



EXAMINATION OF THE CITY OF YORK LOCAL PLAN

2017 - 2033

**Housing Land Supply Update**

**Addendum EX/CYC/76**

**Response to representations**

**June 2022**

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## **1. Introduction**

- 1.1 York's Strategic Housing Land Availability Assessment (2018) (SHLAA) [SD049A] was submitted alongside the Local Plan in May 2018. The housing trajectory contained within that document is also presented at pages 96 - 97 of the Local Plan [CD001]. It has since been updated at various points of the examination to reflect the Council's ongoing monitoring, and emerging changes to the supply and requirement calculations.
- 1.2 The Council published a Housing Supply Update paper [EX/CYC/76] and Windfall Update Technical Paper [EX/CYC/77] in advance of the matter 5 (housing land supply) hearing session. With a base date of 1<sup>st</sup> April 2022, the evidence within the two papers is now the most up to date and reflects the Council's current land supply position.
- 1.3 During the matter 5 hearing session, participants expressed some concern with the underlying assumptions and approach to calculating the Council's housing land supply (as presented in EX/CYC/76). This paper responds directly to these comments, and the issues identified in subsequent written submissions<sup>1</sup>, by expanding on the material presented in EX/CYC/76. It specifically addresses:
- Student housing: the justification for its inclusion in supply and completion data, and a breakdown of contributing sites;
  - Site assumptions: broad approaches to lead in times and build rates, with site specific justifications provided at Appendix 4;
  - The recalculated windfall allowance: an assessment of a longer trend period; and
  - The five year housing land supply position on adoption of the Local Plan: a detailed calculation of the supply for the period 2023/24 – 2027/28.

### **National Planning Policy**

- 1.4 As is well-known to the examination, this plan is proceeding under the transitional provisions in paragraph 220 of Annex 1 of the National Planning Policy Framework (NPPF) 2021. References are therefore to the 2012 edition of the NPPF unless otherwise stated. Sites and delivery expectation have been assessed within that context and in the context of para. 47 of that NPPF in particular, including the definition of "deliverable" in footnote 11 and of "developable" in footnote 12.

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<sup>1</sup> Examination Library References: HS/P2/M5/HLS/6a, HS/P2/M5/HLS/6a(i), HS/P2/M5/HLS/6a(ii), HS/P2/M5/HLS/7a, HS/P2/M5/HLS/10a, HS/P2/M5/HLS/26a

## 2. **Methodological Approach**

### **Student Housing**

- 2.1 The Council reiterated its justification for including student housing in both completion and projected supply figures during the phase 2 hearing sessions. Reference was made to Annex 3 of the 2018 SHLAA (sd049b) which considers the DCLG definition of “General Housing Terms” (November 2012): “*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*”.
- 2.2 The 2018 SHLAA also considers the NPPG on how local planning authorities should deal with student housing in their housing supply (Paragraph: 038 Reference ID: 3-038-20140306), which states 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 be included towards the housing requirement, based on the amount of accommodation it releases in the housing market. Notwithstanding, local authorities should take steps to avoid doublecounting.”*
- 2.3 In 2018 the Government introduced the Housing Delivery Test and the associated [Rule Book](#) sets out how adjustments are applied to the net additional dwellings figure (reported through the Housing Flows Reconciliation) to account for student communal accommodation (and other communal accommodation). The approach applies a ratio based on the national average number of students in student only households using latest census data. For student accommodation, the ratio is 2.5 (the equivalent for other communal accommodation is 1.8).
- 2.4 It is important to note that the Rule Book and the prescribed ratios fall outside of the transitional provisions and the Council is not required to apply them. It is included by way of reference to demonstrate robustness in the approach to calculating contributions from on campus accommodation (i.e. halls of residence), and is consistent with PPG paragraph 038 above (which is the version that applies under the transitional provisions).
- 2.5 The trajectory at appendix 1 of EX/CYC/76 shows the equivalent net dwellings forming from communal and student accommodation where the ratio has been applied. Table 1 at appendix 1 of this document provides a breakdown of the specific schemes to which these figures relate.
- 2.6 Off-campus Purpose Built Student Accommodation (PBSA) is recorded as part of normal dwelling stock (for purpose of the housing flow reconciliation return).

In these cases, a cluster-based approach in line with general needs housing definition referred to above is used, i.e. clustered bedrooms with shared facilities count as one dwelling. The assessment is made on a site basis by reviewing approved floor plans to establish an equivalent dwelling number.

- 2.7 For clarity, table 2 at appendix 1 provides details of the cluster-unit schemes that form part of the net housing completion figures (as reported in the Council's [Housing Monitoring Reports](#)). A total of 738 equivalent dwellings have been recorded between 2017/18 and 2021/22.
- 2.8 The distinction between the types of student accommodation is made on the basis that off campus provision is generally more akin to conventional apartment housing. Whereas on-campus purpose-built property typically resembles modern halls of residence with facilities shared amongst a higher number of bedspaces rather than 'clusters' of self-contained flats. The hybrid approach to calculating contributions to net dwelling stock is reflective of these differences, is an appropriate response to the local circumstances in the City, allows a precise assessment of contributions to be made and is permissible under the transitional arrangements.
- 2.9 Details of undeveloped sites for student and communal accommodation that forms part of the Council's future housing supply are included at appendix 4.

#### **Pre-build lead in times**

- 2.10 The approach to lead in times before completion of the first plot(s) is set out in the 2018 SHLAA at paragraphs 2.6.8 – 2.6.9 and in further detail at Annex 5 where results of The Housing Implementation Study are provided. The broad conclusion at that time was that small to medium sites were likely to come forward within 12 months, whereas larger and exceptionally large sites more likely to be 12-18 months.
- 2.11 However, the Council's monitoring of site delivery suggests that site size does not always determine lead-in times. Larger sites have not necessarily taken longer, for example because the housebuilders behind the sites generally have more resources than those of small housebuilders. A snapshot of this evidence is provided at Appendix 2 and supports the general assumptions for lead-ins linked to sites' planning status:
- Emerging local plan allocation without planning permission: 36 months
  - Outline planning permission: 30 months
  - Reserved matters/full planning permission: 18 months
- 2.12 In most cases credible information has been provided by industry professionals indicating the expected start date of individual sites. It is this site-specific

information (sense checked where necessary) that has fed into the trajectory presented at EX/CYC/76. Details are provided in appendix 4.

### **Build rates for large sites**

- 2.13 Annual build rates are affected by factors such as the prevailing market conditions, availability of finance; the number of developers on a site and their capacity (or market capacity) to build out the site.
- 2.14 The Council considers it appropriate to retain the previously assumed rate of 35 dwellings per outlet per annum, as set out at 2.6.7 of the 2018 SHLAA [SD049a]. The assessment that was undertaken to inform this position had regard to:
- build rates recorded up to 2021 on completed and under development sites, (evidence presented in table 4, EX/HS/P2/M5/HLS/1);
  - local intelligence from site developers and promoters, provided through the Council's bi-annual Developer Forum; and,
  - build rates recently applied in neighbouring local authorities, including those which are in/partly in the same housing market area.
- 2.15 Given York's unique planning context, there are relatively few sites comparable to the allocations on greenfield sites. The rate of 35 dwellings per outlet per annum has been used as a guide and, in most cases, indicative rates have been provided by site developers or promoters for individual sites. This information has been sense checked by officers and where an alternative rate has been forecast, (for example, in response to site specific considerations such as infrastructure delivery), appropriate adjustments have been made. The justification and evidence to support the build out rates on each site is provided at appendix 4.

### **Sites with permission**

- 2.16 The definition of deliverable in the NPPF allows for sites (both major and 'non-major') to be regarded as deliverable where they have outline or detailed planning permission unless there is clear evidence that homes will not be delivered.
- 2.17 An assessment of each site (with capacity for 10 dwellings or more), that is deemed deliverable is provided at appendix 4. This evidence has been reviewed against the site-specific comments put forward by DIO (HS/PS/M5/HLS/6a) and the Council maintains its position. The Council does not consider that the criticisms made by DIO justify any amendments.
- 2.18 With respect to the DIO assertion that a significant number of the minor consents have expired, the Council is satisfied that its monitoring of permissions and their implementation is up to date and accurate. No references to individual

applications are given by DIO, but should information be required it can be made available.

2.19 During the hearing session it was noted that the trajectory (appendix 1, EX/CYC/76) identifies delivery on non-allocated sites with consent beyond the first five years. Table 1 at appendix two (page 11, EX/CYC/76) does not make clear which sites relate to these figures for 2027/28 and 2028/29 (143 dwellings and 232 dwellings respectively). The information has been added to table 1 and is presented at appendix 3 for clarity.

**Windfall Allowance**

2.20 Evidence presented in the Windfall Paper Update 2022 [EX/CYC/77] demonstrates a slight upward adjustment to the previously proposed windfall allowance, based on a ten year mean average up to and including the year 2021/22. Based on this evidence, the Council proposes an annual allowance of 199 dwellings per annum (to be applied from 2025/26).

2.21 The ten-year timeframe applied to the windfalls assessment was the focus of some debate during the matter 5 hearing session. Whilst the Council considers its approach sound, it agreed to review its monitoring records and demonstrate the impact of longer timescales on the annual average figures.

2.22 Historic data goes back only as far as 2005/2006 and therefore 17 years is the longest period a trend could be drawn from. The raw data is presented at appendix 2 of this report and the annual averages for the two site categories used for the purpose of the allowance shown in table 1 below.

*Table 1: Windfall averages over 10, 15 and 17 years*

	<b>Very small sites</b>	<b>Conversions/CoU</b>	<b>Total</b>
<b>10 year average</b>	50	149	<b>199</b>
<b>15 year average</b>	58	122	<b>180</b>
<b>17 year average</b>	67	122	<b>189</b>

2.23 It is clear from the table above that extending the trend period to either 15 or 17 years does not materially or significantly alter the allowance currently proposed. The Council has consistently applied a ten-year trend to its calculation of a windfall allowance throughout the Local Plan’s preparation on the basis that it captures a full cycle of market conditions. The evidence presented here does not justify revising that approach.

### 3. Five Year Housing Land Calculation Upon Adoption

3.1 Section 2 in the Housing Supply Update [EX/CYC/76] set out the Council’s five-year housing land supply position, incorporating 2021/22 monitoring data. The Council has presented its evidence on the basis that adoption will be before 31 March 2023. Adoption before this date remains the Council’s intention. However, out of an abundance of caution, the following calculations demonstrate that even if adoption occurs in the following monitoring year (i.e. 1 April 2023 – 31 March 2024) then the Council will still be able to demonstrate a five-year land supply upon adoption should be demonstrated.

3.2 The trajectory within EX/CYC/76 includes a rolling five-year supply calculation to show the anticipated position through the remainder of the plan period. It forecasts 5.8 years supply for the period 1 April 2023 and 31 March 2028. The components of the calculation are included in the trajectory table, but for clarity are also set out below.

Table 2: Shortfall calculation

<b>Total net completions</b>	
2017/18	1,331
2018/19	451
2019/20	627
2020/21	704
2021/22	654
2022/23 (assumed with 10% N.I. rate)	938
A. Total Completions 2017/18 – 2022/23	4,705
B. Requirement 2017/18 – 2022/23	4,932
C. Shortfall in delivery 2017/18 – 2022/23	-227
D. Shortfall delivered over 5 years (5 x (C/10))	114

Table 3: Requirement calculation

<b>Five Year Housing Land Requirement</b>	
E. Annual housing requirement	822
F. Five-year housing requirement (E x 5)	4,110
G. Five Year Housing Requirement, incorporating shortfall (E + D)	4,224
H. Buffer 20% (G x 0.2)	845
I. Five-year requirement (G + H)	5,069



Table 4: Five year land supply calculation

<b>Five-Year Housing Land Supply position for period between 1 April 2023 and 31 March 2028</b>	
I. Five Year Housing Requirement including buffer	5,069
J. Five Year Housing Land Supply	5,878
K. Surplus/shortfall (J – I)	809
L. 5 Year Housing Land Supply against Requirement	<b>5.80 years</b>

**APPENDIX 1: Student Accommodation and Communal  
Establishment Completion details 2017/18 – 2021/22**

Table 1: Student accommodation and communal establishment completions 2017/18 – 2021/22

Site and application details	2017/ 2018	2018/ 2019	2019/ 2021	2020/ 2021	2021/ 2022
Former Terrys Offices Bishopthorpe Road York YO23 1DE - Application: 15/01623/FULM Conversion to 82 bed care home with 8no. care apartments (1.8 ratio applied)	50				
Glen Lodge Sixth Avenue York - Application: 15/02486/FULM Extension to provide 25no. flats, erection of 2no. bungalows (1.8 ratio applied)	15				
Grove House 40 - 48 Penleys Grove Street York YO31 7PN - Application: 17/01129/FULM Conversion and part demolition of former care home (use class C2) to provide 32 no. apartments (use class C3) (loss of 27 bedspaces - 1.8 ratio applied)	-15				
Oak Haven 144 Acomb Road York YO24 4HA - Application: 16/01535/GRG3 Change of use of care home to temporary accommodation (loss of 27 bedspaces) (1.8 ratio applied)	-15				
Royal Masonic Benevolent Institute Connaught Court - Application: 17/01650/FUL Conversion of existing flat into four residential bedrooms (1.8 ratio applied)		2			
Red Lodge New Earswick Haxby Road York - Application: 15/00758/FULM for Erection of 105 Extra Care Apartments (Class C3B) and 44 Care Suites (Class C2) 2 Respite Care Suites (Class C2) (1.8 ratio applied) <i>Development results in a net additional 86 bedspaces</i>			27		21
Land To South East Of Ryedale Caravan Site Green Lane - Application: 17/02420/FULM Erection of three storey 66no. bed care home (use class C2) (1.8 ratio applied)			37		
Moor Villa Farm Low Moor Lane Hessay - Application: 20/00121/CPU Certificate of lawfulness for proposed use of existing dwelling as a residential home (6 Bedspaces) (1.8 ratio applied)			3		
Site Of Former Fordlands House 1 Fordlands Road - Application: 18/00495/FULM for Erection of 64 bedroom care home, following the demolition of existing care home (1.8 ratio applied) <i>Development results in a net increase of 33 bedspaces</i>				18	
James House James Street - Application: 17/02657/GRG3 Conversion of former office building into 57no. apartments for temporary accommodation by homeless households (1.8 ratio applied)				32	
Windsor House 22 Ascot Way - Application: 18/01467/GRG3 Centre for disabled children following care home demolition (1.8 ratio applied) <i>Development results in the net loss of 31 bedspaces</i>				-17	

Site and application details	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022
Lincoln Court Ascot Way - Application: 19/00083/FULM 15no. new flats with associated alterations to internal layout of existing flats (creating 10 new flats in total) (1.8 ratio applied)				6	
56 Heworth Green - Application: 19/01394/FUL Change of use from to care home (Use Class C2) - creating 10 bedspaces (1.8 ratio applied)				6	
Feversham Lodge 1 Feversham Crescent - Application: 20/00087/FUL Change of use to assisted/supported living unit (Use Class C3b) (5 bedspaces) (1.8 ratio applied)				3	
Burnholme Community Hub Bad Bargain Lane - Application: 17/01925/FULM 80 bedroom care home (1.8 ratio applied)				44	
The Retreat Strensall Charles Court Strensall - Application: 19/02615/FUL Change of use to a day patient facility (Use Class D1) (loss of 15 existing bedspaces for mental health patients) <i>Development results in net loss of 19 bedspaces</i> (1.8 ratio applied)				-11	
South View Wheldrake Lane Crockey Hill - Application: 20/01106/CLU for Certificate of lawfulness for proposed use of existing dwellinghouse as a home for up to two young people with two permanently resident adults providing care. (2 bedspaces) (1.8 ratio applied)				1	
Burton Stone Community Centre Evelyn Crescent - Application: 18/00082/GRG3 for 29no. apartments and 4no. 2 bed bungalows (37 additional bedspaces) (1.8 ratio applied)					21
Rosevale Private Residential Home 33 The Village Wigginton - Application: 18/01781/FUL for extension to form additional bedrooms. <i>Development resulted in a net loss of 2 bedspaces</i> (1.8 ratio applied)					-1
York St John University Lord Mayors Walk Loss of 80 bedspaces as a result of 18/02819/FULM (2.5 ratio applied)					-32
Land To The South Of Field Lane Heslington - Application: 18/01416/REMM Student accommodation (providing 1,480 bed spaces) <i>604 bed spaces completed in 21/22 with the remainder due to be handed over in September 2022.</i> (2.5 ratio applied)					242
<b>Annual Net Communal Establishment and Student Accommodation Completions (Ratios applied)</b>	<b>35</b>	<b>2</b>	<b>67</b>	<b>82</b>	<b>252</b>

Table 2: Off-campus student accommodation – breakdown of bedspaces and cluster units

Completions	Application	Address	Number of Bedrooms										Cluster Totals	Bedspace Totals	
			Town/Terraced House					Flat/Apartment/Studio							
			1	2	3	4	5+	1	2	3	4	5+			
2017/18	14/02404/FULM	St Joseph's Convent Lawrence Street						499					27	526	642
2017/18	17/00170/FUL	Rathmell Hall George Hudson Street						3						3	3
2017/18	15/02440/FULM	St Lawrence WMC 29-33 Lawrence Street						108		2				110	114
2018/19	16/01263/FULM	Herbert Todd & Son Percys Lane					12	20		6				38	106
2018/19	17/02739/FUL	Abbeyfield Veterinary Centre 49 Clarence Street										2		2	20
2019/20	17/00580/FULM	The Fleeting Arms 54 Gillygate						18						18	18
2019/20	18/02161/FULM	Coal Yard 11 Mansfield Street						3				18		21	108
2020/21	18/01935/FULM	York Dance Works 11 Redeness Street									5	14		19	98
2021/22	20/00509/FUL	Flat 212-214 Fulford Road									1			1	4
<b>Totals</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>651</b>	<b>0</b>	<b>8</b>	<b>6</b>	<b>61</b>	<b>738</b>	<b>1113</b>	

## APPENDIX 2: Windfall data 2005 – 2022

Table1: Windfalls on brownfield sites

Year	Very Small Windfalls (gross)	Very Small Windfalls (net)	Small Windfalls (gross)	Small Windfalls (net)	Medium Windfalls (gross)	Medium Windfalls (net)	Large Windfalls (gross)	Large Windfalls (net)	Conversions (gross)	Conversions (net)	Total (gross)	Total (net)
2005/2006	117	107	76	70	86	86	43	43	159	146	481	452
2006/2007	170	155	127	125	8	7	10	10	125	91	440	388
2007/2008	101	96	91	91	21	21	23	23	96	72	332	303
2008/2009	148	135	29	29	13	13	74	74	106	71	370	322
2009/2010	48	32	28	3	24	10	32	17	90	62	222	124
2010/2011	52	49	29	29	19	19	209	172	77	60	386	329
2011/2012	31	28	5	5	15	15	21	21	61	41	133	110
2012/2013	27	26	8	5	1	0	33	12	76	55	145	98
2013/2014	49	36	17	17	1	0	45	45	63	52	175	150
2014/2015	23	15	28	26	0	0	0	0	113	110	164	151
2015/2016	37	33	10	10	389	389	0	0	249	212	685	644
2016/2017	23	19	2	0	92	91	0	0	395	383	512	493
2017/2018	44	34	89	89	0	0	0	0	185	160	318	283
2018/2019	100	95	0	0	0	0	0	0	176	151	276	246
2019/2020	48	41	8	5	3	2	13	13	128	109	200	170
2020/2021	123	118	4	3	130	130	58	58	161	149	476	458
2021/2022	45	41	1	1	1	1	6	6	65	60	118	109
<b>Totals</b>	<b>1186</b>	<b>1060</b>	<b>552</b>	<b>508</b>	<b>803</b>	<b>784</b>	<b>567</b>	<b>494</b>	<b>2325</b>	<b>1984</b>	<b>5433</b>	<b>4830</b>

Table 2: Windfalls on greenfield sites

Year	Very Small Windfalls (gross)	Very Small Windfalls (net)	Small Windfalls (gross)	Small Windfalls (net)	Medium Windfalls (gross)	Medium Windfalls (net)	Large Windfalls (gross)	Large Windfalls (net)	Conversions (gross)	Conversions (net)	Total (gross)	Total (net)
2005/2006	5	5	1	1	23	23	0	0	6	6	35	35
2006/2007	6	6	8	8	20	20	0	0	13	13	47	47
2007/2008	6	5	8	7	7	7	0	0	8	8	29	27
2008/2009	3	3	16	16	0	0	0	0	5	5	24	24
2009/2010	7	7	11	11	1	1	0	0	4	4	23	23
2010/2011	9	9	0	0	0	0	0	0	6	6	15	15
2011/2012	2	2	1	1	1	1	0	0	3	3	7	7
2012/2013	2	2	0	0	19	19	0	0	3	3	24	24
2013/2014	0	0	2	2	8	8	0	0	4	4	14	14
2014/2015	1	1	0	0	24	24	0	0	6	6	31	31
2015/2016	1	1	1	1	0	0	0	0	4	4	6	6
2016/2017	7	7	0	0	0	0	0	0	16	16	23	23
2017/2018	15	15	2	2	2	2	0	0	6	6	25	25
2018/2019	8	8	0	0	0	0	2	2	4	4	14	14
2019/2020	7	7	6	6	2	2	0	0	2	2	17	17
2020/2021	1	1	17	17	11	11	0	0	3	3	32	32
2021/2022	0	0	7	7	0	0	3	3	4	4	14	14
<b>Totals</b>	<b>80</b>	<b>79</b>	<b>80</b>	<b>79</b>	<b>118</b>	<b>118</b>	<b>5</b>	<b>5</b>	<b>97</b>	<b>97</b>	<b>380</b>	<b>378</b>

### Appendix 3: Sources of Supply (revision to appendix 2, EX/CYC/76)

**Table 1: Approved Sites**

**Major Development Sites With Consent (Site Capacity >10 homes) (years 2026/27 and 2028/29 added)**

Site Name	Application Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Rougier House, 5 Rougier Street	19/02401/ORD	0	10	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	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						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 sit (Block 5)	17/03032/REMM	0	196	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	75	36
<b>Totals</b>					<b>1379</b>	<b>361</b>	<b>242</b>	<b>110</b>	<b>201</b>	<b>90</b>	<b>143</b>	<b>232</b>



**Major Development Sites (Allocations) with Consent (years 2026/27 added)**

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
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						187
28 Rosemary Road (H5)	20/01060/FUL	0	1	1	1		1				
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	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	107
Former Gas Works (Remaining) Heworth Green (H1)	19/00979/OUTM	0	392	392	392					392	
Former Gas Works (Zone A) Heworth Green (H1)	21/00855/REMM	0	119	119	119			119			
Former Gas Works (Zone C) Heworth Green (H1)	21/00854/REMM	0	96	96	96			96			
Burnholme Community Hub Mossdale Avenue (H3)	20/01916/OUTM	0	83	83	83		63	15	5		
York City Football Club Bootham Crescent (H7)	19/00246/FULM	0	93	93	93	25	35	33			
The Cocoa Works Haxby Road (Phase 1) (ST17)	19/01509/FULM	0	279	279	279		279				
The Cocoa Works Haxby Road (Phase 2) (ST17)	21/01371/FULM	0	302	302	302			35	35	35	35
<b>Totals</b>					<b>5903</b>	<b>168</b>	<b>479</b>	<b>395</b>	<b>393</b>	<b>714</b>	<b>479</b>

**Table 2: Approved Communal Establishments**

**Communal establishment projections (years 2026/27 added)**

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
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 Accommodation 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	0
<b>Total (using HFR Ratio)</b>						<b>35</b>	<b>26</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>0</b>

SITE NAME	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Bishops Hotel (Part of Melton College) 135 Holgate Road	18/01416/REMM	604	1480	876	876	876					
Land To The South Of Field Lane Heslington	19/01319/FUL	0	0	0	0						
Total						876	0	0	0	0	0
<b>Total (using HFR Ratio)</b>						<b>350</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total projected communal establishment (with consent) completions (ratios applied)</b>						<b>385</b>	<b>26</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 3: Allocations – no consent**

Allocated Sites Without Consent (year 2026/27 added)

			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
<b>2. Housing Allocations Below 5 ha (H Sites)</b>								
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			
<b>Annualised Projected Completions H Sites</b>			<b>0</b>	<b>32</b>	<b>101</b>	<b>161</b>	<b>82</b>	<b>0</b>
<b>3. Housing Allocations Above 5 ha (ST Sites)</b>								
ST1b	Manor School	100						35
ST4	Land Adj. Hull Road and Grimston Bar	211			35	40	40	40
ST7	Land East of Metcalfe Lane	845				50	90	120
ST8	Land North of Monks Cross	970		30	70	100	100	100
ST9	Land North of Haxby	735					45	90
ST14	Land to West of Wigginton Road	1348				60	60	160
ST15	Land to West of Elvington Lane	3339						35
ST16	Terrys Extension Site - Terrys Car park (Phase 2)	33	0	0	0	0	0	0
ST31	Land to the South of Tadcaster Road, Copmanthorpe	158		35	35	35	35	18
ST33	Station Yard Wheldarke	150		7	35	35	35	38
<b>Annualised Projected Completions ST Sites</b>			<b>0</b>	<b>72</b>	<b>175</b>	<b>320</b>	<b>405</b>	<b>636</b>
<b>Total projected completions from allocations without consent</b>				<b>104</b>	<b>276</b>	<b>481</b>	<b>487</b>	<b>636</b>

## **Appendix 4: Site Assessments**