickersgill Planning Garth Mews Sim Balk Lane Bishopthorpe	21/00464/FUL	0	1	1	1			1		

18 Lord Mayors Walk	21/00609/FUL	0	1	1	1		1			
Outbuilding to R/O 59-61 Gillygate	21/00382/FUL	0	1	1	1		1			
2 Bootham Terrace	20/01609/FUL	0	1	1	1			1		
Access Way Between 4 & 6 Howard Street	21/01085/FUL	0	1	1	1				1	
Ashfield Holiday Cottages & Touring Caravan Park Hagg Lane Dunnington	22/00882/FUL	0	1	1	-1	-1				
Naburn Hall Maypole Street Naburn	20/02497/FUL	0	1	1	1		1			
113 York Road Haxby	20/01409/FUL	0	1	1	1	1				
Site Adj 23-24 Hayleys Terrace	20/01209/FUL	0	1	1	1		1			
40 Oxford Street	23/00358/FUL	0	1	1	1			1		
278 Huntington Road	21/00422/FUL	0	1	1	1			1		
2 Hadrian Avenue	21/00866/FUL	0	1	1	1	1				
25 Farmstead Rise Haxby	20/01604/FUL	0	1	1	1			1		
100 Tacaster Road Dringhouses	21/02594/FUL	0	1	1	1		1			
The Lodge Moor Lane Haxby	23/00219/FUL	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				
The Hideaway 26 Shipton Road	21/00827/FUL	0	1	1	0		0			
Electroparts Ltd 79 Fourth Avenue	21/02599/FUL	0	1	1	1	1				
Rathbone House 292 Tadcaster Road	20/01991/FUL	0	1	1	1		1			
Mind 25 Goodramgate	22/00084/FUL	0	1	1	1	1				
106a Tudor Road	22/00810/FUL	0	1	1	1			1		
1 The Avenue Clifton	20/02110/FUL	0	1	1	-2	-2				
Christines Nail & Beauty 21 Front Street	20/02154/FUL	0	1	1	1	1				
Millfield house Linley Avenue Haxby	22/01148/FUL	0	1	1	1				1	
62 Ostman Road	22/01274/FUL	0	1	1	1		1			
The Sycamores 12 The Village Strensall	22/01669/FUL	0	1	1	1	1				
The Lord Nelson 9 Main Street Nether Poppleton	20/02513/FUL	0	1	1	1	1				
The Lord Nelson 9 Main Street Nether Poppleton	22/02243/FUL	0	1	1	1	1				
The Lodge Westerly Lake Main Street Wheldrake	22/01816/FUL	0	1	1	0		0			
19 Hillcrest Avenue Nether Poppleton	22/00731/FUL	0	1	1	0	0				

Agricultural Building Holly Tree Farm Murton Way	22/00941/FUL	0	1	1	1		1			
The Yorkshire Hut Co Greenwood Barn Moor Lane Copmanthorpe	22/00076/FUL	0	1	1	1		1			
Land to North of 21 Main Street Copmanthorpe	20/02043/FUL	0	1	1	1		1			
Cow Slip Farm Lords Moor Lane Strensall	23/00188/ABC3	0	1	1	1	1				
Hong Kong House 191 Burton Stone Lane	22/00425/FUL	0	1	1	1	1				
76A Moor lane Acomb	22/02099/FUL	0	1	1	1	1				
York Clinic 296 Tadcaster Road	22/02262/FUL	0	1	1	0				0	
33 Towthorpe Road	22/02646/FUL	0	1	1	1		1			
The Stables Fairfield Farm Shipton Road Skelton	23/00652/FUL	0	1	1	1		1			
Avondale 61 Bishopthorpe Road	23/00719/FUL	0	1	1	1			1		
Woodside North Lane Huntington	22/01478/FUL	0	1	1	0		0			
Roberts House Ratcliffe Street	23/00803/FUL	0	1	1	1			1		
York Labour Party 59 Holgate Road	23/00865/FUL	0	1	1	0		0			
Tuevais 101 Main Street Askham Bryan	22/02387/FUL	0	1	1	0	0				
35 Penleys Grove Street	22/01699/FUL	0	1	1	1			1		

18 Scott Street	23/01246/FUL	0	1	1	-1	-1				
Agricultural Building East of Mullingar Farm and North of Low Moor Lane Hessay	23/00537/ABC3	0	1	1	1			1		
77 Main Street Fulford	23/01508/FUL	0	1	1	1	1				
The Old Barn main Street Askham Richard	23/00039/FUL	0	1	1	1		1			
Fenton House 9 Precentors Court	22/02578/FUL	0	1	1	0	0				
The Croft Sandy Lane Stockton on Forest	23/01851/FUL	0	1	1	1			1		
52a Fairfields Drive Skelton	23/01762/FUL	0	1	1	1			1		
40 The Village Wigginton	23/01336/FUL	0	1	1	1				1	
43 Front Street	23/01531/FUL	0	1	1	1			1		
50 Westminster Road	23/01917/FUL	0	1	1	0		0			
Summer Nails 41 York Road Acomb	23/01314/FUL	0	1	1	1			1		
Kuki Hair & Beauty Spa 367 Huntington Road	23/02167/FUL	0	1	1	1			1		
Garage & Store R/O 62 Heworth Road	23/00297/FUL	0	1	1	1			1		
Iona Lodge Acaster Lane Bishopthorpe	23/01780/FUL	0	1	1	0		0			
Fairholme Mill Lane Acaster Malbis	23/00061/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		
Site to Rear of 22a Huntington Road	21/01149/FUL	0	2	2	2				2	
Glebe farm Hessay to Moor Bridge Hessay	16/02202/FUL	0	2	2	2					2
The Jorvik Hotel 52 Marygate	17/02250/FUL	0	2	2	2			2		
The Mount Royal Hotel 117/119 The Mount	21/02324/FUL	0	2	2	1		1			
25 Garden Flats Lane Dunnington	18/01851/FUL	0	2	2	1		1			
Pasture Farm Main Street Deighton	21/02437/FUL	0	2	2	2			2		
Ackroyds Restaurant Meats Deighton to Crockey Hill Deighton	20/00069/FUL	0	2	2	2	2				
Lock Up Garages Grosvenor Road	20/02012/FUL	0	2	2	2	2				
Boots the Chemist 66 Clarence Street	21/00554/FUL	0	2	2	2	2				
Alhambra Court Hotel 31-32 St Mary's	21/01486/FUL	0	2	2	1	1				
113 York Road Haxby	22/02583/FUL	0	2	2	1	1				
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			
Links of London 60 Stonegate	21/00582/FUL	0	2	2	2					2
Holmleigh Malton Road Heworth	22/00406/FUL	0	2	2	2				2	
80 Vyner Street	22/01673/FUL	0	2	2	1	1				
Former Parkside Cottage Millfield Lane Nether Poppleton	22/02195/FUL	0	2	2	1		1			
27-28 St Marys	22/02116/GRG3	0	2	2	2		2			
4 Danesfort Avenue	23/01145/FUL	0	2	2	2	2				
Lloyds Pharmacy 3 Intake Avenue	22/02187/FUL	0	2	2	1		1			
Bright Beginnings Day Nursery 47 Rawcliffe Drive	22/02506/ERC	0	2	2	2	2				
99 Front Street	23/00325/FUL	0	2	2	2			2		
First Floor Flat 68 Micklegate	23/00656/FUL	0	2	2	1	1				
York Vineyard Bank House Main Street Heslington	22/00767/FUL	0	2	2	2	2				
36 Dane Avenue	23/01349/OUT	0	2	2	2				2	
23 Brompton Road	23/02000/FUL	0	2	2	1	1				
1 Garfield Terrace	23/02122/FUL	0	2	2	1			1		

17 Landalewood Road	23/00439/FUL	0	2	2	1			1		
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	
Barry Crux 20 Castlegate	20/01406/FUL	0	3	3	3		3			
Crossfields Main Street Upper Poppleton	21/00800/FUL	1	3	2	2	1	1			
Lodge Farm Hull Road Dunnington	17/01088/FUL	0	3	3	3	3				
19 Penleys Grove Street	19/01560/FUL	0	3	3	3	3				
9 Upper Hanover Street	20/01871/FUL	0	3	3	2	2				
Priory Hotel 126-128 Fulford Road	21/02237/FUL	0	3	3	3	3				
H2o Bathrooms & KitchensLtd 51 York Road Acomb	20/01038/FUL	0	3	3	3		3			
The Jubilee Balfour Street	20/01498/FUL	0	3	3	2			2		
Site of 6 Compton Street	22/01553/FUL	0	3	3	3			3		
PW Tyres 36-38 Holgate Road	22/01187/FUL	0	3	3	3			3		
5 Mayfield Grove	23/00072/FUL	0	3	3	2	2				

Deighton Hall Naburn Lane Deighton	22/00971/FUL	0	3	3	3			3		
Church View 87 The Village Stockton on Forest	23/00486/FUL	0	3	3	3			3		
Site to South of 24 Challoners Road	24/00004/OUT	0	3	3	3			3		
285 Huntington Road	17/02486/FUL	0	4	4	3	3				
2a Mill Lane	18/01519/FUL	0	4	4	4	4				
Former Piggeries R/O Willow Court Main Street Holtby	17/02982/FUL	3	4	1	1	1				
Accommodation Block Wigginton Road Wigginton	20/02416/FUL	2	4	2	2			2		
Boots the Chemist 66 Clarence Street	21/00673/FUL	0	4	4	3	3				
21 Mill Lane	21/02247/FUL	0	4	4	3		3			
Gateway 2 Holgate Park Drive	23/01743/FUL	0	4	4	4	4				
Moor Lane Construction Unit 1 Moor Lane Bishopthorpe	23/00391/FUL	0	4	4	4				4	
45 Lea Way Huntington	20/00089/FUL	0	5	5	4		4			
121 Carr Lane	22/00806/FUL	0	5	5	4			4		
Herbert Todd & Son 16 York Road Acomb	22/01617/FUL	0	5	5	5			5		
100 Main Street Fulford	22/02437/FUL	0	5	5	3		3			

Ousefield House Fulford Road	22/00114/FUL	0	5	5	5	5				
Limes Hotel 135 Fulford Road	22/02259/FUL	0	5	5	5			5		
Grange Farm Hodgson Lane Upper Poppleton	04/00186/FUL	0	6	6	6				6	
Former Garage Site Mansfield Street	21/01079/FUL	0	6	6	6	6				
Car Parking Area Adj 15 Holgate Road	23/01560/FUL	0	6	6	6			6		
Heworth House Clinic Heworth House Melrosegate	22/00090/FUL	0	6	6	6	6				
Land to West of Acacia Avenue New Earswick	22/00456/FUL	0	6	6	6			6		
The Yews Stamford Bridge Road Dunnington	22/02146/FUL	0	6	6	4				4	
62 Balmoral Terrace	19/01424/FUL	0	7	7	7		7			
Overland Underwater Fawcett House 201 Acomb Road	19/02099/FUL	2	7	5	5	5				
The Entertainer 36 Coney Street	22/01044/FUL	0	7	7	7					7
Mack & Lawler Builders Ltd 2a Low Ousegate	22/02452/ERC	0	8	8	8			8		
WLD Textiles Granville Works Lansdowne Terrace	20/00821/FUL	0	8	8	8		8			
Shoezone 5 High Ousegate	21/01032/FUL	0	8	8	8		8			
The Magnet 57 Osbaldwick Lane	21/00304/FUL	0	8	8	8			8		

79 Fulford Road	19/00086/FUL	3	9	6	6				6	
Dennings of York The Sidings Wigginton Road	21/01154/FUL	0	9	9	9			9		
Rougier House 5 Rougier Street	19/02401/ORC	0	10	10	10					
Church House 10-14 Ogleforth	21/00601/FULM	0	10	10	10	10				
12 Sturdee Grove	22/02349/FULM	0	10	10	9		9			
Barnitts 28a Colliergate	19/02753/FULM	0	12	12	12					12
Bootham & Monk Ward Conservative Club 77-79 Clarence Street	22/00599/FULM	0	14	14	14		14			
Bank of Scotland 6 Nessgate	22/00250/ERC	0	15	15	15		15			
York City Living Ltd 22-26 Blossom Street	19/01588/FULM	0	16	16	15	15				
JRHT Beverley House 17 Shipton Road Clifton	20/01084/FULM	0	21	21	21	21				
Gateway 2 Holgate Park Drive	23/00148/ERC	0	31	31	31	31				
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	30	10			
11 The Village Wigginton	22/01315/FULM	0	45	45	44		44			
Cherry Tree House 218 Fifth Avenue	20/02034/FULM	0	48	48	48	48				

Northern House Rougier Street	19/02402/ORC	0	58	58	58					
Plumbase Waterloo House Fawcett Street	21/01570/FULM	0	83	83	83		83			
Development Site Hospital Fields Road & Ordnace Lane	21/02573/FULM	0	85	85	85			35	50	
Mecca Bingo 68 Fishergate	21/01605/FULM	0	104	104	104		104			
Alton Cars York Ltd 3 James Street	22/00367/FULM	0	135	135	135		135			
Huntington South Moor New Lane Huntington	21/00305/OUTM	0	300	300	300			30	30	30
Germany Beck Site East of Fordlands Road	12/00384/REMM	368	655	287	287	40	40	40	40	40

1729 1677 314 528 216 155 99

RESIDENTIAL INSTITUTION SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2024/25	2025/26	2026/27	2027/28	2028/29
Abbeyfield House Regency Mews	17/01419/FULM	0	25	25	25	25				
Ordnance Lane Homeless Hostel	21/02573/FULM	-22	-22	-22	-22	-22				
Somerset Nursing Home 1 Church Lane Wheldrake	20/01369/FUL	0	11	11	11		11			
Somerset Nursing Home 1 Church Lane Wheldrake	22/01083/FUL	0	1	1	1		1			
Haxby Hall York Road Haxby	20/01944/FULM	0	65	65	16	16				
4-6 Oak Rise Acomb	23/00747/FUL	0	4	4	4	4				
Limetrees, 31 Shipton Road	23/01217/FULM	0	60	60	60		60			
York Wheelchair Centre Bluebeck House Bluebeck Drive	22/00707/FULM	0	72	72	72	72				
Ousefield House Fulford Road	22/00114/FUL	0	-9	-9	-9	-9				
Moorlands Nursing Home 10 - 12 Moor Lane Strensall	19/02044/FULM	0	62	62	-6	-6				

Total
Total (using HFR Ratio)

80	72	0	0	0
44	40	0	0	0

STUDENT HOUSING SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2024/25	2025/26	2026/27	2027/28	2028/29
Peppermill Court Ramsay Close	22/02024/FULM	0	210	210	210				210	

Total
Total (using HFR Ratio)

0	0	0	210	0
0	0	0	84	0

Sites with a Resolution to Grant Full Permission

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2024/25	2025/26	2026/27	2027/28	2028/29
Morrell House 388 Burton Stone Lane	22/01504/FU LM	0	13	13	13		4	9		
Tramways Club 1 Mill Street	21/01045/FU LM	0	35	35	35			35		
		Total		48	48	0	4	44	0	0

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2024/25	2025/26	2026/27	2027/28	2028/29
Morrell House 388 Burton Stone Lane	22/01504/FU LM	0	-21	-21	-21		-21			
		Total				0	-21	0	0	0
		Total (using HFR Ratio)				0	-12	0	0	0

Total projected communal establishment (with consent) completions (ratios applied) 0 2 0 0 0

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2024/25	2025/26	2026/27	2027/28	2028/29
Land at Moor Lane Copmanthorpe (H29)	19/00602/FU LM	0	75	75	75		10	30	30	5
Land to North of Willow Bank and East of Haxby Road, New Earswick (H46)	20/02495/FU LM	0	117	117	117		20	35	40	22
Station Yard Wheldrake (ST33)	21/02283/FU LM	0	139	139	139		10	30	30	30