

East Riding Local Plan 2012 - 2029

Housing Land Supply Position Statement

For the period 2023/24 to 2027/28



October 2023



EAST RIDING
OF YORKSHIRE COUNCIL

1	Introduction	5
	Background	5
	National Policy	5
	Performance	7
	Housing requirement for the five-year supply	9
2	Methodology	11
	Developing the Methodology	11
	Calculating the Potential Capacity of Sites	12
	Pre-build lead-in times	13
	Build rates for large sites	13
	Non-major sites with permission	14
	Calculating a windfall allowance	14
	Planned losses	17
3	Assessment Findings	15
	Sites with planning permission	15
	Housing allocations within the Allocations Document	15
	Windfall Allowance	16
	The Five-Year Supply	16
4	Summary and Conclusions	18
	Appendix A: HLSPS Working Group Members	19
	Appendix B: Draft Methodology for 2023 HLSPS	20
	Appendix C: HLSPS 2023 Draft Methodology Consultation Responses	20
	Appendix D: Major sites in the HLSPS with full planning permission	34
	Appendix E: Major sites in the HLSPS with outline planning permission	34
	Appendix F: Non-major sites with permission	34
	Appendix G: Allocated sites without planning permission	34
	Appendix H: HLSPS Site Assessments	34
	Appendix I: Sites for Communal Accommodation with Planning Permission	35
	Appendix J: Planned losses	34

List of tables

Table 1 Housing completions 2012/13 to 2022/23.....	8
Table 2 Housing Delivery Test.....	9
Table 3 Housing completions and residual housing requirement.....	10
Table 4 Developable Areas	13
Table 5 Five-year supply lead in times	13
Table 6 Annual Build Rates	14
Table 7 Windfall Completions in the East Riding	15
Table 8 Dwellings approved on Windfall sites.....	16
Table 9 Calculating the windfall allowance.....	16
Table 10 Five-year supply	16
Table 11 Supply based on Local Housing Need	17
Table 12 Supply based on Local Plan Update requirement.....	17

I Introduction

Background

- 1.1 Local planning authorities should, as required in paragraph 73 of the National Planning Policy Framework (NPPF), identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. This Housing Land Supply Position Statement (HLSPS) responds to this and brings together information on approved development sites and land allocated within the East Riding Local Plan to establish the housing land supply position at 1st April 2023. It covers the five-year period 2023/2024 to 2027/2028.
- 1.2 This assessment has been carried out in accordance with the policy and development framework provided by the following:

National Policy

- The National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (PPG): and
- the Housing Delivery Test Measurement Rule Book

The 'Development Plan'

- East Riding Local Plan Strategy Document (adopted April 2016)
- East Riding Local Plan Allocations Document (adopted July 2016)
- Bridlington Town Centre Area Action Plan (AAP) (adopted January 2013)

National Policy

The National Planning Policy Framework

- 1.3 The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their **Local Housing Need** where the strategic policies are more than five years old. Footnote 37 of paragraph 73 confirms that the adopted housing requirement can continue to be used beyond five years where a review has found that it does not require updating. On the 7th April 2021, the Strategy Document was five years old. The review process of the Local Plan has identified that the use of the Local Plan housing requirement (1,400 dwellings per annum) should not be continued. Documents prepared so far as part of the Local Plan Review, including the Options Document (2018), Draft Local Plan Update (2021) and the Proposed Submission Local Plan Update (2022), have identified that a new housing requirement will need to be established.

- I.4 Therefore, for the purposes of calculating the Council's housing land supply position, the Local Housing Need figure will be used which is derived from the 'standard method' outline in the NPPF. The Council calculates this to be **843 dwellings per annum** for 2023 based on the relevant household growth projections and the latest affordability ratio.
- I.5 At paragraph 011 on assessing housing and economic development needs the PPG confirms that the use of the standard method includes an affordability adjustment to take account of past under-delivery (Paragraph 011, 2a-011-20190220). Where this is used, it is not a requirement to specifically address under-delivery separately.
- I.6 The glossary of the NPPF states that to be considered deliverable, sites 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 and in particular that development of the site is viable. Major development (10 units or more) with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. This is set out in limb (b) of the description of 'deliverable' in the NPPF.
- I.7 PPG (Paragraph 014, 68-014-20190722) provides more detailed advice for preparing an annual review of the five-year land supply position. Annual position statements are submitted to the Planning Inspectorate for consideration. This document will not be submitted to the Planning Inspectorate for consideration but the principles set out in Paragraph 014 of the PPG are followed in this assessment where possible. The PPG expects assessments to include:
- for sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates;
 - for small sites, details of their current planning status and record of completions and homes under construction by site;
 - for sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the five-year housing land supply), information and clear evidence that there will be housing completions on site within five years, including current planning status, timescales and progress towards detailed permission;
 - permissions granted for windfall development by year and how this compares with the windfall allowance;
 - details of demolitions and planned demolitions which will have an impact on net completions;

- total net completions from the plan base date by year (broken down into types of development e.g. affordable housing); and
- the five-year land supply calculation clearly indicating buffers and shortfalls and the number of years of supply.

- 1.8** Paragraph 75 of the NPPF sets out the Housing Delivery Test (HDT). Local planning authorities should monitor progress in building out sites which have permission. It states that where the HDT indicates that delivery has fallen below 95% of the housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under delivery and identify actions to increase delivery in future years.
- 1.9** Performance in line with the HDT also indicates the buffer that should be applied to overall requirement when calculating the housing supply:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 1.10** The results of the fourth HDT (2021) were published in January 2022¹ (see below). The 2022 HDT are expected, but they have not yet been released at the time of writing.

Performance

- 1.11** Table I shows the annual housing completions in the East Riding since the base date of the Plan. The gross figure indicates the total number of dwellings completed, whereas the net completions reflects the losses from dwelling conversions, change of use and demolitions. The Local Plan requirement for the period set out in Table I was 1,400 (net) dwellings per annum. The table also shows performance in respect of affordable homes, where the Local Plan target is an average of 335 new affordable homes per annum. The net figure in respect of affordable housing takes account of 'losses' through 'Right to Buy'. This does not result in a reduction in housing stock, but a change in tenure from affordable in perpetuity.
- 1.12** Please note that the data is reviewed each year, including historic information using various data sources, which means that the figures published below may differ slightly

¹ <https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>

from those published in previous versions of the HLSPS.²

Table 1 Housing completions 2012/13 to 2022/23

	Total dwellings		Of which, are affordable	
	Gross	Net	Gross	Net ³
2012/13	989	901	173	105
2013/14	796	691	92	28
2014/15	817	705	166	100
2015/16	959	832	179	108
2016/17	1,270	1,104	171	96
2017/18	1,294	1,172	254	190
2018/19	1,555	1,402	259	190
2019/20	1,396	1,245	271	186
2020/21	1,655	1,486	275	240
2021/22	1,711	1,558	331	231
2022/23	2,172	2,053	513	429
Total	14,614	13,149	2171	1903
Average	1,329	1,195	217	173

1.13 The total number of net dwellings delivered over the plan period is less than the average annual Local Plan requirement of 1,400 dwellings. There are likely to be many reasons for this and different factors will have been at play in different parts of the East Riding. There are also site-specific circumstances that may have changed since the Local Plan was examined. Some of the East Riding's largest allocations have taken longer to come forward than may have been anticipated. The two largest sites in Beverley – BEV-J and BEV-K – took longer than anticipated to come forward but are now being developed out. It is anticipated that these will provide significant numbers of dwellings over the next 5 years. Similarly, significant elements of sites GOO-A and HOW-A have only started construction in the latter years of the period. Other large sites such as BRID-A and DRF-B are also under construction and likely to make significant contributions going forward.

1.14 The Council has prepared a *Housing Delivery Action Plan* to help identify opportunities to increase delivery, in line with the Local Plan, across the East Riding.

1.15 Whilst delivery against the Local Plan housing requirement has been lower than

² The figures have also been adjusted to use the ratios prescribed in the Housing Delivery Test for communal accommodation. The number of bedrooms/units provided in new residential homes, for example, is divided by 1.8 before adding to the number of dwelling completions. This ratio represents the national average for the number of adults living in households.

³ A 'net' figure in respect of affordable dwellings is the total number of affordable dwellings after taking account of losses through schemes such as Right to Buy (these are not dwellings lost to other uses).

expected, delivery is much higher when considered against the NPPF's Local Housing Need figure using the standard method for assessment. This figure is also used to measure the Council's performance against the Housing Delivery Test (HDT). The 'HDT measurement rule book'⁴ identifies that the calculation is based on the number of 'net homes delivered' when measured against the number of homes required over the preceding three-year period. The requirement figure is based on the lower of either the adopted housing requirement or the 'minimum annual housing need figure' using the standard method. For the East Riding, this latter figure has varied between 602 and 853 dwellings over the previous three-year period because of changes to the inputs such as household populations. It has therefore been lower than the Local Plan requirement.

- 1.16** The NPPF requires an appropriate buffer to be applied to the housing requirement. The results of the HDT provide clarity on which buffer to use. Table 2 sets out the results of the fourth HDT (2018/19 – 2020/21). This confirms that East Riding of Yorkshire Council passes the HDT and the completion figures for 2021-22 suggest it will continue to do so when the next set of figures are released.⁵ The Council will therefore apply a 5% buffer to its requirement to ensure choice and competition in the market for land.

Table 2 Housing Delivery Test

Year	Net Completions*	Capped Local Housing Need figure	Delivery against housing requirement
2018-19	1,420	953	-
2019-20	1,241	853	-
2020-21	1,503	602	
Average	1,388	907	-
Total	4,164	2,408	173%

*Includes net changes in communal accommodation where a defined ratio is considered. Figures differ slightly, but not materially, from those set out in Table 1

Housing requirement for the five-year supply

- 1.17** Table 3 shows how the five-year housing requirement for the East Riding has been calculated, based on the Local Housing Need derived from the standard method, including the 5% buffer identified in the NPPF.

⁴ See <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

⁵ <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>

Table 3 Housing completions and residual housing requirement

		Total
A	Local Housing Need annual requirement	843
B	Local Housing Need five-year requirement (A x 5)	4,215
C	Local Housing Need five-year requirement plus 5% buffer (B + 5%)	4,426

- I.18** The requirement for the five-year period 2023/24 to 2027/28 is 4,426 dwellings, or 885 dwellings per annum. As noted above, previously accrued under-delivery does not need to be addressed separately as the standard method incorporates an affordability adjustment.
- I.19** It should be noted that the requirement for the five-year supply does not displace the Local Plan housing requirement. This can only be undertaken through a review of the Local Plan and would be subject to an examination. As such, proposals in accordance with the current Local Plan and, for example, involving the delivery of housing on allocated sites, will continue to be determined and regarded as acceptable in principle.

2 Methodology

- 2.1 The Council has prepared the HLSPS in accordance with the NPPF and PPG. As well as reflecting on best practice and experience of planning inquiries, consultation with a working group of industry professionals has also been undertaken on the methodology employed in this document. Working in partnership with the development industry has been crucial to understanding the relevance and accuracy of the assumptions set out in this chapter. A list of working group members can be seen in Appendix A.

Developing the Methodology

- 2.2 A draft methodology presented data and outlined the proposed approach for the HLSPS (Appendix B). It was circulated to the working group for comment and was an opportunity for members to submit their own evidence to support their position, should it be different from the Council's. All responses to the consultation were considered and taken into account during the production of the final HLSPS report (see Appendix C).
- 2.3 For individual major sites with outline permission or those that are allocated but do not currently benefit from planning permission and were considered deliverable at the base date, the landowner/ agent/ developer/ housebuilder was contacted for more up to date information relating to timescales and delivery trajectories. As a result, individual pro-formas were prepared to set out the agreed assumptions (Appendix H).
- 2.4 The Council has assessed the supply position within the HLSPS from the following sources, where they can be either fully or partially delivered within the five-year period and where they meet the definition of a 'deliverable' site as set out in the NPPF and PPG:
- Major sites (10+ dwellings) with detailed planning permission (included under limb (a) in the NPPF definition of deliverable);
 - Major sites (10+ dwellings) with outline planning permission (included under limb (b) in the NPPF definition of deliverable);
 - Non-major sites (fewer than 10 dwellings) with outline or detailed planning permission (included under limb (a) in the NPPF definition of deliverable);
 - Selected housing allocations within the Local Plan Allocations Document (included under limb (b) in the NPPF definition of deliverable); and
- 2.5 The HLSPS will continue to include deliverable East Riding Local Plan allocations (i.e. those not benefiting from a live planning approval) as part of the five-year supply where they meet the definition set out in the NPPF. This approach is based on a site-by-site assessment reflecting the latest available information on delivery.

- 2.6 Additionally, consented proposals for communal accommodation have been included in accordance with the PPG (Paragraph: 035 Reference ID: 68-035-20190722). For these sites, which for the East Riding generally comprise residential institutions in Use Class C2, a ratio is applied to the number of bedrooms/units to generate an equivalent figure for dwellings provided. This ratio, which is 1.8 units per dwelling equivalent, represents the national average for the number of adults living in households. A different ratio applies to student accommodation but no developments for this type of accommodation are included in this assessment.
- 2.7 A windfall site allowance is also included within the deliverable supply. This is based on a review of historic data.

Calculating the Potential Capacity of Sites

- 2.8 For the vast majority of sites included within the supply assessment, specific figures on the site's potential yield are provided through information contained within planning applications or from discussions with those preparing schemes. These figures are used as the basis for counting the number of dwellings that the site can accommodate. In a small number of cases, assumptions are required to calculate or cross-check a site's potential yield. To do this, it is important to consider the potential density of a proposal and the site's developable area.
- 2.9 In line with good practice, Policy H4 of the Strategy Document has been used as a benchmark to consider the potential yield from sites that do not benefit from planning permission. This benchmark is 35 dwellings per hectare (dph) for sites within close proximity of a Town or District Centre, railway station or core bus route within the Major Haltemprice Settlements, Principal Towns or Town, and 30 dph elsewhere.
- 2.10 On large sites, not all of the area of the site can be developed solely for houses. In the case of large sites, using the gross site area can be misleading because space on larger housing sites will be required for ancillary uses. Using the 'net developable area' is a useful way of discounting for those parts of the site not developed for housing. A summary of the approach taken to identifying a net developable area is set out in the draft methodology paper at Appendix B.
- 2.11 Table 4 sets out the results of an analysis of recently approved development sites in the East Riding. It provides a benchmark for sense checking assumptions on site capacities for those sites that do not currently benefit from planning permission. The vast majority of supply identified does benefit from planning permission and even for those sited that do not, there is most often a detailed layout from which to refer to.

Table 4 Developable Areas

Site area (ha.)	Gross to Net Ratio (%)
Up to 0.5	100
0.5 to 2.0	95
2.0 to 5.0	90
5.0 or more	85

The above assumptions are provided as a benchmark to consider site capacities where planning permission is not yet in place. In most instances, a detailed layout can be relied on to determine the number of dwellings to be provided.

Pre-build lead-in times

- 2.12 For clarity, the pre-build lead in time is the period of time from the 1st April of the year of the assessment to the completion of the first plot(s). The assumed pre-build lead-in times applied to the five-year supply sites are shown in Table 5. It is the Council's experience that there is little, if any, difference in pre-build lead-in times for sites irrespective of their size. Larger sites do not necessarily take longer as the housebuilders behind these sites have more resources than those of small housebuilders.
- 2.13 The lead in times will be applied as a guide. However, in many cases credible information has been provided by industry professionals indicating the expected start date of individual sites, in response to site specific considerations (e.g. applications are pending consideration).

Table 5 Five-year supply lead in times

Status of site	Pre-build lead-in time
Local Plan allocations without planning permission	36 months
Outline planning permission	30 months
Reserved matters/full planning permission	18 months

- 2.14 No lead-in time has been applied to sites which under construction as these sites have effectively 'used up' their lead-in-time.

Build rates for large sites

- 2.15 The build rate is an estimate of how many dwellings can be built on a site in a year. 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 to build out the site.
- 2.16 A review of confirmed build rates, information from industry professionals and other LPA assumptions suggests it would be appropriate to reduce the build rate for developments of 10 to 49 units from 12 to 8 units per annum. The assumed rates for all sites, shown in Table 6 (below), have been applied as a guide. However, in most cases:

- credible information has been provided by industry professionals indicating the build out rates for individual sites to suggest the assumptions are not relevant for individual sites or need to be amended in response to site specific considerations (e.g. the delivery of infrastructure); and/or
- following planning permission, the Council is aware of how many developers are developing a site, enabling the build rate to be adjusted accordingly.

Table 6 Annual Build Rates

Size of site	Annual Build Rate
Between 10 and 49 units	8
Between 50 and 99 units	25
Between 100 and 199 units	35
Between 200 and 399 units (assuming 2 developers)	60
400 or more units (assuming 3 developers)	90
The above assumptions will be applied as a guide. Site specific evidence indicating the expected build out rates for development will inform the assessment of individual sites.	

Non-major sites with permission

- 2.17 The definition of deliverable used in the revised NPPF refers to sites that are major development (10 or more homes or where the site areas is 0.5ha or greater). The definition allows for smaller sites ('non-major') to be regarded as deliverable whether they have outline or detailed planning permission, unless there is clear evidence that homes will not be delivered.

Calculating a windfall allowance

- 2.18 A windfall site is a site not specifically allocated for development but which unexpectedly becomes available for development.
- 2.19 Table 7 shows that of the 14,614 gross **completions** in the last 10 years, 5,286 (or 36 percent) have been on windfall sites. The proportion of windfall sites completed has decreased over time, as a direct consequence of the implementation of the Local Plan. In absolute terms, the average is 481 dwellings per annum, though has been around 370 dwellings per annum in recent years.
- 2.20 The number of **approvals** on windfall sites has been, on average, around 634 plots per annum (see Table 8). The figure for 2020-21 is influenced by two significant scale appeal decisions which are windfall sites (a total of 530 dwellings). Excluding these from the calculation, the average for the last five years has been around 490 plots per annum on average. This is compelling evidence that windfall sites have consistently become available and that a windfall allowance can continue to be included in the five-year supply.

2.21 An assumption of 480 approvals per annum is being taken forward which represents a more modest allowance than historic rates suggest. Using past data to calculate a completion rate⁶, this leads to the results in Table 9.

Table 7 Windfall Completions in the East Riding⁷

Year	Windfalls completed (plots)	Gross completions (plots)	Windfalls completed as a percentage of annual gross completions (%)
2012-13	732	989	74
2013-14	659	796	83
2014-15	511	817	63
2015-16	412	959	43
2016-17	482	1,270	38
2017-18	431	1,294	33
2018-19	563	1,555	36
2019-20	372	1,396	27
2020-21	478	1,655	29
2021-22	256	1,711	15
2022-23	390	2,172	18
Total	5,286	14,614	36
Average	481	1,329	36

⁶ Evidence for the period 2006-2022 shows 68% of the plots approved on windfall sites are completed by Year 5. The breakdown (cumulative) is: Year 1 – 9%; Year 2 – 31%; Year 3 – 52%; Year 4 – 61%; Year 5 – 68%.

⁷ As noted in paragraph 1.11, a comprehensive review of all completions has been undertaken. This has included reviewing historic approvals. The figures will differ from figures previously published.

Table 8 Dwellings approved on Windfall sites⁸

Year	Dwellings approved on new windfall sites	Dwellings approved on allocated sites	Total (plots)	Windfall (%)
2012-13	509	516	1,025	50%
2013-14	647	1,416	2,063	31%
2014-15	648	3,556	4,204	15%
2015-16	702	775	1,477	48%
2016-17	732	2,719	3,451	21%
2017-18	750	2,622	3,372	22%
2018-19	509	2,556	3,065	17%
2019-20	577	1,924	2,501	23%
2020-21	966	4,196	5,162	19%
2021-22	447	1,785	2,232	20%
2022-23	487	1,600	2,087	23%
Total	6,974	23,665	30,639	23%
Average	634	2,151	2,785	23%

Table 9 Calculating the windfall allowance

Year	Number of anticipated permitted dwellings on windfall sites	Dwellings complete by:					Total
		Year 1	Year 2	Year 3	Year 4	Year 5	
2023-24	480	44	106	98	46	33	
2024-25	480		44	106	98	46	
2025-26	480			44	106	98	
2026-27	480				44	106	
2027-28	480					44	
Total		44	150	248	293	326	1,062

2.22 The gross total number of dwellings that can be expected to be completed on windfall sites across the East Riding over the next five years is 1,062, as illustrated in Table 9. A net figure can be calculated from this assumption (see below).

2.23 It is important to note that non-major sites are distinct from the windfall allowance. Non-major sites with permission are known, identifiable sites with that already have permission – they may well have been windfall sites at the point an application was

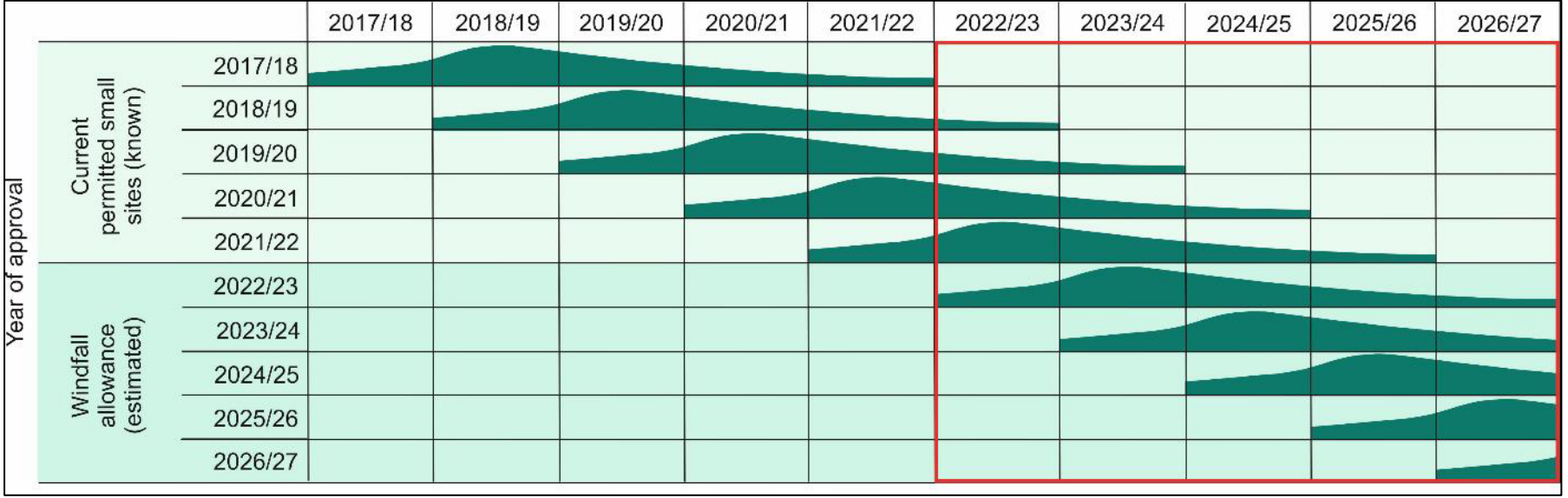
⁸ Excludes reserved matters applications, variations and non material amendments.

submitted but they are not part of the allowance going forward. A windfall allowance considers the prospect of more sites being approved and delivered in the next five years in addition to what is currently known. Figure 1 seeks to illustrate this concept. The five-year period covered by this document starts at 1st April 2023 (2023/24) – see red rectangle. From here, we can expect to see some delivery on known (non-major) sites that were approved in years prior to 1st April 2023. In addition, we can expect to see development approved after 1st April 2023 (windfall sites) also deliver within the five-year period. This approach does not result in any double counting.

Planned losses

- 2.24 The PPG sets out that annual position statements submitted to PINS for consideration should provide details of demolitions and planned demolitions which will have an impact on net completions. There are no specific demolition programmes planned for the East Riding as one might anticipate in more urban parts of the country. However, all of the known demolitions identified as part of approved and planned residential schemes have been considered in order to provide an overall net supply position. This includes proposals for conversions of existing residential development. For example, where a proposal involves the conversion of a dwelling into 3 flats, a net figure of 2 dwellings is the final result.
- 2.25 The losses anticipated through identified demolitions and conversions is set out in the next section. A net figure is also provided for the windfall allowance. Our analysis shows that the net capacity from non-major sites with permission is 12% less than the gross capacity. A 12% discount has therefore been applied to the windfall allowance to account for this. There will inevitably other losses that will materialise over the five-year period but these cannot be identified in at the base date.

Figure 1 - Difference between windfall and non-major sites supply



3 Assessment Findings

- 3.1 The different aspects of the methodology have been applied to the sites in the assessment. The findings are as follows:

Sites with planning permission

Major sites with full planning permission

- 3.2 A total of 4,939 dwellings can be delivered on major sites with full planning permission over the five-year period 2023/24 to 2027/28. These sites are listed in Appendix D.

Major sites with outline planning permission

- 3.3 A total of 524 dwellings can be delivered on major sites that, as of 1st April 2023, benefited from outline permission. These sites are listed in Appendix E. Evidence to substantiate their inclusion is provided in Appendix H.
- 3.4 A total of 9 major sites with outline permission have been excluded from the five-year supply. The combined capacity of these sites is approximately 187 dwellings (this figure has not been included in the total referred to in paragraph 3.3 above).

Non major sites with permission

- 3.5 The total number of plots on non-major sites with permission in the East Riding as of 1st April 2023 is 1,087 gross, reduced to 961 net.
- 3.6 Appendix F sets out those sites with permission that make up the non-major site supply.

Communal Accommodation

- 3.7 As of 1st April 2023, 14 sites had detailed planning permission for communal accommodation. These sites are deliverable and would deliver a total of 469 units within the five-year period. When the national ratio of 1.8 units per dwelling is applied, these commitments represent the equivalent of 261 dwellings. These sites are listed in Appendix I.

Housing allocations within the Allocations Document

- 3.8 This HLSPS focuses on the individual deliverability of allocations and includes an up-to-date site by site assessment of their deliverability. A total of 642 dwellings are deliverable from East Riding Local Plan allocations (which did not, as of 1st April 2023, benefit from planning permission) in the five-year period 2023/2024 to

2027/2028. These sites are listed in Appendix G. Evidence to substantiate the inclusion of these sites is set out in Appendix H.

- 3.9 The site-by-site assessment of deliverability has resulted in a large number Local Plan allocations (or part thereof) being excluded from the five-year (deliverable) supply. Many of these Local Plan allocations are considered to be developable, and whilst some may come forward in the next 5 years, they are not included at this time.

Windfall Allowance

- 3.10 In line with the evidence presented in Chapter 2, a windfall allowance of 1,062 has been included in the five-year supply.

The Five-Year Supply

- 3.11 Table 10 shows the five-year supply position. The total five-year existing supply is 8,236 dwellings, compared to the five-year supply requirement of 4,426 (outlined in chapter 1). This translates as **9.3 years'** worth.

Table 10 Five-year supply

Supply	Total
Major sites with full planning permission	4,939
Major sites with outline planning permission	524
Non-major sites with permission	1,087
Deliverable Local Plan allocations	642
Communal accommodation (469 / 1.8)	261
Windfall allowance	1,062
Total gross dwellings in the five-year existing supply	8,515
Planned losses	
Major sites with full planning permission	-4
Major sites with outline planning permission	0
Non-major sites with permission	-126
Deliverable Local Plan allocations	-2
Communal accommodation	-52
Windfall allowance (12% discount applied to gross figure)	-127
Total planned losses in the five-year supply	-311
Total net dwellings in the five-year existing supply	8,203

- 3.12 Table 11 shows the five-year supply position based on the Local Housing Need figure. It shows a five-year supply of housing land taking account of previous shortfall and an appropriate buffer.

Table 11 Supply based on Local Housing Need

	Total
A. Annual residual supply requirement (including 5% buffer)	885
B. Five-year net residual supply requirement (including 5% buffer) (5 x A)	4,426
C. Total supply (net)	8,203
D. Difference (C – B)	3,777
Five-year supply position	9.3

3.13 The Local Plan Update is proposing a housing requirement of 20,900 (net) dwellings over the period 2020 to 2039. This results in an average annual requirement of 1,100 dwellings. To support the submission of the Local Plan Update, Table 12 provides an assessment of supply based on the Local Plan Update requirement. The table show a significant oversupply of 1,797 dwellings which may be used in future years to offset any undersupply. This figure is not factored into the calculation for the five-year supply currently.

Table 12 Supply based on Local Plan Update requirement

	Total
A. Net completions 2020/21 and 2021/22	5,097
B. Local Plan Update requirement 2020/21 and 2021/22	3,300
C. Difference (A-B)	1,797
D. Local Plan Update requirement for 2023/24 to 2027/28 with 5% buffer	5,775
E. Total supply (net)	8,203
F. Difference (F-E)	2,428
Five-year supply position	7.1

4 Summary and Conclusions

- 4.1 The Council has identified a five-year requirement of 4,426 dwellings based on the application of the Local Housing Need figure and a 5% buffer. This buffer has been established as a result of considering the Council's delivery performance when measured using the Housing Delivery Test.
- 4.2 The HLSPS shows that 6,811 dwellings could be provided on major and non-major sites that currently have permission (outline and full, including communal accommodation) in the next five years.
- 4.3 In respect of Local Plan allocations, 642 dwellings could be provided on sites, which as of 1st April 2023, did not benefit from a planning permission.
- 4.4 A windfall allowance of 1,062 dwellings has also been included within the five-year land supply.
- 4.5 The number of dwellings that can be accommodated on deliverable sites in the next five years is 8,515. A number of potential losses have been identified which total 311 units. The net supply figure is therefore 8,203 compared to a five-year requirement of 4,426 dwellings (+3,777 dwellings) – equivalent to **9.3 years' worth of supply**.
- 4.6 If the draft housing requirement from the Local Plan Update is considered (1,100 dwellings per annum), the supply is calculated to be **7.1 years' worth of supply**, though this does not account for the over-supply in the first part of the Local Plan Update plan period.

Appendix A: HLSPS Working Group Members

- Advance Land & Planning Limited
- Alistair Flatman Planning
- Avant Homes
- Barratt Homes
- Beal Homes
- Bellway Homes
- City of York Council
- Doncaster Council
- Doug Jennings
- Edwardson Associates
- Environment Agency
- ERYC
- Gleeson Homes
- Gladman Developments
- Hallam Land
- Harron Homes
- Home Builders Federation
- Homegroup
- Hull City Council
- JG Hatcliffe and Partners
- Level Developments
- Lovell Homes
- National Highways
- NLP
- North East Lincolnshire Council
- North Lincolnshire Council
- Paul Butler Planning
- Peacock & Smith
- Pegasus
- Persimmon Homes
- Peter Ward Homes
- Risby Homes
- Ryedale Council
- Scarborough Council
- Scruton and Co Builders
- Selby District Council
- Shirethorn
- Spawforths
- Stantec
- Strata Homes
- Taylor Wimpey
- Ward Homes Yorkshire
- Wheldon Homes
- Williamsfield Developments

Appendix B: Draft Methodology for 2023 HLSPS

East Riding of Yorkshire Council Housing Land Supply Position Statement 2023 Draft Methodology Consultation Paper

Introduction

To meet the requirements of the National Planning Policy Framework (NPPF), local planning authorities should identify and update annually a specific supply of deliverable sites sufficient to provide a minimum of five years' worth of housing. This is measured against the local plan housing requirement, or against the local housing need where strategic policies on the supply of housing are more than five years old. East Riding of Yorkshire Council seeks to demonstrate whether it has a 5-year supply through an annual Housing Land Supply Position Statement (HLSPS).

As the Local Plan Strategy Document is now more than 5 years old, and a review has not identified that the housing requirement should remain as published, the local housing need figure will be used to provide the requirement for the 5-year period. The local housing need figure is derived from the standard method set out in national policy and is currently calculated to be 843 dwellings per annum.

This draft methodology paper sets out a range of evidence to inform the different variables which will help determine the pace of delivery of sites identified as suitable for housing. In parallel with this work, we will also be seeking information from land promoters, developers and housebuilders to understand the position with specific sites. All of this work will allow us to reach an informed view on the deliverability – or otherwise – of specific sites.

The Council invites you to submit comments on this draft methodology consultation paper. We are seeking comments from a wide number of stakeholders as part of a virtual working group. This methodology paper should be read alongside the 2022 HLSPS report, available to view from the following webpage:

<https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/housing-monitoring/>

Please provide any comments by **Friday 30th June**.

Contact details:

Email: forward.planning@eastriding.gov.uk

I. Requirement

Housing completions

- I.1 The 2023 HLSPS will report housing completions for the period 1 April 2022 – 31 March 2023. The data for this period is currently being quality checked to establish a net figure (new completions minus losses).

Previous under-delivery

- I.2 From the base date of the current Local Plan, the level of housebuilding has under-delivered against the Local Plan housing requirement. The PPG provides guidance for those authorities using the local using need figure as the basis for preparing plans. It notes that the standard method already accounts for previous under-delivery (Paragraph 011: 2a-011-20190220),

Can strategic policy-making authorities take account of past under delivery of new homes in preparing plans?

The affordability adjustment is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately.

Where an alternative approach to the standard method is used, past under delivery should be taken into account.

- I.3 For the purposes of assessing a housing supply, the standard method will be used for this year's HLSPS.

Applying the buffer

- I.4 Paragraph 73 of the National Planning Policy Framework (NPPF) confirms a 5% buffer should be added to ensure choice and competition in the market when identifying a supply of land for housing. Where there has been significant under delivery, a 20% buffer should be applied, to improve the prospect of achieving the planned supply (see footnote 39 of the NPPF).
- I.5 The buffer applied is determined by reference to measurement against the Housing Delivery Test (HDT). Taking account of the previous Housing Delivery Test (HDT) results, a 5% buffer is to be applied in accordance with the NPPF.

2. Sources of 5-year (deliverable) supply

- 2.1 Annex 2 of the NPPF sets out the definition of a deliverable site:

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.

- 2.2 It is useful to consider these as category a) and category b) sites. It is on the basis of this definition that sites within the 2023 HLSPS will be from the following sources, where they can be either fully or partially delivered within the 5-year period:

Category (a)	Category (b)
Major sites with full planning permission (including sites under construction)	Major sites with outline planning permission
Non-major sites with any type of permission (including sites under construction)	Sites allocated for residential development within the adopted East Riding Local Plan

Proposals for communal accommodation will be placed in each category depending on its planning status

- 2.3 'Major' sites for housing follow the definition of 'major development' as set out in the NPPF – e.g. sites capable of supporting 10 or more dwellings.

4.7 Major sites with full planning permission (category (a))

- 2.4 Major sites with permission at 1 April 2023 are included in the 5-year deliverable supply as per the definition in in the NPPF. This will include sites where construction has started and others where development has yet to commence.

4.8 Major sites with outline planning permission (category (b))

- 2.5 Major sites with outline planning permission at 1 April 2023 will be considered deliverable where additional information, as described in the NPPF and PPG, is sufficient to judge that the site is deliverable. A similar approach to the 2022 HLSPS is proposed where specific information is sought from stakeholders on individual sites. Together with any other pertinent information, this will inform a judgement about the site for the 5-year supply position. Some of these sites may in fact have planning applications pending consideration.

4.9 Non major sites with any type of permission (category (a))

- 2.6 As with previous versions of the HLSPS, we will account for non-major sites that already have permission. This will include sites where construction has started and others where development has yet to commence. Older sites which have a lawful start but have not been under construction for some years will be removed.

2.7 It is important to note that non major sites are distinct from a windfall allowance. Non major sites are sites currently known and already benefit from planning permission. A windfall allowance considers the prospect of more sites being approved and delivered in the next five years in addition to what is currently known.

4.10 **Sites allocated for residential development in the adopted East Riding Local Plan (category (b))**

2.8 Where appropriate, the Council will continue to include deliverable East Riding Local Plan allocations as part of the 5-year supply. Regard will be given to the definition of ‘deliverable’ contained within the NPPF and the additional guidance provided by the Planning Practice Guidance (PPG). A similar approach to the 2022 HLSPS is proposed where specific information is sought from stakeholders on individual sites. Together with any other pertinent information, this will inform a judgement about the site for the 5-year supply position. Some of these sites may in fact have planning applications pending consideration.

4.11 **Communal accommodation**

2.9 In accordance with the PPG, the 2022 HLSPS included permitted sites identified for the delivery of communal accommodation. The PPG notes that, “*Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply...*” (Paragraph: 035 Reference ID: 68-035-20190722). This dovetails with the HDT which counts the contribution of communal accommodation in a local planning authority’s delivery record.

2.10 Sites with permission for communal accommodation will also be included in the 2023 HLSPS. For these sites, which generally comprise residential institutions in Use Class C2, a ratio will be applied to the number of bedrooms/units to generate an equivalent figure for dwellings provided. This ratio, which is 1.8 units per dwelling equivalent, represents the national average for the number of adults living in households.

4.12 **Windfall site allowance**

2.11 In addition to the above, a windfall allowance will be included within the 5-year deliverable supply. This is consistent with paragraph 70 of the NPPF.

2.12 The 5-year windfall allowance is calculated using historic windfall completions rates and the average number of planning permissions granted on windfall sites over the last 5-year period.

2.13 The 2022 HLSPS provided a windfall allowance based on the forecast that an average of 480 new plots per annum would be approved over the subsequent 5-year period. This is based on consideration of the historic level of windfall approvals and the historic level of delivery on windfall sites. A proportion is applied for each year’s approvals to estimate the likely scale of delivery. For example, of those plots approved in Year 1, 10% will be complete within that same year, 34% by Year 2, 54% by Year 3 until Year 5 where recent evidence suggests around 72% of the plots approved in Year 1 will be complete by the end of Year 5.

2.14 A similar exercise will be undertaken using the most recent data to calculate the windfall allowance for the 2023 HLSPS.

3. Site delivery assumptions

3.1 The delivery assumptions that will be set out in the 2023 HLSPS are identified to help **benchmark** site-specific assumptions for individual sites. For the most part, the assumptions used for category (b) sites (sites with outline planning permission, deliverable local plan allocations) are based on submitted planning applications or material/information provided by those bringing sites forward.

4.13 Net developable area for sites without permission

3.2 The net developable area of a development site includes those access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas (where these are to be provided). Beyond this, it is considered reasonable to exclude the following from the definition of net developable area:

- Major distributor roads;
- Community facilities (such as a new school or health centre);
- Larger open spaces;
- Significant landscape buffer strips; and
- Space for significant water storage in areas of high flood risk.

3.3 Table 2 sets out the net developable area assumptions used in the 2022 HLSPS, particularly for Local Plan allocations without planning permission. In practice, the number of dwellings likely to come forward on a site is dictated by information within the planning application.

Table 2 - Average net developable areas

Site area (ha.)	Proposed Gross to Net Ratio
Up to 0.5	100
0.5 to 2.0	95
2.0 to 5.0	90
5.0 to 10.0	85
The above assumptions are provided as a benchmark to consider site capacities where planning permission is not yet in place.	

3.4 On-site features affecting the developable area of East Riding Local Plan allocations have already been accounted for in developing the indicative capacity figures set out in the East Riding Local Plan. In certain circumstances it may be appropriate to consider whether infrastructure could be delivered off site for certain proposals, e.g. open space, SuDS.

4.14 Density for sites without permission

3.5 Previous assessments have looked to the East Riding Local Plan for guidance on appropriate density assumptions to apply to sites without permission. This approach is confirmed as correct in PPG which states that the development potential of sites should be guided by existing or emerging plan policy.

3.6 Policy H4 of the Strategy Document encourages residential development to achieve a density requirement of 30 dwellings per hectare (dph). Where a site is within proximity of a Town or

District Centre or railway station or core bus route within the Major Haltemprice Settlements, Principal Towns or Towns, the policy seeks to achieve more than 30 dph.

- 3.7 The 2023 HLSPS will continue to look to Policy H4 for guidance and will apply a minimum density of 30dph to sites without permission unless sites could reasonably be expected to achieve a higher density rate, where a rate of 35 dph will be applied. Again, in practice the number of dwellings likely to come forward on a site is dictated by information within the planning application.

4.15 Pre-build lead-in times

- 3.8 The pre-build lead-in time is the time from April of the year of the assessment (i.e. 2023) to the completion of the first plot(s). Table 3 (below) shows the lead-in time assumptions used in the 2022 HLSPS.

Table 3 - 2022 HLSPS lead-in time assumptions

	Pre-build lead-in time
Local Plan allocations without planning permission	36 months
Outline planning permission	30 months
Reserved matters/full planning permission	18 months

- 3.9 Table 4 (below) is a recent sample of confirmed lead-in times from developments across the East Riding compared against the 2022 assumptions (above).

Table 4 - Sample of the confirmed lead-in times of developments across the East Riding

Site reference	Date decision issued	Units	Completion date of first plot	Confirmed Lead-in time (completion date) months	2022 HLSPS Assumption
15/00305/STOUT Goole (GOO-A)	08/11/2016	800	03/06/2021	55	30 Months
18/02891/STPLF Hessle (HES-A)	18/09/2019	346	29/09/2020	12	18 months
16/02784/STPLF Beverley (BEV-K)	25/01/2019	325	15/01/2021	24	18 months
18/00742/STREM Driffield (DRF-B)	09/07/2018	295	07/02/2020	19	18 months
17/03759/STPLF Howden (HOW-A)	21/02/2019	227	02/10/2020	20	18 months
17/04245/STPLF Anlaby (AWK-F)	07/09/2018	226	31/03/2020	18	18 months
18/02144/STREM Pocklington (POC-F)	19/10/2018	225	20/03/2020	17	18 months
18/03823/STPLF Beverley (BEV-J)	10/10/2019	225	31/01/2021	15	18 months

Appendix B: Draft Methodology for 2023 HLSPS

Site reference	Date decision issued	Units	Completion date of first plot	Confirmed Lead-in time (completion date) months	2022 HLSPS Assumption
20/00357/STREM Kirk Ella (AWK-D)	01/03/2021	224	22/02/2022	11	18 Months
18/01061/STPLF Market Weighton (MW-C)	26/10/2018	209	27/09/2019	11	18 months
19/00225/STREM Goole (GOO-A)	04/02/2020	206	25/11/2021	21	18 Months
14/03062/STOUT Beverley (BEV-J)	13/07/2017	166 (189)	19/01/2021	42	30 months
19/00054/STREM Beverley (BEV-J)	16/05/2019	189	19/01/2021	20	18 months
17/02823/STPLF Bridlington (BRID-A)	18/09/2018	163	31/03/2020	18	18 months
19/01041/STPLF Willerby (AWK-B)	25/09/2020	141	15/02/2022	17	18 Months
19/01107/STREM South Cave (SCAV-A)	02/12/2019	126	12/05/2021	18	18 Months
21/00105/REM Preston (PRES-B)	27/07/2021	89	13/02/2022	7	18 Months
19/03519/STREM Hessle (HES-B)	20/11/2020	80	27/10/2021	11	18 Months
18/01318/STOUT Hessle (HES-B)	12/11/2018	80	27/10/2021	35	30 Months
17/00343/STOUT Swanland (SWA-E)	22/05/2017	79	30/01/2020	32	30 months
18/02748/STREM Beverley (BEV-J)	21/02/2019	73	27/11/2019	9	18 months
16/02035/STOUT Leven (LEV-A)	30/01/2017	70	16/12/2021	59	30 Months
19/02909/STPLF Holme upon Spalding Moor (HSM-C)	25/03/2020	67	30/03/2021	12	18 Months
19/03531/STPLF Leconfield (LEC-A)	23/02/2021	67	22/02/2022	12	18 Months
17/02687/STREM Leven (LEV-A)	04/06/2019	66	16/12/2021	30	18 Months

Appendix B: Draft Methodology for 2023 HLSPS

Site reference	Date decision issued	Units	Completion date of first plot	Confirmed Lead-in time (completion date) months	2022 HLSPS Assumption
19/04290/STPLF Bridlington (BRID-A)	13/01/2021	54	28/02/2022	13	18 Months
18/02028/STREM North Cave (NCA-A)	11/12/2018	36	27/11/2019	12	18 months
18/03164/STPLF Cottingham (COT-M)	31/07/2019	36	31/05/2021	22	18 Months
15/02148/OUT South Cave (SCAV-B)	10/08/2016	34 (36)	31/03/2021	55	30 months
18/02678/REM South Cave (SCAV-B)	05/04/2019	36	31/03/2021	24	18 months
18/02784/STPLF Cottingham (COT-C)	15/02/2019	35	22/10/2019	8	18 months
17/04118/STOUT Market Weighton (MW-C)	26/04/2018	14 (33)	31/03/2021	35	30 months
19/01602/STPLF Market Weighton (MW-C)	22/11/2019	33	31/03/2021	16	18 months
18/03898/PLF Walkington (WAL-D)	01/07/2019	31	09/06/2021	23	18 Months
19/03238/PLF Beeford (BEE-D)	07/05/2021	21	03/12/2021	7	18 Months
20/02205/PLF Market Weighton	02/07/2021	20	14/11/2022	16	18 Months
18/03355/OUT Gilberdyke	12/04/2019	18	15/11/2022	31 Months	30 Months
18/00455/PLF Hutton Cranswick (CRA-A)	03/06/2020	16	29/09/2021	15	18 Months
19/03207/PLF Bridlington (BRID-C)	19/03/2020	10	17/05/2021	14	18 Months
19/01693/REM Rawcliffe	02/10/2019	10	02/11/2022	37	18 Months

3.10 The approach of other Local Planning Authorities to lead-in times has also been examined and is shown in table 5 (below). A number of authorities approach this on an evidence-based site-by-site basis and therefore no longer publish standard lead in times.

Table 5 - Other Local Planning Authority approaches to lead-in times

Local Planning Authority	Lead-in time assumptions	
Bassetlaw Council (2022)	Sites with outline planning permission	27 months
	Sites with full planning permission	20 months
Leeds Council (2022) (Lead in time based on commencement rather than completion of first plot)	Sites with full or reserved matters permission under construction	12 months
	Sites with full or reserved matters permission unoccupied	24 months
	Site with outline planning permission	24 months
	Site with outline planning permission unoccupied	36 months
	Sites without planning permission	36 months
North Lincolnshire District Council (2021)	Considered on an evidence-based site-by-site basis	

- 3.11 A review of confirmed lead-in times from completed developments across the East Riding (table 4), and other Local Planning Authority assumptions (table 5) suggests the lead-in times shown in Table 3 remain largely appropriate for the 2023 HLSPS. They provide a broad guide or benchmark for considering when developments will come forward. In many instances, specific information from developers/housebuilders on individual sites will be used.
- 3.12 We would welcome any comments on the proposed lead-in times (table 3) including any evidence in relation to specific sites.

Build rates

- 3.13 Table 6 (below) shows the 2022HLSPS build rate assumptions.

Table 6 - 2022 HLSPS build rate assumptions

Size of site	Dwellings per annum
Between 10 and 49 units	12
Between 50 and 99 units	25
Between 100 and 199 units	35
Between 200 and 399 units (<i>assuming 2 developers</i>)	60
400 or more units (<i>assuming 3 developers</i>)	90

- 3.14 Table 7 (below) is a sample of build rates from recent developments across the East Riding compared against the 2022 HLSPS assumptions.

Table 7 - Sample of the build rates from developments across the East Riding

Site Details	Gross application total	Average Build Rate Dwellings per annum	2022 HLSPS General Assumptions/ Dwellings per annum
17/02867/PLF Hutton Cranswick	12	12	12
18/02356/PLF Pollington	15	2	12

Appendix B: Draft Methodology for 2023 HLSPS

Site Details	Gross application total	Average Build Rate Dwellings per annum	2022 HLSPS General Assumptions/ Dwellings per annum
15/00836/REM Flamborough (FLA-B)	15	3	12
19/03238/PLF Beeford (BEE-D)	21	11	12
17/02653/REM Melbourne (MBN-A)	22	6	12
17/03961/PLF Brandesburton (BDN-B)	27	9	12
17/02705/PLF Holme on Spalding Moor (HSM-B)	27	14	12
17/02453/VAR Gilberdyke	29	8	12
14/03129/PLF Wawne (WAW-A)	30	10	12
18/03678/PLF Nafferton (NAF-B)	34	8	12
18/02678/REM South Cave (SCAV-B)	36	9	12
14/00428/STREM, 16/01491/STREM Beverley (BEV-D)	36	7	12
18/02028/STREM North Cave (NCA-A)	36	12	12
14/00715/STPLF Driffield (DRF-E)	45	11	12
15/00666/STREM Goole	50	17	25
14/01826/STPLF Beverley (BEV-H)	54	27	25
17/02225/STREM Beverley (BEV-J)	55	19	25
18/02748/STREM Beverley (BEV-J)	73	26	25
17/02755/STREM Driffield (DRF-A)	86	24	25
15/01062/STREM (SKG-A)	87	28	25
18/03343/STREM Swanland (SWA-E)	100	40	35

Appendix B: Draft Methodology for 2023 HLSPS

Site Details	Gross application total	Average Build Rate Dwellings per annum	2022 HLSPS General Assumptions/ Dwellings per annum
18/02308/STPLF Driffield (DRF-E)	107	38	35
17/04066/STPLF Driffield (DRF-B)	165	41	35
17/02757/STREM Cottingham (COT-F)	180	60	35
17/02823/STPLF Bridlington (BRID-A)	163	31	35
17/00904/STREM Elloughton-cum-Brough (ECB-C)	200	36	30 per developer
17/00723/STPLF Pocklington (POC-C)	207	45	35
18/01061/STPLF Market Weighton (MW-C)	209	41	30 per developer
17/04245/STPLF Anlaby (AWK-F)	226	47	35
18/02144/STREM Pocklington (POC-F)	232	41	35
18/00742/STREM Driffield (DRF-B)	293	54	30 per developer
19/01555/STPLF Cottingham (COT-C)	302	78	35
17/01720/STPLF Howden (HOW-A)	306	54	30 per developer
16/00107/STPLF, 20/03281/STVAR, 20/03282/STPLF Pocklington (POC-A)	344	46	35

3.15 Finally, the approach taken by other Local Planning Authorities is shown in table 8 (below). As with lead in times, a number of authorities now approach this on an evidence-based site-by-site basis and therefore no longer publish standard build rates.

Table 8 - Other Local Planning Authority approaches to build rates

Local Authority	Build rate assumptions	
Doncaster Metropolitan Borough Council (2023)	Sites with a single developer, 35 dwellings per year Large sites with 2+ developers, 70dph	
North Lincolnshire District Council (2021)	Considered on an evidence-based site-by-site basis	
Harrogate Council (2022)	Considered on an evidence-based site-by-site basis	
Leeds Council (2021)	Sites <200 units	1 outlet (i.e. 35 dpa and up to 50 dpa)
	Sites 200 to 700 units	2 outlets (i.e. 70 dpa up to 100 dpa)

Local Authority	Build rate assumptions	
	Sites 700 units plus	3 outlets (i.e. 105 dpa up to 150 dpa) or more depending on knowledge from applicant or developer
Gateshead Council (2022)	<200 dwellings	30
	200-500 dwellings	40
	>500 dwellings	50

- 3.16 A review of confirmed lead-in times (table 7), information from industry professionals and other Local Planning Authority assumptions (table 8) suggests the 2022 HLSPS build rate assumptions largely remain fit for purpose. However, we propose to reduce the build rate for developments of 10 to 49 units from 12 to 8 units per annum.
- 3.17 The assumptions provide a broad guide or useful sense check for considering how many units that could be delivered from an individual site. In many instances, previous rates of delivery on the site and/or information from developers/housebuilders on individual sites will be used.
- 3.18 We would welcome any comments on the proposed build rates (table 7 & paragraph 3.17) including any evidence in relation to specific sites.

4. Planned losses

- 4.1 As per the 2022 HLSPS, we will identify the net supply figure. That is, all the known demolitions identified as part of approved and planned residential schemes will be considered in order to provide an overall net supply position. This will include proposals for conversions of existing residential development. For example, where a proposal involves the conversion of a dwelling into 3 flats, a net figure of 2 dwellings is the final result.
- 4.2 Additionally, a discount will be applied to the windfall allowance to account for potential losses. The exact discount applied will reflect the proportion of gross to net dwellings on non-major sites as windfall sites are most likely to be non-major in nature.

Please provide any comments by **Friday 30th June**.

Contact details:

Email: forward.planning@eastriding.gov.uk

Appendix C: HLSPS 2023 Draft Methodology Consultation Responses

Organisation	Summary of comment	Officer Comment
Risby Homes	Lead in times – lead in times a little disingenuous as often works begin on site at developers’ risk before the outline decision notice is issued. From anecdotal evidence of other developers this seems to be fairly typical and would suggest that the lead in times are not long enough.	Development should not begin on a site until permission is issued and, where relevant, conditions have been discharged. In most instances, the lead in time for deliverable sites reflects the fact that there is already a planning application pending consideration. Lead in times will continue to be monitored as per the evidence set out in the draft methodology.
	Agree that the smaller sites (presumably developed by smaller builders) are consistently under achieving. Also, it should be taken into account across all of the categories that the market conditions are rapidly changing from those in the period of your assessment and may all require downward review.	Build rates will continue to be monitored annually and will be updated to reflect any changes in market changes as required.
Gladman Developments Limited	<p>Base date</p> <p>Given that the HLSPS will be published after the base date of 01 April 2023, it is important to note that only those sites which are considered to be deliverable at the base date are included with the ‘Schedule of Sites’ or Trajectory. Indeed, should the Council rely on the addition of any further sites post the base date which are not included within the published schedule of sites, this would be deemed inappropriate.</p>	Noted. Only those sites determined to be deliverable at the base date have been included in the supply. The Council has records of further applications being submitted after the base date for the development of allocated sites. Where no evidence was in place prior to the base date, these have not been included in the supply position.
	<p>Sources of 5-year (deliverable) supply</p> <p>As noted by ERoYC, Annex 2: Glossary of the National Planning Policy Framework (NPPF) sets out the definition of deliverable in relation to Category A and B sites. Nonetheless, it is important that ERoYC recognise that the list of evidence included within Annex 2 of the NPPF and the</p>	Noted. Details to support assumptions about the deliverability of sites is provided in Appendix H.

Organisation	Summary of comment	Officer Comment
	<p>online Planning Practice Guidance to ascertain the deliverability of Category B sites is not 'closed' and it is a matter of planning judgement.</p> <p>In this regard, it is advised that the evidence to demonstrate the deliverability of a site is comprehensive and sets out clear information and correspondence with relevant stakeholders.</p>	
	<p>Communal accommodation</p> <p>Gladman welcome the acknowledgment that communal accommodation sites may be included with the ERoYC's deliverable supply figure providing that they apply the appropriate ratio, as noted within the Housing Delivery Test (HDT) Measurement Rule Book (24th July 2018).</p> <p>While the Consultation Paper notes that a 1.8 units per dwelling equivalent ratio will be applied to Use Class C2 units, it does not refer to the adjustments required for student accommodation. Therefore, it would be prudent to ensure that student accommodation is referenced within the HLSPS 2021 methodology and a 2.5 units per dwelling equivalent ratio applied when applicable in line with the HDT Measurement Rule Book. It should also be noted that this ratio will be updated following the publication of the 2021 Census results.</p>	<p>Noted. All of the communal accommodation records in the 2023 HLSPS relate to older people's accommodation. Where student accommodation comes forward, the highlighted ratio (2.5 units per dwelling) would be employed. Paragraph 2.6 of the report addresses this issue.</p>
	<p>Windfall site allowance</p> <p>The 2022 HLSPS states that the windfall allowance was based on a forecast that an average of 550 new plots per annum would be approved over the subsequent five-year period. This is lower than the average approval rate of 670 dwellings per annum over the plan period. In Table 9 of the 2022 HLSPS it sets out the recent windfall approvals noting the following:</p> <ul style="list-style-type: none"> • 509 dwellings (2018/19); 	<p>Noted. It is recognised that the number of dwellings approved in 2020/21 is particularly high compared to previous years. Paragraphs 2.20 and 2.25 of the above report detail the approach. The Local Plan Update is well underway and will seek to address the requirement for a five-year housing supply that does not result in planning by appeal decisions (major windfall sites).</p>

Organisation	Summary of comment	Officer Comment
	<ul style="list-style-type: none"> • 577 dwellings (2019/20); • 966 (2020/21); and • 447 (2021/22) <p>Looking across the whole plan period, the approval figure for 2020/21 is significantly larger than previous monitoring years and is likely to be related to the Local Plan now been older than five years and recent housing land supply challenges. Gladman highlight that the Council should take into consideration the aforementioned factors when determining the windfall allowance for the 2023 HLSPS, alongside the progress of the Local Plan Update.</p>	
	<p>Secondly and in relation to the proportion of each years approvals applied to understand the likely scale of delivery, the 2022 HLSPS suggested that those plots approved in Year 1, 9% will be complete within that same year, 32% by Year 2, 53% by Year 3, 63% by Year 4 until Year 5 where 70% of the plots approved in Year 1. Yet, the evidence which is used as basis on which these assumptions are made is not up to date or consistent with data in the HLSPS.</p> <p>While this is formed on a cumulative basis, when assessing the 'real' figures show that only 23% of windfall sites which were approved in 2016/17 were completed by the second year, rather than the 34% assumed by the Council. Gladman refer to Ben Pycroft's Housing Land Supply proof of evidence (Refer to Appendix 1) submitted in support of the recent public inquiry at 'Land north west of Swanland Equestrian, West Field Land, Swanland'.</p>	<p>Data for the period 2006-2022 has been analysed to determine the potential trajectory of delivery from windfall sites. The revised figures used in the 2022 HLSPS are again used in the 2023 HLSPS, though these are relatively consistent with previous years. The example identified (23% for 2016/17) is simply one data point which does not provide a suitable or robust basis on which to base assumptions. A review of the data has identified a revised completion rate (see footnote 6 in the above report).</p>
	<p>In the 2022 HLSPS, ERoYC applied a 10% discount to the windfall allowance based upon the proportion of gross to net dwellings on non-major sites. This only included the loss of units on sites with planning permission for residential development, for example where 1 dwelling is replaced by 2 dwellings. Therefore, ERoYC account for some of the</p>	<p>Noted.</p> <p>All planned losses that can be identified, in accordance with the PPG, have been included in the supply assessment. This includes buildings converted from dwellings recorded through PARS and demolitions were currently known. It is inevitable</p>

Organisation	Summary of comment	Officer Comment
	<p>demolitions that could be expected but no other demolitions and losses which can be expected based on past trends. In the 2023 methodology the discount rate is not specified. Nonetheless, Gladman consider that the discount to the windfall allowance should account for the same criteria which is used for assessing the net windfall completions, namely:</p> <ul style="list-style-type: none"> • Buildings converted from dwellings as recorded through the planning applications records system (PARS); • Buildings converted from dwellings as recorded through Council Tax data; • Changes of use from a dwelling as recorded through Council Tax data; and • Demolitions. 	<p>that other losses will come forward in addition to the 10% discount already applied but these are not known at the base date and cannot be identified. However, it also inevitable that allocated sites (and other sites not identified as deliverable at this current time) will come forward over the 5 year period that are not currently included in the supply. These are also excluded as they are not known at the base date.</p> <p>Guidance for the completion of the Government’s Housing Flows Reconciliation form suggest that vacant dwellings brought back into use should not be counted as they will have formed part of the net additional dwelling calculation in a previous years. The council considers that the same position should be taken to the gain or loss of dwellings to/from holiday lets (as measured through council tax records).</p>
	<p><i>Lead in times and build out rates</i></p> <p>Gladman welcomes the Consultation Paper’s provision of samples of confirmed build out rates and lead-in times across the district. This provides a local baseline which allows for realistic assumptions to be made. Nonetheless, this would be more robust if the Council were to set the analysis of all sites for major development across the East Riding of Yorkshire.</p> <p>Furthermore, whilst the evidence set out relating to build-out rates provides assumptions based on the size of site, Gladman consider that it would be prudent to take a similar approach in relation to lead-in times, which at present, sets out assumptions chiefly on the basis on the type of application.</p> <p>Whilst the application type is clearly an important factor in determining the potential lead-in times for residential development, there are likely to be significant discrepancies between the size of sites with the same type of application. Indeed, this is the approach which Lichfields employed in</p>	<p>Noted. It is the Council’s experience, as demonstrated through the evidence provided in the draft methodology paper, that larger sites do not necessarily take longer as the housebuilders behind these sites have more resources than those of small housebuilders.</p> <p>In any event, the lead in times will be applied as a guide. However, in most cases credible information has been provided by industry professionals indicating the expected start date of individual sites, in response to site specific considerations. The lead in times for specific sites included in the 2023 HLSPS vary from 0 months (construction underway) to 36 months to reflect the site specific circumstances.</p>

Organisation	Summary of comment	Officer Comment
	their analysis within the 2020 Start to Finish report (second edition).	

Appendix D: Major sites in the HLSPS with full planning permission

Appendix D: Major sites in the HLSPS with full planning permission

Site Ref	Location	Settlement	ERLP Ref	Date of Permission	Under construction	Total Units	Total units remaining	Units in 5YHLS	Notes
21/00869/PLF	Piggeries, North Street	Aldbrough	ALD-B	20/06/2022	No	9	9	9	
17/04245/STPLF	Former Camp, Beverley Road, Anlaby	Anlaby with Anlaby Common	AWK-F	07/09/2018	Yes	226	40	40	
22/00012/STREM	Land Between Lowfield Road and First Lane, Anlaby	Anlaby with Anlaby Common	AWK-G	21/04/2022	No	51	51	36	
21/03986/PLF	Manor House Farm, Main Street	Beeford	BEE-A	23/11/2022	No	40	40	24	
16/02275/STPLF	Land South of 37-39 Main Street	Beeford	BEE-B	21/03/2017	Yes	24	13	13	See also 18/02503/STVAR and 20/00633/STVAR
20/02207/STREM	Land North Of 88, Poplars Way	Beverley	BEV-I	30/04/2021	Yes	90	43	43	
18/02748/STREM	Land East of Woodbine Cottage	Beverley	BEV-J	21/02/2019	Yes	73	6	6	See also 19/03749/STPLF
18/03823/STPLF	South of Beverley (West of Railway)	Beverley	BEV-J	10/10/2019	Yes	430	363	175	Permission is hybrid: 225 with full permission; 175 with outline permission.
19/00054/STREM	South of Beverley (West of Railway)	Beverley	BEV-J	16/05/2019	Yes	183	67	67	See also 19/03776/STREM
19/03454/STREM	Land South East Of Woodbine Cottage, Shepherd Lane	Beverley	BEV-J	20/05/2020	Yes	22	21	21	
20/03206/STREM	South of Beverley (West of Railway)	Beverley	BEV-J	16/02/2021	Yes	146	133	133	
20/03207/STREM	South of Beverley (West of Railway)	Beverley	BEV-J	17/02/2021	Yes	257	257	70	
21/01492/STPLF	South of Beverley (West of Railway)	Beverley	BEV-J	21/03/2022	Yes	297	297	157	

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21/02196/STPLF	Land South of Beverley	Beverley	BEV-J	10/06/2022	No	31	31	31	
16/02784/STPLF	South of Beverley (East of Railway)	Beverley	BEV-K	25/01/2019	Yes	397	249	249	See also 19/02301/STVAR and 20/01988/STVAR and 21/03261/STREM
21/01330/STPLF	Land South of Railway	Beverley	BEV-K	04/11/2022	No	35	35	24	
20/03894/REM	Land at Home Farm, Church Lane	Brandesburton	BDN-A	26/04/2022	No	9	9	9	
17/02823/STPLF	Land at Pinfold Lane	Bridlington	BRID-A	18/09/2018	Yes	163	40	40	
19/03370/STPLF	Land North East Of County Farm, Scarborough Road	Bridlington	BRID-A	07/07/2020	Yes	106	90	90	See also 22/00272/STPLF
19/04290/STPLF	Land at Pinfold Lane	Bridlington	BRID-A	13/01/2021	Yes	54	33	33	
20/01338/STREM	Land North Of Strawberry Fields, Kingsgate	Bridlington	BRID-E	02/08/2021	Yes	470	460	175	
20/00985/REM	Land North Of Park And Ride Café, Belvedere Parade	Bridlington	N/A	23/12/2020	Yes	22	18	18	
18/02835/PLF	Yorkies Guest House, 13-16 Pembroke Terrace	Bridlington	N/A	23/03/2021	No	14	14	14	
19/04322/PLF	Ransdale Hotel, 30 Flamborough Road, Bridlington YO15 2JQ	Bridlington	N/A	24/06/2022	No	19	19	19	
18/02788/STREM	Land North Of White Cottage, Harland Way	Cottingham	COT-A	03/11/2020	Yes	87	60	60	See also 15/02009/REM
19/01555/STPLF	Land At Harland Way	Cottingham	COT-C	20/12/2019	Yes	351	86	86	See also application 20/01289/PLF & 20/40067/NONMAT & 20/03994/STPLF
18/02100/STREM	Land North of Park Lane	Cottingham	COT-M	09/10/2020	Yes	56	56	48	See also 19/00033/PLF, 21/04146/STVAR and 21/04165/VAR

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Site Ref	Location	Settlement	ERLP Ref	Date of Permission	Under construction	Total Units	Total units remaining	Units in 5YHLS	Notes
19/00849/PLF	Focus School Campus, Hallgate	Cottingham	N/A	21/05/2021	No	36	36	32	
17/02755/STREM	Land North of Lowndess Park	Driffield	DRF-A	03/05/2018	Yes	86	27	27	See also 21/00665/STVAR
17/04066/STPLF	Land North East of Driffield	Driffield	DRF-B	13/08/2018	Yes	165	28	28	
18/00742/STREM	Land North East of Driffield	Driffield	DRF-B	09/07/2018	Yes	293	106	106	
21/01713/REM	Yew Tree House, Bridlington Road	Driffield	DRF-C	29/09/2022	No	14	14	8	
18/02308/STPLF	Land North of Meadow Gates	Driffield	DRF-E	14/06/2019	Yes	154	81	81	See also applications 19/00373/PLF & 19/03724/STPLF & 20/02863/PLF - makes combined plot total 154
21/03692/STPLF	Land North of Meadow Gates	Driffield	DRF-E	20/12/2022	No	517	517	25	
21/02664/PLF	Land South of Nanrock Close	Eastrington	ETR-B	01/06/2022	No	30	30	24	
17/00904/STREM	Land At Ings Lane	Elloughton-cum-Brough	ECB-C	09/10/2017	Yes	200	43	43	See also 20/40132/NONMAT & 20/40198/NONMAT
20/01027/STREM	Land At Ings Lane	Elloughton-cum-Brough	ECB-C	06/11/2020	Yes	320	312	175	
20/00410/STREM	Land at Ings Lane and East of Skillings Lane	Elloughton-Cum-Brough	ECB-C	11/11/2022	No	225	225	105	
19/04297/REM	Land North of Woodcock Road	Flamborough	FLA-D	25/01/2021	Yes	52	48	48	
17/02453/VAR	Land West of Craig House, 56 Station Road	Gilberdyke	N/A	28/11/2018	Yes	29	8	8	See also 20/00937/VAR
19/03422/REM	Land South Of Rockall, Main Road	Gilberdyke	N/A	20/04/2021	Yes	18	16	16	

Appendix D: Major sites in the HLSPS with full planning permission

Site Ref	Location	Settlement	ERLP Ref	Date of Permission	Under construction	Total Units	Total units remaining	Units in 5YHLS	Notes
19/00225/STREM	Land North of Rawcliffe Road	Goole	GOO-A	04/02/2020	Yes	206	77	77	
18/02891/STPLF	Land between the A164 and Jenny Brough Lane	Hessle	HES-A	18/09/2019	Yes	354	188	175	See also application 20/01072/STPLF
19/03519/STREM	Land North East Of 362, Boothferry Road	Hessle	HES-B	20/11/2020	Yes	80	15	15	
19/02520/PLF	Ferriby Road Amenity Land 2, Ferriby Road	Hessle	HES-D	01/11/2021	Yes	39	39	39	
18/04164/REM	Land West Of Holly Bank	Holme upon Spalding Moor	HSM-A	19/01/2021	No	39	39	24	
21/04160/STPLF	Land East of Ashcourt Drive and North of Northgate	Hornsea	HOR-A	09/09/2022	No	66	66	66	
21/02199/STPLF	Land North of Indoor Bowling Centre, Atwick Road	Hornsea	HOR-B	17/06/2022	No	60	60	60	
21/02156/STPLF	Land to the North East of Mere View Care Home, Hull Road	Hornsea	HOR-G	07/03/2022	Yes	65	61	61	
17/01720/STPLF	Land North of Selby Road	Howden	HOW-A	18/04/2018	Yes	306	83	83	See also 19/03965/STVAR and 20/00181/STPLF
17/03759/STPLF	Land West Of 2 Wood Lane Cottages	Howden	HOW-A	21/02/2019	Yes	227	124	124	
19/04158/STREM	Land West Of Howden Parks, Selby Parks	Howden	HOW-A	11/12/2020	Yes	175	123	123	
18/00455/PLF	Land And Buildings Rear Of 99, Main Street	Hutton Cranswick	CRA-A	03/06/2020	Yes	16	11	10	See also 20/03834/PLF & 21/00963/VAR
15/03146/STREM	Land South West And East Austrothy House	Keyingham	N/A	26/05/2017	Yes	22	20	20	
21/00373/PLF	Land And Buildings North Of Mount Airey Farm, Chapel Lane	Keyingham	N/A	29/10/2021	Yes	10	10	10	

Appendix D: Major sites in the HLSPS with full planning permission

Site Ref	Location	Settlement	ERLP Ref	Date of Permission	Under construction	Total Units	Total units remaining	Units in 5YHLS	Notes
22/00684/PLF	Land at High Farm, Middle Street	Kilham	KIL-A	27/01/2023	No	8	8	8	
17/02337/STREM	Roseanne Nurseries, Driffield Road	Kilham	KIL-C	12/12/2018	Yes	55	55	36	
22/01657/REM	Land North of North Back Lane	Kilham	KIL-D	22/02/2023	No	1	1	1	
20/00357/STREM	Land at Wolfreton Upper School	Kirk Ella	AWK-D	01/03/2021	Yes	224	185	175	
19/03531/STPLF	South West of Main Street	Leconfield	LEC-A	23/02/2021	Yes	67	29	29	See also 21/40063/NONMAT
17/02687/STREM	Land South of Hornsea Road/Stiles Lane	Leven	LEV-A	04/06/2019	Yes	66	48	48	See also 20/40178/NONMAT
19/03314/STPLF	Land West Of Garth House 14, Hornsea Road	Leven	LEV-A	21/08/2020	Yes	207	177	140	See also 20/01187/STPLF
17/02441/PLF	Land North and East of Oaklea	Market Weighton	MW-B	29/11/2018	Yes	17	12	12	
18/01061/STPLF	Land North West Of Sweep Lane Holding, Hawling Lane	Market Weighton	MW-C	26/10/2018	Yes	209	55	55	
19/01602/STPLF	Land of Sandholme Road	Market Weighton	MW-C	22/11/2019	Yes	54	33	33	See also 20/03950/STVAR & 20/03678/STPLF
20/02502/REM	Land North Of, Houghton Close	Market Weighton	MW-D	20/08/2021	Yes	40	40	40	See also 14/02466/REM & 17/01339/PLF
20/02205/PLF	Healan Ingredients Limited, 19 Londesborough Road	Market Weighton	N/A	02/07/2021	Yes	30	19	19	
18/03678/PLF	Land South of Westend Falls	Nafferton	NAF-B	16/10/2019	Yes	34	8	8	See also 20/01655/VAR
18/02026/REM	Land North and East of Fountains Way	North Cave	NCA-A	25/01/2021	No	10	10	10	See also 18/02028/STREM & 18/02025/VAR
16/00107/STPLF	West of Yapham Road	Pocklington	POC-A	01/12/2016	Yes	344	68	68	See also 20/03281/STVAR & 20/03282/STPLF
18/03327/STPLF	Land North of Andrew's Court, Yapham Road	Pocklington	POC-B	18/10/2019	Yes	121	48	48	

Appendix D: Major sites in the HLSPS with full planning permission

Site Ref	Location	Settlement	ERLP Ref	Date of Permission	Under construction	Total Units	Total units remaining	Units in 5YHLS	Notes
17/00723/STPLF	East of The Mile	Pocklington	POC-C	02/02/2018	Yes	207	9	9	
18/02144/STREM	Land South East Of Groves Farm	Pocklington	POC-F	19/10/2018	Yes	232	77	77	See also 20/01653/STVAR and 20/01692/STPLF
20/00539/STREM	Land South East Of Henry Thirsk Sport Centre, The Balk	Pocklington	POC-G	18/09/2020	Yes	80	13	13	See also 21/01560/PLF
22/02830/STREM	Land north and East of Mayfields, The Balk	Pocklington	N/A	23/03/2023	No	380	380	105	
18/02356/PLF	Land South of Oakwood Park	Pollington	N/A	30/08/2019	Yes	15	7	7	See also 19/04368/VAR and 21/03080/PLF
18/03925/PLF	Land East And South Of Abbey House, Abbey Lane	Preston	PRES-A	09/06/2020	No	9	9	9	
21/00105/REM	Land East Of 8, Sproatley Road	Preston	PRES-B	27/07/2021	Yes	25	5	5	See also 21/03315/PLF
21/01248/REM	Land East Of 8, Sproatley Road	Preston	PRES-B	31/03/2022	No	40	40	40	
21/01249/REM	Land East Of 8, Sproatley Road	Preston	PRES-B	31/03/2022	No	24	24	24	
19/01693/REM	Land To The West And South Of 18 Riverside	Rawcliffe	N/A	02/09/2019	Yes	10	3	3	See also 20/01561/VAR
18/03559/PLF	Land South of South Parkway	Snaith	SNA-C	22/01/2020	Yes	43	43	40	See also 21/03154/VAR
19/01107/STREM	Land North of Middle Garth Drive	South Cave	SCAV-A	02/12/2019	Yes	126	42	42	
18/02678/REM	Land South of Bacchus Lane	South Cave	SCAV-B	05/04/2019	Yes	36	8	8	
16/02217/STREM	Land South of Humber View	Swanland	SWA-D	11/09/2013	Yes	14	11	10	
18/03343/STREM	Land West of West Leys Road	Swanland	SWA-E	11/04/2019	Yes	100	1	1	
21/00275/PLF	Land To The Rear Of Village Hall 21, East End	Walkington	WAL-C	23/09/2021	No	16	16	14	
18/03898/PLF	Land to the West of Redgates	Walkington	WAL-D	01/07/2019	Yes	31	5	5	See also 19/04224/VAR

Appendix D: Major sites in the HLSPS with full planning permission

Site Ref	Location	Settlement	ERLP Ref	Date of Permission	Under construction	Total Units	Total units remaining	Units in 5YHLS	Notes
20/03572/STPLF	Southfield Farm and Land to the South	Wetwang	WET-A	15/12/2022	No	79	79	40	
21/04162/PLF	Land East of Beverley Road	Wetwang	WET-B	05/05/2022	No	5	5	5	
19/01041/STPLF	Land at Great Gutter Lane West	Willerby	AWK-B	25/09/2020	Yes	141	97	97	
21/01311/STPLF	Land at Great Gutter Lane West	Willerby	AWK-B	08/02/2022	Yes	204	204	157	
21/03337/STPLF	Former Willerby Manor Hotel, Well Lane	Willerby	N/A	12/05/2022	Yes	50	50	48	
22/00687/STPLF	Land West of Hollym Road	Withernsea	WITH-B	04/10/2022	No	199	199	75	
21/04535/PLF	Land North and West of Police Station	Withernsea	WITH-D	01/12/2022	No	9	9	9	
20/00872/REG3	Land and Buildings at Cherry Tree Avenue	Withernsea	N/A	09/06/2020	No	16	16	16	
16/00154/STPLF	Former Sir Leo Schultz Centre	Woodmansey	N/A	26/01/2018	Yes	166	47	47	See also 20/40047/NONMAT and 18/02481/STPLF
								4939	

Appendix F: Non-major sites with permission

Site Ref	App Ref	Location	Settlement	Date of Permission	Total Units	Remaining	Net Remaining
L3 Carnaby	11/00454/REM	22-24-26 Main Street	Carnaby	31/05/2011	7	3	0
S20 Eastrington	13/00661/PLF	Filbert Grove Farm Howden Road	Eastrington	17/04/2013	1	1	0
S329 Bridlington	13/01162/PLF	Bryan Brown And Son Workshop To The Rear Of 138 Brookland Road Bridlington	Bridlington	14/06/2013	4	4	4
S45 Snaith/Cowick	13/02052/PLF	8 Spa Well Lane, West Cowick, DN14 9EA	Snaith/Cowick	07/10/2013	1	1	0
S13 Burstwick	12/02657/PLF	Nags Head Main Street Burstwick HU12 9EB	Burstwick	27/01/2014	4	4	4
S35 Elloughton	13/02782/PLF	Carisbrook 45A Main Street Elloughton HU15 1JP	Elloughton	10/02/2014	3	1	0
S9 Riston	13/03548/PLF	The Barn Main Street Long Riston HU11 5JF	Riston	17/07/2014	2	1	1
S9 Goodmanham	14/02188/PLF	Church Farm Church Side Goodmanham YO43 3JD	Goodmanham	03/09/2014	1	1	1
S256 Bridlington	14/02367/PLF	Windy Ridge, 7 Sheeprake Lane	Bridlington	12/11/2014	4	1	1
L59 Bridlington	15/00202/PLF	Land West Of 25 Pinfold Street	Bridlington	16/03/2015	5	1	1
S5 North Dalton	15/01055/PLF	Dalton House Main Street North Dalton YO25 9XA	North Dalton	09/07/2015	2	1	1
S28 North Cave	15/03533/PLF	Land South Of 65 Westgate	North Cave	03/02/2016	5	1	1
S34 Swanland	15/03562/PLF	Land West Of Ashford, North Drive, HU14 3QU	Swanland	26/04/2016	3	2	2
S17 Langtoft	16/00168/PLF	Land To The East Of Rila House, Back Street	Langtoft	07/07/2016	2	1	1
S7 Skirlaugh	16/01447/PLF	Stable Block, Bracken Hill	Skirlaugh	11/07/2016	1	1	1
S18 Newton On Derwent	16/01656/PLF	Manor Farm, Main Street	Newton On Derwent	10/08/2016	2	1	1
S26 Easington	16/01442/PLF	Land West Of Easington Methodist Church, Seaside Road	Easington	12/08/2016	1	1	1
L376 Bridlington	15/01006/PLF	45 Scarborough Road	Bridlington	05/10/2016	9	1	1
S35 Snaith/Cowick	16/02732/PLF	Land West Of 13 Saffron Drive, Snaith	Snaith/Cowick	27/10/2016	3	1	1
S39 North Ferriby	16/02525/PLF	Land West Of Morven On The Hill 51 Woodgates Lane	North Ferriby	04/01/2017	3	1	1
S9 Goodmanham	16/00185/PLF	Church Farm Church Side Goodmanham YO43 3JD	Goodmanham	30/01/2017	2	2	2
S7 Wawne	16/03981/REM	Land North Of 43 Meaux Road	Wawne	31/01/2017	1	1	1
S40 Hutton Cranswick	16/04287/PLF	Land North Of Mulberry House Hutton Road Hutton Cranswick	Hutton Cranswick	21/03/2017	5	5	5
S4 North Dalton	16/02846/PLF	Manor House, Main Street	North Dalton	24/03/2017	2	1	1

Appendix F: Non-major sites with permission

S13W Gowdall	17/00436/AGRNOT	Land South Of Field Lane Cottage, Field Lane DN14 0AS	Gowdall	31/03/2017	1	1	1
S12 Langtoft	16/03703/PLF	South End Farm Back Street Langtoft YO25 3TD	Langtoft	11/04/2017	4	1	1
S35 North Ferriby	17/00471/PLF	Land East Of Appledene 6, Nunburnholme Avenue	North Ferriby	13/04/2017	4	4	4
S9 Bainton	16/03475/PLF	Westfield Farm, Driffild Road	Bainton	17/05/2017	3	3	2
L27 Keyingham	15/03002/REM	Land South West And East Austrothy House Ottringham Road Keyingham HU12 9RX	Keyingham	26/05/2017	9	9	9
S9W Sancton	16/03752/PLF	Buildings North And North West Of Listed Barn, Inman Farm, Kings Street	Sancton	06/07/2017	1	1	1
S3 Everingham	17/01565/PLF	Clarks Common Farm	Everingham	17/07/2017	2	1	1
S9W Ulrome	16/03943/PLF	Outbuilding North West Of Manor Farm, Main Street, Lissett	Ulrome	31/08/2017	1	1	1
S385W Bridlington	17/00071/PLF	16 South Cliff	Bridlington	22/09/2017	1	1	0
S32W Keyingham	16/03116/PLF	Keyingham Disused Windmill, Mill Road	Keyingham	13/10/2017	1	1	1
S10W Bainton	16/01895/PLF	Low Farm, Kirkburn Road	Bainton	06/11/2017	2	2	2
L50 Goole	17/02866/PLF	The Old Post Office Victoria Street Goole	Goole	09/11/2017	9	9	9
S16 Asselby	17/02054/PLF	Box Tree Farm Main Street Asselby DN14 7HE	Asselby	10/11/2017	4	1	1
S36W Wilberfoss	17/00613/PLF	Warren House, York Road	Wilberfoss	14/11/2017	1	1	1
S6W Elstronwick	17/03296/SRNOT	Land To The West Beckside Villas, Back Lane, Danthorpe	Elstronwick	16/11/2017	1	1	1
S10 Allerthorpe	17/02881/PLF	6 Warren Farm Cottages Waplington Lane	Allerthorpe	17/11/2017	2	1	1
L36W Bubwith	16/03603/PLF	Disused Camp Site, Clay Lane, Breighton	Bubwith	08/12/2017	6	3	3
S348 Bridlington	17/03256/REM	135 Hilderthorpe Road Bridlington YO15 3EX	Bridlington	11/12/2017	2	2	2
S388W Bridlington	17/02874/PLF	North Mount Farm, Bempton Lane YO16 6XU	Bridlington	12/12/2017	2	2	2
S159W Beverley	17/02401/PLF	Land West Of 87 Norwood Grove HU17 9HR	Beverley	17/01/2018	1	1	1
S22 Flamborough	17/03441/PLF	Land To The South Of 34 Tower Street	Flamborough	17/01/2018	1	1	1
S22W Ottringham	17/03985/PLF	Wayside Cottage, Station Road HU12 0BJ	Ottringham	23/01/2018	1	1	0
S109W Goole	17/04050/PLF	33 Hook Road DN14 5JB	Goole	29/01/2018	4	4	3
S17W Twin Rivers	17/01986/PLF	Causeway Farm, Kings Causeway, Adlingfleet DN14 8DZ	Twin Rivers	15/02/2018	1	1	1
S15 North Cave	17/03392/PLF	Land To The West And Rear 51 Westgate	North Cave	16/02/2018	1	1	1
L1 Full Sutton	17/03020/PLF	Land To The West Of Poplar Farm Hatkill Lane	Full Sutton	09/03/2018	7	7	7
S22W Aldbrough	17/03995/PLF	Hill Farm, East Newton Road HU11 4RT	Aldbrough	20/03/2018	4	1	1
S6 Allerthorpe	17/02803/PLF	Land To The South Of, Old Orchard, Main Street	Allerthorpe	28/03/2018	1	1	1
S42W Patrington	17/00583/PLF	Park Farm, Winestead Ings Lane	Patrington	29/03/2018	1	1	0
S7W Welwick	17/04034/PLF	Land And Buildings South Of Elder Lodge Row Lane, Welwick HU12 0SA	Welwick	31/03/2018	3	3	3

Appendix F: Non-major sites with permission

S30W Preston	17/01009/PLF	Land And Buildings East Of Somerdon House, Neat Marsh Road	Preston	06/04/2018	4	4	4
S30W Newbald	17/03749/PLF	Land North East Of Mulberry House South Newbald Road	Newbald	10/04/2018	1	1	1
S61W Snaith/Cowick	18/00290/PLF	Land West Of 4 Buttle Lane DN14 9JD	Snaith/Cowick	27/04/2018	2	2	2
S8 Bewholme	17/03184/PLF	Field House Farm, North Road	Bewholme	01/05/2018	1	1	1
S6W Harpham	17/04126/PLF	Land South Of Greenbank, Station Road	Harpham	04/05/2018	1	1	1
S32 Thorngumbald	17/04156/REM	Land East Of Chatsworth Main Road Camerton	Thorngumbald	18/05/2018	1	1	1
S13W Reedness	17/03930/PLF	Glebe Cottage, Main Street	Reedness	24/05/2018	1	1	1
S47 Swanland	17/01335/PLF	Land South West And East Of Swanland Hill, West Leys Road	Swanland	11/06/2018	1	1	1
L9 Woodmansey	18/00762/REM	Land West Of Dene Park Sports Club, Beverley Road	Woodmansey	29/06/2018	5	5	5
S10 Lockington	18/00850/PLF	Wagon Shed Lockington Road Lund YO25 9TG	Lockington	06/07/2018	1	1	1
S10W Sproatley	18/00859/PLF	Land North East Of Westland, Main Road	Sproatley	16/07/2018	1	1	0
S14W Skerne/Wansford	18/00793/OUT	Land West Of 12 The Square	Skerne/Wansford	18/07/2018	1	1	1
S395W Bridlington	18/01110/PLF	88 Easton Road	Bridlington	18/07/2018	1	1	1
S22W Langtoft	18/01111/OUT	Land South of South Dene, Kilham Road,	Langtoft	20/07/2018	1	1	1
S28 Preston	17/04085/PLF	Land West Of 43 Main Street	Preston	06/08/2018	5	4	4
S28W Newport	18/00708/PLF	Land And Buildings North Of St Stephens House, 2 Main Road	Newport	20/08/2018	1	1	1
S22W Lund	18/00428/PLF	21A Eastgate	Lund	29/08/2018	1	1	1
S20W Newton On Derwent	17/04219/PLF	Land North Of Hall Farm Leach, Mask Lane	Newton On Derwent	05/09/2018	3	3	3
S14W Gowdall	18/00124/PLF	Erection of a dwelling (revised plans received)	Gowdall	05/09/2018	1	1	1
S171W Beverley	18/02245/PLF	24 Queens Road	Beverley	05/09/2018	1	1	1
S24W Aldbrough	18/02123/PLF	Land South of 4, East Newton Road	Aldbrough	10/09/2018	1	1	1
S70W South Cave	18/01329/PLF	Land East of 77, Church Street	South Cave	13/09/2018	1	1	1
L1 Aldbrough	18/01302/OUT	Site allocated in East Riding Local Plan ALD-B (Piggeries, Noth Street)	Aldbrough	18/09/2018	8	8	8
S13W Swinefleet	17/02767/PLF	Kings Head, 10 High Street	Swinefleet	26/09/2018	3	3	3
S14W Catwick	18/00039/PLF	Park Farm, Main Street	Catwick	26/09/2018	2	2	2
S22W Asselby	18/02149/PLF	Sheken, Main Street	Asselby	28/09/2018	2	2	1
S398W Bridlington	18/01845/PLF	39 Blackburn Avenue	Bridlington	01/10/2018	3	3	3
S10W Foston	18/00034/PLF	Land South West Of Tara, Brigham Lane, Brigham	Foston	05/10/2018	1	1	1

Appendix F: Non-major sites with permission

S2W Warter	18/01675/PLF	Land And Buildings At Nunburnholme Wold, Baggaby Hill	Warter	11/10/2018	1	1	1
S20 Lockington	18/02309/PLF	Lockington Methodist Chapel, Chapel Street	Lockington	11/10/2018	1	1	1
SI 1W Etton	18/02458/PLF	94 Main Street	Etton	29/10/2018	1	1	0
S32W Roos	17/03657/PLF	Land And Buildings North Of The Elms, Quaker Road, Owstwick	Roos	30/10/2018	1	1	1
S20W Fangfoss	17/02617/PLF	Land East Of The Chestnuts, Station Road	Fangfoss	13/11/2018	1	1	1
S5W Harpham	18/02539/PLF	Bridle Cottage, Main Street, Ruston Parva YO25 4DG	Harpham	13/11/2018	1	1	1
S62W Swanland	18/02525/OUT	Land West Of 25A Queensbury Way	Swanland	20/11/2018	1	1	1
SI 33 Beverley	18/02427/PLF	Land East Of 64 Holme Church Lane	Beverley	27/11/2018	2	2	2
S23W Beeford	18/01950/PLF	Wandale Farm, 1 Breeze Lane	Beeford	30/11/2018	2	2	1
SI 08W Hessle	18/02747/PLF	9 Chalfont Close	Hessle	30/11/2018	1	1	1
S8W Elstronwick	18/03332/AGRNOT	Vicarage Farm, Fieldend Lane	Elstronwick	07/12/2018	1	1	1
S78W Pocklington	18/03477/PLF	31 Market Place	Pocklington	07/12/2018	1	1	1
SI 1 Burton Fleming	18/03352/REM	Land North East Of 3 Wold Newton Road	Burton Fleming	11/12/2018	1	1	1
SI 10W Hessle	18/00610/PLF	Land North of 210 Boothferry Road	Hessle	13/12/2018	4	4	4
SI 69W Beverley	18/01672/PLF	Land Rear of 78 Holme Church Lane	Beverley	13/12/2018	2	2	2
S402W Bridlington	18/03309/PLF	16 Hermitage Road,	Bridlington	14/12/2018	1	1	1
S3W Grindale	18/01593/PLF	Land West of Argham Fields Free Range Egg Unit, Bartindale Road	Grindale	18/12/2018	1	1	1
S7W Harpham	18/03253/PLF	Land and Building West of Well Close Farm, Out Gates, Lowthorpe	Harpham	19/12/2018	1	1	1
S403W Bridlington	18/03640/OUT	174-180 Quay Road	Bridlington	19/12/2018	2	2	1
S79W Pocklington	18/03655/PLF	Chapman and Craddock, 67 London Street,	Pocklington	18/01/2019	4	4	4
S44W Patrington	18/03210/OUT	Land North of Tuney Garth, Hollym Road	Patrington	23/01/2019	1	1	1
S405W Bridlington	18/03419/PLF	11 Richmond Street,	Bridlington	28/01/2019	1	1	1
L8W Harpham	16/00743/PLF	Manor Farm, Cross Gates,	Harpham	29/01/2019	6	6	6
S59W Flamborough	18/03585/OUT	Land West of Spindrift 8, Hartendale Close	Flamborough	29/01/2019	1	1	1
S20W Bishop Wilton	18/00031/PLF	Land South of highfield Cottage 70	Bishop Wilton	30/01/2019	1	1	1
S48W Bampton	18/03229/PLF	Holly Farm, 16 Main Street, Buckton YO15 1HU	Bampton	05/02/2019	6	6	6
LI 15W Goole	18/03608/PLF	124-130 Boothferry Road,	Goole	06/02/2019	5	5	5
S71W South Cave	18/01696/PLF	Wold View, 49 Little Wold Lane	South Cave	19/02/2019	1	1	1
LI 16W Goole	18/02641/PLF	54 and 56 Burlington Crescent	Goole	21/02/2019	8	8	7
S35W Hook	18/02663/PLF	Land at Church Farm	Hook	21/02/2019	1	1	1
S50W Nafferton	18/03753/PLF	Nafferton Lodge, 22A North Street	Nafferton	22/02/2019	2	2	2
S65W Swanland	18/02160/OUT	Land North of Grange Farm, Kemp Road	Swanland	26/02/2019	1	1	1

Appendix F: Non-major sites with permission

SIW Tickton	18/04042/PLF	233 Hull Bridge Road	Tickton	26/02/2019	5	4	4
SI13 Driffield	18/01029/PLF	Land East Of Victoria Gardens, Victoria Road	Driffield	28/02/2019	4	4	4
S87W Market Weighton	18/03391/OUT	Land North Of 52B Holme Road Market Weighton YO43 3EP	Market Weighton	04/03/2019	1	1	1
S33W Thorngumbald	18/03983/PLF	Burstwick Freight Services, Station Road, Camerton	Thorngumbald	19/03/2019	2	2	2
S66W Swanland	18/01658/PLF	Land North of 2, 4 and 6, Mill Road	Swanland	20/03/2019	3	3	3
S49 North Ferriby	19/00208/PLF	"Land North Of The Beeches 7		22/03/2019	1	1	1
Woodgates Mount"	NORTH FERRIBY			28/03/2019	1	1	1
S8W Watton	19/00068/PLF	Barn at Standingholme Farm, Waton Carrs	Watton	26/09/2019	8	3	3
L14W Wold Newton	19/01220/REM	Land West Of Pear Tree Farm, Laking Lane	Wold Newton	07/10/2019	4	2	2
L11 Kilham	19/02684/OUT	Site allocated for development in East Riding Local Plan KIL-D (Land North of North Back Lane)	Kilham	24/10/2019	4	1	1
L38W Walkington	19/02999/PLF	40 West End	Walkington	07/11/2019	5	1	1
L9 Hutton Cranswick	19/01988/PLF	Site allocated for development in East Riding Local Plan CRA-B (Land South of The Green)	Hutton Cranswick	19/12/2019	8	4	4
L11 Bridlington	19/03357/PLF	Land West Of 9-17 Victoria Road	Bridlington	31/01/2020	4	3	3
S27 North Frodingham	19/03455/PLF	Land South Of 22, Main Street	North Frodingham	12/02/2020	2	1	1
S22 Seaton Ross	19/04196/PLF	Land North Of Keystone Garth, South End	Seaton Ross	02/04/2020	1	1	1
S27W Asselby	20/00075/OUT	Land East of Ivy House Cottage, Main Street, DN14 7HB	Asselby	03/04/2020	1	1	0
SI2W Ulrome	20/00008/PLF	Carel, Main Street, YO25 8TP	Ulrome	16/04/2020	1	1	1
S21W Cottingwith	19/03775/PLF	Land South of Sycamore Bungalow, Main Street, YO42 4TN	Cottingwith	29/04/2020	2	1	1
SI51W Beverley	20/00598/PLF	Land South Of 27 Nicholson Close	Beverley	05/05/2020	4	4	4
SI28W Goole	19/03700/PLF	Buchanan Hotel, 92 Weatherill Street, DN14 6EH	Goole	19/05/2020	1	1	1
SI1W Barmston	20/01004/PLF	Stable Cottage, The Paddock, Sands Lane,	Barmston	26/05/2020	1	1	1
SI38W Hornsea	20/00827/PLF	Land to the East of 16 Cliff Terrace	Hornsea	26/05/2020	1	1	1
SI39W Hornsea	20/01102/PLF	Ashburnam Guest House, 1 Victoria Avenue	Hornsea	27/05/2020	1	1	1
S42W Wilberfoss	20/00474/PLF	Land East of 3 Main Street, Wilberfoss, YO41 5NP	Wilberfoss	03/06/2020	2	2	2
S27 Bempton	20/00987/VAR	White House Farm, Buckton Gate	Bempton	04/06/2020	1	1	1
S25W Easttrington	19/04071/PLF	Land North of 6 Vicar Lane, Easttrington, DN14 7QF	Easttrington	05/06/2020	1	1	1
SI24W Goole	20/01070/PLF	81 Boothferry Road, DN14 6BB	Goole	09/06/2020	1	1	1
SI25W Goole	20/00919/PLF	34 Pasture Road, DN14 6EZ	Goole	17/06/2020	1	1	0
S20 Welton	20/00874/VAR	Garden House, 10 Welton Old Road, Welton	Welton	24/06/2020	2	2	1

Appendix F: Non-major sites with permission

SI4 Langtoft	20/01013/PLF	The Ship Inn Scarborough Road Langtoft YO25 3TH	Langtoft	26/06/2020	1	1	1
SI14W Hessle	20/01059/OUT	Land North East of Tranby Park Cottage, Stockdove Wood, Jenny Brough Lane	Hessle	26/06/2020	2	2	2
S424W Bridlington	20/01197/PLF	2A Westgate, YO16 4QQ	Bridlington	30/06/2020	1	1	0
SI40W Hornsea	19/04210/PLF	Site of Woodlodge, Burton Road, HU18 1TQ	Hornsea	30/06/2020	1	1	1
S62W Flamborough	20/00922/PLF	Coastguard Station, Lighthouse Road, YO15 1AW	Flamborough	30/06/2020	4	3	2
SI2W Full Sutton	20/01324/PLF	The Paddocks, Hatkill Lane	Full Sutton	01/07/2020	1	1	0
S76W South Cave	20/00938/PLF	Land and Building South East of New Common Farm, Newfield Lane, HU15 2JP	South Cave	01/07/2020	3	2	1
S34 Hutton Cranswick	20/01320/VAR	Land West Of 13 The Green Hutton Cranswick YO25 9QU	Hutton Cranswick	02/07/2020	4	4	3
S6W North Dalton	20/01286/PLF	Star Inn, South End, YO25 9UX	North Dalton	06/07/2020	1	1	1
SI3W Huggate	20/00873/PLF	Land South of Hemsworth Farm, Church Street, YO42 1YF	Huggate	15/07/2020	1	1	1
S23 Welton	20/01131/VAR	Land South East Of Cara House Beck Lane Welton HU15 1PW	Welton	15/07/2020	1	1	1
SI2W Witherwick	20/01468/OUT	Land South of Laurel Cottage, 13 Church Lane, HU11 4TH	Witherwick	22/07/2020	1	1	1
S401W Bridlington	20/01023/PLF	Land East of 29 Jewison Lane, Sewerby, YO15 1DX	Bridlington	30/07/2020	3	3	3
S429W Bridlington	20/01218/PLF	5, 7 & 9 Haverdale Lane, YO16 4FE	Bridlington	31/07/2020	1	1	0
S66W Holme Upon Spalding Moor	19/01989/PLF	Waterside Farm, Selby Road, YO43 4EZ	Holme Upon Spalding Moor	31/07/2020	2	2	2
S67 Goole	20/01307/PLF	Land South Of 80 Carter Street	Goole	04/08/2020	1	1	1
SI31W Goole	20/01634/PLF	Mobile Phone Zone, 39 Pasture Road, DN14 6BP	Goole	05/08/2020	1	1	1
S24W Langtoft	20/00752/PLF	Old Sunday School, Back Street,	Langtoft	10/08/2020	6	6	6
L13W Airmyn	20/01280/PLF	John B Backhouse, 107 High Street, DN14 8LD	Airmyn	12/08/2020	1	1	1
S32 Elloughton	19/02261/PLF	Lloyds Pharmacy 47 Main Street Elloughton HU15 1JP	Elloughton	12/08/2020	1	1	1
S7W Bishop Burton	19/03076/PLF	North End Farm, North End,	Bishop Burton	12/08/2020	1	1	1
S27 North Frodingham	20/00756/PLF	Land South Of 22, Main Street	North Frodingham	12/08/2020	1	1	1
L1 Aldbrough	20/01192/PLF	Site allocated in East Riding Local Plan ALD-B (Piggeries, Noth Street)	Aldbrough	20/08/2020	5	5	5
L34 Bempton	19/01065/REM	Ringley Farm, 79 High Street	Bempton	20/08/2020	4	4	4
SI53 Bridlington	20/01333/PLF	Land South Of, 1 - 5 Westgate	Bridlington	26/08/2020	1	1	1
SI45W Driffield	19/04058/PLF	Building South West of Book End House, Westgate, YO25 6TJ	Driffield	26/08/2020	1	1	1

Appendix F: Non-major sites with permission

S42W Woodmansey	20/00760/OUT	Land South of Symota House, 17 Dene Close, HU6 0AB	Woodmansey	27/08/2020	1	1	1
S181W Beverley	20/00169/PLF	Listed Stable Block, 78 Lairgate,	Beverley	27/08/2020	1	1	1
S105W Hessle	20/40105/NONMAT	Land North And West Of Talbot Lodge, Woodfield Lane	Hessle	28/08/2020	1	1	1
S51W Elloughton	20/01885/VAR	Butler Boats, The Boat House, Saltgrounds Road, Brough, HU15 1ED	Elloughton	02/09/2020	2	2	2
S58W Elloughton	20/01002/PLF	Land West of 120 Welton Road, HU15 1LZ	Elloughton	03/09/2020	4	4	4
S381W Bridlington	20/00950/REM	Land North Of 41 St Johns Avenue West	Bridlington	03/09/2020	1	1	1
S152W Beverley	20/01706/PLF	The Brow, Figham Road	Beverley	04/09/2020	1	1	1
S12W Full Sutton	20/01693/VAR	The Paddocks, Hatkill Lane	Full Sutton	04/09/2020	1	1	1
S2W Rise	20/02220/VAR	Land and Buildings South West of Home Farm, Jubilee Lane	Rise	11/09/2020	2	2	2
S27W Eastrington	20/01633/PLF	Fromer Office, Kirkdene, Vicar Lane	Eastrington	15/09/2020	1	1	1
L3 Aldbrough	20/01701/PLF	36 North Street	Aldbrough	18/09/2020	1	1	1
S67W Holme Upon Spalding Moor	19/02895/PLF	Land North West of Arglam Grange, Arglam Lane, YO43 4HG	Holme Upon Spalding Moor	23/09/2020	1	1	1
S11W Skidby	20/01142/PLF	Land North of 3 South Rise, HU16 5UH	Skidby	23/09/2020	3	3	3
S49W Patrington	20/01531/PLF	Hildyard Arms, Market Place, HU12 0RA	Patrington	24/09/2020	1	1	1
S74W South Cave	20/02464/VAR	Land and Buildings West of 38, Pinfold, South Cave	South Cave	29/09/2020	1	1	1
S53W Nafferton	20/02038/PLF	7 Coppergate, YO25 4LL	Nafferton	29/09/2020	1	1	0
S21W Rudston	20/02291/PLF	Ivy Cottage, Long Street	Rudston	30/09/2020	3	3	3
S50W Patrington	18/00822/PLF	High Street Allotments, High Street, HU12 0RE	Patrington	30/09/2020	1	1	1
S88W Pocklington	20/01996/PLF	Land and Outbuilding North West of Bewlie, Poicklington Lane, Burnby	Pocklington	12/10/2020	1	1	1
S91 Hessle	20/02407/PLF	Land North East Of The Grange 74 Southfield	Hessle	13/10/2020	3	3	2
S55W Swanland	20/02055/PLF	Fair Acre, Kemp Road	Swanland	13/10/2020	1	1	0
S50W Kirk Ella	20/02248/VAR	32 The Fairway, West Ella	Kirk Ella	14/10/2020	1	1	1
S77W South Cave	20/01565/PLF	Land South of Wold View, 49 Little Wold Lane, HU15 2AZ	South Cave	15/10/2020	1	1	1
S333 Bridlington	19/02536/REM	Land North Of 15 Sands Lane Bridlington YO15 2JG	Bridlington	15/10/2020	1	1	1
S43W Burstwick	20/01408/PLF	Land South East of South Park Farm, Hedon Road, HU12 9HA	Burstwick	16/10/2020	1	1	1
S85W Cottingham	20/00306/PLF	Land East of The Lilacs, 68 Southwood Road, HU16 5AH	Cottingham	16/10/2020	1	1	1
S54W Kirk Ella	20/02495/OUT	Land South of 22 White Walk, HU10 7JH	Kirk Ella	16/10/2020	2	2	1
S81 Driffield	20/02498/PLF	Bay Horse Inn, North Street	Driffield	19/10/2020	1	1	1

Appendix F: Non-major sites with permission

SI4W Gowdall	20/02493/VAR	Land East of 15 Main Street	Gowdall	22/10/2020	1	1	0
S3W Burton Constable	20/00524/PLF	The Old Farm, West Newton Road, West Newton, HU11 4LP	Burton Constable	27/10/2020	1	1	1
S25W Middleton On The Wolds	20/00216/PLF	Land North East of 1 Crown Terrace, South Street, YO25 9ZH	Middleton On The Wolds	28/10/2020	3	1	1
S8 Hornsea	19/03704/PLF	Land North And West Of Burton House	Hornsea	28/10/2020	1	1	1
SI04W Hessle	20/02104/PLF	Land West Of The Bungalow 24B Swanland Road HU13 0LP	Hessle	29/10/2020	1	1	1
SI1W Riston	19/02904/PLF	Land and Buildings North of Prospect House, Catwick Lane, HU11 5JR	Riston	30/10/2020	1	1	1
SI26W Hornsea	20/01471/REM	Land North East Of Orchards End, The Rise	Hornsea	05/11/2020	6	1	0
L123A Driffield	20/00548/REM	62A Middle Street North	Driffield	05/11/2020	4	2	2
SI9W Fangfoss	20/02241/PLF	Pear Tree Farm, Main Street, Fangfoss, YO41 5QH	Fangfoss	06/11/2020	1	1	1
S36W Melbourne	20/01550/PLF	Land South of The Hollies, 14 Campey Lane, YO42 4RB	Melbourne	09/11/2020	1	1	1
S67W Snaith/Cowick	20/02871/PLF	Land And Building North East Of 7 High Street, West Cowick, , DN14 9DZ	Snaith/Cowick	13/11/2020	2	2	1
S44W Wilberfoss	20/01938/PLF	Boxers Barn, Boxers Cottage, Birker Lane,	Wilberfoss	13/11/2020	1	1	1
S53W North Ferriby	20/02831/OUT	Land East Of 36 New Walk	North Ferriby	20/11/2020	1	1	1
S27W Newton On Derwent	20/01596/PLF	Land West of Whitelands Granary, Main Street, YO41 4DB	Newton On Derwent	24/11/2020	1	1	1
SI2W Foston	20/01979/PLF	Gembling Primary School, Long Lane, Gembling, Yo25 8HR	Foston	27/11/2020	1	1	1
SI16W Hessle	20/02026/PLF	The Carriage House, Woodfield Lane, HU13 0ES	Hessle	30/11/2020	1	1	1
S41W Wilberfoss	20/02768/PLF	Land South East of Sandy Acres, Sand Lane, Wilberfoss, YO41 5PB	Wilberfoss	04/12/2020	1	1	1
S86W Cottingham	20/02565/PLF	Land East of 18 Westfield Road, HU16 5PG	Cottingham	07/12/2020	1	1	1
S28W Anlaby	20/02182/PLF	Land East of 1 Voases Lane, HU10 7BL	Anlaby	09/12/2020	1	1	1
S37W Walkington	20/01954/PLF	Tree Tops, 51A East End	Walkington	09/12/2020	2	2	2
S44W Bampton	20/03115/VAR	Outbuildings North of White House Farm, Buckton Gate, Buckton, YO15 1DH	Bampton	10/12/2020	4	3	3
L6 Hornsea	20/01606/PLF	Land To The North, East And South Of 1-3 Rise Terrace Southgate	Hornsea	10/12/2020	1	1	1
S39W North Frodingham	20/02173/REM	72 Main Street	North Frodingham	11/12/2020	5	5	5
L10 Goole	20/00584/PLF	Land North Of Oak Avenue	Goole	11/12/2020	1	1	1
S45W Bubwith	20/01276/PLF	Land and Buildings North of Gunby Hall	Bubwith	11/12/2020	2	2	2

Appendix F: Non-major sites with permission

S83W Market Weighton	20/03344/VAR	Land North Of 2 Linegate	Market Weighton	15/12/2020	2	2	1
S25W Beeford	20/02153/PLF	Manor Bungalow, 100A Main Street, YO25 8BD	Beeford	18/12/2020	3	3	3
S15W Skerne/Wansford	20/02218/REM	Manor Farm, Driffield Road, Wansford, YO25 8NT	Skerne/Wansford	07/01/2021	1	1	1
S20 Welton	20/02975/PLF	Garden House, 10 Welton Old Road, Welton	Welton	15/01/2021	1	1	1
S76W Cottingham	20/00789/PLF	Land West Of 33 Longmans Lane	Cottingham	15/01/2021	1	1	-1
S11W Wressle	20/02013/PLF	Intake Farm, Intake Lane	Wressle	15/01/2021	1	1	0
S16W Swinefleet	20/02439/PLF	Top Moors Farm, New Road, DNI4 8DT	Swinefleet	15/01/2021	1	1	1
S31W Anlaby	20/03222/PLF	Land North of 6 Anlaby Avenue, HU4 7SD	Anlaby	22/01/2021	1	1	1
S28W Newton On Derwent	20/02027/PLF	Ash House, Village Farm Court, YO41 4DH	Newton On Derwent	22/01/2021	1	1	1
S15W Full Sutton	20/02297/PLF	Wold View, Hatkill Lane, YO41 1HW	Full Sutton	26/01/2021	1	1	1
S105W Hessle	20/03801/VAR	Land North And West Of Talbot Lodge, Woodfield Lane	Hessle	27/01/2021	2	2	2
S26W Tickton	19/03930/OUT	Land South of Avalaon, Butt Lane, HU17 9SF	Tickton	27/01/2021	1	1	1
S24W Middleton On The Wolds	20/03449/PLF	40 South Street, Middleton-On-The-Wolds	Middleton On The Wolds	28/01/2021	1	1	1
S158W Beverley	19/02545/PLF	Wright Care Homes Uk Ltd, 3 The Old Racing Stables, Coombs Yard HU17 8DL	Beverley	28/01/2021	1	1	1
S27W Ellerton	20/02550/PLF	Land West of Springfield House, Main Street, YO42 4PB	Ellerton	28/01/2021	1	1	0
S7 Brantingham	20/03825/PLF	River House, 59 Cave Road	Brantingham	29/01/2021	2	2	2
S2W Driffield	20/03192/PLF	Land North of 147 Kelleythorpe, YO25 9HD	Driffield	29/01/2021	1	1	0
S12W Rowley	20/03969/PLF	Fox Covert Farm, Riplingham Road	Rowley	03/02/2021	1	1	1
S105W Hessle	19/03778/VAR	Land North And West Of Talbot Lodge, Woodfield Lane	Hessle	03/02/2021	1	1	1
S55W Kirk Ella	20/03329/PLF	Land South of 137 West Ella Road, HU10 7RN	Kirk Ella	04/02/2021	1	1	1
S136W Driffield	20/03993/PLF	Land West of 17, St John's Road	Driffield	05/02/2021	2	2	2
S137W Goole	20/03554/PLF	29 Estcourt Street	Goole	09/02/2021	1	1	1
S34W Roos	20/03899/OUT	Land North East of Hansa House, Main Street, HU12 0HB	Roos	12/02/2021	1	1	1
S65W Withernsea	20/04039/PLF	The Old Boatshed, 2 Seaside Road, HU19 2DL	Withernsea	15/02/2021	1	1	1
L16 EVERINGHAM AND HARSWELL	19/02315/PLF	Land North Of St Everildas Churchyard Main Street Everingham YO42 4JA	Everingham	16/02/2021	2	2	2
S45W Wilberfoss	20/01585/PLF	Land and Buildings East of Brook House Farm, 11 Middle Street, YO41 5NR	Wilberfoss	17/02/2021	1	1	0

Appendix F: Non-major sites with permission

S7W Halsham	20/03658/PLF	Country Cottage, Dalton Lane, HU12 0DG	Halsham	18/02/2021	1	1	1
S31W Newport	19/01695/PLF	Land and Buildings North of Thimblehall Farm, 55 Thimbelhall Lane, HU15 2PX	Newport	19/02/2021	1	1	1
S185W Beverley	20/04195/PLF	Land South of the Poplars, Park Avenue, HU19 2JU	Beverley	26/02/2021	3	3	3
S44W Rawcliffe	20/03793/PLF	The Old Free School, 86 High Street, DN14 8QL	Rawcliffe	26/02/2021	1	1	1
S17W Goodmanham	20/04183/PLF	Shude Rise, Goodmanham Road	Goodmanham	01/03/2021	1	1	1
S41W North Cave	20/04024/PLF	19 Westgate	North Cave	03/03/2021	1	1	0
S73W Swanland	20/02548/PLF	13 Mill Lane, HU14 3PG	Swanland	03/03/2021	1	1	1
S9 Atwick	20/03387/PLF	Church Farm, Church Lane	Atwick	05/03/2021	2	2	2
S34W Willerby	20/04022/PLF	Land North of 2 Kenwardly Road, HU10 6LY	Willerby	06/03/2021	1	1	1
S177W Beverley	20/04135/VAR	8 Newbegin, HU17 8EG	Beverley	10/03/2021	1	1	1
S13 Roos	20/04231/PLF	Land East Of The Paddock South End	Roos	12/03/2021	1	1	1
S56W Elloughton	20/04171/VAR	Land East of Freshfield, Stockbridge Road, HU15 1HP	Elloughton	16/03/2021	1	1	1
S45W Welton	20/00388/PLF	8 Parliament Street, Welton, HU15 1PA	Welton	16/03/2021	1	1	0
S34W Thorngumbald	20/04110/PLF	Joharra, Station Road, Camerton, HU12 9JN	Thorngumbald	18/03/2021	1	1	1
S55W Woodmansey	20/04092/PLF	Land West of 3 Queensway, HU17 0TL	Woodmansey	19/03/2021	4	4	4
L3 Carnaby	20/03909/VAR	22-24-26 Main Street	Carnaby	23/03/2021	1	1	1
S61W Withernsea	20/03665/PLF	Land North of 13, Hazel Avenue, Withernsea, HU19 2PQ	Withernsea	25/03/2021	1	1	1
S16W Skerne/Wansford	20/00798/PLF	Land East of 2 Railway Cottages, Wansford Road, YO25 5NJ	Skerne/Wansford	25/03/2021	1	1	0
S143W Hornsea	20/02770/PLF	Stainton Dale, Rolston Road, HU18 1XG	Hornsea	25/03/2021	2	2	1
S92W Market Weighton	20/03541/OUT	Brickyard Cottage, Hawling Road, YO43 3JR	Market Weighton	26/03/2021	1	1	1
S44W Walkington	20/04122/PLF	11 Northgate	Walkington	28/03/2021	1	1	1
S434W Bridlington	20/04053/PLF	183 Marton Gate, YO15 1DP	Bridlington	30/03/2021	7	5	5
S186W Beverley	20/03689/PLF	27 Lairgate, HU17 8ET	Beverley	07/04/2021	1	1	1
S16W Wetwang	20/02935/REM	Land South of 61, 63 and 65, Main Street	Wetwang	07/04/2021	1	1	1
S119W Hessle	21/00140/RRNOT	Gisburn Chippie, 25 Gisburn Road	Hessle	09/04/2021	1	1	1
S4W Thwing/Octon	20/04215/VAR	Unused Reservoir, Kilham Lane, Thwing	Thwing/Octon	09/04/2021	1	1	0
S51W Patrington	20/01164/PLF	Westlands Farm, Winestead Ings Lane, HU12 0NL	Patrington	13/04/2021	1	1	1
S21 Easington	20/04100/VAR	Land To The North Of East Mount Dimlington Road	Easington	13/04/2021	1	1	1
S35W Thorngumbald	21/00588/VAR	Land East Of Mulberry Hill, Main Road	Thorngumbald	13/04/2021	1	1	0
S32W Molescroft	20/01110/PLF	56 Woodhall Way, HU17 7BJ	Molescroft	16/04/2021	3	1	1
S44W Bubwith	20/03626/VAR	Staithe Street	Bubwith	16/04/2021	1	1	0

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S9W Catton	20/02842/PLF	Plantation Farm, Common Lane, YO41 1EW	Catton	16/04/2021	1	1	0
S74W Swanland	20/03599/OUT	Wood End, Greenstiles Lane, HU14 3NH	Swanland	16/04/2021	2	2	2
S10W Sancton	20/03932/PLF	Land North of Langdale Cottage, King Street	Sancton	22/04/2021	1	1	1
S10W Spaldington	21/00554/VAR	Land South of Rochester House, Main Street,	Spaldington	23/04/2021	1	1	0
S43W Walkington	21/00500/VAR	Site of Walkington House, Townend Road, HU17 8SY	Walkington	23/04/2021	1	1	1
L59 Bridlington	20/02681/PLF	Land West Of 25 Pinfold Street	Bridlington	26/04/2021	1	1	1
S118W Hessle	20/00718/PLF	Land East of 1 Park Avenue, HU13 0LR	Hessle	29/04/2021	1	1	1
S35W Leven	21/00822/PLF	Land South West of 7 High Stile, HU17 %NL	Leven	29/04/2021	5	3	3
S59W Holme Upon Spalding Moor	20/01450/PLF	Cross Keys Inn, 80 Moor End	Holme Upon Spalding Moor	29/04/2021	2	2	2
S140W Goole	21/00502/ORNOT	2 - 3 Mariners Court, Mariners Street	Goole	30/04/2021	1	1	1
S22 Seaton Ross	21/40070/NONMAT	Land North Of Keystone Garth, South End	Seaton Ross	30/04/2021	1	1	1
S28 Roos	21/00342/PLF	Land West Of The Paddock, South End	Roos	06/05/2021	1	1	1
S21 Aldbrough	21/00571/PLF	Land South West Of 9 Seaside Road Aldbrough HU11 4RX	Aldbrough	10/05/2021	1	1	1
S32W Rawcliffe	20/04077/PLF	Black Horse Inn, Bridge Lane, DN14 8PN	Rawcliffe	12/05/2021	1	1	0
S57W Kirk Ella	21/00348/PLF	57 Elveley Drive, West Ella, HU10 7RX	Kirk Ella	20/05/2021	1	1	1
S29W Barmby On The Marsh	21/00479/PLF	Land East of Marshleigh, North Street	Barmby On The Marsh	21/05/2021	1	1	1
S40W Pollington	21/00271/PLF	Land North of Lilac Cottage, Poplar View, Main Street, DN14 0DH	Pollington	21/05/2021	1	1	1
S28W Ellerton	20/04165/PLF	Land East of Providence House, Main Street, YO42 4PB	Ellerton	24/05/2021	1	1	1
S75W Swanland	21/00574/PLF	Land West of Wood End, Greenstiles Lane, HU14 3NH	Swanland	25/05/2021	1	1	0
S11W Spaldington	20/02605/PLF	Chestnut Farm, Holme Road, DN14 7NB	Spaldington	26/05/2021	1	1	1
S90W Pocklington	20/03104/PLF	The Dairy and Fold Yard Cottage, Carr Farm, Carr Lane, YO42 INT	Pocklington	04/06/2021	2	2	2
S17W Skerne/Wansford	20/02920/PLF	Land and Outbuildings East of Pleasant Wood Farm, Nafferton Road, YO24 8NT	Skerne/Wansford	07/06/2021	1	1	1
S438W Bridlington	21/00357/PLF	Land North West of 5 Marton Gate, YO16 6YS	Bridlington	09/06/2021	1	1	-6
S66W Withernsea	21/01320/PLF	Cedarfoss House, 55 Hull Road, HU19 2EE	Withernsea	11/06/2021	1	1	1
S39 Elloughton	21/00553/PLF	Dale Road Reservoir Dale Road Elloughton	Elloughton	11/06/2021	1	1	1
S47W Bempton	21/00296/PLF	Land South East of 3 Pump Lane, YO15 1HZ	Bempton	11/06/2021	1	1	1
S43W Bempton	21/00296/PLF	80 High Street, Bempton, YO15 1HP	Bempton	11/06/2021	1	1	0
S54W Nafferton	21/01427/PLF	Site of Westholme, 27 Westgate, YO25 4LJ	Nafferton	18/06/2021	2	2	2
S86 Beverley	21/00433/PLF	Land North Of 1 Beaver Road	Beverley	24/06/2021	1	1	-1
S3 East Garton	21/01372/VAR	Brimahar, Lowfield Lane, Fitling	East Garton	24/06/2021	2	2	2

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S60W North Ferriby	20/02043/PLF	9 High Street, HU14 3JZ	North Ferriby	24/06/2021	1	1	1
S87W Howden	21/00755/PLF	3 Buttfield Road, DN14 7DW	Howden	30/06/2021	1	1	1
S79 Hornsea	20/03729/REM	Land East Of 3 Strawberry Gardens	Hornsea	01/07/2021	1	1	0
S22 Newport	21/00481/VAR	Mafeking View, 6 Wallingfen Lane	Newport	01/07/2021	1	1	0
S58W Gilberdyke	21/01688/VAR	Rose Farm, Hive Lane, Hive, HU15 2FR	Gilberdyke	01/07/2021	1	1	1
S76W Swanland	21/00262/OUT	Land East of Brentwood, Kemp Road, HU14 3LZ	Swanland	01/07/2021	4	4	4
S91W Pocklington	21/00542/PLF	Land North East of 8 Gus Walker Drive, YO42 2WA	Pocklington	01/07/2021	1	1	1
S50 Holme Upon Spalding Moor	21/01040/PLF	Market Weighton Road Reservoir, Market Weighton Road,	Holme Upon Spalding Moor	07/07/2021	1	1	1
S17W Wetwang	20/04283/PLF	Land and Building South East of The Beeches, 2 Beverley Road, YO25 9XR	Wetwang	08/07/2021	1	1	1
S73W Howden	21/00955/VAR	Land South Of May Cottage, 10 The Willows	Howden	09/07/2021	4	1	1
S21W Newton On Derwent	21/01717/VAR	W G & H Horsley, Road Haulage Depot, Main Street	Newton On Derwent	09/07/2021	1	1	0
S56W Kirk Ella	21/01200/PLF	99 South Ella Way, HU10 7LZ	Kirk Ella	14/07/2021	2	2	2
S44W North Frodingham	21/01797/PLF	Land North East of 49 Main Street, YO25 8LA	North Frodingham	15/07/2021	1	1	0
S41W Pollington	21/00242/PLF	Home Farm, Main Street, DN14 0DW	Pollington	16/07/2021	1	1	0
S8W Halsham	21/00078/PLF	Sandgate, North Road,	Halsham	16/07/2021	1	1	1
S144W Hornsea	21/00765/PLF	7 Trinity Road, Hornsea, HU18 1TE	Hornsea	16/07/2021	1	1	1
S30W Barmby On The Marsh	21/01718/PLF	Land West of high Bourne, North Street, Barmby on the Marsh, DN14 7HL	Barmby On The Marsh	23/07/2021	1	1	0
S57B Woodmansey	21/01224/PLF	Erection of replacement dwelling and detached double garage	Woodmansey	23/07/2021	1	1	0
S11W Harpham	21/01398/PLF	Keepers Cottage, Mill Lane, YO25 4AU	Harpham	23/07/2021	1	1	1
S56W Woodmansey	21/01422/PLF	Forge Cottage, 90 Hull Road, HU17 0TH	Woodmansey	23/07/2021	1	1	1
S22W Cottingwith	21/01547/OUT	Land West of Red Oaks, Langrickgate Lane, YO42 4TH	Cottingwith	29/07/2021	9	9	9
L45W Walkington	20/03809/PLF	Land to the Rear of 46 Little Weighton Road, HU178 8SP	Walkington	29/07/2021	1	1	1
S10 Allerthorpe	21/01026/PLF	6 Warren Farm Cottages Waplington Lane	Allerthorpe	29/07/2021	3	3	2
S42W Kirk Ella	21/01276/PLF	156 West Ella Road	Kirk Ella	30/07/2021	1	1	0
S22W Rudston	20/04191/PLF	Breeze Farm, Kilham Lane, Rudston YO25 4UU	Rudston	30/07/2021	1	1	0
S20 Middleton On The Wolds	21/00129/PLF	Middleton Lodge, Warter Road	Middleton On The Wolds	30/07/2021	1	1	0
S33W Molescroft	21/00932/PLF	Park House Farm, Malton Road, HU17 7RA	Molescroft	30/07/2021	2	2	2
S125 Beverley	21/01633/PLF	Land East Of Cartwright Lane Substation Cartwright Lane Beverley HU17 8NB	Beverley	05/08/2021	1	1	1

Appendix F: Non-major sites with permission

S187W Beverley	19/03338/PLF	Garage Block Adjacent 56 North Bar Without, Beverley, HU17 7AB	Beverley	05/08/2021	1	1	1
S3 Goodmanham	21/01759/PLF	"Grove Farm		06/08/2021	3	3	3
Goodmanham Road				06/08/2021	1	1	1
Goodmanham				06/08/2021	1	1	1
East Riding Of Yorkshire				09/08/2021	1	1	0
YO43 3HX"	Goodmanham			10/08/2021	1	1	1
S4W Boynton	19/03425/PLF	Cottage Farm, Main Street, Boynton, YO16 4XJ	Boynton	10/08/2021	1	1	1
S80W South Cave	21/01785/PLF	Little Dream House, 47 Little Wold Lane, South Cave, , HU15 2AZ	South Cave	11/08/2021	1	1	1
S23W Bishop Wilton	21/01825/PLF	Land South East Of Larch House, Main Street, Bishop Wilton, , YO42 ISS	Bishop Wilton	12/08/2021	1	1	1
S5W Kelk	20/02236/PLF	The Willows, Moor Lane, Little Kelk, YO25 8HG	Kelk	12/08/2021	1	1	1
S55W Elloughton	21/00466/PLF	Land Buildings East of Brookdale, 31 Brook Lane, HU15 1HY	Elloughton	17/08/2021	1	1	1
S23W Cottingwith	21/00677/PLF	Land North Of Middleton Farm, Main Street, East Cottingwith, YO42 4TN	Cottingwith	19/08/2021	1	1	0
S131W Hornsea	21/00973/PLF	P Wilson Joinery, Beacholme, Cliff Road	Hornsea	20/08/2021	1	1	1
S6W Kelk	20/03631/PLF	Great Kelk Methodist Church And Village Hall, Main Street, Great Kelk, , YO25 8HN	Kelk	24/08/2021	8	8	8
S18W Wetwang	21/00284/OUT	Land And Buildings North Of The Old Smithy, Main Street, Wetwang, , YO25 9XJ	Wetwang	25/08/2021	1	1	1
S210 Bridlington	21/01762/PLF	19 Trinity Road	Bridlington	25/08/2021	1	1	1
S14W Huggate	21/01768/PLF	Land And Buildings North Of Choughs The Green, Silver Street, Huggate, , YO42 1YA	Huggate	26/08/2021	3	3	3
S9 Everingham	21/02203/PLF	Field House Farm Thorpe Le Street Road Everingham YO42 4LH	Everingham	03/09/2021	3	3	3
L145W Hornsea	20/02974/PLF	Hornsea Pentecostal Church, Market Place, Hornsea, , HU18 1AP	Hornsea	15/09/2021	1	1	1
S15W Catton	21/00768/PLF	Former Joiners Shop, Main Street, High Catton, , YO41 1EL	Catton	15/09/2021	1	1	1
S66W Snaith/Cowick	21/01121/PLF	Chapel Of Rest, Church Lane, Snaith, , DN14 9HN	Snaith/Cowick	15/09/2021	1	1	1
S40W North Cave	21/02004/REM	Land South of 37 Westgate, HU15 2NG	North Cave	17/09/2021	1	1	1
S79W South Cave	21/02671/ORNOT	Rudstone Walk, West Hill	South Cave	17/09/2021	1	1	0
S71W Swanland	21/01646/PLF	Land To The Rear of 4, 6 & 8 West End, HU14 3PE	Swanland	20/09/2021	1	1	1

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S22W Goodmanham	21/01787/PLF	Serendipity, Fleetbeck Lane, Goodmanham, , YO43 3JD	Goodmanham	22/09/2021	1	1	1
S16 Twin Rivers	21/02211/PLF	Whitgift Methodist Church Main Street Whitgift DN14 8HL	Twin Rivers	22/09/2021	1	1	1
S20W Langtoft	21/01883/PLF	Land South Of Southend Farm, Front Street YO25 3TD	Langtoft	27/09/2021	2	2	2
S13W Etton	21/01685/PLF	Westwood Cottage, 84 Main Street, Etton, , HU17 7PQ	Etton	30/09/2021	2	2	2
S93W Pocklington	21/02316/PLF	Land West Of 27 Garths End, Pocklington, , YO42 2JB	Pocklington	30/09/2021	2	2	1
S19W Bishop Wilton	21/00872/PLF	Land South West Of Walgate House 57 Main Street	Bishop Wilton	01/10/2021	1	1	1
S149W Driffield	21/00288/PLF	Land East Of 46 St Johns Road, Driffield, YO25 6RS	Driffield	06/10/2021	1	1	1
S59W Holme Upon Spalding Moor	21/02918/VAR	Cross Keys Inn, 80 Moor End	Holme Upon Spalding Moor	06/10/2021	9	9	9
S42W Pollington	21/01588/PLF	Wellaville, Willow Lane, Pollington, , DN14 0DQ	Pollington	07/10/2021	1	1	1
S81W South Cave	21/01880/PLF	Rudstone Walk Farmhouse, West Hill, South Cave, , HU15 2AH	South Cave	08/10/2021	4	4	4
S150W Driffield	21/02174/PLF	11 Tennison Drive, Driffield, YO25 5AQ	Driffield	08/10/2021	7	7	7
S30W Anlaby	21/02655/PLF	Land South Of 19 Ditmas Avenue, Anlaby Common, , HU4 7SA	Anlaby	08/10/2021	1	1	1
S43W Pollington	21/02835/PIP	Land South And East Of The Courtyard, 4 Barn Close, Main Street, Pollington, , DN14 0DJ	Pollington	13/10/2021	1	1	1
S24W Asselby	21/01755/PLF	Land and Buildings South of Field House Farm, Main Street	Asselby	21/10/2021	1	1	0
S17W Sutton Upon Derwent	20/03327/PLF	Sutton Farm, Southwood Road, Sutton Upon Derwent, , YO41 4BU	Sutton Upon Derwent	26/10/2021	1	1	1
L7W Bilton	21/01616/PLF	Bilton Kennels, 138 Main Road	Bilton	27/10/2021	1	1	1
S188W Beverley	21/03009/PLF	Land North East Of 58 Swinemoor Lane. Beverley, , HU17 0JX	Beverley	01/11/2021	2	2	2
S111W Hessle	21/01531/PLF	Land East of Tranby Rise, Jenny Brough Lane	Hessle	01/11/2021	1	1	1
S69W Holme Upon Spalding Moor	21/02898/PLF	Southgates, Howden Road, Holme Upon Spalding Moor, , YO43 4BX	Holme Upon Spalding Moor	02/11/2021	2	2	2
S8 Foston	21/01457/PLF	Town Farm, Main Street	Foston	03/11/2021	6	6	-1
S146W Hornsea	21/02327/PLF	Sowerby FRS, 66 Newbegin, Hornsea, HU18 1AD	Hornsea	03/11/2021	1	1	0
S16W Catton	20/02983/PLF	Land North Of West Farm, Main Street, Low Catton, , YO41 1EA	Catton	04/11/2021	3	3	3
S77W Swanland	21/03100/PLF	Ewens Limited, Mere Cottage, 5 Main Street, Swanland, , HU14 3QP	Swanland	04/11/2021	1	1	1

Appendix F: Non-major sites with permission

S61W North Ferriby	21/02245/PLF	Outbuilding East Of 9 High Street, North Ferriby, , HUI4 3DF	North Ferriby	04/11/2021	1	1	1
S120W Hessle	20/03582/PLF	40 Southfield, Hessle	Hessle	04/11/2021	3	3	3
S64W Flamborough	21/02793/PLF	The Coffee Hutch, 8 High Street, Flamborough, YO15 1JX	Flamborough	08/11/2021	1	1	1
S40W Kilham	21/01528/PLF	Bay Horse Inn, Middle Street, Kilham, YO25 4RL	Kilham	11/11/2021	1	1	1
S189W Beverley	21/02296/PLF	19 North Bar Within, Beverley,	Beverley	12/11/2021	1	1	1
S441W Bridlington	21/02612/PLF	Four Of Diamonds, 10 Wellington Road, Bridlington, YO15 2BG	Bridlington	19/11/2021	1	1	1
S147W Hornsea	21/02632/PLF	Migma, 1 Wilton Road, Hornsea, HUI8 1QU	Hornsea	23/11/2021	1	1	0
S152W Driffield	21/00635/PLF	Land And Buildings West Of Arram House, Victoria Road, Driffield, YO25 6TY	Driffield	25/11/2021	5	5	5
S12W Skirlaugh	21/02484/PLF	Springfield House, Rise Road, Skirlaugh, Hull, HUI1 5BH	Skirlaugh	25/11/2021	1	1	1
S12W Barmston	21/02305/PLF	Fields Cottage, Bridlington Road, Fraisthorpe, Bridlington, YO15 3QP	Barmston	26/11/2021	1	1	1
S42W North Cave	21/02595/PLF	7 Nordham, North Cave, , HUI5 2LT	North Cave	26/11/2021	1	1	1
S32W Newbald	21/02436/PLF	Holmlea, South Newbald Road	Newbald	29/11/2021	1	1	1
L42W North Frodingham	21/03292/REM	Land West Of Alderson Mews, Main Street	North Frodingham	30/11/2021	1	1	1
S133W Hornsea	21/02456/PLF	Land South of Lapstone, The Leys,	Hornsea	01/12/2021	1	1	1
S442W Bridlington	21/03748/ORNOT	MHI Limited, 1 North Street, Bridlington, YO15 2DZ	Bridlington	02/12/2021	1	1	1
S1W Tickton	21/03831/VAR	233 Hull Bridge Road	Tickton	06/12/2021	1	1	1
S21 Asselby	21/03732/PLF	Land North Of Street View, Main Street	Asselby	08/12/2021	1	1	1
S20W Hayton	21/02408/PLF	Land And Building North East Of Bridge Farm, York Road, Hayton, YO42 1RJ	Hayton	10/12/2021	2	2	2
S15W Everingham	21/03739/PLF	Land North Of Cornerways, Thorpe Le Street Road	Everingham	21/12/2021	2	2	2
S41W North Frodingham	21/02298/PLF	Land South Of 34 Main Street	North Frodingham	22/12/2021	2	2	1
S24B Rudston	21/01129/PLF	Land East Of Oakdale, East Gate	Rudston	23/12/2021	1	1	1
S34W Molescroft	21/02854/PLF	Land South Of 223, Woodhall Way	Molescroft	05/01/2022	1	1	1
S24B Skipsea	21/04046/AGRNOT	Smiddys Farm, Cleeton Lane	Skipsea	11/01/2022	3	3	2
S23W Aldbrough	21/01181/PLF	Land and Buildings North of 32 Carlton Lane	Aldbrough	18/01/2022	1	1	0
S19W Hayton	21/01327/PLF	Land North West of Ivy House, York Road, Hayton, YO42 1RJ	Hayton	20/01/2022	1	1	1
S34 Swanland	21/00265/VAR	Land West Of Ashford, North Drive, HUI4 3QU	Swanland	20/01/2022	1	1	1
S38W Melbourne	21/03495/PLF	Land East Of April Cottage, Main Street	Melbourne	21/01/2022	1	1	1

Appendix F: Non-major sites with permission

S443B Bridlington	21/04022/PLF	6 Hilderthorpe Road	Bridlington	21/01/2022	1	1	1
S34W Preston	21/04153/PLF	Froghall Farm, Wyton Road	Preston	21/01/2022	1	1	1
S30B Seaton Ross	21/03430/PLF	Dial Farm, Seaton Common Lane	Seaton Ross	27/01/2022	4	4	3
SI I Holmpton	21/03885/PLF	Land South East Of Old Fold Yard School Lane Holmpton HU19 2QS	Holmpton	27/01/2022	1	1	0
S43B North Cave	21/01361/PLF	Land South Of 4, High Road, Everthorpe	North Cave	28/01/2022	1	1	1
SI 1W Humbleton	21/04023/PLF	Land East Of Joiners Shop Cottage, Main Road	Humbleton	03/02/2022	8	8	7
S20 Middleton On The Wolds	21/04079/PLF	Middleton Lodge, Warter Road	Middleton On The Wolds	03/02/2022	1	1	1
S9W Sproatley	21/02703/PLF	Morris House, Raleigh Drive	Sproatley	03/02/2022	3	3	3
S89W Cottingham	21/04017/PLF	Hambleton, 64 Southwood Road	Cottingham	03/02/2022	1	1	1
L6 Hornsea	21/03026/PLF	Land To The North, East And South Of 1-3 Rise Terrace Southgate	Hornsea	11/02/2022	1	1	1
S29W Anlaby	20/03726/PLF	49 Lowfield Road	Anlaby	11/02/2022	1	1	1
SI 91W Beverley	21/00915/PLF	Land North West Of 25, Cherry Tree Terrace	Beverley	14/02/2022	5	5	-2
S59W Elloughton	21/02326/PLF	Land East Of 16, Sands Lane	Elloughton	14/02/2022	2	2	1
S444W Bridlington	21/03455/PLF	Land And Building South Of 9, Haverdale Lane	Bridlington	17/02/2022	1	1	1
S37W Bubwith	21/04485/PLF	Land South Of Brighton House Farm, Clay Lane YO8 6DH	Bubwith	17/02/2022	1	1	1
S29W Easington	21/04571/PLF	Land North Of 18, Dimlington Bungalows	Easington	02/03/2022	2	2	2
S445B Bridlington	21/02967/PLF	57 Wellington Road	Bridlington	03/03/2022	8	8	7
S446W Bridlington	21/04642/PLF	25 Prospect Street	Bridlington	03/03/2022	7	7	6
SI 1W Ulrome	21/02834/PLF	Land and Stable North of Patroit Cottage, Main Street	Ulrome	03/03/2022	2	2	2
S90W Cottingham	21/04095/PLF	Land South Of 78, New Village Road	Cottingham	09/03/2022	1	1	1
S8W Paull	22/00048/REM	Land and Buildings South of Paull Primary School, Main STreet, HU12 8AW	Paull	10/03/2022	1	1	1
SI 53B Driffield	21/01876/PLF	39 Exchange Street	Driffield	10/03/2022	1	1	1
S67W Snaith/Cowick	21/01953/PLF	9 Beast Fair	Snaith/Cowick	15/03/2022	6	6	5
S447W Bridlington	21/02181/PLF	Land And Building East Of 14, St Johns Walk	Bridlington	16/03/2022	3	3	3
S58W Kirk Ella	21/03325/PLF	Red Farm, School Lane	Kirk Ella	16/03/2022	3	3	3
S7W Elstronwick	21/04657/VAR	Land To The West Beckside Villas, Back Lane, Danthorpe	Elstronwick	16/03/2022	1	1	1
SI 4W Seaton	21/01313/PLF	Land North West Of Seaton Manor, Breamer Lane	Seaton	17/03/2022	1	1	1
SI 41W Goole	22/00166/CLP	36 Jefferson Street	Goole	17/03/2022	1	1	1
S91B Cottingham	21/03300/AGRNOT	Pillwood Farm, Dunswell Road	Cottingham	18/03/2022	1	1	1
S350 Bridlington	21/03482/PLF	Land Rear Of 62 Easton Road Bridlington YO16 4DB	Bridlington	18/03/2022	1	1	1

Appendix F: Non-major sites with permission

S18W Skerne/Wansford	21/04010/PLF	South West Of Garden Cottage, Carr Lane	Skerne/Wansford	18/03/2022	2	2	2
S9W Yapham	21/03799/PLF	Yapham Grange, Keldspring Lane, Yapham Mill	Yapham	21/03/2022	1	1	0
L36W Bubwith	21/04339/PLF	Disused Camp Site, Clay Lane, Brighton	Bubwith	24/03/2022	1	1	1
S18W Leconfield	21/04309/PLF	Land And Outbuildings North West Of 20, Old Road	Leconfield	25/03/2022	4	4	4
S41W Kilham	21/04649/PLF	W J Harrison And Sons, Church Street	Kilham	25/03/2022	1	1	1
S15W Seaton	21/04705/PLF	Land And Buildings East Of Hind House, Harsell Lane	Seaton	28/03/2022	1	1	1
S67W Withernsea	21/01935/PLF	6 Chestnut Grove	Withernsea	28/03/2022	1	1	1
S32W Barmby On The Marsh	22/00221/PLF	Land East Of Pear Tree House, North Street	Barmby On The Marsh	31/03/2022	1	1	1
S35W Woodmansey	18/03730/PLF	Springdale Stud, Long Lane	Woodmansey	31/03/2022	2	2	2
S46W Walkington	21/03606/PLF	Land North Of Bramley Cottage 37A, East End	Walkington	31/03/2022	2	2	1
S92W Cottingham	20/02441/PLF	Land And Building East Of 1 North Houses, Dunswell Road	Cottingham	01/04/2022	1	1	1
L141 Beverley	21/04586/PLF	Keldgate Manor, Keldgate	Beverley	05/04/2022	5	5	5
S6W Coniston	20/03303/PLF	Field House Farm, Coniston Lane, Thirtleby	Coniston	07/04/2022	3	3	2
S82W South Cave	21/03890/PLF	Land North West Of Wold Close 76, Beverley Road	South Cave	07/04/2022	1	1	1
S12W Bainton	22/00296/PLF	Stores And Land, South Lane	Bainton	14/04/2022	1	1	1
L78 SWANLAND	21/03137/OUT	Land West Of 10, West Leys Road	Swanland	22/04/2022	2	2	2
L123 HESSLE	22/00366/ORNOT	21A Northgate Hessele	Hessele	28/04/2022	2	2	2
L124 HESSLE	21/03196/PLF	1-3 Riverside Cottages Cliff Road Hessele	Hessele	03/05/2022	1	1	1
L172 BEVERLEY	22/00319/PLF	Minster Garth Guest House, 2 Keldgate, Beverley, HU17 8HY	Beverley	05/05/2022	4	4	4
L68 West Cowick	21/03602/PLF	The Coach House Grange Road West Cowick	Snaith/Cowick	06/05/2022	3	3	3
L281 Bridlington	20/01762/PLF	Car Showroom 35 Holyrood Avenue	Bridlington	10/05/2022	1	1	1
L193 BEVERLEY	22/00554/PLF	26 - 28 Lairgate Beverley	Beverley	12/05/2022	2	2	2
L448 Bridlington	21/04508/PLF	4 Marshall Avenue	Bridlington	12/05/2022	1	1	1
L456 Bridlington	22/00857/PLF	26 North Street, Bridlington, , YO15 2DY	Bridlington	13/05/2022	4	4	4
L83 MARKET WEIGHTON	22/00438/PLF	Land North Of 2 Linegate	Market Weighton	13/05/2022	2	2	2
L35 ROOS	22/00665/PLF	Poplar Farm, Hilston Road	Roos	13/05/2022	2	2	2
L16 GARTON ON THE WOLDS	21/02444/PLF	Land West Of Boxwood House, Main Street, Garton On The Wolds, YO25 3EU	Garton	13/05/2022	2	2	2
L74 HESSLE	21/02977/PLF	Land East of 79 Bedford Road	Hessele	13/05/2022	1	1	1
L33 Pollington	21/03030/PLF	Land South Of Oakwood Park	Pollington	16/05/2022	2	2	1
L25 BARMBY MOOR	21/00764/PLF	Land WEst of Holborn Farm House, Main Street, Barmby Moor, YO42 4EF	Barmby Moor	16/05/2022	1	1	1

Appendix F: Non-major sites with permission

L71 HOLME ON SPALDING MOOR	22/00840/OUT	Land And Buildings North Of 10 Runner End, Holme Upon Spalding Moor, , YO43 4EP	Holme Upon Spalding Moor	16/05/2022	1	1	1
L95 MARKET WEIGHTON	22/00868/ERNOT	52 Market Place Market Weighton YO43 3AL	Market Weighton	17/05/2022	4	4	4
L44 NORTH FRODINGHAM	22/00970/PLF	Land North East of 49 Main Street, YO25 8LA	North Frodingham	19/05/2022	1	1	1
L194 BEVERLEY	22/00919/PLF	10 Sloe Lane, Beverley, HU17 8ND	Beverley	23/05/2022	1	1	1
L55 HEDON	21/03659/PLF	Land South Of Casamia, Ainslie Road	Hedon	23/05/2022	1	1	1
L36 ROOS	21/03308/PLF	Land South Of 1, Main Street	Roos	24/05/2022	1	1	1
L88 HOWDEN	21/00993/PLF	Minster View Hotel 2 - 3 Corn Market Hill. Howden, DN14 7BU	Howden	25/05/2022	1	1	1
L13 Brind	22/00690/PLF	Ager Farm , Brind Lane	Wressle	27/05/2022	2	2	2
L18 SUTTON UPON DERWENT	21/03205/PLF	Dalton House, Main Street, Sutton Upon Derwent, YO41 4BT	Sutton Upon Derwent	01/06/2022	3	3	3
L49 SWANLAND	22/00838/PLF	Land South Of Carlton House, 8 West Leys Road	Swanland	09/06/2022	1	1	1
L68 WITHERNSEA	22/00897/PLF	David Scaife, 153 Queen Street	Withernsea	10/06/2022	1	1	1
L34 NEWBALD	21/04211/PLF	3 The Green North Newbald YO43 4SA	Newbald	15/06/2022	2	2	2
L69 WITHERNSEA	21/04056/PLF	Chip-Munks 249 Queen Street Withernsea HU19 2HH	Withernsea	17/06/2022	2	2	2
L149 HORNSEA	21/00688/PLF	Southorpe Farm, Southorpe Road, Hornsea, HU11 5RL	Hornsea	17/06/2022	1	1	1
L148 HORNSEA	22/00478/PLF	Land North Of 25, Rawson Way	Hornsea	17/06/2022	1	1	1
L192 BEVERLEY	21/04604/PLF	Tower House, 65 North Bar Within	Beverley	20/06/2022	1	1	1
L39 STAMFORD BRIDGE	22/00361/PLF	Land South Of The Coach House 3 Burtonfield Barns, Roman Road, Stamford Bridge, YO41 1SA	Stamford Bridge	22/06/2022	1	1	1
L6 MILLINGTON	21/04490/PLF	Grimthorpe Manor, Givendale Road, Great Givendale, YO42 ITS	Millington	22/06/2022	1	1	1
L449 Bridlington	22/00731/PLF	25 Victoria Road	Bridlington	24/06/2022	1	1	1
L37 Thorngumbald	22/00864/PLF	Land East Of Mulberry Hill, Main Road	Thorngumbald	29/06/2022	3	3	2
L2 BEVERLEY	22/01383/PLF	9 Ladygate	Beverley	29/06/2022	1	1	1
L9 ATWICK	22/00461/PLF	Church Farm, Church Lane	Atwick	30/06/2022	4	4	3
L450 Bridlington	22/00110/PLF	38 Marshall Avenue	Bridlington	05/07/2022	1	1	1
L44 Patrington	22/00207/OUT	Land North of Tuney Garth, Hollym Road	Patrington	06/07/2022	8	8	8
L27 Foggathorpe	22/01247/PLF	Grange Farm, Laytham Road, Foggathorpe, YO8 6PR	Foggathorpe	06/07/2022	2	2	2
L9 FRIDAYTHORPE	21/04319/PLF	Land End Of Botlands Slack Track, Green Lane	Fridaythorpe	06/07/2022	1	1	1
L33 BARMBY ON THE MARSH	22/01431/PLF	Manor Farm, High Street, Barmby On The Marsh, DN14 7HU	Barmby On The Marsh	11/07/2022	1	1	1
L84 SOUTH CAVE	20/01880/PLF	54 West End	South Cave	13/07/2022	1	1	1

Appendix F: Non-major sites with permission

L93 COTTINGHAM	22/00117/PLF	Units 6, 7, 8 And 9 Kings Parade, King Street, Cottingham	Cottingham	14/07/2022	1	1	1
L47 WITHERNSEA	22/00654/PLF	Withernsea Police Station Railway Crescent Withernsea HUI9 2HF	Withernsea	14/07/2022	1	1	1
L18 Hayton	22/01522/PLF	Land North East Of The Paddock, Town Street	Hayton	15/07/2022	1	1	1
L58 Woodmansey (village)	21/04458/PLF	Land And Buildings West And South Of Fieldview Cottage, Long Lane	Woodmansey	20/07/2022	8	8	7
L451 Bridlington	22/01551/ERNOT	1 St Johns Avenue	Bridlington	20/07/2022	1	1	1
L45 Bubwith	22/01139/PLF	Land and Buildings North of Gunby Hall	Bubwith	22/07/2022	7	7	7
L83 SOUTH CAVE	22/00066/PLF	Land And Buildings To The West And North West Of Dormy Cottage 48, Pinfold	South Cave	22/07/2022	2	2	1
L60 ELLOUGHTON CUM BROUGH	21/04721/PLF	Land South Of 1, Main Street	Elloughton	27/07/2022	1	1	1
L24 BARMBY ON THE MARSH	20/04308/PLF	The Paddock North Street Barmby On The Marsh DNI4 7HL	Barmby On The Marsh	27/07/2022	1	1	1
L6 BURTON AGNES	21/04393/PLF	Land North of Aysgarth House, Holme View Court	Burton Agnes	29/07/2022	1	1	1
L142 GOOLE	22/00124/PLF	Heptonstalls Solicitors, 3 - 15 Gladstone Terrace, Estcourt Terrace, Goole, DNI4 5AQ	Goole	05/08/2022	4	4	3
L40 KEYINGHAM	22/00195/PLF	Site Of Rossall, Ottringham Road, Keyingham, HUI2 9RX	Keyingham	05/08/2022	1	1	1
L94 MARKET WEIGHTON	21/03891/PLF	Land South West Of 12, Princess Road	Market Weighton	08/08/2022	6	6	6
L62 NORTH FERRIBY	22/01014/PLF	Land South Of Melton Close 1, Melton Road	North Ferriby	09/08/2022	1	1	1
L13 SPROATLEY	22/00625/PLF	The Old Rectory, Church Lane	Sproatley	11/08/2022	1	1	1
L19 Leconfield	22/00428/PLF	20 Old Road, Leconfield, , HUI7 7NH	Leconfield	12/08/2022	2	2	2
L15 REEDNESS	21/03342/PLF	Elm Tree Farm, Main Street	Reedness	18/08/2022	3	3	3
L42 NORTH FRODINGHAM	22/01459/PLF	Land West Of Alderson Mews, Main Street	North Frodingham	18/08/2022	1	1	1
L195 BEVERLEY	22/01077/PLF	79A Swinemoor Lane Beverley HUI7 0LY	Beverley	19/08/2022	1	1	1
L36 MELBOURNE	21/04523/PLF	Land South of The Hollies, 14 Campey Lane, YO42 4RB	Melbourne	19/08/2022	1	1	1
L30 Anlaby	21/04686/PLF	"The Red Lion 13 Wilson Street Anlaby East		22/08/2022	1	1	1
Riding Of Yorkshire HUI0 7AN"	Anlaby			24/08/2022	1	1	1

Appendix F: Non-major sites with permission

L16 HOLMPTON	22/01652/PLF	The George And Dragon Main Road Holmpton HUI9 2QR	Holmpton	05/09/2022	9	9	8
L65 FLAMBOROUGH	21/04467/PLF	Manor Cottage, Church Street	Flamborough	07/09/2022	4	4	4
L16 CARNABY	19/00623/CLE	Little Eden Country Park, Bridlington Bay Road	Carnaby	16/09/2022	1	1	1
L21 Fangfoss	22/00164/PLF	Manor Ford, Highfield Lane	Fangfoss	22/09/2022	1	1	1
L39 KEYINGHAM	22/01835/ERNOT	Chapel Cottage Cafe, Chapel Lane	Keyingham	23/09/2022	1	1	1
L1 RIMSWELL	21/02798/PLF	Outbuildings North Of Little Newsome Farm, Arables Lane, Winestead	Rimswell	29/09/2022	1	1	1
SI 64W Beverley	21/01682/REM	Carmel Cottage, Denton Street	Beverley	29/09/2022	1	1	1
L397 Bridlington	21/01745/PLF	Land East Of 132 - 144 Scarborough Road Bridlington YO16 7PJ	Bridlington	29/09/2022	1	1	1
L452 Bridlington	21/04268/PLF	Land West Of 84, Kingsgate	Bridlington	29/09/2022	1	1	1
L12 Fraisthorpe	22/01715/PLF	Fields Cottage, Bridlington Road, Fraisthorpe, Bridlington, YO15 3QP	Barmston	29/09/2022	1	1	1
L35 MOLESCROFT	22/02441/PLF	Garage West Of 221, Woodhall Way	Molescroft	29/09/2022	1	1	1
L3 GOOLE FIELDS	22/02199/PLF	Bankside Farm, Swinefleet Road	Goole Fields	30/09/2022	1	1	1
L9 HALSHAM	22/02546/PLF	Little Farm, Rimswell Road	Halsham	03/10/2022	1	1	1
L111 HESSLE	22/02544/PLF	Land East of Tranby Rise, Jenny Brough Lane	Hessle	04/10/2022	2	2	1
L70 HOLME ON SPALDING MOOR	22/02073/OUT	Forest Farm , Skiff Lane	Holme Upon Spalding Moor	06/10/2022	9	9	9
L85 HOWDEN	22/02034/PLF	Land South East of 12 Kensington Gardens, DN14 7JN	Howden	06/10/2022	4	4	4
L53 NORTH FERRIBY	21/03987/PLF	Land East Of 36 New Walk	North Ferriby	06/10/2022	1	1	1
L15 GARTON ON THE WOLDS	20/03339/PLF	The Old Methodist Chapel, Main Street	Garton	07/10/2022	2	2	2
L44 Bempton	22/00816/PLF	Land North Of 54, High Street	Bempton	07/10/2022	1	1	1
L460 Bridlington	22/01361/PLF	69 New Burlington Road Bridlington YO15 3HU	Bridlington	11/10/2022	2	2	2
L155 Driffield	22/01552/PLF	Land East Of 41 Eastgate South Driffield YO25 6LW	Driffield	12/10/2022	1	1	1
L125 HESSLE	22/02135/PLF	40 Davenport Avenue Hessle	Hessle	12/10/2022	1	1	1
L31 SEATON ROSS	22/02491/OUT	Land To North West Of Cross Cottage , North End	Seaton Ross	14/10/2022	2	2	2
L70 West Cowick	22/02559/PLF	Land North Of Stone Lee High Street West Cowick DN14 9EB	Snaith/Cowick	14/10/2022	1	1	1
L46 WILBERFOSS	21/04341/PLF	Land East Of The Firs, Sand Lane	Wilberfoss	17/10/2022	2	2	1
L196 BEVERLEY	22/01933/PLF	Morton House Morton Lane Beverley	Beverley	17/10/2022	1	1	1
L32 BARMBY ON THE MARSH	22/02552/PLF	Land East Of Pear Tree House, North Street	Barmby On The Marsh	21/10/2022	1	1	1

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L26 Foggathorpe	22/02574/CLE	6 New Holland Country Park , Bell Lane	Foggathorpe	21/10/2022	1	1	1
L62 ELLOUGHTON CUM BROUGH	21/04588/OUT	Land North Of 27 Haven Avenue Brough HUI5 IDP	Elloughton	26/10/2022	2	2	1
L453 Bridlington	22/02097/PLF	Langleys, 56 Tennyson Avenue	Bridlington	26/10/2022	1	1	1
L13 SKIRLAUGH	22/00991/PLF	Sun Inn Church Lane Skirlaugh HUI1 5EU	Skirlaugh	28/10/2022	7	7	7
L454 Bridlington	22/00251/PLF	Land South Of 2, Bempton Lane	Bridlington	28/10/2022	1	1	1
L29 ELLERTON AND AUGHTON	22/01825/PLF	Spring House Farm , Bridges Lane, Ellerton	Ellerton	28/10/2022	1	1	1
L47 Welton	22/01807/OUT	Land South East Of Cara House, Beck Lane	Welton	01/11/2022	1	1	1
L96 MARKET WEIGHTON	22/02688/PLF	133 York Road Market Weighton	Market Weighton	02/11/2022	6	6	6
L13 ATWICK	21/03971/PLF	Church Farm, Bewholme Road	Atwick	04/11/2022	1	1	1
L25 RUDSTON	22/01442/PLF	Land North East Of Donna Farm House Long Street Rudston	Rudston	04/11/2022	1	1	0
L10 FRIDAYTHORPE	22/02649/PLF	Edmonds Farm , Back Street	Fridaythorpe	08/11/2022	5	5	4
L10 HATFIELD	22/02377/PLF	Clapham Holme Farm , Hull Road	Hatfield	10/11/2022	1	1	1
L9 BAINTON	22/02041/PLF	Westfield Farm, Driffild Road	Bainton	10/11/2022	1	1	1
L32 SEATON ROSS	21/03388/PLF	West House Farm West End Seaton Ross YO42 4NN	Seaton Ross	23/11/2022	1	1	1
L461 Bridlington	22/02585/OUT	Land West Of 28 Trafalgar Crescent Bridlington YO15 3NR	Bridlington	24/11/2022	1	1	1
L94 COTTINGHAM	22/02496/PLF	Site Of The Bungalow 2 Longmans Lane Cottingham HUI6 4EA	Cottingham	25/11/2022	1	1	1
L143 GOOLE	22/02417/PLF	33 Dunhill Road Goole DN14 6SS	Goole	29/11/2022	2	2	2
L7 KELK	22/00448/PLF	Orchard Farm Main Street Great Kelk YO25 8HN	Kelk	29/11/2022	1	1	1
L59 Kirk Ella	22/03022/ERNOT	15 Beverley Road Kirk Ella HUI0 7AA	Kirk Ella	30/11/2022	2	2	2
L41 KEYINGHAM	22/03084/PLF	Pickers Rest Marsh Lane Keyingham HU12 9SU	Keyingham	30/11/2022	1	1	1
L33 SEATON ROSS	22/03086/PLF	Land And Buildings North East Of Sunnyside North End Seaton Ross YO42 4LU	Seaton Ross	30/11/2022	1	1	1
L126 HESSLE	22/02339/PLF	Breezhome 40A Westbourne Grove Hessle HU13 0QG	Hessle	01/12/2022	1	1	1
L26 Tickton	21/01409/REM	Land South of Avalaon, Butt Lane, HU17 9SF	Tickton	01/12/2022	1	1	1
L37 ROOS	22/02265/OUT	Land West Of Westside Main Street Roos HU12 0HB	Roos	01/12/2022	1	1	1
L7 MILLINGTON	21/03091/PLF	Glen Lodge Main Street Millington YO42 ITX	Millington	01/12/2022	1	1	0
L23 BISHOP WILTON	22/01434/PLF	Land South East Of Larch House, Main Street, Bishop Wilton, , YO42 ISS	Bishop Wilton	09/12/2022	7	7	7

Appendix F: Non-major sites with permission

L144 GOOLE	22/03196/REG3	Headrow Housing Group Ltd 19 Delamere Walk Goole DN14 5LN	Goole	15/12/2022	3	3	3
L26 BEEFORD	22/01881/PLF	94B Main Street Beeford YO25 8AZ	Beeford	15/12/2022	2	2	1
L158 BEVERLEY	22/02612/PLF	3 The Old Racing Stables, Coombs Yard HU17 8DL	Beverley	16/12/2022	5	5	5
L197 BEVERLEY	22/03090/PLF	Land South Of White Lodge St Giles Croft Beverley HU17 8LA	Beverley	16/12/2022	1	1	1
L48 Welton	22/03294/PLF	Gowan Bank 3 Temple Close Welton HU15 INX	Welton	21/12/2022	1	1	1
L462 Bridlington	22/03050/PLF	Bridlington Lodge 126 Cardigan Road Bridlington YO15 3LR	Bridlington	21/12/2022	1	1	1
L71 East Cowick	22/02495/PLF	Land And Buildings South Of 51 High Street East Cowick DN14 9EP	Snaith/Cowick	22/12/2022	1	1	0
L63 MARKET WEIGHTON	22/02482/PLF	Tryste House 10 Finkle Street Market Weighton YO43 3JL	Market Weighton	23/12/2022	6	6	6
L44 NORTH CAVE	22/01142/PLF	Land South Of 33 Church Street North Cave HU15 2LJ	North Cave	12/01/2023	1	1	1
L74 SOUTH CAVE	21/01714/PLF	Land and Buildings West of 38, Pinfold, South Cave	South Cave	16/01/2023	2	2	2
L36 BRANDESBURTON	22/02692/PLF	11 Park Avenue Brandesburton YO25 8QR	Brandesburton	19/01/2023	1	1	1
L17 WOLD NEWTON	22/02531/PLF	Land East of Dafodil Cottage, Back Lane, YO25 3YH	Wold Newton	26/01/2023	5	5	4
L198 BEVERLEY	22/02533/PLF	130 Victoria Road Beverley HU17 8PJ	Beverley	27/01/2023	6	6	6
L8 HARPHAM	22/01255/PLF	Manor Farm, Cross Gates,	Harpham	27/01/2023	2	2	2
L39 MELBOURNE	22/01125/PLF	Mobile Home Melross General Lane Melbourne YO42 4SZ	Melbourne	27/01/2023	6	6	6
L463 Bridlington	22/01003/OUT	Land South Of 5 Well Lane Bridlington YO16 4QN	Bridlington	27/01/2023	1	1	1
L63 ELLOUGHTON CUM BROUGH	22/01053/PLF	35 Welton Low Road Elloughton HU15 IHR	Elloughton	06/02/2023	1	1	1
L127 HESSLE	22/03370/PLF	2 Southfield Hessle HU13 0EX	Hessle	09/02/2023	1	1	1
L89 HOWDEN	21/00405/PLF	Land South Of Park Farm Selby Road Howden DN14 7JP	Howden	10/02/2023	1	1	1
L156 Driffield	22/00756/PLF	Former Highways Depot, Riverside, Driffield,	Driffield	13/02/2023	4	4	4
L156 Driffield	22/01035/PLF	Former Highways Depot, Riverside, Driffield,	Driffield	15/02/2023	2	2	2
L136 GOOLE	22/01904/PLF	The Victoria Club, 44-50 Carter Street, DN14 6SN	Goole	15/02/2023	1	1	1
L34 SEATON ROSS	22/03922/PLF	Wold View Cottage North End Seaton Ross YO42 4LU	Seaton Ross	15/02/2023	1	1	1
L16 BLACKTOFT	22/01020/PLF	Hope And Anchor Inn Blacktoft Lane Blacktoft DN14 7YW	Blacktoft	22/02/2023	3	3	2

Appendix G: Allocated sites without planning permission

Ref	ERLP Ref	Location	Settlement	Total Units	Units in 5YHLS
12	BEV-C	Longcroft Lower School Church Road	Beverley	52	52
13	BEV-N	South of Lord Roberts Road	Beverley	24	24
14	BRID-A (3)	Land at Pinfold Lane	Bridlington	151	105
15	BUB-B	Land East of Vine Gardens	Bubwith	5	5
16	DRF-B (1)	Land North East of Driffield	Driffield	200	105
17	ECB-B	Land West of Welton Road	Elloughton-cum-Brough	100	100
18	FER-B	Land off Ferriby High Road	North Ferriby	119	119
19	HES-C	Land North Of Boothferry Road	Hessle	8	8
20	HOR-I	Land East of Rolston Road South of Tansley Lane	Hornsea	121	105
21	MW-B (1)	Land North of Holme Road	Market Weighton	8	8
22	PAT-B	Land East of Guardians Road	Patrington	11	11
					642

Appendix H: HLSPS Site Assessments

Appendix I: Sites for Communal Accommodation with Planning Permission

Appendix I: Sites for Communal Accommodation with Planning Permission

Planning Ref	Location	Settlement	Date of permission	Total Units
18/03789/STPLF	Land North of Spring House Farm Feoffee Common Lane	Barmby Moor	26/11/2019	72
20/01656/STPLF	Site of 29 Jewson Lane	Bridlington	01/12/2020	74
20/03570/STPLF	97 Martongate	Bridlington	25/03/2021	58
19/04260/PLF	Cedar Grange, 61 Main Street	Cherry Burton	23/11/2020	15
20/00916/STPLF	The Viking Centre, Middle Street North	Driffield	11/11/2020	68
20/00396/PLF	Former Customer Service Centre, 2 New Road	Hedon	18/05/2020	3
18/01545/PLF	Redstacks Residential Home, 36 Heads Lane	Hessle	19/10/2018	7
19/03576/PLF	233A Queen Street	Withernsea	17/01/2020	2
21/03695/PLF	The Royal British Legion, Alderson House, 70 South Marine Drive	Bridlington	19/11/2021	27
20/04045/PLF	Westwood Park Residential Home, 4 Langholm Close	Beverley	04/02/2022	51
20/04123/PLF	Greencourt, 23 Heads Lane	Hessle	21/07/2021	4
21/04104/REG3	Throstle Nest House, Watton Carrs Road	Hutton Cranswick	07/02/2022	5
21/03734/STPLF	Beechwood Gypsey Bank	Bridlington	23/05/2022	64
22/00786/PLF	Granville Court Esplanade Hornsea East Riding Of Yorkshire	Hornsea	06/09/2022	19
				469

Appendix J: Planned losses

Ref	Category	Losses
19/04322/PLF	Major sites with full planning permission	1
21/01713/REM (DRF-C)	Major sites with full planning permission	1
21/00275/PLF (WAL-C)	Major sites with full planning permission	1
21/02196/STPLF(BEV-J) - 1	Major sites with outline planning permission	1
BEV-C	Local Plan allocations without planning permission	1
HSM-A	Local Plan allocations without planning permission	1
BEV-N	Local Plan allocations without planning permission (Communal accommodation – loss of vacant care home)	20 (36)
19/01253/STPLF (Westwood House, Beverley)	Communal accommodation	28 (51)
20/00701/PLF (15&17 Eastgate, Hessle)	Communal accommodation	2
20/04123/PLF (Greencourt, Hessle)	Communal accommodation	1
21/04104/REG3 (Throstle Nest House, Hutton Cranswick)	Communal accommodation	1
Various	Non major sites with planning permission – See Appendix F	126
Various	Windfall Allowance (10% discount)	127
		311