

## Full Year Housing Monitoring Update for Monitoring Year 2022/23<sup>1</sup>

### Housing Completions – Summary

In total **838 net homes** were completed during the monitoring period. This figure will be submitted to the Department for Levelling Up, Housing and Communities (DLUHC) through our Housing Flow Reconciliation Return later in the year.

This total comprises two elements:

1. Between 1<sup>st</sup> April 2022 and 31<sup>st</sup> March 2023 there were a total of **459 net housing completions**:

Some of the main developments have been;

- 235 homes were completed on traditional (Use Class C3) housing sites,
- 232 student ‘cluster’ flats were completed at Frederick House, Fulford Road,
- Changes of use of existing buildings to residential use and conversions to existing residential properties accounted for 55 (12%) of all completions, and
- Development sites including the Former Civil Service Club, Boroughbridge Road (23), the Former Lowfield School site (45) and the Germany Beck site in Fulford (74), all provided notable completions during the monitoring period, whilst 57 homes were completed on sites providing 5 homes or less.

2. A Further **379 net equivalent homes** were completed through on-campus student and care home bedspaces<sup>2</sup> during the monitoring period.

### Housing Consents – Summary

Housing approvals between 1<sup>st</sup> April 2022 and 31<sup>st</sup> March 2023 totalled **1,559 net additional homes**. This total represents a significant increase compared to the previous 12-month monitoring period when just 327 homes were approved and indicates a return to the relatively high annual consent figures experienced prior to 2021/22. Current approvals rates are similar to the levels achieved over the four-year period from 2017/18 to 2020/21.

---

<sup>1</sup> Please note that this update now includes data relating to completions of communal establishments as required by DLUHC as part of their Housing Flows Reconciliation Return for 2022/23 – these details will form Section H of our annual return later in the year.

<sup>2</sup> Completions include 51 care home bedspaces at Land to the East of St Leonards Hospice and 876 student bedspaces at Land to The South of Field Lane Heslington provided by the University of York

The main features of the consents approved during the full 2022/23 monitoring period were;

- 1,303 of all net homes consented (83.6%) were granted on traditional (Use Class C3) housing sites,
- Notable housing schemes were approved at Land North of Monks Cross (907), Land at Hospital Fields Road (85), Eastfield Lane, Dunnington (83), Cherry Tree House, 218 Fifth Avenue (48) with a further 84 homes approved on sites of 5 or less homes
- A total of 253 student cluster flats were approved with Mecca Bingo, 68 Fishergate and Alton Cars York Ltd, 3 James Street both gaining approval for 104 student cluster flats,
- At least 192 homes had a resolution to grant planning permission subject to legal agreements prior to 31<sup>st</sup> March 2023. These are in addition to the 1,559 homes determined during the monitoring year.

## **Housing Monitoring Update**

### **1. Housing Completions 2022/23**

1.1. A total of **459 net housing completions**<sup>3</sup> took place during the full 2022/23 monitoring year<sup>4</sup> (see Table 1 below).

1.2. This figure is the result of compiling data from several sources comprising:

- Results from 6 monthly site visits to verify the number of housing completions which have been carried out on each consented housing site,
- Analysis of monthly Building Control completions 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, developments allowed on appeal and the inclusion of development through certificates of lawful development previously not included within housing returns

**Table 1: Housing Completions 2022-23 (1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023)**

<b>Time Period</b>	<b>Completions</b>	<b>New Build</b>	<b>Net Conversions</b>	<b>Net Change of Use</b>	<b>Demolitions</b>	<b>Net Dwelling Gain</b>
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	352	319	5	16	3	337
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	142	92	-4	38	4	122
<b>2022/2023</b>	<b>494</b>	<b>411</b>	<b>1</b>	<b>54</b>	<b>7</b>	<b>459</b>

1.3. Table 2 highlights the more significant developments that resulted in housing completions on traditional housing sites (Use Class C3) over the full monitoring period. Notable completions included:

- 74 dwellings at Germany Beck, Fulford;
- 45 homes on the Former Lowfield School site;

<sup>3</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

<sup>4</sup> Each monitoring year starts on 1<sup>st</sup> April and ends the following year on 31<sup>st</sup> March

- 23 homes on the former Civil Service Club and agricultural land north of Boroughbridge Road,
- 21 homes provided through the change of use of the former Terry's Clock Tower, whilst
- 57 homes over the full monitoring year were completed on sites developing five or less homes.

**Table 2: (Use Class C3) Housing Completion Sites**

Site Name	Net Completions (1 <sup>st</sup> April 2022 to 30 <sup>th</sup> Sept 2022)	Net Completions (1 <sup>st</sup> October 2022 to 31 <sup>st</sup> March 2023)	Net Completions (2022/23)
Richardson & Co Ltd 1 Peckitt Street	0	6	6
Nova 2 George Cayley Drive	9	0	9
The Clock Tower Bishopthorpe Road	0	21	21
Former Civil Service Club & Agricultural Land to North of Boroughbridge Road	4	19	23
Former Lowfield School Dijon Avenue	16	29	45
Germany Beck East of Fordlands Road	40	34	74
Sites providing 5 dwellings or less during the monitoring period	38	19	57
<b>All Sites</b>	<b>107</b>	<b>128</b>	<b>235</b>

1.4. Table 3 provides a breakdown of the categories that make up the overall housing completions for the full monitoring period. These categories are analysed further in this update and Tables 4 to 6 reference significant individual sites and their associated completion numbers.

**Table 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 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Residential (Use Class 3) <sup>5</sup> Approval	36	118	107
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Privately Managed Off Campus Student Accommodation	1	232	232
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	'Prior Approval' Sites (see paragraph 1.6 below for details)	2	2	2
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Sites Lost to Housing Through Change of Use <sup>6</sup>	3	N/A	-4
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	Residential (Use Class 3) Approval	29	140	128
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	'Prior Approval' Sites (see paragraph 1.6 below for details)	2	2	2
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	Sites Lost to Housing Through Change of Use	5	N/A	-8
<b>2022/23</b>			<b>494</b>	<b>459</b>

1.5. Table 4 provides details of the four sites where completions took place within the 'prior approval' category during the full monitoring period.

1.6. With a total of just 4 net completions resulting from this type of development over the twelve-month monitoring period this represents a significant fall in the supply of homes from this source compared to more recent years. Central Government have recently expanded 'prior approval' rules to allow for greater flexibility in the change from current E - Use classes to residential use and it will be interesting to see how the supply from this source is affected in future years.

<sup>5</sup> Dwelling houses – for full definition see the Town and Country Planning (Use Classes) Order 1987 (as amended) 25th February 2016. See also the 2017/18 Housing Flows Reconciliation (HFR) form.

<sup>6</sup> The change of use from 12 residential homes (Use Class C3) to commercial (Use Class E/Sui-generis) took place during the monitoring period.

**Table 4: Housing Completions Resulting from ‘Prior Approval’ Sites**

Time Period	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Haygarth Hull Road Dunnington	1	1
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Kexby Stray Farm Elvington Lane Elvington	1	1
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	Conexo Solutions Ltd 32 The Village Haxby	1	1
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	13 York Road Acomb	1	1
<b>2022/23</b>		<b>4</b>	<b>4</b>

1.7. Just one privately managed off campus student accommodation development was completed during the monitoring year at Frederick House, Fulford Road that provided 232 ‘cluster’ flats during the first half of the monitoring period. Please see paragraphs 1.8 to 1.10 and Appendix 1 that explain how student accommodation is assessed in terms of housing completions.

**Table 5: Completions via Off Campus Privately Managed Student Accommodation Sites**

Time Period	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Frederick House Fulford Road	232	232
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	None	0	0
<b>2022/23</b>		<b>232</b>	<b>232</b>

1.8. 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*’.

1.9. National Planning Practice Guidance (NPPG) provides direction for local authorities when dealing with student housing in their housing supply<sup>8</sup>. Further clarification is provided through the dwelling definition in the Housing Flow Reconciliation (HFR) returns form and guidance notes<sup>9</sup> where DLUHC have provided direction to local authorities relating to

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

<sup>8</sup> NPPG: Counting other forms of accommodation Paragraph: 034 (Reference ID: 68-034-20190722) see: <https://www.gov.uk/guidance/housing-supply-and-delivery#counting-other-forms-of-accommodation>

<sup>9</sup> see: <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>

student accommodation and communal accommodation for their assessment of completions (see also Appendix 1).

- 1.10. Each housing site, including off campus privately managed student accommodation, has been assessed in accordance with the HFR guidance, which is reported in Table 5.
- 1.11. No completions for development of over 55's accommodation/homes for the elderly or homes with limited care took place during the monitoring period.
- 1.12. Similarly, no sites that resulted in additional homes through the granting of Certificates of Lawful Use (CLUs), Certificates of Permitted Use (CPU) or Certificates of Lawful Development (CLDs) took place during 2022/23.
- 1.13. However, Table 6 provides details of all sites that resulted in losses to the housing stock through changes from residential property to other uses and a total of 12 homes were lost during the monitoring year.

**Table 6: Loss of housing through change of use**

	Site Name	Description of change/conversion	Net Homes Lost
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Intown 21 Gillygate	Use of existing building for up to 3 holiday lets	-2
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	49b Fossgate	Change of use of existing residential flat to ad hoc overnight accommodation for staff	-1
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	11 Emmerson Street	Change of use from 2no. flats to 1no. four-bedroom House in Multiple Occupation	-1
1st October 2022 – 31st March 2023	45 Moorcroft Road	Change of use of dwelling (use class C3) to dental practice	-1
1st October 2022 – 31st March 2023	Flat 1 Bartizan House Lord Mayors Walk	Change of use of flat to 2no. holiday apartments	-1
1st October 2022 – 31st March 2023	Bartizan House Lord Mayors Walk	Sub-division of first and second floor flats to create 4 no. holiday apartments	-2
1st October 2022 – 31st March 2023	68 Fountayne Street York	Convert property from 4 self-contained flats to a single-family house	-3
1st October 2022 – 31st March 2023	Four Alls Inn Malton Road Stockton on The Forest	Change of public house to cafe with drive-thru, change of use of first floor to offices, and change of use of detached garage to retail	-1
<b>2022/23</b>	<b>All Sites</b>		<b>-12</b>

## 10 Year Trend Data

1.14. To assist in providing context to historic housing completions, Table 7 provides details of net housing gain over the previous 10 monitoring years.

**Table 7: Dwelling completions and Demolitions by Year, 1<sup>st</sup> April 2013 to 31<sup>st</sup> March 2023**

Year	Completions	New Build	Net Conversions /COU	Net Conversion s	Net Change of Use	Demolitions	Net Dwelling Gain
2013-2014	374	302	57	3	54	14	345
2014-2015	523	378	139	7	132	10	507
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
2018-2019	481	299	155	18	137	5	449
2019-2020	596	437	134	11	123	11	560
2020-2021	643	469	159	14	145	6	622
2021-2022	419	350	58	18	40	6	402
2022-2023	494	411	55	1	54	7	459
<b>2013-2023</b>	<b>7033</b>	<b>5085</b>	<b>1735</b>	<b>106</b>	<b>1629</b>	<b>82</b>	<b>6738</b>

1.15. The figures reveal that York experienced a mean average<sup>10</sup> of **673.8** annual completions over the last 10 monitoring years (2013/14 to 2022/23). This compares to a median average of **533.5** over the same period. For the last 5 years, a mean average of **498.4** additional homes per year have been built (2018/19 to 2022/23), this compares to a median average of **459** for the same time.

## Local Plan Period Completions (Inclusive of Completions through Communal Establishments)

1.16 The City of York Local Plan period commenced in 2017/18 and table 8 provides a record of all net housing completions since this time and up to this current monitoring period.

1.17 This table has been compiled in accordance with guidance provided through the Housing Delivery Test Measurement Rulebook<sup>11</sup>

1.18 Submission of completions to DHLUC through annual Housing Flows reconciliation returns requires that full details of net homes delivered in a year should be confirmed annually.

This calculation is based on:

<sup>10</sup> See note at end of this report that explains the difference between both a mean and median average

<sup>11</sup> <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book>

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

1.19 The adjustments for student and other communal accommodation are calculated by DLUHC and added to the Housing Delivery Test submission. Adjustments are applied using two nationally set ratios and are based on England Census data. Currently bedspaces for student communal accommodation are divided by 2.5 and all other communal accommodation is divided by 1.8 based on 2011 Census analysis<sup>12</sup>.

1.20 Results of all completions calculated using this methodology are represented in table 8 below.

**Table 8: All Housing Completions Since 2017 (Inclusive of equivalent homes completed through communal establishments)**

Year	Net Dwelling Gain	Equivalent Net Homes through Communal Establishments	Net Housing Completions
2017-2018	1296	35	1331
2018-2019	449	2	451
2019-2020	560	67	627
2020-2021	622	82	704
2021-2022	402	252	654
2022-2023	459	379	838
<b>2017-2023</b>	<b>3788</b>	<b>817</b>	<b>4605</b>

1.21 Land To East of St Leonards Hospice And 13 To 20 The Square Dringhouses provided 51 additional bedspaces of residential extra care/supported living facilities during the monitoring period.

1.22 The remaining 876 University of York student bedspaces at Land to The South of Field Lane Heslington were also completed within the last 12 months.

<sup>12</sup> We have used these ratios to complete table 8 for this monitoring year 2022/23. However, this may be amended if Census results from the 2021 change these figures and will be applied by DLUHC when figures are confirmed.

## 2. Housing Consents 2022/23

2.1. During the full 2022/23 monitoring year a total of **1,559 net new homes** were approved within the City of York authority area. This indicates a return to the relatively high annual consent figures experienced prior to 2021/22 when only 327 homes were approved. Added to this figure at least a further **192 net new homes** had the benefit of a resolution to grant permission subject to the signing of a legal agreement (see Table 15 below). When taking these recent approvals into account the overall housing supply situation appears healthier in terms of permissions especially when considering there were a total of 8,729 extant consents on 1<sup>st</sup> April 2023.

**Table 9: Housing Consents (1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023)**

Time period	Consents (Gross)	Proposed New Build	Proposed Net Conversions	Proposed Net Change of Use	Proposed Demolitions	Potential Net Dwelling Gain
1st April 2022 – 30th September 2022	480	426	-2	43	0	467
1st October 2022 – 31st March 2023	1106	1049	5	42	4	1092
<b>2022/23</b>	<b>1586</b>	<b>1475</b>	<b>3</b>	<b>85</b>	<b>4</b>	<b>1559</b>

2.2. Analysis of recent housing consents indicates that by far the largest proportion of housing schemes granted approval over the monitoring period were the result of 1,303 net homes being approved on standard housing sites (Use Class C3).

2.3. Table 10 provides details of the contributors to this total and highlights that four sites make up 1,186 of all homes approved during the 12-month period, these equate to 76% of all approvals, details of which are provided below:

- 48 homes at Cherry Tree House, 218 Fifth Avenue;
- 83 homes at Eastfield Lane Dunnington<sup>13</sup>;
- 85 homes at Hospital Fields Road & Ordnance Lane<sup>14</sup>.
- 970 homes at land north of Monks Cross<sup>15</sup>
- 55 homes were approved on sites with a capacity of 5 or less homes

<sup>13</sup> Allocation H31 in the submitted Local Plan Publication Draft (2018).

<sup>14</sup> A CYC Housing Delivery Programme site

<sup>15</sup> Allocation ST8 in the submitted Local Plan Publication Draft (2018).

**Table 10: Traditional (Use Class C3) Housing Consents**

Time period	Site Name	Gross Additional Homes Consented	Net Additional Homes Consented
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Heworth House Clinic Heworth House Melrosegate	6	6
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Shoezone 5 High Ousegate	8	8
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Church House 10-14 Ogleforth	11	11
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Cherry Tree House 218 Fifth Avenue	48	48
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Os Field 2800 Eastfield Lane Dunnington	83	83
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Development Site Hospital Fields Road & Ordnance Lane	85	85
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Sites Granted Consent for 5 or less Homes	33	20
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	Land to West of Acacia Avenue New Earswick	6	6
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	Dennings of York The Sidings Wigginton Road	9	9
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	Royal Masonic Benevolent Institute Connaught Court St Oswalds Road	10	10
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	Barnitts 28a Colliergate	12	12
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	Site to West of A1237 and South of North Lane Huntington	970	970
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	Sites Granted Consent for 5 or less Homes	49	35
<b>2022/23</b>		<b>1330</b>	<b>1303</b>

2.4. Table 11 provides a detailed breakdown of the categories of housing approvals that make up the consented totals comprising:

- Traditional 'dwellinghouse' residential approvals (Use Class 3),
- Sites with 'prior approval'
- Privately managed off campus student accommodation
- Sites with reductions in housing numbers due to amendments to original approval

Tables 12 to 14 provide specific details of the sites falling into each category making up the approved totals over the full monitoring period.

**Table 11: Components of Housing Consents (1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023)**

Time period	Type of Approval	Number of Sites Granted Consent for Housing	Gross Additional Homes Consented	Net Additional Homes Consented
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Residential (Use Class 3) Approval	29	274	261
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	'Prior Approval' Sites (see Appendix1 for details)	2	2	2
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Privately managed off campus student accommodation	2	208	208
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Sites with reductions in housing numbers due to amendments to original approval	1	-4	-4
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	Residential (Use Class 3) Approval	36	1056	1042
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	'Prior Approval' Sites (see Appendix1 for details)	4	5	5
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	Privately managed off campus student accommodation	2	45	45
<b>2022/23</b>			<b>1586</b>	<b>1559</b>

2.5. Table 12 provides details of the six sites benefitting from 'prior approval' through Agricultural Buildings to C3 (ABC) and Use Class E to Residential (ERC) with a total of 7 net additional homes approved within this category. This represents a slight increase in consents compared to last year's figure. Moreover, with a recent expansion of the rules allowing prior approvals by Central Government it will be interesting to monitor the future trends in both approvals and completions in this type of development over the coming years because of these changes.

**Table 12: Sites Consented as a Result of 'Prior Approval'**

Time period	Site Name	Gross Additional Homes Consented	Net Additional Homes Consented
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	13 York Road Acomb	1	1
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Independent Home Living 77 Heworth Road	1	1
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	Conexo Solutions Ltd 32 The Village Haxby	1	1
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	Cow Slip Farm Lords Moor Lane Strensall	1	1
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	The Ashberry Hotel 103 The Mount	1	1
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	Bright Beginnings Day Nursery 47 Rawcliffe Drive	2	2
<b>2022/23</b>		<b>7</b>	<b>7</b>

- 2.6. During the full monitoring year, no consents were granted for retirement homes/over 55's living accommodation or homes providing limited care.
- 2.7. However, a total of four applications for off campus privately managed student accommodation schemes were approved during the monitoring year. Table 13, below, provides details of these sites, the joint largest of which are at Mecca Bingo, 68 Fishergate and Alton Cars York Ltd, 3 James Street both of which gained approval for 104 student cluster flats.

**Table 13: Privately managed off campus student accommodation consents**

Time period	Site Name	Gross Additional Homes Consented	Net Additional Homes Consented
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Mecca Bingo 68 Fishergate	104	104
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Alton Cars York Ltd 3 James Street	104	104
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	Bootham & Monk Ward Conservative Club 77-79 Clarence Street	14	14
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	Alton Cars York Ltd 3 James Street	31	31
<b>2022/23</b>		<b>253</b>	<b>253</b>

- 2.8. A minor amendment to a previously granted consent at Priory Hotel 126-128 Fulford Road, resulted in an overall reduction of 4 homes over the monitoring period, Table 14 below highlights this net loss.

**Table 14: Sites with reductions in housing numbers due to amendments to original approval**

Time period	Site Name	Gross Additional Homes Consented	Net Additional Homes Consented
1 <sup>st</sup> April 2022 – 30 <sup>th</sup> September 2022	Priory Hotel 126-128 Fulford Road	-4	-4
1 <sup>st</sup> October 2022 – 31 <sup>st</sup> March 2023	None	0	0
<b>2022/23</b>		<b>-4</b>	<b>-4</b>

- 2.9. In addition to the 1,559 net additional approvals, a further 192 homes had the benefit of approval through a resolution to grant planning permission subject to the execution of a section 106 agreement. Table 15 provides information of these four sites and capacities agreed by members prior to 31<sup>st</sup> March 2023.

**Table 15: Sites with a resolution to grant planning permission subject to the execution of a legal agreement**

Time period	Site Name	Gross Additional Homes Consented	Net Additional Homes Consented
1 <sup>st</sup> April 2022 - 30 <sup>th</sup> September 2022	OS Field Lying To The South Of And Adjacent To No 1 Tadcaster Road Copmanthorpe	158	158
1 <sup>st</sup> October 2022– 31 <sup>st</sup> March 2023	Land To The East Of Middlewood Close Rufforth	21	21
1 <sup>st</sup> October 2022– 31 <sup>st</sup> March 2023	Morrell House 388 Burton Stone Lane	13	13
<b>2022/23</b>		<b>192</b>	<b>192</b>

- 2.10. Further approvals on mixed use sites at Northern House and Bootham Park Hospital that include an element of residential/care provision were granted during the monitoring period. However, recent information suggests possible delays in the approved plans. Therefore, both sites have not been included in Table 15 above. Furthermore, outline consent for a mixed-use scheme at Clifton Without County Junior School was granted at Planning Committee B in October 2022, however, the housing numbers and mix are yet to be confirmed, therefore this site has also been excluded from Table 15.

## 10 Year Trends

- 2.11. To provide context to recent planning approvals Table 16 shows that York has experienced a mean average of **1,314.1** annual housing consents over the last 10 full monitoring years. This compares to a median average of **1,198.5** annual consents over the same period. For the last 5 years a mean average of **1,622.2** annual consents have been granted (2018 to 2023), this compares to a median average of **1,559** for the same time.

2.12. For clarity these consent figures exclude details of communal establishment consents due to the less certain nature of this type of proposal through to completion. For this reason, we have only included completions from this source of supply. These figures appear in the completions section of this update.

**Table 16: Housing Consents Granted Between 1<sup>st</sup> April 2013 and 31<sup>st</sup> March 2023**

<b>Year</b>	<b>Gross Housing Permissions</b>	<b>Net Housing Permissions</b>
2013/2014	1556	1531
2014/2015	1294	1264
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	1589
<b>2012 to 2022</b>	<b>13431</b>	<b>13141</b>

## Appendix 1: Notes

### Calculation of Student Accommodation Units within the Housing Figures

DLUHC have produced a “Housing statistics and English Housing Survey glossary” (see link below)

<https://www.gov.uk/definitions-of-general-housing-terms>

and within the Dwelling (Housing supply; net additional dwellings) section 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>16</sup>.

Further clarification is provided through the dwelling definition in the Housing Flow Reconciliation (HFR) returns form and guidance notes<sup>17</sup> where DLUHC have provided direction to local authorities relating to student accommodation and communal accommodation for their assessment of completions

(see link: <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>)

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.

### Assisted Living/Over 55's Accommodation

Please refer to Policies H3: balancing the Housing Market and H9: Older Persons Specialist Housing of the emerging Local Plan (Publication Draft February 2018 – Regulation 19 Consultation) that provides the annually assessed need for this type of accommodation which has been evidenced through the SHMA (2016), SHMA Addendum (2016) and SHMA Update (2017).

---

<sup>16</sup> see: <https://www.gov.uk/guidance/housing-supply-and-delivery#counting-other-forms-of-accommodation>

<sup>17</sup> see: <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>

The need for this type of accommodation has been calculated and forms part of our objectively assessed housing need (OAN) and we now monitor completions against this demand figure. The City of York Council SHMA and Addendum (2016) analysis identifies that over the 2012-2033 period there is an identified need for 84 specialist units of accommodation for older people (generally considered to be sheltered or extra-care housing) per annum. Such provision would normally be within a C3 use class and is part of the objective assessment of housing need

### **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.

### **On Campus Student Accommodation and other Communal Establishments**

Due to time constraints and ongoing collation of evidence, an adjustment to the overall housing figure in accordance with Paragraph 9 of the Housing Delivery Test Rulebook, (whereby on campus student accommodation and other communal accommodation that have two nationally set ratios applied, based on England Census data), has not been included within this report.

### **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>18</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

---

<sup>18</sup> subject to prior approval covering flooding, highways and transport issues and contamination

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.