



**EAST RIDING**

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**OF YORKSHIRE COUNCIL**

**INTERIM  
POLICY GUIDANCE**

**THE MANAGED RELEASE OF  
RESIDENTIAL DEVELOPMENT SITES**

**October 2003**

## Introduction

- 1 This document has been produced as a response to the new policy direction for the delivery of housing through the planning system based on the 'plan, monitor, manage' approach that has been introduced by the Government.
- 2 Planning policy is a constantly changing and evolutionary body of advice. Policies in adopted Development Plans can become out of date in many ways but principally by the issuance of new policy at national or regional level. In terms of housing provision, new national and regional policy means that the Council considers it appropriate to provide this guidance in order to inform stakeholders of the approach that will be adopted to the release of residential sites pending new Development Plan policies being put into place.
- 3 The Council has four Local Plans:
  - i Beverley Borough Local Plan July 1996, which ran to mid 2002.
  - ii East Yorkshire Borough Local Plan July 1997, which runs to mid 2004.
  - iii Boothferry Borough Local Plan April 1999, which runs to mid 2006.
  - iv Holderness District Wide Local Plan April 1999, which runs to mid 2006.

Each of the Plans' housing chapters sought to ensure that the number of dwellings identified as required by the Humberside Structure Plan could be achieved within its plan period and two of the Plans sought to ensure that a five year supply of housing land would be available. Details of the principal relevant policies from the Plans appear in Appendix 1.

- 4 The new policy direction, published since the above Local Plans were adopted, is enshrined in Planning Policy Guidance Note 3<sup>1</sup> (PPG3). This PPG has made it clear that when determining planning applications local authorities should:  
*"have regard to the policy contained in this PPG as material considerations which may supersede the policies in their plan"*.
5. As part of the 'plan, monitor and manage' approach, PPG3 has introduced a new factor into the planning process which is to: *"control the pattern and speed of urban growth, ... and deliver the local authority's recycling target"*. Planning Policy Guidance Note 11<sup>2</sup> (PPG11) has also made it clear that housing provision should be managed more actively with annual build rates being used as a more responsive basis and PPG3 (*paragraph 34*) and its associated advice<sup>3</sup> has confirmed a shift away from the requirement to maintain a five year supply of available housing land to a more flexible approach. The existing Local Plan policies are out of date in that they do not conform to some or all of this revised national policy.
6. Furthermore, Regional Planning Guidance<sup>4</sup> (RPG 12) was published in October 2001 and that, amongst other things, states the proposed amount and distribution of housing is an important part of the overall spatial strategy based on urban and rural renaissance, minimising both the need to travel and greenfield development, and achieving a balanced and polycentric pattern of development and a new urban-rural relationship.

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<sup>1</sup> Planning Policy Guidance Note 3: 'Housing', Department of the Environment, Transport and the Regions, March 2000 (*see Appendix 2 for text of paragraphs 30 to 38*)

<sup>2</sup> Planning Policy Guidance Note 11: 'Regional Planning', Department of the Environment, Transport and the Regions, October 2000

<sup>3</sup> 'Planning to Deliver - The Managed Release of Housing Sites: Towards Better Practice', Department of Transport, Local Government and the Regions, October 2001

<sup>4</sup> Regional Planning Guidance for Yorkshire and the Humber to 2016 - RPG12, Government Office for Yorkshire and the Humber, October 2001

7. This Interim Guidance does not circumvent the need for new housing policy to be subject to rigorous public scrutiny when the new district wide local plan is prepared, nor is the Council seeking to suggest that it should in every case be given more weight than the housing policies in the adopted Development Plan. Each planning application will continue to be determined on its merits with housing policies in the adopted Development Plan being material considerations along with other more recent policy guidance.
8. It is acknowledged that some elements of policy in the four present Local Plans have been superseded by revised Government guidance and, despite the Council's best efforts, it will be some time before a new single local plan will be in place for the East Riding. It is therefore intended that this Guidance will be used in the interim to indicate how the Council will interpret Government advice on the need to 'control the pattern and speed of urban growth and deliver its recycling target'.
9. By applying this interim guidance, the Council is not seeking to re-open the question of a site's general acceptability for housing development (that is also a matter for consideration as part of the review of the Development Plan), but it has to reassess how quickly it might be needed to provide housing and how comparatively suitable it is on a sequential basis.

### **Policy background and other advice**

10. An essential feature of this new 'plan, monitor and manage' approach is the managed release of housing sites in support of the planning strategy set out in Regional Planning Guidance and development plans. By managing the release<sup>5</sup> of sites, local planning authorities can influence not just the location of new development but the type of sites released, the order in which they are released for development, and the timing of that development. Guidance in PPG3 (*paragraph 33*) advises that local planning authorities should:

*"manage the release of sites over the plan period in order to control the pattern and speed of urban growth, ensure that the new infrastructure is co-ordinated with new housing development and deliver the local authority's recycling target."*

11. To ensure that new housing requirements are met in the most sustainable way, PPG3 advises comparison should be made with a sequential search sequence (*paragraph 30*) starting with the re-use of previously-developed land<sup>6</sup> and buildings within urban areas identified by the urban housing capacity study, then urban extensions, and finally new development around nodes in good public transport corridors. The exception to this principle is where previously-developed sites perform so poorly in relation to the listed criteria as to preclude their use for housing before a particular Greenfield site (*paragraph 32*).
12. PPG3 states that the national target is that by 2008, 60% of additional housing should be provided on previously-developed land and through the conversion of existing buildings (*paragraph 23*). However, it acknowledges that each region will propose its own recycling target in Regional Planning Guidance, with local planning authorities adopting their own land recycling targets in development plans that will contribute to attaining the regional

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<sup>5</sup> 'Release' equates to the granting of planning permission, as this is the point at which the local planning authority commits to the implementation of a specific development.

<sup>6</sup> See Appendix 3 for the definition of previously-developed ('Brownfield') land

target. Such local targets should be consistent with data from the urban capacity studies. A provisional target of 50% for the proportion of housing taking place on previously-developed land and through the conversion of existing buildings has been set for Hull and the East Riding (taken together) in policy H1 of RPG12.

13. In applying this sequential search sequence, paragraph 31 of PPG3 lists a set of criteria for local planning authorities to assess the potential and suitability of sites, including the availability of previously-developed land, the capacity of existing services and facilities and other development constraints.
14. To underline the importance attributed to these objectives by the Government, local planning authorities are advised that planning applications for the residential development of Greenfield sites should be assessed against the advice in PPG3 in advance of the review of development plans (*paragraph 38*).
15. To illustrate good practice on effective approaches to managing the release of sites, the Government has also published a guide<sup>7</sup> following research on the topic.
16. In pursuit of the implementation of Government advice, including that in PPG3 and RPG12, the Council is required<sup>8</sup> to notify the Secretary of State of any proposal to develop Greenfield land for housing that the Council resolves to approve which, in itself or as part of a wider but contiguous housing allocation, relates to a site of 5 hectares or more, or comprises 150 dwellings or more regardless of size of site, before permission is granted.
17. The main purpose of RPG12 is to provide a regional spatial strategy that is relevant to 2016 and beyond within which Development Plans can be prepared. It confirms the Region's commitment to sustainable development is absolute and this is reflected in its spatial strategy. Policy P1 (see Appendix 4) sets out the keynote policy that establishes the locational principles that will deliver appropriate strategic patterns of development. Prominent is the intention to minimise the need for greenfield development.
18. The spatial strategy within RPG12 for the Humber sub-region recognises the regional and national significance of the Humber Estuary and its Trade Zone and the priority to be given to the regeneration of older industrial and remote rural and coastal areas. In respect of housing, it seeks an urban renaissance and asks that all planning authorities maximise their contribution from housing on previously-developed land and through conversions and that *"the potential for city centre living in Hull, particularly in the long term, should be exploited"*.
19. Policy H1 of RPG12 (see Appendix 4) sets an annual average housing provision figure of 2,240 for Hull and the East Riding with a provisional target of 50% to be on previously-developed land and through conversions. For the Humber sub-region, it states *"The level of provision should ensure sufficient provision to reflect the Humber Trade Zone, Objective 2 initiatives, the maximisation of urban potential and allow development to meet local needs in rural areas. Much of the sub-region is rural and the spatial strategy aims to minimise both the need to travel and the development of greenfield sites. This will require a reduction compared to past building rates in rural areas and the review of greenfield allocations particularly in North and North East Lincolnshire. Hull is the sub-regional service centre for the Humber and may be able to increase city centre living as part of urban renaissance."*

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<sup>7</sup> see footnote 3

<sup>8</sup> The Town and Country Planning (Residential Development on Greenfield Land) (England) Direction 2000

20. RPG also advises under Policy H2 (see Appendix 4) that *“Local authorities must ensure that the way in which housing needs are met promotes urban renaissance and a sustainable pattern of development. It is important that all the land provided for under Policy H1 is not made available on the same terms as this would be likely to result in the greenfield component being taken up first. Achieving the concentration of new housing in or near urban areas required by policies S3 and P1 requires that local authorities carefully manage both the order and rate of release of housing land. In many parts of the region, existing allocations will need to be reviewed in accordance with policy P3(e) in order to achieve the spatial strategy and policies H1-H3. Policy H2 therefore proposes a sequential approach to the allocation of housing land while H3 sets the framework for monitoring and managing the release of sites. Policies H1, H2, H3 and H4 constitute an interlocking set of proposals which must be implemented and monitored together”*.
21. The urban renaissance sought in RPG for the City is also a key aspiration in the Government’s proposals for sustainable communities. The ODPM has declared the Humberside area (Hull and parts of the East Riding) as one of nine Housing Market Renewal Pathfinder (HMRP) areas. The aim of the HMRP initiative is to provide lasting solutions for communities blighted by derelict homes. They will achieve this by developing a strategic approach for regenerating their sub-regional housing markets that will bring together key stakeholders, inform future investment and test out new and innovative approaches to combating low demand. Whilst the associated financial assistance is to be directed to areas within the City, it has been recognised that there is a strong link between the housing market in the City and parts of the East Riding and that the application of housing planning policy in the East Riding needs to support the ‘Pathfinder’ initiative.
22. The Council is commissioning a Neighbourhood Renewal Assessment of Goole where housing market renewal issues are a serious concern. The Assessment will look at various factors influencing the demand for the area’s housing stock and recommend options to address weaknesses in the housing market. It will include an examination of the extent of any obsolescent stock, the role that selective stock reduction might serve and what should be done with any resultant site and the dynamics between new house building and the demand for the existing stock.
23. The emerging Regional Housing Strategy<sup>9</sup> (RHS) will primarily be the basis for strategic housing investment priorities in the region. It will ensure the delivery of the policies set out in the Government’s proposals for sustainable communities and, in performing this role, is integrated with regional planning, transport and economic policies. The RHS’s first and principal objective is to secure regeneration and neighbourhood renewal through measures such as achieving population increase in urban areas, increasing new housing developed on previously-developed land and adopting the HMRP targets.
24. The Government Office for Yorkshire and the Humber (GOYH) has clarified the great importance the Government attaches to the managed release of housing sites in promoting more sustainable patterns of development (see letter dated 1 August 2002 at Appendix 5). They support the use of guidance as a tool pending a review of the Council’s Local Plans that is to follow the approval of the Joint Structure Plan for Hull and the East Riding.
25. GOYH emphasise the weight that should be attached to recent policies set out in PPG3 and RPG12 and highlight the emerging strategy of the JSP that seeks to shift the balance of new development to the Hull urban area. They consider that making up the previous shortfalls in housing provision in the remaining years of the present Structure Plan would inhibit the

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<sup>9</sup> See [www.goyh.gov.uk/rhb/default.htm](http://www.goyh.gov.uk/rhb/default.htm) for more information

Council's ability to manage the release of Greenfield sites effectively. They also consider that unnecessary Greenfield releases in areas of high demand are likely to prejudice the strategy in RPG12 and the emerging Joint Structure Plan.

26. The draft Joint Structure Plan for Hull and the East Riding<sup>10</sup> (JSP) was published in March 2003 following extensive consultation with a wide range of partners and provides the long term planning strategy for the area, which is shared by the two authorities. It acknowledges *"the fundamental challenge facing the JSP is to achieve more sustainable patterns and forms of development for the future"*. It complements national initiatives (such as the Urban Regeneration Company established in the City of Hull, the HMRP and the regeneration assistance directed to deprived areas and groups throughout the JSP area) and the sub regional context set by RPG12 and the RHS. The total annual housing provision requirement for the East Riding is consistent across the whole of the JSP period and has been set to ensure that the housing market in the City, and their attempts to reuse previously-developed land and buildings, is not undermined in the early years of that period.
27. The draft Joint Structure Plan divides the East Riding up into four sub-areas (see Plan at Appendix 6), with the following approach being proposed for housing provision in each area:
  - A 'Northern' sub area that is largely rural, based on the Vale of York and parts of the Yorkshire Wolds, where there will be a reduced level of housing provision to achieve a slower rate of growth;
  - A 'Central' sub area that surrounds, and is heavily influenced by, the City of Hull where housing will be focussed on the City in order to support urban regeneration initiatives there;
  - An 'Eastern' sub area, including the whole of the coastal strip and its hinterland from Flamborough Head to Spurn Point, where housing provision will be maintained to support regeneration and market renewal in the absence of any likely significant employment growth; and
  - A 'Western' sub area, based on the port of Goole and surrounding towns, where there will be increased housing provision in response to the strategic economic and regeneration focus on the area.

### **The housing completion and supply position**

28. The Council monitors the completion of new residential development across the whole of its area. The number of new dwellings completed annually in each of the four JSP sub areas between 1989 and 2002 is given in Appendix 7. The Appendix also gives the number completed each year (mid year to mid year) for the present Local Plan areas.
29. An assessment of those houses completed for the period between April 2001 and April 2003 shows that only 18% were built on previously-developed land in the East Riding.
30. The Council regularly publishes a Housing Land Availability Position Statement<sup>11</sup> (HLAPS). This is a record of all those sites in the East Riding of Yorkshire that are either allocated or

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<sup>10</sup> Draft Joint Structure Plan for Hull and the East Riding, March 2003

<sup>11</sup> Available from the Council's Forward Planning Manager

have planning permission for residential development and are 0.4 hectares or more or involve the creation of 5 or more dwellings. The latest published position was at July 2002.

31. The Council has also published a schedule<sup>12</sup> of those sites that were identified at March 2002 as previously-developed land and which were supplied to the Government under its National Land Use Database (NLUD) project. The sites identified through the project fall into two main categories. Firstly, vacant and derelict sites that are not currently in use and, secondly, previously-developed land and buildings, in current use, that may be available for redevelopment. This second category includes uses that may be either allocated for development in a Local Plan, have planning permission, or have known potential for redevelopment. All the sites identified under NLUD that have potential for residential development have been identified in the HLAPS.
32. The Council has also completed an urban potential study<sup>13</sup>. This is a strategic survey of the potential of the area's major built up areas to accommodate additional housing in accordance with the Government's advice in the good practice guide on the topic<sup>14</sup> and the regional methodology<sup>15</sup>. The survey has been carried out in conjunction with Hull City Council to inform the emerging Joint Structure Plan and to ensure that there is a consistent approach. The results were published in June 2002<sup>16</sup>. The Strategic Urban Potential Study has not been subject to public consultation but provides a basis for the Council to estimate whether the number of dwellings that came forward on previously-developed or vacant land and buildings between 1997 and 2001 might continue.=
33. The present housing supply position has been established by assessing the capacity of sites that have already been granted planning consent and the capacity of other previously-developed land that can be expected to come forward. This supply position is then compared with the housing provision requirements and the records on dwelling completions in the context of the emerging Joint Structure Plan and the Humberside Structure Plan<sup>17</sup>.
34. Table A below identifies the total existing supply of dwellings in each of the JSP sub-areas. The total supply for each area is made up of:
  - the capacity of those sites with planning consent where development has started (Line B),
  - an allowance of the capacity of those sites with planning consent where development has not started (Line C),
  - an allowance for previously-developed land identified in the Council's 2002 HLAPS that does not have any planning consent as of that date (Line D), and
  - allowances for housing completions that can be expected to come forward on unidentified large<sup>18</sup> ('windfall') and small previously-developed sites (Lines E and F) over a five year period

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<sup>12</sup> Available from the Council's Forward Planning Manager

<sup>13</sup> Available from the Council's Forward Planning Manager

<sup>14</sup> 'Tapping The Potential - Assessing Urban Housing Capacity: Towards Better Practice', Department of the Environment, Transport and the Regions, December 2000

<sup>15</sup> Regional Framework for Urban Potential Studies, Yorkshire and Humber Assembly, March 2002

<sup>16</sup> Available from the Council's Forward Planning Manager

<sup>17</sup> Humberside Structure Plan 1987, as Altered in 1993.

<sup>18</sup> Those sites of 0.25 hectares or more, or involving 5 dwellings or more.

**Table A: Housing supply position within Joint Structure Plan Sub Areas for mid 2002**

| Sub area  | Northern | Central | Eastern | Western | Totals |
|---|----------|---------|---------|---------|--------|
| A Joint Structure Plan housing provision figure to 2007 | 1150     | 2000    | 1000    | 1100    | 5250   |
| B* Sites with consent and started**                     | 466      | 1590    | 210     | 358     | 2624   |
| C* Sites with consent but not started                   | 345      | 302     | 722     | 251     | 1620   |
| D* Brownfield land in HLAPS without consent             | 73       | 142     | 9       | 55      | 279    |
| E Brownfield windfall sites allowance                   | 125      | 250     | 150     | 75      | 600    |
| F Brownfield small sites allowance                      | 225      | 250     | 200     | 200     | 875    |
| G <b>Total supply</b>                                   | 1234     | 2534    | 1291    | 939     | 5998   |

\* See tables in Appendix 9 for details of individual sites within each sub area

\*\* An allowance of 150 dwellings per annum has been made for the major allocation south of Welton Road, Brough (Beverley Borough Local Plan policy H1cd refers)

35. A discount of 30% has been made on the capacity of those sites where development has yet to start in anticipation that development may not proceed in full on all the sites.
36. Given the Government's general presumption that previously-developed land (or buildings for re-use or conversion) should be developed before Greenfield sites, priority will be given to their reuse. A discount of 50% has been made on the capacity of those sites to reflect the difficulty that can arise with their development, even where they have already been allocated in the Development Plan.
37. It is not possible to be precise over the proportions of the sites with planning consent where development has not started and the previously-developed sites without consent (Lines C and D respectively) that will come forward within the period, but the levels of discount are considered to be generous and robust.

38. The Council has examined the number of dwellings that have been built between the period 1997 and 2001 and the capacity of outstanding planning consents at 2001 on previously-developed windfall sites, i.e. sites that were not allocated in the Development Plan (see Appendix 8). The numbers achieved have been compared with the results of the Council's urban potential study (see paragraph 32 above) that assessed the ability of its major built up areas to accommodate further residential development. The future levels expected in the Central sub area and Eastern sub area have been reduced to reflect the high levels of dwellings on previously-developed windfall sites that were achieved in this period.
39. An examination has also taken place of the number of dwellings that have been completed on small sites (i.e. those below the windfall sites threshold) between 1997 and 2001. Completions from this source traditionally arise from sites within existing built up areas, notably through the subdivision of existing residential curtilages or through the reuse or conversion of existing buildings. The numbers that can be expected to come forward on previously-developed sites from this source are based on an allowance of 60% of the number achieved between 1997 and 2001. This level of discount is, again, considered to be generous and make the numbers anticipated robust.
40. Table B, below, identifies the number of additional dwellings the draft Joint Structure Plan expects to be provided in the five-year period 2002 to 2007 in each of the four sub areas (Line H)<sup>19</sup>. The existing supply of dwellings (using the same figures as Line G in Table A) within each of the four sub areas is then given in Line J. The number of years that that total supply would represent in each of the four Joint Structure Plan sub areas is given at Line K.

**Table B: Housing provision and supply position for the draft Joint Structure Plan sub areas**

| Sub area  | Northern | Central | Eastern | Western |
|---|----------|---------|---------|---------|
| H Joint Structure Plan housing provision figure to 2007 | 1150     | 2000    | 1000    | 1100    |
| J Total supply  | 1234     | 2534    | 1291    | 939     |
| K Number of years supply based on JSP figures           | 5.4      | 6.3     | 6.5     | 4.4     |

41. The equivalent supply position for the four present Local Plans, including that for the 3 housing Market Areas in the East Yorkshire and Holderness Local Plan areas, is given in Table C overleaf.

<sup>19</sup> An annual figure is not given as the figures in the Western and Northern sub areas are variable in the initial years.

**Table C: Housing provision and supply position for the Local Plan/Market Areas under the Humberside Structure Plan at mid 2002**

| Plan area                                 | Beverley | Boothferry | East Yorkshire |           |             | Holderness |            |            |
|---|----------|------------|----------------|-----------|-------------|------------|------------|------------|
|   |          |            | Bridlington    | Driffield | Pocklington | North      | South West | South East |
| Market area                               |          |            | (40%)          | (30%)     | (30%)       | (36%)      | (48%)      | (16%)      |
| Humberside SP annual average              | 530      | 225*       | 250            | 185       | 185         | 110        | 150        | 50         |
| Total supply                              | 1771     | 1016       | 925            | 881       | 332         | 358        | 560        | 152        |
| Number of years supply at planned average | 3.3      | 4.5        | 3.7            | 4.8       | 1.8         | 3.3        | 3.7        | 3.0        |

\* Boothferry figure represents 70% of former Borough total

42. The level of housing completions achieved in each of the four JSP sub areas for the first four years of the RPG period is given in Table D below. When compared with the housing provision requirements for those four sub areas as set out under policy H1 of the emerging JSP it shows that completions in the East Riding portion of the Central sub area and in the Northern sub area have been consistently above the requirement, albeit the figure has been reducing in the Central sub area nearer to that planned for. The figure in the East sub area has been variable, but on average has been just above the requirement, but the figure in the Western sub area has been below the requirement.

**Table D: Housing completions in 1998 to 2002 for the draft Joint Structure Plan sub areas**

| Sub area                | Northern     | Central (ER portion) | Eastern      | Western     |
|-------------------------|--------------|----------------------|--------------|-------------|
| <b>Year</b>             |              |                      |              |             |
| 1998 - 99               | 384          | 897                  | 250          | 125         |
| 1999 - 2000             | 311          | 665                  | 163          | 50          |
| 2000 - 01               | 505          | 512                  | 298          | 86          |
| 2001 - 02               | 401          | 540                  | 204          | 133         |
| Total                   | 1601         | 2614                 | 915          | 394         |
| <i>(Annual average)</i> | <i>(400)</i> | <i>(653)</i>         | <i>(229)</i> | <i>(98)</i> |

## ***Review***

43. It is recognised that the housing supply numbers in Table A are based on certain assumptions and will need to be kept under review on an annual basis. They will also need to be assessed annually to judge whether that 'body' of supply is sufficient to allow for the annual housing requirement in the four JSP sub areas to be achieved.
44. In addition, this guidance will be reviewed as part of the preparation of the East Riding Local Plan<sup>20</sup> when the strategic information from the Regional Planning Guidance and the Joint Structure Plan for Hull and the East Riding will be able to be incorporated.

## **Assessment of the position**

45. Although the existing Development Plan housing figures are material, the following assessments focus on the sub areas and housing estimates emerging in the draft Joint Structure Plan. The Northern sub area has over five years' supply of housing land at mid 2002 and the level of completions achieved over the previous four years has been consistently above that planned in the emerging JSP. Any further release of substantial greenfield housing sites in that sub area now would therefore undermine the implementation of the national, regional and other policy advice (including that outlined above). This includes the emerging JSP strategy that is proposing a reduction in the level of growth in that sub area to 200 dwellings in accordance with various considerations, including the spatial strategy for the Humber sub region set out in RPG.
46. Similarly, there is a substantial body of existing commitments in the East Riding portion of the Central sub area and completions have been above the requirement. Any further release in that sub area now would therefore undermine the national, regional and other policy advice as outlined above. This includes the various advice that is seeking to secure the renaissance of the City as a place to live.
47. Housing completions in the Eastern sub-area have been variable in the first four years of the RPG period but, on average, they have been around the requirement set out in the emerging JSP. The sub area has a significant body of existing commitments that represents a supply of over 6 years and this would allow for the housing requirement to be satisfied. It would not assist the Council's ability to control the pattern and speed of urban growth and deliver the local authority's recycling target if additional substantial greenfield housing consents were added to this high level of existing commitments at the present.
48. The Western sub area has the shortest existing housing supply under the emerging JSP strategy (Table B) and completions have been below the requirement. However, the level of existing commitments is substantial being equivalent to that for 4.4 years and the Council is examining the dynamics between new house building and demand for the existing stock (see paragraph 22 above). In the light of the advice in PPG3 and its associated documentation that a five year supply of available housing land need not be maintained (see paragraph 5 above), the adequacy of the body of existing commitments will be kept under close review in the light of that examination and whether there are other material considerations that would justify the release of any site at a particular time.

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<sup>20</sup> The East Riding Local Plan will be a single plan covering the whole of the East Riding. A Deposit Draft is expected to be published in early 2005.

49. In view of this assessment of the current housing supply position against the Government's policies in RPG12, PPG3 and associated advice, the emerging Joint Structure Plan strategy and the advice from the GOYH, it is therefore considered that on the basis of the information currently available **it is unlikely that the Council would need to approve planning applications for any further substantial Greenfield sites in any part of the East Riding**. It seems likely that to do so at the present time would risk undermining the strategy in RPG12 and the emerging Joint Structure Plan and would conflict with Government advice, including that in PPG3. This may not always be the case and it may be that in any particular set of circumstances, on the balance of all material considerations, there will be a need to release a particular site at a particular time.

### **Discussions with the Government Office**

50. The GOYH have confirmed that they are content with the general approach that the Council is proposing under this guidance to managed release, which is now largely in line with national and regional policy.
51. Following the letter from the GOYH dated 1 August 2002, the Council has met their officers to discuss the position. The GOYH has accepted that a strict interpretation of the definition of previously-developed land as set out in PPG3 would include some types of applications on Greenfield sites, for instance, farm buildings located in towns and villages that would benefit from redevelopment. Discussions have taken place over a list of categories of development that might be treated as 'pragmatic' exceptions to the general restraint on the development of Greenfield sites for residential purposes, such as applications for revisions to existing consents and the redevelopment or the reuse of agricultural buildings.
52. The GOYH are content that some types of development can be excluded from any restraint, but consider that other categories of development will need to be assessed individually. They have maintained their reservations that some of these 'pragmatic' exceptions are too open-ended and consider that each case should be treated on its merits.
53. Whilst it is recognised that there is a need to manage the release of housing land, there needs to be some flexibility to permit certain 'pragmatic' exceptions to be made. This is necessary given the nature of the East Riding, a largely rural area, and the definition of Greenfield development which would include farm buildings located in towns and villages and might preclude mixed use developments where the residential element is necessary to secure the other elements.

### **The Council's approach to the managed release of residential development sites**

54. The Council's approach, therefore, is that the following types of applications will continue to be determined in accordance with the Development Plan and all other relevant material planning considerations:
- a) those exercising an extant permission (e.g. the submission for approval of reserved matters),
  - b) those for wholly previously-developed land (as defined by Planning Policy Guidance 3),
  - c) those for dwellings necessary for the purposes of agriculture or forestry where there is no ready alternative location on previously-developed land that would satisfy that particular need, and

- d) those for amended layouts to sites that have an extant consent provided that the amended layout meets the requirements of PPG3 equivalently or better than the original layout and that the expiry date for any new consent is the same as the original
55. In order to reflect the flexibility referred to in paragraph 53 above, the Council will also continue to determine the following types of applications in accordance with the Development Plan and all other relevant material planning considerations when the specific location would be sustainable for that development:
- a) those for the completion of the remaining portions of allocated sites or sites with lapsed planning consent that are largely complete and where it would be beneficial to the character and/or amenity of the area if the development was completed,
  - b) those wholly for affordable housing that will satisfy an identified local need and the provision is in accordance with the Council's adopted Supplementary Planning Guidance,
  - c) those wholly for housing that will provide long-term specialist support for an identified special housing need (e.g. care accommodation for the frail elderly or disabled),
  - d) those for the infilling of a small gap in an otherwise built up frontage within a defined development limit that involves no more than three dwellings,
  - e) those for the residential element of a mixed use development when it is demonstrated that the residential development is essential to the viability of the non-residential element of the proposal,
  - f) those for the reuse and adaptation of agricultural buildings within or contiguous with defined development limits, and
  - g) those for the redevelopment within the footprint of agricultural buildings within defined development limits when their continued use would undermine the amenity and/or character of the area
56. The above categories are not intended to be definitive, as there may be other forms of minor development that merit being treated as an exception to the general restraint on Greenfield sites as expressed in national and regional policy and each proposal would have to be assessed on its merits. Any proposal would, of course, have to satisfy all other relevant Development Plan considerations.
57. It is expected that most exceptions would be small-scale, but the scale of any proposal should reflect the locational principles set out in Government advice and should be commensurate with the form and character of the locality. For instance, in some localities the provision of three houses in a small gap in a built up frontage of a sizeable settlement may be acceptable, whereas it may not be in an isolated hamlet with no services, facilities or public transport. However, there may be occasions where larger sites are justified. In order to judge the suitability of each location for the proposed development, it will be necessary to assess the proposed development against the criteria set out in paragraph 31 of PPG3 (see Appendix 2).
58. Depending on the circumstances of each case the Council will, in order to protect its interests, consider referring any application that it wishes to approve under the categories set out in paragraph 55 that involves 10 dwellings or more to the Secretary of State before planning consent is issued.

59. Planning applications for Greenfield sites that do not fall within the categories listed in paragraphs 54, 55 or 56 above would need to be examined rigorously before being determined to establish if sites are needed in their area to meet the housing provision and, if so, how well the particular site performs in comparison with other sites in the area against the sequential approach set out in prevailing national, regional, strategic and local policy. (including paragraph 38 of PPG3 in Appendix 2 and RPG policy H2). However, given the conclusion in paragraph 49, it is unlikely that any substantial Greenfield sites will be required at the present.

### **Monitoring and review**

60. The 'Plan, Monitor, Manage' approach depends heavily on monitoring that the intended outcome is being achieved. It will therefore be important to report annually to the Council's Cabinet on the housing completion and supply position against the prevailing planning policy advice. That report will include consideration of whether the prevailing approach to the release of Greenfield housing sites should be revised.

**Local Plan policies on managing housing land availability**

***Beverley Borough Local Plan***

Policy H3

The Council will monitor the availability of the sites allocated under Policies H1 and H2 of this Plan to ensure that the Structure Plan requirement of 6,890 dwellings between 1989 and 2002 can be met and that a five-year supply of housing land is available.

BBLP H4

The Council will consider the need to make further allocations of land for residential purposes to meet any shortfall identified under Policy H3 of this Plan as part of its annual monitoring exercise of this Plan.

***Boothferry Borough Local Plan***

Policy S46

The local planning authority will monitor the availability of housing sites to ensure that the Structure Plan requirement of 5,500 dwellings between 1989 and 2006 can be met and that at least a five year supply of housing land is available

***East Yorkshire Borough Wide Local Plan***

Policy H1

Sufficient housing land will be released through land allocations and plan policies to accommodate approximately 7,055 new dwellings within the period mid 1993 to mid 2004.

To contribute to this provision, proposals will be permitted on the following sites subject to meeting the detailed requirements of this plan:

*List of allocated sites then set out*

***Holderness District Wide Local Plan***

Policy H1

Provision will be made for the development of 5250 dwellings in Holderness between 1989-2006 (3740 dwellings between 1994 and 2006). Taking into account the anticipated level of development resulting on small sites the Council will allocate land as follows:

1. South West Holderness housing market area - 1789 dwelling units 48%
2. South East Holderness housing market area - 612 dwelling units 16%
3. North Holderness housing market area - 1350 dwelling units 36%

Total provision 1994-2006 = 3751 dwelling units.

**Paragraphs 30 to 38 of Planning Policy Guidance Note 3: 'Housing', March 2000**

**Identifying areas and sites**

30. In identifying sites to be allocated for housing in local plans and UDPs, local planning authorities should follow a search sequence, starting with the re-use of previously-developed land and buildings within urban areas identified by the urban housing capacity study, then urban extensions, and finally new development around nodes in good public transport corridors. They should seek only to identify sufficient land to meet the housing requirement set as a result of the RPG and strategic planning processes. In doing so they do not need to consider all the land in their area: they should not extend the search further than required to provide sufficient capacity to meet the agreed housing requirement.

31. In deciding which sites to allocate for housing in local plans and UDPs, local planning authorities should assess their potential and suitability for development against each of the following criteria:

- the **availability of previously-developed sites** and empty or under-used buildings and their suitability for housing use;
- the **location and accessibility** of potential development sites to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;
- the **capacity of existing and potential infrastructure**, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals) to absorb further development and the cost of adding further infrastructure;
- the **ability to build communities** to support new physical and social infrastructure and to provide sufficient demand to sustain appropriate local services and facilities; and
- the **physical and environmental constraints on development of land**, including, for example, the level of contamination, stability and flood risk, taking into account that such risk may increase as a result of climate change.

**Allocating and releasing land for development**

32. In determining the order in which sites identified in accordance with the criteria set out in paragraphs 30 and 31 should be developed, the presumption will be that previously-developed sites (or buildings for re-use or conversion) should be developed before Greenfield sites. The exception to this principle will be where previously-developed sites perform so poorly in relation to the criteria listed in paragraph 31 as to preclude their use for housing (within the relevant plan period or phase) before a particular Greenfield site.

33. Local plans and UDPs should include policies for the release of sites for housing development according to the order of priority set out in the first sentence of paragraph 32. This should take account of the likely supply of windfall sites. Local authorities should manage the release of sites over the plan period in order to control the pattern and speed of urban growth, ensure that the new infrastructure is co-ordinated with new housing development and deliver the local authority's recycling target. It is for each local planning authority to determine the form of such phasing policies but good practice guidance will be issued. One possible approach to managing the release of land for housing is to divide the plan into three phases, allocating sites for development in accordance with the presumption in paragraph 32.

34. Sufficient sites should be shown on the plan's proposals map to accommodate at least the first five years (or the first two phases) of housing development proposed in the plan. Site allocations should be reviewed and updated as the plan is reviewed and rolled forward at least every five years. Local planning authorities should monitor closely the uptake of both previously-developed and Greenfield sites and should be prepared to alter or revise their plan policies in the light of that monitoring. However, it is essential that the operation of the development process is not prejudiced by unreal expectations of the developability of particular sites nor by planning authorities seeking to prioritise development sites in an arbitrary manner.

### **Windfalls**

35. Windfall sites are those which have not been specifically identified as available in the local plan process. They comprise previously-developed sites that have unexpectedly become available. These could include, for example, large sites such as might result from a factory closure or very small changes to the built environment, such as a residential conversion or a new flat over a shop.

36. Authorities should make specific allowances for all the different types of windfalls in their plans. Allowance should be made on the basis of examining past trends in windfalls coming forward for development and on the likely future windfall potential as assessed in a capacity study. No allowance should be made for Greenfield windfalls (refer to Annex D for good practice advice on capacity studies).

### **Determining planning applications**

37. Development plans form the framework within which decisions on proposals for development are taken. It is important that plans are kept up to date and properly reflect national policy guidance. Local planning authorities should revise their plans to take account of the guidance set out in this PPG: they should seek to do so as quickly as possible by incorporating revised policies and proposals either in replacement plans or by alteration of existing housing policies.

38. In considering planning applications for housing development in the interim, before development plans can be reviewed, local authorities should have regard to the policy contained in this PPG as material considerations which may supersede the policies in their plan (see paragraph 54 of PPG1). Where the planning application relates to development of a Greenfield site allocated for housing in an adopted local plan or UDP, it should be assessed, and a decision made on the application, in the light of the policies set out in this guidance. Comparison with available previously-developed sites against the criteria in paragraph 31 and in the light of the presumption in paragraph 32 and the policies on design, layout and efficient use of land, including car parking, will be particularly relevant. Where a proposed housing development involves the use of a previously-developed site or the conversion of existing buildings, the proposal may need to be amended in accordance with this guidance, for example, in relation to design, layout, density and parking.

## Definition of 'Previously-developed land'

Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure<sup>21</sup>. The definition covers the curtilage of the development<sup>22</sup>. Previously-developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal<sup>23</sup> where provision for restoration has not been made through development control procedures<sup>24</sup>.

The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments - even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously-developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site - such as its contribution to nature conservation - or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment<sup>25</sup>.

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<sup>21</sup> In other words, the urban land uses as defined by the DETR's Land-Use Change Statistics (excluding 'urban land not previously developed'). See Annex B of *Land Use Change in England No 14*.

<sup>22</sup> The curtilage is defined as the area of land attached to a building. All of the land within the curtilage of the site (as defined above) will also be defined as previously-developed.

However, this does not mean that the whole area of the curtilage should therefore be redeveloped. For example, where the footprint of a building only occupies a proportion of a site of which the remainder is open land (such as at an airfield or a hospital) the whole site should not normally be developed to the boundary of the curtilage. The local planning authority should make a judgement about site layout in this context, bearing in mind other planning considerations, such as policies for the protection of open space and playing fields or development in the countryside, how the site relates to the surrounding area, and requirements for on-site open space, buffer strips, landscaped areas, etc.

<sup>23</sup> These land uses are in addition to the Land-Use Change Statistics 'urban' groups.

<sup>24</sup> This relates to minerals and waste sites which are to remain unrestored after use because the planning permission allowing them did not include a restoration condition. All other such sites will be restored to 'greenfield' status, by virtue of the planning condition.

<sup>25</sup> The definition does not supersede or in any way change the policy in respect of the redevelopment of major developed sites in the Green Belt set out in Annex C to Planning Policy Guidance note 2: *Green Belts*.

**Policies P1, H1, H2 and H3 from Regional Planning Guidance for Yorkshire and the Humber**

**Policy P1 Strategic patterns of development**

Locational Principles

- (a) Policies should be developed which minimise the need for greenfield development and the need to travel. Land use and transport policies should be integrated and development located where it is accessible to a range of transport modes. Development plans and, where appropriate, local transport plans, should include policies and proposals which support the delivery of urban renaissance, regeneration and the concentration of development.
- (b) Wherever possible development should be located within urban areas. Development plans should be located within urban areas. Development plans should adopt a sequential approach to meeting development needs which should start with the re-use of suitable previously-developed land and buildings within urban areas.
- (c) Where suitable sites to meet the range of identified needs cannot be accommodated within urban areas, consideration should be given in development plans to integrating provision of transport, housing and industry within urban extension sites accessible by good public transport, and then if necessary around nodes in good quality 'public transport corridors' radiating from within main urban areas.
- (d) Where such public transport corridors cross local authority boundaries, detailed proposals should be worked out in cross-boundary 'corridor studies', for which key criteria will include:-
  - i) Potential or committed development sites compatible with other RPG policies;
  - ii) Spare public transport capacity, especially rail, or the potential to develop new facilities and services;
  - iii) Scope for rebalancing resultant demand for road capacity so as to permit additional development without compromising the functions of national and regional strategic routes.
- (e) Measures to secure the economic base and sustainable development of rural areas should be included in development plans, whilst ensuring that development respects the built and natural environment, and maintains local distinctiveness and diversity in accordance with policies N2 and N3. In implementing the regional spatial strategy through their development plans, local authorities should:-
  - i) Ensure that market and coalfield towns are the main focus for developing local services and employment in rural and coalfield areas whilst supporting appropriate small-scale developments to maintain the viability and vitality of other rural settlements;
  - ii) Support proposals for development of the local economy of coastal towns in a sustainable manner, with particular regard to the needs of tourism, relating to the needs of coastal communities;
  - iii) Provide for small scale housing growth in and around smaller towns and villages where this is of a type which will contribute to meeting local needs (including the provision of sufficient affordable housing, especially in pressure areas), support local services and does not lead to increased long-distance commuting;
  - iv) Recognise the important role played, and pressures faced, by the agricultural industry, and set out policies for accommodating the needs of farming and for supporting sustainable farm diversification schemes.

## Regionally significant locations

In applying the locational principles set out above, development plans, local transport plans and other strategies and programmes should, where relevant, also reflect the following principles:

- (f) Developments related to meeting employment needs, the regeneration of existing settlements, and improved public transport accessibility will be promoted in the Deane Valley Development Zone.
- (g) Port and related activities, together with targeted infrastructure investment, will be promoted in and around the ports at Immingham, Hull, Grimsby and Goole (the Humber Trade Zone).
- (h) The potential for the West Yorkshire/Barnsley area to accommodate plan-led growth should be examined as an integral part of the next review of RPG.

## Policy H1 Distribution of additional housing

- a) Development plans should include appropriate policies and proposals so as to achieve the annual average additions to the housing stock set out in Table H1 over the period 1998-2016.
- b) The regional target for the proportion of housing development taking place on previously-developed land and through conversions of existing buildings is 60% over the period 1998-2016. Provisional targets for each strategic planning area are set out in Table H1. These targets should be reviewed in the course of preparing development plans in the light of up-to-date and comprehensive studies of urban potential conducted in accordance with regionally agreed standards.

Table H1 - Housing Provision 1998-2016 and Provisional Targets for Previously-developed Land and Conversions.

| <i>Strategic Planning Area</i> | <i>Annual Average</i> | <i>Provisional Target</i> |
|--------------------------------|-----------------------|---------------------------|
| Barnsley                       | 810                   | 49%                       |
| Doncaster                      | 735                   | 70%                       |
| Rotherham                      | 800                   | 68%                       |
| Sheffield                      | 770                   | 80%                       |
| <i>South Yorkshire</i>         | <i>3, 115</i>         | <i>67%</i>                |
| Bradford                       | 1, 390                | 57%                       |
| Calderdale                     | 450                   | 74%                       |
| Kirklees                       | 1, 310                | 65%                       |
| Leeds                          | 1, 930                | 66%                       |
| Wakefield                      | 950                   | 61%                       |
| <i>West Yorkshire</i>          | <i>6, 030</i>         | <i>63%</i>                |
| <i>York / North Yorks</i>      | <i>2, 500</i>         | <i>53%</i>                |
| Hull/East Riding               | 2, 240                | 50%                       |
| N/NE Lincs                     | 880                   | 56%                       |
| <i>Humber</i>                  | <i>3, 120</i>         | <i>52%</i>                |
| <b><i>Y&amp;H Region</i></b>   | <b><i>14, 765</i></b> | <b><i>60%</i></b>         |

## **Policy H2 Sequential approach to the allocation of housing land**

- a) Subject to any overriding consideration of the relative sustainability of different locations and to the advice in PPG 3 (particularly paragraphs 31 and 70), the order of preference in the sequential approach to be applied through development plans to the allocation of land should be as follows:-
  - i) Previously-developed land and conversions of existing buildings to housing use within urban areas subject to providing decent accommodation in an acceptable setting
  - ii) Other infill within urban areas, subject to achieving appropriate standards of urban greenspace and conserving (and where possible, enhancing) the character of the area
  - iii) Extensions to main areas where the land is accessible or capable of being made accessible to services and jobs by good public transport and other non-car modes: priority to be given to the use of previously-developed sites and conversions before greenfield land
  - iv) Extensions to market and coalfield towns where the land is accessible to services and jobs by good public transport and other non-car modes: priority to be given to the use of previously-developed sites and conversions before greenfield land
  - v) Other development that supports the regional spatial strategy and which provides, or has the potential to provide, good public transport and non-car mode links to a wide range of employment and services
- b) In rural areas, the provision of housing should be to meet local needs and/or support local services, giving priority to the re-use of previously-developed land or buildings and to conserving (and where possible enhancing) the character of the small town or village.

## **Policy H3 Managing the release of housing land**

- a) Development plans should include measures to manage the release of housing land taking account of advice from the Yorkshire and Humber Assembly and current best practice, local circumstances and the application of the sequential approach in Policy H2a). In doing, local authorities should take account of the need to:-
  - i) Control the pattern and speed of urban growth in accordance with the regional spatial strategy;
  - ii) ensure that the new infrastructure is co-ordinated with new housing development;
  - iii) deliver the local authority's recycling target;
  - v) liaise with adjoining local authorities.
- b) The Yorkshire and Humber Assembly should co-ordinate an annual housing study which should be undertaken to common standards across the region. This will monitor household needs and the likely amount of housing provision through urban capacity sources and on allocated sites. Y&HA should report its findings in an annual monitoring report.



GOVERNMENT OFFICE  
FOR YORKSHIRE AND THE HUMBER

T A Barnes  
Forward Planning Manager  
East Riding of Yorkshire Council  
County Hall  
BEVERLEY  
East Riding of Yorkshire  
HU17 9BA

Your Ref: ER/5/3/3/PJA/JEB  
Date: 1 August 2002

Dear Mr Barnes

**DRAFT SUPPLEMENTARY PLANNING GUIDANCE ON THE MANAGED  
RELEASE OF RESIDENTIAL DEVELOPMENT SITES**

Thank you for your letter of 28 June, 2002, requesting comments on your council's draft Supplementary Planning Guidance (SPG) on "The Managed Release of Residential Development Sites".

2. The Government attaches great importance to the need for local planning authorities to manage the release of housing sites in order to promote more sustainable patterns of development. We therefore support the use of SPG as an interim management tool pending approval of the Joint Structure Plan (JSP) you are preparing with Kingston upon Hull City Council, which will subsequently inform the review of local plans. We are pleased to note the good progress being made on the preparation of the JSP, a first draft of which has recently been considered by the Joint Strategic Planning Advisory Committee.
3. The draft SPG draws heavily on the strategy and housing provision requirements contained in the Humberside Structure Plan which was approved in 1993. Whilst acknowledging the status afforded to the housing provision figures set out in an approved structure plan, appropriate weight needs to be attached to the more recent policies set out in PPG3: *Housing and Regional Planning Guidance (RPG) for Yorkshire and the Humber* and the emerging strategy of the draft Joint Structure Plan which seeks to shift the balance of new housing development towards the Hull urban area.
4. A key objective of the draft SPG is to restrict the release of greenfield housing sites unless a need for that site can be demonstrated. The take-up



INVESTOR IN PEOPLE

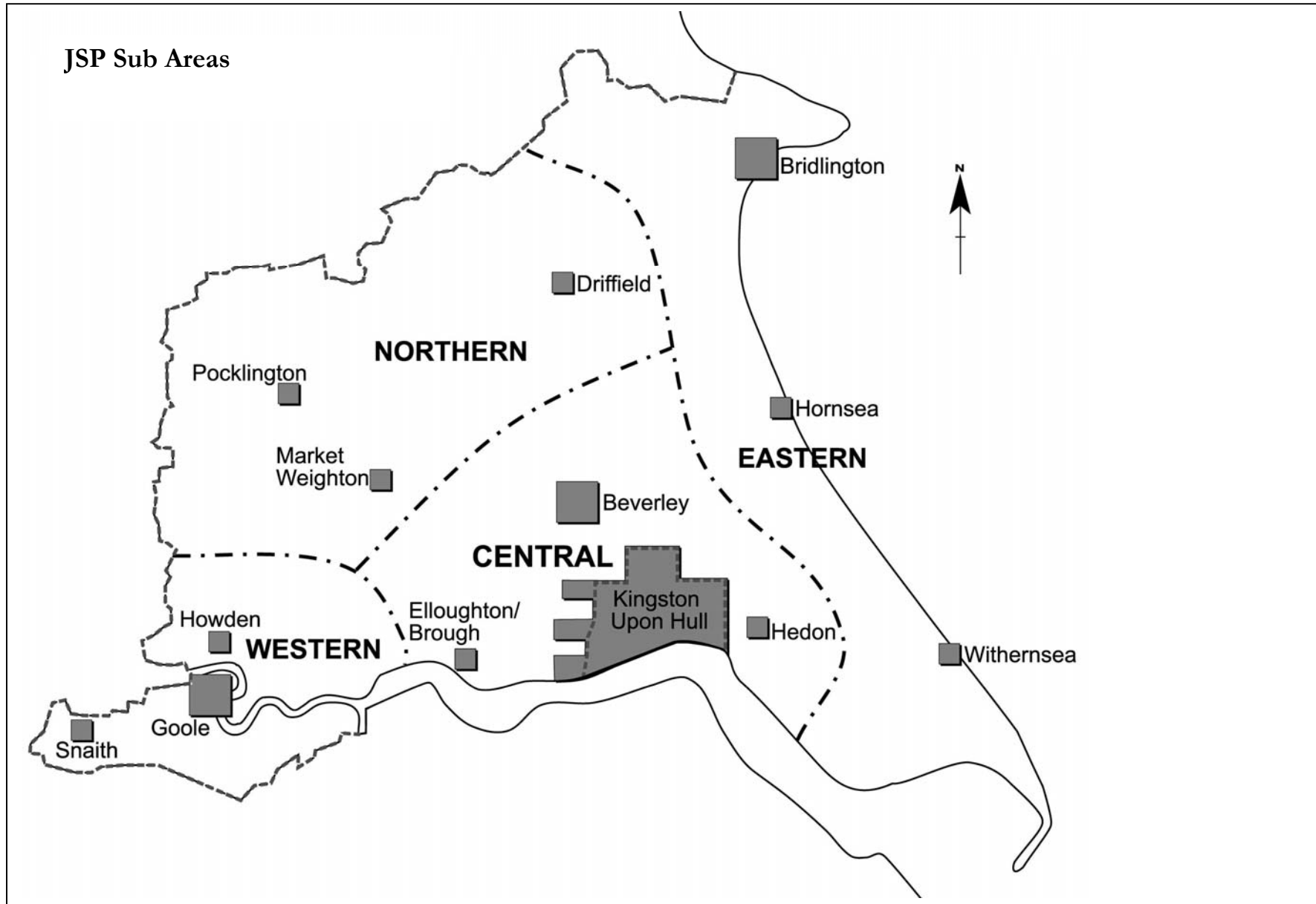
of sites in some areas of the East Riding has been considerably lower than that provided for in the approved Structure Plan. There seems little sense in seeking to make up that shortfall in the remaining years of the structure plan period. To do this would, in our view, inhibit your ability to manage effectively the release of greenfield sites. Unnecessary greenfield releases, particularly in areas of high demand such as Beverley where take-up has been at a higher rate than envisaged, are likely to prejudice the strategy in RPG and in the emerging JSP.

5. It would appear that in the East Riding as a whole there is at present almost a six years supply of housing sites at historical building rates. This ranges from around two years in Pocklington to over twelve in Boothferry. There therefore appears to be no justification at present for the release of further greenfield sites in the short term. The SPG should involve monitoring the situation on an annual basis. Annual build rates could usefully be used as a more responsive basis for managing the release of housing sites, in accordance with the principles set out in PPG3 and the supporting good practice guide "Planning to Deliver." Account should also be taken of more recent policy developments such as the spatial strategy of RPG12 which can be material considerations in the determination of planning applications. You will be aware that PPG3, at paragraph 38, states that the policy contained in the PPG should be regarded by local authorities as material considerations which may supersede the policies in their plan.
6. We therefore consider that the draft SPG should be amended to take full account of the above comments. Please do not hesitate to get in touch should you wish to discuss the matter further.

Yours sincerely,

A handwritten signature in black ink, appearing to read "David Johns". The signature is fluid and cursive, with a long horizontal stroke at the end.

**DAVID JOHNS**



## House completions in each JSP sub area, 1991 to 2002

| Year        | Northern | Central | Eastern | Western |
|-------------|----------|---------|---------|---------|
| 1991        |          |         |         | 144     |
| 1991 - 92   | 269      | 638     | 332     |         |
| 1992        |          |         |         | 85      |
| 1992 - 93   | 322      | 663     | 284     |         |
| 1993        |          |         |         | 100     |
| 1993 - 94   | 299      | 802     | 284     |         |
| 1994        |          |         |         | 37*     |
| 1994 - 95   | 297      | 856     | 202     | 52      |
| 1995 - 96   | 399      | 495     | 86      | 40      |
| 1996 - 97   | 209      | 818     | 149     | 54      |
| 1997 - 98   | 409      | 1063    | 248     | 125     |
| 1998 - 99   | 384      | 897     | 250     | 125     |
| 1999 - 2000 | 331      | 665     | 163     | 50      |
| 2000 - 01   | 505      | 512     | 298     | 86      |
| 2001 - 02   | 401      | 540     | 204     | 133     |

\*Completion figures for Boothferry were collated on a calendar year basis only until mid 1994. The figure (37) for January 1994 to June 1994 is 50% of the 1994 calendar year total.

## House completions in each Local Plan area, 1989 to 2002

| Year        | Beverley | Boothferry <sup>26</sup> | East<br>Yorkshire | Holderness |
|-------------|----------|--------------------------|-------------------|------------|
| 1989-90     | 566      | 91                       | 689               | 475        |
| <i>1990</i> |          | 168                      |                   |            |
| 1990-91     | 570      |                          | 508               | 264        |
| <i>1991</i> |          | 155                      |                   |            |
| 1991-92     | 556      |                          | 497               | 186        |
| <i>1992</i> |          | 92                       |                   |            |
| 1992-93     | 549      |                          | 475               | 243        |
| <i>1993</i> |          | 144                      |                   |            |
| 1993-94     | 709      |                          | 515               | 161        |
| <i>1994</i> |          | 45                       |                   |            |
| 1994-95     | 697      | 66                       | 405               | 254        |
| 1995-96     | 437      | 60                       | 443               | 150        |
| 1996-97     | 671      | 70                       | 303               | 186        |
| 1997-98     | 965      | 148                      | 564               | 168        |
| 1998-99     | 766      | 146                      | 557               | 187        |
| 1999-2000   | 593      | 55                       | 445               | 96         |
| 2000-01     | 380      | 119                      | 686               | 216        |
| 2001-02     | 355      | 215                      | 489               | 219        |

<sup>26</sup> Completion figures for Boothferry were collated on a calendar year basis only until mid 1994. The figures shown for July 1989 to December 1989 (inclusive) and January 1994 to June 1994 (inclusive) [91 and 45 respectively] are 50% of the calendar year totals.

**COMPLETIONS ON BROWNFIELD WINDFALL SITES 1997 TO 2001 AND AVAILABILITY AT 2001 BY JOINT STRUCTURE PLAN SUB AREA**

| Settlement                      | Site                   | 1997 capacity | Adjustments/<br>consent<br>since 1997 | 2001 capacity | Completions<br>1997-2001 |
|---------------------------------|------------------------|---------------|---------------------------------------|---------------|--------------------------|
| <i>Northern Sub Area</i>        |                        |               |                                       |               |                          |
| <b>Driffield</b>                | York Road              | 3             | 0                                     | 0             | 3                        |
|                                 | w/o Spellowgate        | 2             | 0                                     | 0             | 2                        |
|                                 | e/o Meadow Road        | 0             | 43                                    | 31            | 12                       |
|                                 | w/o Wansford Road      | 62            | -22                                   | 0             | 40                       |
|                                 | 47 Middle Street North | 6             | 0                                     | 6             | 0                        |
|                                 | 26/27 New Road         | 0             | 5                                     | 5             | 0                        |
| <b>Holme O S Moor</b>           | Moor End               | 5             | 2                                     | 7             | 0                        |
| <b>Kilham</b>                   | Langtoft coach depot   | 0             | 6                                     | 3             | 3                        |
|                                 | Hornsby's Farm         | 3             | 0                                     | 0             | 3                        |
| <b>Market Weighton</b>          | 60 Southgate           | 0             | 5                                     | 0             | 5                        |
|                                 | Hawling Road           | 20            | 0                                     | 0             | 20                       |
| <b>Melbourne</b>                | New Pastures           | 0             | 4                                     | 4             | 0                        |
|                                 | Prospect Mews          | 3             | 0                                     | 0             | 3                        |
| <b>Newbald</b>                  | Galegate               | 0             | 5                                     | 5             | 0                        |
| <b>Pocklington</b>              | Kirkland Street        | 0             | 12                                    | 12            | 0                        |
|                                 | Chapmangate            | 0             | 5                                     | 0             | 5                        |
| <b>Stamford Bridge</b>          | The Beeches            | 0             | 7                                     | 0             | 7                        |
|                                 | r/o Bank House         | 0             | 8                                     | 8             | 0                        |
|                                 | Daneswell Garage       | 9             | 0                                     | 0             | 9                        |
| <b>Wilberfoss</b>               | Village Stores         | 0             | 5                                     | 0             | 5                        |
| <b>Northern Sub Area Totals</b> |                        | 113           | 85                                    | 81            | 117                      |

| Settlement              | Site                         | 1997<br>capacity | Adjustments/<br>consent<br>since 1997 | 2001<br>capacity | Completions<br>1997-2001 |
|-------------------------|------------------------------|------------------|---------------------------------------|------------------|--------------------------|
| <i>Central Sub Area</i> |                              |                  |                                       |                  |                          |
| <b>Anlaby</b>           | Springhead Lane              | 13               | 0                                     | 0                | 13                       |
| <b>Beverley</b>         | St Mary's Manor              | 44               | 0                                     | 0                | 44                       |
|                         | Beckside north               | 49               | 1                                     | 0                | 50                       |
|                         | Brush Works, Hengate         | 6                | 0                                     | 0                | 6                        |
|                         | Well Lane                    | 7                | -4                                    | 3                | 0                        |
|                         | Holme Church Lane            | 39               | -3                                    | 0                | 36                       |
|                         | Waterside Road, south of 16  | 0                | 12                                    | 12               | 0                        |
|                         | Keldgate - no. 97            | 0                | 5                                     | 1                | 4                        |
|                         | Waterside Road, north        | 0                | 18                                    | 0                | 18                       |
|                         | Waterside Road, Barkers Mill | 0                | 19                                    | 6                | 13                       |
|                         | Beckside -adjacent no. 8     | 0                | 20                                    | 20               | 0                        |
|                         | Railway Street - nos. 4-6-8  | 0                | 6                                     | 0                | 6                        |
|                         | Mill View Road               | 0                | 95                                    | 64               | 31                       |
|                         | Railway Street - nos. 8-10   | 0                | 6                                     | 6                | 0                        |
|                         | former Regal Cinema          | 0                | 21                                    | 21               | 0                        |
|                         | St Nicholas Drive, north of  | 0                | 16                                    | 16               | 0                        |
| <b>Cottingham</b>       | Baynard Avenue               | 13               | 0                                     | 0                | 13                       |
| <b>Ello'ton/Brough</b>  | former Swifts garage         | 5                | 0                                     | 0                | 5                        |
| <b>Hedon</b>            | r/o 9-11 St Augustine's Gate | 0                | 6                                     | 0                | 6                        |
|                         | Ainslie Road                 | 5                | 7                                     | 12               | 0                        |
|                         | St Augustine's Gate          | 9                | 0                                     | 0                | 9                        |
| <b>Hessle</b>           | Astral Close, east           | 3                | 0                                     | 0                | 3                        |
|                         | Hull Road (nos. 164-166)     | 2                | 0                                     | 0                | 2                        |
|                         | Swinegate                    | 12               | 0                                     | 0                | 12                       |
|                         | Old Village Road             | 0                | 7                                     | 0                | 7                        |
| <b>Keyingham</b>        | n/o Bluebell Inn             | 5                | 0                                     | 5                | 0                        |
| <b>North Ferriby</b>    | Woodgates Lane               | 0                | 5                                     | 0                | 5                        |
| <b>Paull</b>            | Town Street, Elm Terrace     | 5                | 0                                     | 5                | 0                        |
| <b>Preston</b>          | Staithes Road, north of      | 1                | 0                                     | 1                | 0                        |
| <b>Skidby</b>           | Riplingham Road              | 0                | 6                                     | 6                | 0                        |
| <b>South Cave</b>       | West End, south              | 0                | 10                                    | 0                | 10                       |
|                         | Ferry Road                   | 0                | 18                                    | 0                | 18                       |

|                                |                 |     |     |     |     |
|--------------------------------|-----------------|-----|-----|-----|-----|
| <b>Wawne</b>                   | Meaux Road      | 0   | 9   | 9   | 0   |
|                                | adj Dixons Arms | 2   | 0   | 0   | 2   |
| <b>Central Sub Area Totals</b> |                 | 220 | 280 | 187 | 313 |

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| Settlement                     | Site                               | 1997<br>capacity | Adjustments/<br>consent<br>since 1997 | 2001<br>capacity | Completions<br>1997-2001 |
|--------------------------------|------------------------------------|------------------|---------------------------------------|------------------|--------------------------|
| <i>Eastern Sub Area</i>        |                                    |                  |                                       |                  |                          |
| <b>Bridlington</b>             | Marton Road                        | 130              | 12                                    | 13               | 129                      |
|                                | 106 Cardigan Road                  | 0                | 5                                     | 0                | 5                        |
|                                | St Wilfred Road depot              | 5                | -1                                    | 0                | 4                        |
|                                | Brid. Lower School<br>conversion   | 0                | 69                                    | 69               | 0                        |
|                                | 22 Lamplugh Road                   | 0                | 5                                     | 0                | 5                        |
|                                | Springfield Avenue                 | 5                | 0                                     | 0                | 5                        |
|                                | Portland Place depot               | 0                | 41                                    | 41               | 0                        |
|                                | 9-17 Victoria Road                 | 0                | 7                                     | 7                | 0                        |
|                                | Headlands Lower School             | 0                | 20                                    | 20               | 0                        |
|                                | 55-57 Tennyson Avenue              | 0                | 9                                     | 9                | 0                        |
|                                | Stepney Grove                      | 0                | 7                                     | 7                | 0                        |
|                                | North Marine Drive                 | 12               | 0                                     | 12               | 0                        |
| <b>Burton Fleming</b>          | South Street                       | 0                | 10                                    | 10               | 0                        |
| <b>Beeford</b>                 | r/o 87 Main Street                 | 5                | 0                                     | 0                | 5                        |
|                                | s/o 69 Main Street                 | 12               | 3                                     | 15               | 0                        |
| <b>Hornsea</b>                 | Newbegin, The Willows              | 0                | 27                                    | 0                | 27                       |
|                                | Market Place, 49 (ex-<br>showroom) | 0                | 5                                     | 0                | 5                        |
|                                | The Levels, (Market Pace)          | 0                | 8                                     | 8                | 0                        |
| <b>Patrington</b>              | Church Lane, Canada House          | 13               | 2                                     | 15               | 0                        |
| <b>Wold Newton</b>             | Laking Lane                        | 6                | 0                                     | 0                | 6                        |
| <b>Eastern Sub Area Totals</b> |                                    | 188              | 229                                   | 226              | 191                      |

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| Settlement                     | Site                        | 1997<br>capacity | Adjustments/<br>consent<br>since 1997 | 2001<br>capacity | Completions<br>1997-2001 |
|--------------------------------|-----------------------------|------------------|---------------------------------------|------------------|--------------------------|
| <i>Western Sub Area</i>        |                             |                  |                                       |                  |                          |
| <b>Barmby-o-t-Marsh</b>        | High Street                 | 7                | 0                                     | 7                | 0                        |
|                                | North Street, north east of | 5                | 0                                     | 5                | 0                        |
| <b>Goole</b>                   | adj Goole Station           | 7                | 9                                     | 0                | 16                       |
|                                | Boothferry House            | 0                | 10                                    | 0                | 10                       |
| <b>Howden</b>                  | Fifth Avenue                | 23               | 0                                     | 23               | 0                        |
|                                | 60/62 Flatgate              | 0                | 7                                     | 7                | 0                        |
|                                | Knedlington Road            | 5                | 5                                     | 0                | 10                       |
| <b>Newport</b>                 | Bishopgate                  | 5                | 2                                     | 0                | 7                        |
|                                | 98 Main Road                | 0                | 8                                     | 0                | 8                        |
| <b>Rawcliffe</b>               | Church Street               | 6                | 0                                     | 6                | 0                        |
|                                | Station Road                | 2                | 0                                     | 0                | 2                        |
| <b>Snaith</b>                  | Snaith Road                 | 5                | 0                                     | 1                | 4                        |
|                                | Crosshill                   | 5                | 0                                     | 5                | 0                        |
| <b>Swinefleet</b>              | Prospect Farm               | 0                | 17                                    | 17               | 0                        |
| <b>Western Sub Area Totals</b> |                             | 70               | 58                                    | 71               | 57                       |

Northern JSP Sub Area - Residential Sites, 1 July 2002

| Settlement   | Local Plan allocation reference        | Windfall site ref. in 2002 Housing Land Availability Schedule                           | Dwellings with planning consent and development commenced (no.) | Dwellings with planning consent but development not commenced (no.) | Previously-developed land without planning consent (ha) | Greenfield land without planning consent (ha) |
|--------------|--|---|---|---|---|---|
| BARMBY MOOR  | BAR5<br>BAR3<br>BAR4                   |   |   | 1   |   | 0.48<br>0.2                                   |
| <b>Total</b> |  |   | <b>0</b>  | <b>1</b>  | <b>0</b>  | <b>0.68</b>                                   |
| BUBWITH      | S6a<br>S6b                             |   |   | 12  |   | 0.97  |
| <b>Total</b> |  |   | <b>0</b>  | <b>12</b>   | <b>0</b>  | <b>0.97</b>                                   |
| DRIFFIELD    | DRIFF2<br>DRIFF4/5<br>DRIFF6<br>DRIFF3 | 125<br>649<br>658<br>659<br>660<br>118<br>667<br>1254<br>920027038<br>663<br>1032883336 | 17<br>70<br>81<br>34<br>18<br>15                                | 136<br>8<br>12<br>6   |   | 0.34<br>4.75<br>9                             |
| <b>Total</b> |  |   | <b>316</b>  | <b>193</b>  | <b>0</b>  | <b>14.09</b>                                  |
| FANGFOSS     |  | 693   |   |   |   | 0.83  |
| <b>Total</b> |  |   | <b>0</b>  | <b>0</b>  | <b>0</b>  | <b>0.83</b>                                   |

|                        |                      |                   |                   |           |             |              |
|------------------------|----------------------|-------------------|-------------------|-----------|-------------|--------------|
| FOSTON ON THE WOLDS    |                      | -962740398        |                   | 5         |             |              |
| <b>Total</b>           |                      |                   | <b>0</b>          | <b>5</b>  | <b>0</b>    | <b>0</b>     |
| FRIDAYTHORPE           | FRID2<br>FRID1       |                   | 20                | 34        |             |              |
| <b>Total</b>           |                      |                   | <b>20</b>         | <b>34</b> | <b>0</b>    | <b>0</b>     |
| HAYTON                 | HAY1                 |                   | 10                |           |             |              |
| <b>Total</b>           |                      |                   | <b>10</b>         | <b>0</b>  | <b>0</b>    | <b>0</b>     |
| HOLME ON SPALDING MOOR | S21c<br>S21a<br>S21b | 802               | 6<br>1            | 7         |             | 0.23         |
| <b>Total</b>           |                      |                   | <b>7</b>          | <b>7</b>  | <b>0</b>    | <b>0.23</b>  |
| HUTTON CRANSWICK       | HUTT2<br>HUTT1       | 906847734         | 24                | 6         | 0.19        | 2.4<br>0.04  |
| <b>Total</b>           |                      |                   | <b>24</b>         | <b>6</b>  | <b>0.19</b> | <b>2.44</b>  |
| KILHAM                 | KIL2<br>KIL1         | 676<br>675<br>129 | 10<br>2<br>1<br>3 |           |             | 0.32<br>0.18 |
| <b>Total</b>           |                      |                   | <b>16</b>         | <b>0</b>  | <b>0</b>    | <b>0.5</b>   |
| KIRKBURN               |                      | 1715              |                   | 64        |             |              |
| <b>Total</b>           |                      |                   | <b>0</b>          | <b>64</b> | <b>0</b>    | <b>0</b>     |

|                           |  |                           |              |           |                    |                                   |
|---------------------------|--|---------------------------|--------------|-----------|--------------------|-----------------------------------|
| LANGTOFT                  |  | 1031905307                |              | 20        |                    |                                   |
| <b>Total</b>              |  |                           | <b>0</b>     | <b>20</b> | <b>0</b>           | <b>0</b>                          |
| MARKET<br>WEIGHTON        | MARK12<br>MARK11<br>MARK10<br>MARK7<br>MARK6<br>MARK5<br>MARK4 | 704<br>160<br>10312288438 | 10<br>1<br>8 | 20        | 1<br>0.33<br><br>1 | 2.3<br>8.07<br>1.17<br>0.6<br>0.4 |
| <b>Total</b>              |  |                           | <b>19</b>    | <b>20</b> | <b>2.33</b>        | <b>12.54</b>                      |
| MELBOURNE                 |  | -1124326599               |              | 5         |                    |                                   |
| <b>Total</b>              |  |                           | <b>0</b>     | <b>5</b>  | <b>0</b>           | <b>0</b>                          |
| MIDDLETON ON<br>THE WOLDS | MID4<br>MID3<br>MID2<br>MID1                                   | 662703502<br>723          | 8<br>1       |           | 0.39               | 0.65<br>0.13<br>4.12<br>0.28      |
| <b>Total</b>              |  |                           | <b>9</b>     | <b>0</b>  | <b>0.39</b>        | <b>5.18</b>                       |
| NAFFERTON                 | NAFF3  | 683                       | 1            | 54        |                    | 1.41                              |
| <b>Total</b>              |  |                           | <b>1</b>     | <b>54</b> | <b>0</b>           | <b>1.41</b>                       |
| NORTH<br>FRODINGHAM       |  | 1532                      | 13           |           |                    |                                   |
| <b>Total</b>              |  |                           | <b>13</b>    | <b>0</b>  | <b>0</b>           | <b>0</b>                          |

|                      |                |                                      |            |              |             |              |
|----------------------|----------------|--------------------------------------|------------|--------------|-------------|--------------|
| NTH NEWBALD          | H2e<br>H1do    | 1501<br>1466                         | 7<br>1     | 4<br>5       |             |              |
| <b>Total</b>         |                |                                      | <b>8</b>   | <b>9</b>     | <b>0</b>    | <b>0</b>     |
| POCKLINGTON          | POCK4<br>POCK1 | 940500774<br>685872751<br>2097199954 | 20         | 12<br>7<br>5 | 0.72        |              |
| <b>Total</b>         |                |                                      | <b>20</b>  | <b>24</b>    | <b>0.72</b> | <b>0</b>     |
| SHIPTONTHORPE        |                | 1937114844                           |            | 13           |             |              |
| <b>Total</b>         |                |                                      | <b>0</b>   | <b>13</b>    | <b>0</b>    | <b>0</b>     |
| STAMFORD<br>BRIDGE   |                | 1958636248                           | 3          |              |             |              |
| <b>Total</b>         |                |                                      | <b>3</b>   | <b>0</b>     | <b>0</b>    | <b>0</b>     |
| SUTTON ON<br>DERWENT |                | 1031058984                           |            | 8            |             |              |
| <b>Total</b>         |                |                                      | <b>0</b>   | <b>8</b>     | <b>0</b>    | <b>0</b>     |
| WARTER               | WART1          |                                      |            |              |             | 0.4          |
| <b>Total</b>         |                |                                      | <b>0</b>   | <b>0</b>     | <b>0</b>    | <b>0.4</b>   |
| WETWANG              | WET3<br>WET2   |                                      |            | 4            |             | 0.6          |
| <b>Total</b>         |                |                                      | <b>0</b>   | <b>4</b>     | <b>0</b>    | <b>0.6</b>   |
| WILBERFOSS           | WILB4<br>WILB2 |                                      |            | 14           | 0.06        | 0.94         |
| <b>Total</b>         |                |                                      | <b>0</b>   | <b>14</b>    | <b>0.06</b> | <b>0.94</b>  |
| <b>TOTAL</b>         |                |                                      | <b>466</b> | <b>493</b>   | <b>3.69</b> | <b>40.81</b> |

Central JSP Sub Area - Residential Sites, 1 July 2002

| Settlement    | Local Plan allocation reference   | Windfall site ref. in 2002 Housing Land Availability Schedule | Dwellings with planning consent and development commenced (no.) | Dwellings with planning consent but development not commenced (no.) | Previously-developed land without planning consent (ha) | Greenfield land without planning consent (ha) |
|---------------|---|---|---|---|---|---|
| ANLABY        |   | 376992383   |   | 25  |   |   |
| <b>Total</b>  |   |   | <b>0</b>  | <b>25</b>   | <b>0</b>  | <b>0</b>                                      |
| BEVERLEY      | H1o<br>H1p<br>H1ac<br>H1u<br>H1r<br>H1k<br>H1j<br>H1ad<br>H1ag<br>H1aa<br>H1b |   |   |   | 0.27<br>0.11  | 0.32  |
|               |   |   | 23  | 25  | 0.16<br>0.08<br>0.08<br>1.24                            |   |
|               |   |   |   | 73  |   | 2.3   |
|               |   |   | 54  |   |   |   |
|               |   | 1319360767  | 16  |   |   |   |
|               |   | 1606  | 6   |   |   |   |
|               |   | -499396981  | 20  |   |   |   |
|               |   | 1028887074  | 9   |   |   |   |
|               |   | 592842401   | 8   |   |   |   |
| <b>Total</b>  |   |   | <b>136</b>  | <b>98</b>   | <b>1.94</b>   | <b>2.62</b>                                   |
| BISHOP BURTON |   | 1582  | 5   |   |   |   |
| <b>Total</b>  |   |   | <b>5</b>  | <b>0</b>  | <b>0</b>  | <b>0</b>                                      |
| BRANDESBURTON | BR4<br>BR3<br>BR2   |   |   |   | 0.64  |   |
|               |   |   | 10  | 12  |   |   |
| <b>Total</b>  |   |   | <b>10</b>   | <b>12</b>   | <b>0.64</b>   | <b>0</b>                                      |

|                          |  |                                      |                     |                 |              |             |
|--------------------------|--|--------------------------------------|---------------------|-----------------|--------------|-------------|
| BURSTWICK                | BK1b<br>BK1a   |                                      | 35                  |                 |              | 2.48        |
| <b>Total</b>             |  |                                      | <b>35</b>           | <b>0</b>        | <b>0</b>     | <b>2.48</b> |
| CONISTON                 | CN1  |                                      |                     |                 |              | 0.1         |
| <b>Total</b>             |  |                                      | <b>0</b>            | <b>0</b>        | <b>0</b>     | <b>0.1</b>  |
| COTTINGHAM               | H1aq   |                                      | 20                  |                 | 1.07         |             |
| <b>Total</b>             |  |                                      | <b>20</b>           | <b>0</b>        | <b>1.07</b>  | <b>0</b>    |
| ELLOUGHTON<br>CUM BROUGH | H1cd<br>H1by<br>H1bz<br>H1bw<br>H1cf                       | 1034154802                           | 1164<br><br>3<br>11 | 2<br>4<br><br>3 |              |             |
| <b>Total</b>             |  |                                      | <b>1178</b>         | <b>9</b>        | <b>0</b>     | <b>0</b>    |
| HEDON                    | HED2<br>HED1a<br>HED1b<br>HED1c<br>HED1d<br>HED1e<br>HED1f | 1031319415                           | 205<br><br>13       | 22<br>23<br>25  | 0.29<br>2.51 | 1.8<br>0.61 |
| <b>Total</b>             |  |                                      | <b>218</b>          | <b>79</b>       | <b>2.8</b>   | <b>2.41</b> |
| HESSLE                   | H1bn<br>H1bo   | 553095473<br>2128931202<br>466635809 | 18                  | 7<br>19<br>9    | 0.08         |             |
| <b>Total</b>             |  |                                      | <b>18</b>           | <b>35</b>       | <b>0.08</b>  | <b>0</b>    |

|               |                                 |            |                     |           |              |                     |
|---------------|---------------------------------|------------|---------------------|-----------|--------------|---------------------|
| KEYINGHAM     | KEY3<br>KEY2<br>KEY1            | 60679775   |                     |           | 0.05<br>0.08 | 7.95<br>7.86<br>0.9 |
| <b>Total</b>  |                                 |            | <b>0</b>            | <b>5</b>  | <b>0.13</b>  | <b>16.71</b>        |
| KIRKELLA      | H1bc                            | 2066932694 | 1<br>56             |           |              |                     |
| <b>Total</b>  |                                 |            | <b>57</b>           | <b>0</b>  | <b>0</b>     | <b>0</b>            |
| LECONFIELD    | H1ed<br>H1ee                    |            |                     | 11        |              | 2.28                |
| <b>Total</b>  |                                 |            | <b>0</b>            | <b>11</b> | <b>0</b>     | <b>2.28</b>         |
| LEVEN         | H1ei<br>H1ek<br>H1en/em<br>H1ej |            | 1<br>76<br>6        |           | 0.03         | 1.99                |
| <b>Total</b>  |                                 |            | <b>83</b>           | <b>0</b>  | <b>0.03</b>  | <b>1.99</b>         |
| LONG RISTON   | RTN1c<br>RTN1b<br>RTN1a         | 1467       | 26<br>39<br>10<br>8 |           |              | 1.52                |
| <b>Total</b>  |                                 |            | <b>83</b>           | <b>0</b>  | <b>0</b>     | <b>1.52</b>         |
| NORTH CAVE    | S26a                            |            |                     | 39        | 0.6          | 0.3                 |
| <b>Total</b>  |                                 |            | <b>0</b>            | <b>39</b> | <b>0.6</b>   | <b>0.3</b>          |
| NORTH FERRIBY | H1cl                            |            | 8                   |           |              |                     |
| <b>Total</b>  |                                 |            | <b>8</b>            | <b>0</b>  | <b>0</b>     | <b>0</b>            |

|               |                              |            |           |           |             |             |
|---------------|------------------------------|------------|-----------|-----------|-------------|-------------|
| PRESTON       | PRN1b<br>PRN1a               | 1076       | 1         |           |             | 0.4<br>1.71 |
| <b>Total</b>  |                              |            | <b>1</b>  | <b>0</b>  | <b>0</b>    | <b>2.11</b> |
| SIGGLESTHORNE | SIG1                         |            | 14        | 31        |             |             |
| <b>Total</b>  |                              |            | <b>14</b> | <b>31</b> | <b>0</b>    | <b>0</b>    |
| SKIDBY        |                              | 1384909215 | 4         |           |             |             |
| <b>Total</b>  |                              |            | <b>4</b>  | <b>0</b>  | <b>0</b>    | <b>0</b>    |
| SKIRLAUGH     | SK2<br>SK1                   |            |           |           |             | 6.8<br>0.97 |
| <b>Total</b>  |                              |            | <b>0</b>  | <b>0</b>  | <b>0</b>    | <b>7.77</b> |
| SOUTH CAVE    | H1dk<br>H1di<br>H1dj         |            |           | 23        |             | 1.67<br>2.8 |
| <b>Total</b>  |                              |            | <b>0</b>  | <b>23</b> | <b>0</b>    | <b>4.47</b> |
| SPROATLEY     | SPR2                         |            | 14        |           |             |             |
| <b>Total</b>  |                              |            | <b>14</b> | <b>0</b>  | <b>0</b>    | <b>0</b>    |
| SWANLAND      | H1co<br>H1cs<br>H1cr<br>H1cz |            | 6<br>2    |           |             |             |
|               |                              |            |           | 1         |             | 0.39        |
| <b>Total</b>  |                              |            | <b>8</b>  | <b>1</b>  | <b>0.39</b> | <b>1.27</b> |
|               |                              |            |           |           |             |             |

|              |              |           |             |            |             |              |
|--------------|--------------|-----------|-------------|------------|-------------|--------------|
| THORNGUMBALD | THG1         |           | 92          |            |             |              |
| <b>Total</b> |              |           | <b>92</b>   | <b>0</b>   | <b>0</b>    | <b>0</b>     |
| TICKTON      | H2a          | 1156      | 9<br>1      |            | 0.2         |              |
| <b>Total</b> |              |           | <b>10</b>   | <b>0</b>   | <b>0.2</b>  | <b>0</b>     |
| WALKINGTON   | H1dt<br>H1ds |           |             |            | 0.32        | 0.69<br>1.12 |
| <b>Total</b> |              |           | <b>0</b>    | <b>0</b>   | <b>0.32</b> | <b>1.81</b>  |
| WAWNE        | H1ep<br>H1eq | 963696662 | 2<br>5      | 23<br>5    |             |              |
| <b>Total</b> |              |           | <b>7</b>    | <b>28</b>  | <b>0</b>    | <b>0</b>     |
| WELTON       | H2d          |           |             |            | 0.34        |              |
| <b>Total</b> |              |           | <b>0</b>    | <b>0</b>   | <b>0.34</b> | <b>0</b>     |
| WESTELLA     | H1au         |           | 1           |            |             |              |
| <b>Total</b> |              |           | <b>1</b>    | <b>0</b>   | <b>0</b>    | <b>0</b>     |
| WILLERBY     | H1az<br>H1ay |           |             | 8<br>19    |             |              |
| <b>Total</b> |              |           | <b>0</b>    | <b>27</b>  | <b>0</b>    | <b>0</b>     |
| WOODMANSEY   | H1aj         | 1669      | 2           | 8          |             |              |
| <b>Total</b> |              |           | <b>2</b>    | <b>8</b>   | <b>0</b>    | <b>0</b>     |
| <b>TOTAL</b> |              |           | <b>2004</b> | <b>431</b> | <b>8.54</b> | <b>47.84</b> |

Eastern JSP Sub Area - Residential Sites, 1 July 2002

| Settlement   | Local Plan allocation reference            | Windfall site reference in 2002 Housing Land Availability Schedule  | Dwellings with planning consent and development commenced (no.) | Dwellings with planning consent but development not commenced (no.) | Previously-developed land without planning consent (ha) | Greenfield land without planning consent (ha) |
|--------------|--|---|---|---|---|---|
| ALDBROUGH    | ALD1                                       |   |   |   | 0.4   | 0.46  |
| <b>Total</b> |  |   | <b>0</b>  | <b>0</b>  | <b>0.4</b>  | <b>0.46</b>                                   |
| BEEFORD      | BEE2<br>BEE1                               | 635<br>119  | 13  | 17<br>11  |   | 0.49  |
| <b>Total</b> |  |   | <b>13</b>   | <b>28</b>   | <b>0</b>  | <b>0.49</b>                                   |
| BEMPTON      | BEM4<br>BEM3<br>BEM2<br>BEM1               | 84<br>1025548787  | 1<br>5  | 6   |   | 0.78<br>0.8<br>0.96                           |
| <b>Total</b> |  |   | <b>6</b>  | <b>6</b>  | <b>0</b>  | <b>2.54</b>                                   |
| BRIDLINGTON  | BRID10<br>BRID9<br>BRID5<br>BRID8<br>BRID7 | 574<br>997796307<br>580731213<br>1248<br>-1138987730<br>-1570148513 | 7<br>20   | 182<br>107<br>152<br>69<br>7<br>83<br>9<br>77                       |   | 17.4<br>1.27<br>3.63                          |

|                   |                                |                                  |               |            |             |                       |
|-------------------|--------------------------------|----------------------------------|---------------|------------|-------------|-----------------------|
|                   |                                | 955714538<br>-846118529          |               | 7<br>66    |             |                       |
| <b>Total</b>      |                                |                                  | <b>27</b>     | <b>759</b> | <b>0</b>    | <b>22.3</b>           |
| BURTON<br>AGNES   | BURT1                          | 903724724                        | 7             |            |             | 0.56                  |
| <b>Total</b>      |                                |                                  | <b>7</b>      | <b>0</b>   | <b>0</b>    | <b>0.56</b>           |
| BURTON<br>FLEMING |                                | -595404262<br>1449               | 8             | 10         |             |                       |
| <b>Total</b>      |                                |                                  | <b>8</b>      | <b>10</b>  | <b>0</b>    | <b>0</b>              |
| EASINGTON         | EAS1a<br>EAS1b                 |                                  | 63<br>7       |            | 0.16        | 1.55                  |
| <b>Total</b>      |                                | 41                               | <b>70</b>     | <b>0</b>   | <b>0.16</b> | <b>1.55</b>           |
| FLAMBOROUGH       | FLAM3<br>FLAM2<br>FLAM1        |                                  |               |            |             | 0.4<br>0.6<br>1.92    |
|                   |                                | 1258<br>625<br>624<br>623<br>622 |               | 22<br>10   |             |                       |
|                   |                                |                                  | 10<br>44<br>2 |            | 0.07        |                       |
| <b>Total</b>      |                                |                                  | <b>56</b>     | <b>32</b>  | <b>0.07</b> | <b>2.92</b>           |
| HORNSEA           | HRN3<br>HRN2<br>HRN1d<br>HRN1c |                                  |               | 140        |             | 8.81<br>4.06<br>13.35 |
| <b>Total</b>      |                                |                                  | <b>1</b>      | <b>140</b> | <b>0</b>    | <b>26.22</b>          |

|              |                                     |            |            |             |             |                               |
|--------------|-------------------------------------|------------|------------|-------------|-------------|-------------------------------|
| OTTRINGHAM   |                                     | 1083       | 2          |             |             |                               |
| <b>Total</b> |                                     |            | <b>2</b>   | <b>0</b>    | <b>0</b>    | <b>0</b>                      |
| PATRINGTON   | PAT1b<br>PAT1a                      | 1081<br>35 |            | 8<br>15     | 0.03        | 2.12<br>1.86                  |
| <b>Total</b> |                                     |            | <b>0</b>   | <b>23</b>   | <b>0.03</b> | <b>3.98</b>                   |
| ROOS         | ROS2                                | 36         | 4          | 15          |             |                               |
| <b>Total</b> |                                     |            | <b>4</b>   | <b>15</b>   | <b>0</b>    | <b>0</b>                      |
| SKIPSEA      | SKIP2<br>SKIP1                      | 629        |            | 7           |             | 2.28<br>0.8                   |
| <b>Total</b> |                                     |            | <b>0</b>   | <b>7</b>    | <b>0</b>    | <b>3.08</b>                   |
| WELWICK      |                                     | -381644702 |            | 1           |             |                               |
| <b>Total</b> |                                     |            | <b>0</b>   | <b>1</b>    | <b>0</b>    | <b>0</b>                      |
| WITHERNSEA   | WTH1a<br>WTH1b<br>WTH1c<br>WTH1d    | 1033047550 | 5<br>7     |             |             | 7.41<br>6.8<br>0.72           |
| <b>Total</b> |                                     |            | <b>12</b>  | <b>0</b>    | <b>0</b>    | <b>14.93</b>                  |
| WITHERNWICK  | WK2<br>WK1b<br>WK1a<br>WK1c<br>WK1e |            | 3<br><br>1 | 10          |             | 0.64<br><br>0.4<br>0.5<br>1.5 |
| <b>Total</b> |                                     |            | <b>4</b>   | <b>10</b>   | <b>0</b>    | <b>3.04</b>                   |
| <b>TOTAL</b> |                                     |            | <b>210</b> | <b>1031</b> | <b>0.66</b> | <b>82.07</b>                  |

Western JSP Sub Area - Residential Sites, 1 July 2002

| Settlement          | Local Plan allocation reference              | Windfall site ref. in 2002 Housing Land Availability Schedule | Dwellings with planning consent and development commenced (no.) | Dwellings with planning consent but development not commenced (no.) | Previously-developed land without planning consent (ha) | Greenfield land without planning consent (ha) |
|---------------------|--|---|---|---|---|---|
| ADLINGFLEET         |  | 525   |   | 7   |   |   |
| <b>Total</b>        |  |   | <b>0</b>  | <b>7</b>  | <b>0</b>  | <b>0</b>                                      |
| AIRMYN              |  | 2   | 1   |   |   |   |
| <b>Total</b>        |  |   | <b>1</b>  | <b>0</b>  | <b>0</b>  | <b>0</b>                                      |
| BARMBY ON THE MARSH |  | 3   |   | 5   |   |   |
| <b>Total</b>        |  |   | <b>0</b>  | <b>5</b>  | <b>0</b>  | <b>0</b>                                      |
| EASTRINGTON         | S12a<br>S12b                                 | 909   | 4<br>16   | 18  |   | 1   |
| <b>Total</b>        |  |   | <b>20</b>   | <b>18</b>   | <b>0</b>  | <b>1</b>                                      |
| GILBERDYKE          | S15d<br>S15c<br>S15a                         |   | 23<br>43  |   | 0.07  | 0.53  |
| <b>Total</b>        |  |   | <b>66</b>   | <b>0</b>  | <b>0.07</b>   | <b>1.63</b>                                   |
| GOOLE               | S16j<br>S16h<br>S16e<br>S16d<br>S16c<br>S16b |   |   | 76  | 0.2   | 1.8<br>4.4<br>1.9<br>2.9<br>3.3               |

|              |  |  |                   |                         |                                     |                              |
|--------------|--|--|-------------------|-------------------------|-------------------------------------|------------------------------|
|              | S16a<br>S16k<br>S16f<br>S16g                 | 836<br>830<br>808<br>7003322<br>-172383098 | 50<br><br>5<br>21 | 56<br><br>28<br>4<br>16 | 0.33                                | 4.87<br>4.35<br>1.38         |
| <b>Total</b> |  |  | <b>76</b>         | <b>180</b>              | <b>0.53</b>                         | <b>24.9</b>                  |
| HOOK         | S35c<br>S35a                                 | -1251148454<br>155                         | 2                 | 5                       |                                     | 2.9<br>1.8                   |
| <b>Total</b> |  |  | <b>2</b>          | <b>5</b>                | <b>0</b>                            | <b>4.7</b>                   |
| HOWDEN       | RC10<br>S22h<br>S22g<br>S22f<br>S22e<br>S22a | -194580940<br>135                          |                   | 13<br>5                 | 0.66<br>0.3<br>0.18<br>0.36<br>0.14 | 1.61<br>0.51<br>0.7<br>20.66 |
| <b>Total</b> |  |  | <b>0</b>          | <b>18</b>               | <b>1.64</b>                         | <b>23.48</b>                 |
| KILPIN       | S37a   |  |                   | 12                      |                                     |                              |
| <b>Total</b> |  |  | <b>0</b>          | <b>12</b>               | <b>0</b>                            | <b>0</b>                     |
| NEWPORT      | S25e<br>S25c<br>S25b<br>S25a                 |  | 3                 |                         | 0.08                                | 3<br>0.5<br>5.22             |
| <b>Total</b> |  |  | <b>3</b>          | <b>0</b>                | <b>0.08</b>                         | <b>8.72</b>                  |

|                     |              |                   |            |            |             |              |
|---------------------|--------------|-------------------|------------|------------|-------------|--------------|
| POLLINGTON          | S28a         | 481               |            | 21<br>15   |             | 1            |
| <b>Total</b>        |              |                   | <b>0</b>   | <b>36</b>  | <b>0</b>    | <b>1</b>     |
| RAWCLIFFE           | S30a<br>S30b |                   | 33         |            | 0.17        | 1.43         |
| <b>Total</b>        |              |                   | <b>33</b>  | <b>0</b>   | <b>0.17</b> | <b>1.43</b>  |
| RAWCLIFFE<br>BRIDGE | S31a         |                   |            |            |             | 0.6          |
| <b>Total</b>        |              |                   | <b>0</b>   | <b>0</b>   | <b>0</b>    | <b>0.6</b>   |
| SNAITH              | S32b<br>S32a | 483               | 146        | 51<br>5    |             |              |
| <b>Total</b>        |              |                   | <b>146</b> | <b>56</b>  | <b>0</b>    | <b>0</b>     |
| SWINEFLEET          | S39b<br>S39a | 1426255974<br>519 | 11         | 21         | 0.9<br>0.2  |              |
| <b>Total</b>        |              |                   | <b>11</b>  | <b>21</b>  | <b>1.1</b>  | <b>0</b>     |
| <b>TOTAL</b>        |              |                   | <b>358</b> | <b>358</b> | <b>3.59</b> | <b>67.46</b> |