

# Selby District Council

5 Year Housing Land Supply April 2013 to March 2014.

## Methodology Update

February 2015



| <b>Contents</b>  | <b>Page</b> |
|--|-------------|
| 1. Introduction & Background                             | 1           |
| 2. 5 Year Housing Land Supply Methodology                | 3           |
| 3. 5 Year Housing Land Supply Results                    | 11          |
| 4. Housing Trajectory                                    | 12          |
| <br>   |             |
| <i>Appendix 1 – Assessment of sites and figures</i>      | 15          |
| <br>   |             |
| <i>Appendix 2 – BNP Paribas Report on Deliverability</i> | 32          |

## 1. Introduction & Background

1.1 The purpose of this paper is to:

- set out the methodology used in assessing the 5 year housing land supply (5YHLS);
- provide the basis for a 5 year housing land supply calculation.

1.2 The Council has had an established 5YHLS methodology since 2010 which has been annually updated to ensure consistency with policy and guidance. This year, in order to respond to recent planning appeals for housing, the adoption of the Core Strategy in October 2013, the publication of national Planning Practice Guidance (PPG) in March 2014 and subsequent Planning Advisory Service (PAS) Guidance; there is now the need to review the Council's approach to the 5YHLS in light of a changing national planning policy landscape.

1.3 The National Planning Policy Framework (NPPF, March 2012) paragraph 47 requires Local Planning Authorities to:

*'identify and update annually a supply of specific deliverable<sup>1</sup> sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*

Footnote: <sup>1</sup> *To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.*

1.4 The Planning practice Guidance (PPG) states that: "Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years. However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out".

1.5 The National Planning Policy Framework requires local planning authorities to identify and update annually a supply of specific deliverable

sites sufficient to provide five years' worth of housing. As part of this, local planning authorities should consider both the delivery of sites against the forecast trajectory and also the deliverability of all the sites in the five year supply. The housing trajectory will be updated in due course as part of the AMR and is not covered in this note.

*Undersupply*

- 1.6 Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible.

*Buffer*

- 1.7 As part of the NPPF there is also the requirement to provide a buffer of 5% (or 20% where there has been a record of persistent under delivery of housing) in land supply to offer greater choice and flexibility in the market.
- 1.8 Last year (2012/13) the Council assessed the local requirements for a buffer based on past completion rates. The 10 year average compared the annual housing requirement against housing completions and concluded that there was evidence of persistent undersupply; as such a 20% buffer is demonstrated in the calculations. See Table 3 for further information.

*Definition of Previously Developed Land (PDL), Windfalls and Garden Land*

- 1.9 Paragraph 48 of the NPPF states; *'Local Planning Authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens'*
- 1.10 Windfalls are expected to continue to be a reliable source of supply, therefore the Council is making an allowance for windfalls in the 5 year housing land supply. This is in line with the Core Strategy Policy SP4 (Management of Residential Development in Settlements)<sup>1</sup>.
- 1.11 In order to quantify the allowance, the Council has:
- considered evidence from historic supply that shows windfalls have consistently made a substantial contribution to the supply; and
  - projected the average number of these past windfall plots forward as completions, at a similar rate to which they were being completed in recent years.
  - deducted the average number of windfall plots completed on residential garden land, reflecting policy in the NPPF and Core

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<sup>1</sup> See Core Strategy Section 5 and Appendix C for further details

Strategy.

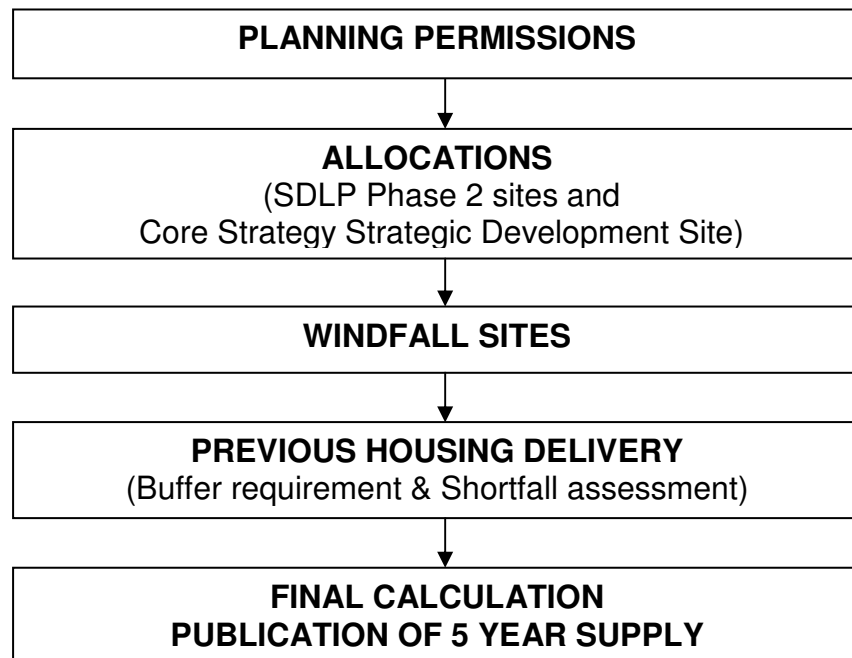
**2. Methodology for calculating the 5 year supply June 2014 update.**

2.1 This methodology for the 5 year housing land supply sets out all the data sources and criteria which are applied in the calculations, consistent with NPPF paragraph 47 (and footnotes 11 and 12).

*Data collection for 5 year housing land supply*

2.2 The flowchart below identifies the process involved in undertaking the annual update and which data sources are used. Further explanation of each stage is outlined in detail later in this section.

**Figure 1. The 5 Year Housing Land Supply Assessment Process**



*How sites are selected for current expected deliverable supply*

2.3 The Council undertakes an annual survey of sites with planning permission within the District to ascertain the status of each site to determine what is built and what remains outstanding for future development.

2.4 A list of planning permissions which are yet to be implemented is produced annually as at the 1st April to be included as part of the 5 year housing land supply calculations.

2.5 This list of permissions also includes outline planning permissions as the principle of development has been established, subject to reserved matters.

- 2.6 The footnote to paragraph 47 of the NPPF states that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. In undertaking the site assessments, small sites and large sites are treated differently for practical reasons.

***Smaller sites with planning permission (less than 15 dwellings)***

- 2.7 Small sites are not individually assessed when predicting the extent to which they will be implemented; instead a non-implementation discount of 10% is applied to the total number of dwellings on sites of less than 15 dwellings (in line with Policy SP5 of the Core Strategy (The Scale and Distribution of Housing)). As of the 1<sup>st</sup> of April 2014 there were 422 dwellings with planning permission (gross) on sites with less than 15 units. After applying the 10% discount for non-implementation, there are **380** dwellings to add to the 5 year supply.

***Larger sites with planning permission (15 dwellings or more)***

- 2.8 As part of the 5 year housing land supply, commitments have been examined critically in accordance with the methodology below, in order to ascertain the likely rate of deliverability on large sites.
- 2.9 All landowners or developers of larger sites (15 dwellings or more) are contacted directly to obtain a record of their expected delivery on sites over the next 5 years. The response from the forms is summarised in the assessment of sites in Appendix 1.
- 2.10 As long as there is clear evidence provided by the landowner/developer of the expected delivery, this 'actual' figure is used and it is assumed that these sites with permission can realistically be delivered within the 5 year period.
- 2.11 In some cases a site with an extant planning permission could be given a nil rate of delivery where there is evidence that the site is unlikely to deliver any dwellings within the 5 year period. Such sites are retained in the sites list for re-assessment in light of any new evidence in the next year (e.g. Mill Lane, Tadcaster).
- 2.12 On very large sites which have the potential to supply housing throughout and beyond the 0-5 year time period, an assumption has been made on a site by site basis and a range of annual delivery rates have been used which vary from 50 dwellings per annum to 100 dwellings per annum, information undertaken by BNP Paribas indicates that delivery rates are provided through the analysis of individual sites, taking account of the number of sales outputs on sites and lead in times. This figure has been corroborated by evidence of recent rates of delivery and local market assessment involving developers and agents. Appendix 1 provides the site by site figures and an overview of the information received.

- 2.13 As of the 1<sup>st</sup> of April 2014 there were 1987 dwellings with planning permission (gross) on sites with 15 units or more. The number that is projected to be delivered in the next 5 financial years is **1461**, with the remainder beyond the 5 year period still to be built out at Staynor Hall in Selby and Low Street in Sherburn in Elmet.

### ***Existing Allocations (Phase 2 sites)***

- 2.14 Phase 2 allocations from the Selby District Local Plan (SDLP, 2005) have also been analysed. Whilst most of the allocations will already have been included where they have planning permission, the land owners (or agents/developers) of all allocated sites are also contacted directly to ascertain when the site will be coming forward. This identifies whether there are plans to submit a planning application (where there is none) and in what timescale, how viable a site is and when they expect to be on site. This information is then used to determine which sites to be included within the 5 year housing land supply calculations; the anticipated lead times and expected delivery.
- 2.15 However, only sites which are 'oven ready' (i.e. have already had a planning application submitted or there is clear evidence provided that the landowner/developer will submit within the next 18 months), and only those considered deliverable, would be included within the 5 year housing land supply calculations.
- 2.16 Once sites have been selected for inclusion and an expected start date has been received from the developer, the delivery rate and lead in times are assessed on a site by site basis to calculate the number of plots to be included within the calculations.
- 2.17 Where no information has been provided by the landowners it is assumed that the site is not available for development and it is therefore not included within the 5 year housing land supply calculations.

### ***Olympia Park - Core Strategy Strategic Development Site***

- 2.18 The Core Strategy Strategic Development Site at Olympia Park is included in this year's 5 year housing land supply. The Core Strategy has been adopted and the Council has resolved to grant outline planning permission subject to a section 106 agreement. Information regarding the future delivery of the site has also been received from the agent. It is therefore considered prudent to include in this year's assessment. Further assessment is provided in Appendix 1.

### ***Windfall Allowance***

- 2.19 Table 1 provides the historic data for gross completions on non-allocated sites (windfalls) in the District since 2005. This shows that there has

been a high level of completions on windfall sites.

**Table 1 – Gross Completions on Windfalls**

| <b>Period</b>            | <b>Gross Completions</b> | <b>Gross Completions on Windfalls</b> | <b>% Windfall Completions</b> |
|--------------------------|--------------------------|---------------------------------------|-------------------------------|
| 2005-06                  | 633                      | 580                                   | 91.6                          |
| 2006-07                  | 874                      | 687                                   | 78.6                          |
| 2007-08                  | 583                      | 343                                   | 58.8                          |
| 2008-09                  | 222                      | 163                                   | 73.1                          |
| 2009-10                  | 270                      | 163                                   | 60.4                          |
| 2010-11                  | 366                      | 211                                   | 57.7                          |
| 2011-12                  | 317                      | 176                                   | 55.5                          |
| 2012-13                  | 248                      | 162                                   | 65.3                          |
| 2013-14                  | 268                      | 186                                   | 69.4                          |
| <b>Total 2005-2014</b>   | <b>3781</b>              | <b>2652</b>                           | -                             |
| <b>Average 2005-2014</b> | <b>420</b>               | <b>295</b>                            | <b>68%</b>                    |
| <b>Average 2009-2014</b> | <b>294</b>               | <b>180</b>                            | <b>61%</b>                    |

2.20 In order to project the Windfalls completions over the next 5 years, the average number of windfall plots completed over the last 5 years (180) was taken as a starting point as this reflects recent trends in the local housing market. The expected completion figure over the next 5 years was reduced from this figure (and rounded) to 160, to take account of the number of dwellings completed on garden land (shown to be 10%), which the NPPF states should not be accounted for.



- 2.21 Table 2 shows the lowered average of 160 completions is projected forward cumulatively over the next 5 years using the average rates of completion of these plots over the last 5 years. These averages being;
- 10% by the first year
  - 25% by the second year
  - 40% by the third year
  - 65% by the fourth year, and
  - 85% by the fifth year,

This method prevents any double counting of windfall plots with existing permissions, as windfall plots are only projected as if they were first given planning permission in the financial year 2014-15. The total cumulative completions from windfalls over the first 5 years is **360**.

**Table 2 – Windfall Completion Projection**

| Number of anticipated permitted dwellings on windfall sites | Dwellings complete by (cumulative): |                |                |                |                | Total      |
|---|-------------------------------------|----------------|----------------|----------------|----------------|------------|
|   | 14/15<br>(10%)                      | 15/16<br>(25%) | 16/17<br>(40%) | 17/18<br>(65%) | 18/19<br>(85%) |            |
| 160   | 16                                  | 40             | 64             | 104            | 136            | <b>360</b> |

***Previous Housing Delivery Buffer assessment and applying shortfall.***

***Buffer***

- 2.22 The NPPF (paragraph 47) requires that Local Planning Authorities should have a 5 year housing land supply *“with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, Local Planning Authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”*
- 2.23 The PPG does not provide any further practice guidance with respect to the buffer. However through working with the Planning Advisory Service and using best practice guidance, the buffer is added to the calculation. See Table 5.
- Previous completions and the ‘buffer’ for the 5 year supply*
- 2.24 Table 3 illustrates the completions for the past nine years within the District.

**Table 3. Housing Requirement and Annual Completions**

| Year                     | Plan Period                     | Net Completions | Target      | Gap         |
|--------------------------|---------------------------------|-----------------|-------------|-------------|
| 05-06                    | SDLP<br>Plan Period             | 638             | 620         | 18          |
| 06-07                    |                                 | 874             | 575*        | 299         |
| 07-08                    |                                 | 583             | 440         | 143         |
| 08-09                    |                                 | 226             | 440         | -214        |
| 09-10                    |                                 | 270             | 440         | -170        |
| 10-11                    |                                 | 366             | 440         | -74         |
| SDLP Total Net provision |                                 | <b>2957</b>     | <b>2955</b> | <b>2</b>    |
| 11-12                    | Core<br>Strategy<br>Plan Period | 338             | 450         | -112        |
| 12-13                    |                                 | 248             | 450         | -202        |
| 13-14                    |                                 | 263             | 450         | -187        |
| CS Total Net Provision   |                                 | <b>849</b>      | <b>1350</b> | <b>-501</b> |

\* Total annual dwelling requirement up to 31 December 2006 is 620 and 440 from 1 January 2007, providing a requirement of 575 dwellings between 1 April 2006 and 31 March 2007.

- 2.25 The average annual completion is 423 over the last 9 years. The average number of completions over the Core Strategy Plan Period is 283. It can be seen that there was over-delivery in the years before the financial crash in 2008 and under-delivery after it, as a result of the slowdown in the housing market.
- 2.26 Table 3 shows there was under-delivery in 6 out of the previous 9 years, demonstrating a record of *persistent under delivery*, meaning that a 20% buffer should be applied.
- 2.27 The Council therefore considers that it is appropriate to demonstrate an additional buffer of 20% within the 5 year housing land supply calculation for 2013/14.

**B. Under-performance is defined as:**

- 1. Delivery which falls short of the quantum expected in the annual target over a continuous 3 year period; or**
- 2. Where there is less than a 5 year housing land supply.**

### ***Dealing with Shortfall***

- 2.28 The Core Strategy has recently been adopted (22 October 2013) following rigorous testing of legal compliance, soundness and compliance with national policy (the NPPF) at examination. The Council therefore has a housing target of 450 dwellings per annum. The AMR monitors the delivery of this housing target since the Core Strategy adoption. Whilst the Core Strategy was adopted in 2013, the start of the plan period is 2011.

**A. The Council will ensure the provision of housing is broadly in line with the annual housing target and distribution under Policy SP5 by:**

- 1. Monitoring the delivery of housing across the District**
- 2. Identifying land supply issues which are causing or which may result in significant under-delivery of performance and/or which threaten the achievement of the Vision, Aims and Objectives of the Core Strategy**
- 3. Investigating necessary remedial action to tackle under-performance of housing delivery.**

- 2.29 Within the adopted Core Strategy Strategic Policy 6 (SP6) puts in place a mechanism for managing housing land supply. Policy SP6 states that where the Core Strategy annual housing target of 450 per annum has not been met for a 3 year continuous period, action is required to ensure the housing target and delivery is met. The precise policy wording is reproduced below:
- 2.30 Table 3 sets out the completion figures for the 2013/14 monitoring year which identifies that housing delivery has fallen short of the annual target between 2011 and 2014 by 501 dwellings, which now triggers the investigation of remedial measures (Part C of Policy SP6) and has also meant that the Council has been reviewing the approach to the 5YHLS accordingly.
- 2.31 Furthermore, the Council has identified the need to review the 5YHLS methodology and the approach to shortfall in the light of the release of the National Planning Policy Guidance in March 2014 and updated guidance / publications from the Planning Advisory Service.
- 2.32 In dealing with under supply paragraph: 035Reference ID: 3-035-20140306 of NPPG states that;  
*'Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible'*

In considering the above the methodology has therefore been revised accordingly to reflect the further guidance provided by NPPG.

- 2.33 In addition to NPPG, there is still no exact method nationally for determining how both the buffer and shortfall should be applied in the calculation. However a recent decision by the secretary of state (APP/R0660/A/13/2209335) stated that in order to avoid double counting, the plan requirement should be calculated first, then the buffer should be applied and then finally the shortfall should be added.
- 2.34 Therefore to ensure the methodology is in line with best practice, table 4 set out below (provided by PAS in a presentation to officers 'Planning for Housing' in Leeds on the 26th February 2014), has been used as the basis for the 2013/14 calculation.

### 3. 5 Year Housing Land Supply results 2013/14

**Table 4 - 5 Year Housing Updated figures 13/14**

| <b>Summary of sites contributing to 5 year supply</b>                |   | <b>Potential Yield (Dwellings)</b> |
|--|---|------------------------------------|
| A  | Planning Applications (Gross)<br>Dwellings on sites less than 15 units: 380<br>Dwellings on sites of 15 or more units: 1461 | 1841                               |
| B  | Allocations<br>SDLP Phase 2 sites: 301<br>Core Strategy Strategic Development Site: 225                                     | 526                                |
| C  | Windfall  | 360                                |
| <b>Total plots considered to contribute to 2013/14 5 Year Supply</b> |   | <b>2727</b>                        |

*Further detailed site assessments are provided in Appendix 1.*

**Table 5 - 5 Year Housing Land Supply Calculations 13/14**

|   |   |             |
|---|---|-------------|
| A | Housing target for the plan period (2011-2027)  | 7,200       |
| B | Annual housing target across plan period<br>(A ÷ 16 years)                            | 450         |
| C | Five year target, no adjustment (B x 5)   | 2250        |
| D | Buffer (5% or 20%)  | 2700 (20%)  |
| E | Shortfall of housing provision from the plan period<br>(requirement less completions) | 501         |
| F | <b>Five year target incorporating shortfall (D + E)</b>                               | <b>3201</b> |
| G | Annual target for next five years (F ÷ 5)   | 640         |

|   |  |                 |
|---|--|-----------------|
| H | <b>Current expected deliverable supply<br/>2013/14 – 2018/19</b> | <b>2727</b>     |
| I | Gap (F - H)  | -474            |
| J | Council's Housing Land Supply equivalent to<br>(H ÷ G)           | 4.3 year supply |

3.1 The Council has a 4.3 year supply of housing. This now means that in line with paragraph 49 of the NPPF policies in relation to the supply of housing are now considered out of date and that applications should be considered against the presumption in favour of sustainable

development, in the case of Selby District Council Core Strategy Policy SP1.

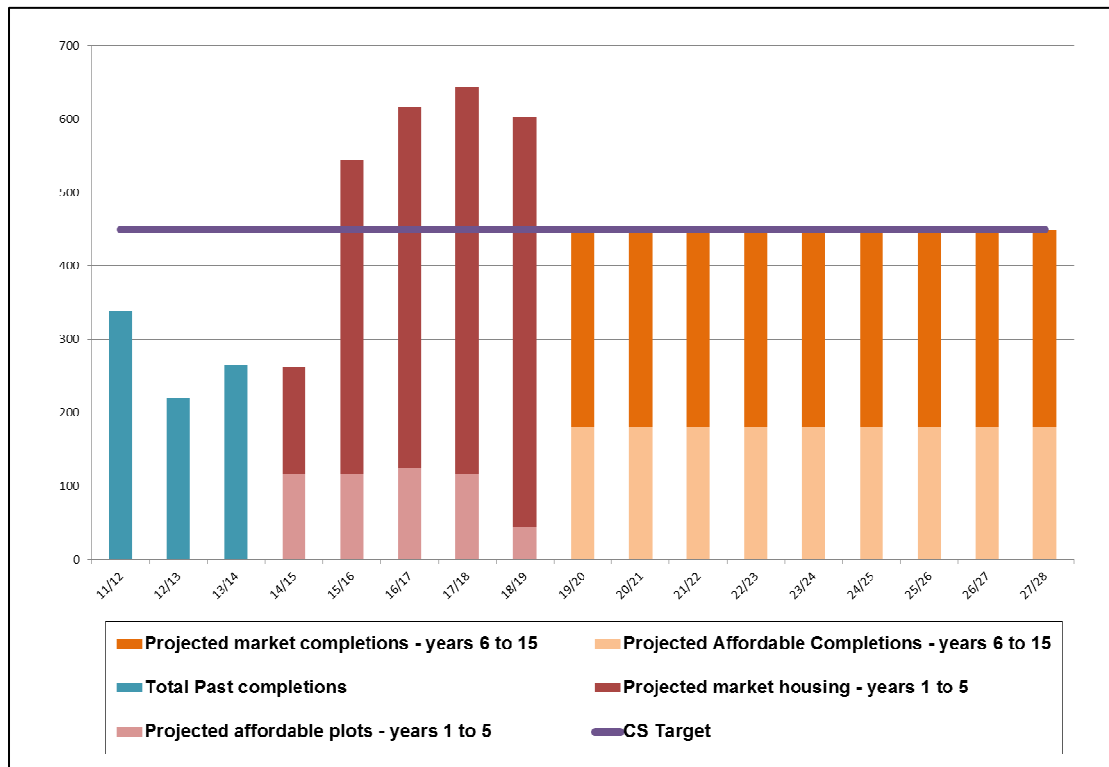
#### 4.0 **Housing Trajectory**

- 4.1 *Paragraph 47 of the NPPF sets out the requirements for producing a housing trajectory; 'for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five year supply of housing land to meet their housing target'.*
- 4.2 The NPPF requires the inclusion of affordable housing in the trajectory. The Council will therefore include expected affordable housing delivery throughout the plan period.
- 4.3 Overall the trajectory comprises an initial prediction of housing delivery for the first five years (based on the 5 year housing land supply), together with a longer term illustration of expected delivery which will arise through the implementation of the Local Plan (Core Strategy and emerging Sites and Policies Plan).
- 4.4 The trajectory is set against future housing requirements. As at the 1<sup>st</sup> April 2014 the housing target for the District is set by the Core Strategy which is 450 dwellings per annum until 2027.
- 4.5 As with previous years, market housing will be presented in the housing trajectory based on the 5 year supply figures for the first 5 years, and the housing target of 450 per annum for the remainder of the plan period (years 6 to 15).
- 4.6 As part of the survey of current sites being developed within the District, landowners and developers are asked for an indication of their expected delivery of market and affordable housing over the next 5 years (see Appendix 1).
- 4.7 In addition, local Registered Providers (RPs) have been contacted to ascertain their delivery programme to inform what units they are expecting to manage over the next 5 years.
- 4.8 The information received from developers and RPs is considered alongside policy expectations which together inform the 5 year supply element of the trajectory.
- 4.9 On SHLAA sites and Local Plan allocations that have not yet been granted planning permission, a target of 40% affordable housing units of the expected site yield will be used in ascertaining the amount of affordable housing expected to be delivered within the first 5 years of

the plan period. This reflects the Core Strategy policy SP9 (*formerly draft Policy CP5*) position.

4.10 For the remainder of the plan period (years 6 to 15) of the trajectory a 40% delivery rate of affordable housing will be used in the housing trajectory.

**Figure 3: Housing Trajectory**



## **5 Year Housing Land Supply Methodology Update 2013/14**

### **Appendices**

#### **Appendix 1 – 5 Year Housing Land Supply Figures & Assessment**



**Permissions as at 31 March 2014 on sites with less than 15 dwellings**

| <b>Location</b>  | <b>Core Strategy Settlement Hierarchy</b> | <b>Application No.</b> | <b>Number of Dwellings</b> |
|--|---|------------------------|----------------------------|
| Conifer Drive, The Green, Stillingfleet                | Secondary Village                         | 8/09/12B/PA            | 3                          |
| Park House, Moreby, Stillingfleet                      | Secondary Village                         | 8/09/134/PA            | 3                          |
| land adj Wild Acre 19 Wenlock Drive Escrick            | Designated Service Village                | 8/10/102C/PA           | 1                          |
| Queen Margarets School, Main Street, Escrick           | Designated Service Village                | 8/10/24CP/PA           | 1                          |
| 48 Main Street, Escrick                                | Designated Service Village                | 8/10/267/PA            | 3                          |
| 1 Wenlock Drive, Escrick                               | Designated Service Village                | 8/10/269/PA            | 1                          |
| Chapmans Cottage, 29 Main Street, Escrick              | Designated Service Village                | 8/10/37B/PA            | 2                          |
| Main Street, Skipwith                                  | Secondary Village                         | 8/11/81/PA             | 1                          |
| Ings View Farm, Main Street Thorganby                  | Secondary Village                         | 8/12/47F/PA            | 1                          |
| Newbridge Farm, Market Weighton Road, North Duffield   | Designated Service Village                | 8/13/180H/PA           | 1                          |
| The Lodge, blackwood Hall, Cornelius Causeway          | Designated Service Village                | 8/13/37AD/PA           | 1                          |
| W A Hare & Son, Offices, Main Street , Kelfield , York | Secondary Village                         | 8/14/71B/PA            | 9                          |
| 20 Main Street, Riccall                                | Designated Service Village                | 8/15/100K/PA           | 5                          |
| Drover House, 88 Main St, Riccall                      | Designated Service Village                | 8/15/194E/PA           | 1                          |
| Garden House, Manor Garth, Riccall                     | Designated Service Village                | 8/15/281C/PA           | 1                          |

| <b>Location</b>                              | <b>Core Strategy Settlement Hierarchy</b> | <b>Application No.</b> | <b>Number of Dwellings</b> |
|--|---|------------------------|----------------------------|
| 43 Main Street Riccall                       | Designated Service Village                | 8/15/292F/PA           | 1                          |
| White Villa, Sand Lane, Osgodby              | Designated Service Village                | 8/16/27F/PA            | 1                          |
| Laburnum House, South Duffield Road, Osgodby | Designated Service Village                | 8/16/462F/PA           | 1                          |
| The Cottage, York Road, Cliffe               | Secondary Village                         | 8/17/199H/PA           | 2                          |
| Westfield, York Road, Cliffe                 | Secondary Village                         | 8/17/313B/PA           | 1                          |
| Viola Gardens, York Rd, Cliffe               | Secondary Village                         | 8/17/314G/PA           | 1                          |
| Top End House, Hull Road, Cliffe             | Secondary Village                         | 8/17/32Q/PA            | 5                          |
| Ivyhill, Hull Road, Cliffe Selby             | Secondary Village                         | 8/17/342/PA            | 1                          |
| Greta Cottage, Green Lane, Cliffe            | Secondary Village                         | 8/17/349/PA            | 1                          |
| New Inn, York Road, Cliffe                   | Secondary Village                         | 8/17/68E/PA            | 1                          |
| West Side of Main Road, South Duffield       | Secondary Village                         | 8/17/80A/PA            | 4                          |
| The Old Hall, Main Street, Hemingbrough      | Designated Service Village                | 8/18/151F/PA           | 1                          |
| Lambert Lodge, Garthends Lane, Hemingbrough  | Designated Service Village                | 8/18/152R/PA           | 1                          |
| The Shambles, 5 Water Lane, Hemingbrough     | Designated Service Village                | 8/18/164G/PA           | 2                          |
| 77 Water Lane, Hemingbrough, Selby           | Designated Service Village                | 8/18/27F/PA            | 1                          |
| The Bungalow, Finkle Street, Hemingbrough    | Designated Service Village                | 8/18/375C/PA           | 1                          |

| <b>Location</b>   | <b>Core Strategy Settlement Hierarchy</b> | <b>Application No.</b> | <b>Number of Dwellings</b> |
|---|---|------------------------|----------------------------|
| 6 Main Street, Hemingbrough                             | Designated Service Village                | 8/18/436/PA            | 1                          |
| Gdn of Rowan Trees House, Hull Rd, Hemingbrough         | Designated Service Village                | 8/18/65F/PA            | 1                          |
| 12 Brook Street, Selby                                  | Selby                                     | 8/19/1010J/PA          | 3                          |
| Rear of Chadcotes, Leeds Rd, Selby                      | Selby                                     | 8/19/1238E/PA          | 3                          |
| Milton Place, Gowthorpe, Selby                          | Selby                                     | 8/19/1291F/PA          | 4                          |
| Friendship Inn, 58 Millgate Selby                       | Selby                                     | 8/19/1292C/PA          | 6                          |
| Land between 45 Wistow Rd & Fairview, Wistow Road       | Selby                                     | 8/19/1336A/PA          | 1                          |
| Former R C School & Outbldgs ,Gowthorpe/Brook St, Selby | Selby                                     | 8/19/1506/PA           | 10                         |
| The Three Lakes, Bawtry Rd, Selby                       | Selby                                     | 8/19/1525/PA           | 1                          |
| Rear of Mount Pleasant Cottage, 1A Wistow Rd, Selby     | Selby                                     | 8/19/1662B/PA          | 1                          |
| Thorpe Hall Farm, Dam Lane, Thorpe Willoughby           | Selby                                     | 8/19/1668N/PA          | 6                          |
| St Patrick's R C Church, Petre Ave, Selby               | Selby                                     | 8/19/1691A/PA          | 5                          |
| Shipyards Road Pump Station Shipyards Road Selby        | Selby                                     | 8/19/1841/PA           | 14                         |
| 20 Millgate, Selby                                      | Selby                                     | 8/19/1846A/PA          | 2                          |
| Park Row Selby  | Selby                                     | 8/19/215D/PA           | 4                          |
| 29-31 Brook Street, Selby                               | Selby                                     | 8/19/307H/PA           | 2                          |

| <b>Location</b>   | <b>Core Strategy Settlement Hierarchy</b> | <b>Application No.</b> | <b>Number of Dwellings</b> |
|---|---|------------------------|----------------------------|
| 23 Finkle Street, Selby   | Selby                                     | 8/19/309G/PA           | 1                          |
| Land at Bridge Wharf, Shipyard Rd, Selby                          | Selby                                     | 8/19/435E/PA           | 14                         |
| 2A St James Terrace, Selby  | Selby                                     | 8/19/709D/PA           | 1                          |
| Derwent House, 14 Park Street, Selby                              | Selby                                     | 8/19/94H/PA            | 6                          |
| Adj to Beech Tree House, Main Rd, Burn                            | Secondary Village                         | 8/21/1J/PA             | 3                          |
| Land adj to 49 Park Rd, Barlow                                    | Secondary Village                         | 8/22/134J/PA           | 1                          |
| Commonside Farm, Barlow Common Road, Barlow                       | Secondary Village                         | 8/22/14E/PA            | 1                          |
| Barlow Grange, East Common La, Selby                              | Secondary Village                         | 8/22/177G/PA           | 4                          |
| Land adjacent to Pear Tree House, Brigg Lane, Camblesforth        | Secondary Village                         | 8/23/121AG/PA          | 1                          |
| Land adjacent to Pear Tree House Brigg Lane Camblesforth          | Secondary Village                         | 8/23/121AH/PA          | 1                          |
| Land Adjacent To Pear Tree House, Brigg Lane, Camblesforth, Selby | Secondary Village                         | 8/23/121T/PA           | 1                          |
| Land adjacent to Southview, Mill Lane                             | Secondary Village                         | 8/23/162A/PA           | 2                          |
| Low Farm Stables, Camela Lane, Camblesforth, Selby                | Secondary Village                         | 8/23/262/PA            | 1                          |
| Adamson House, 8 Main Road, Drax                                  | Secondary Village                         | 8/25/2D/PA             | 14                         |
| Duddings Farm, High Street, Carlton                               | Secondary Village                         | 8/26/136A/PA           | 9                          |
| Corner Farm, Riverside  | Secondary Village                         | 8/26/35C/PA            | 1                          |

| <b>Location</b>   | <b>Core Strategy Settlement Hierarchy</b> | <b>Application No.</b> | <b>Number of Dwellings</b> |
|---|---|------------------------|----------------------------|
| Manor Cottage, Low St, Carlton                            | Designated Service Village                | 8/29/294E/PA           | 2                          |
| land adjacent to 2 Riverside Close, West Haddlesey, Selby | Secondary Village                         | 8/31/50B/PA            | 1                          |
| Main Road Farm, 10 Main Road, Hambleton                   | Designated Service Village                | 8/33/23G/PA            | 5                          |
| Gateforth Court, Gateforth Lane Hambleton Selby           | Designated Service Village                | 8/33/332/PA            | 1                          |
| Hambleton House, 10 St Marys Approach, Hambleton          | Designated Service Village                | 8/33/36H/PA            | 1                          |
| 18 Sandway Drive, Thorpe Willoughby                       | Designated Service Village                | 8/34/387/PA            | 1                          |
| Land at 27 Wistowgate, Cawood                             | Designated Service Village                | 8/35/168H/PA           | 1                          |
| 5 High Street, Cawood, Selby                              | Designated Service Village                | 8/35/83B/PA            | 3                          |
| Kirkham, Selby Rd, Wistow                                 | Secondary Village                         | 8/36/173D/PA           | 1                          |
| Brooks Farm, Wistow Lordship, Wistow                      | Secondary Village                         | 8/36/249B/PA           | 1                          |
| Northfield Villa, Field Lane, Wistow                      | Secondary Village                         | 8/36/273D/PA           | 1                          |
| Laburnum Farm, Wistow Lordship, Wistow Selby              | Secondary Village                         | 8/36/304A/PA           | 3                          |
| Wistow House, Long Lane, Wistow                           | Secondary Village                         | 8/36/310A/PA           | 1                          |
| Meadow View, Eggborough                                   | Designated Service Village                | 8/37/133K/PA           | 2                          |
| Hut Green Farmhouse, Selby Rd, Eggborough                 | Designated Service Village                | 8/37/164A/PA           | 1                          |
| Rose Cottage, Water Lane, Eggborough, Goole               | Designated Service Village                | 8/37/18A/PA            | 1                          |

| <b>Location</b>  | <b>Core Strategy Settlement Hierarchy</b> | <b>Application No.</b> | <b>Number of Dwellings</b> |
|--|---|------------------------|----------------------------|
| Unit 2 Aysgarth Place, Selby Road                                    | Designated Service Village                | 8/37/317/PA            | 1                          |
| Headland Electrics, Water Lane, Eggborough                           | Designated Service Village                | 8/37/7P/PA             | 7                          |
| The Chestnuts, Selby Road, Eggborough, Goole                         | Designated Service Village                | 8/37/9K/PA             | 1                          |
| Dovecote Farmhouse, Main Street, Hensall                             | Secondary Village                         | 8/38/110F/PA           | 1                          |
| Clovelly, Station Rd, Hensall  | Secondary Village                         | 8/38/213A/PA           | 1                          |
| Weeland House, Station Road, Hensall                                 | Secondary Village                         | 8/38/224A/PA           | 3                          |
| Land surrounding Manor Fm Bungalow, Wrights La, Cridling Stubbs      | Secondary Village                         | 8/40/61K/PA            | 1                          |
| Far Park Farm, Cridling Park, Cridling Park                          | Secondary Village                         | 8/40/76/PA             | 1                          |
| Low Fm, Main St, Womersley   | Secondary Village                         | 8/41/54S PA            | 3                          |
| Spring Lodge Farm, Northfield Lane, Cridling Stubbs                  | Secondary Village                         | 8/41/81C/PA            | 2                          |
| Womersley C of E Primary School Cow Lane Womersley                   | Secondary Village                         | 8/41/97G/PA            | 4                          |
| Fairwinds, Selby Road, Whitley                                       | Designated Service Village                | 8/42/112D/PA           | 1                          |
| Whitley Garage, Selby Rd, Whitley                                    | Designated Service Village                | 8/42/12L/PA            | 1                          |
| Land adjacent to either side of "Park Nook", Doncaster Road, Whitley | Designated Service Village                | 8/42/158B/PA           | 2                          |
| Land adjacent to Larth House, Selby Road Whitley                     | Designated Service Village                | 8/42/177A/PA           | 4                          |
| Poplar Farm, Selby Road, Whitley                                     | Designated Service Village                | 8/42/196C/PA           | 9                          |

| <b>Location</b>   | <b>Core Strategy Settlement Hierarchy</b> | <b>Application No.</b> | <b>Number of Dwellings</b> |
|---|---|------------------------|----------------------------|
| Carron Cottage, Silver St, Whitley                              | Designated Service Village                | 8/42/60H/PA            | 1                          |
| Quarryside Poultry Farm, Heck and Pollington Lane, Heck         | Secondary Village                         | 8/43/23D/PA            | 0                          |
| New Inn, Main St, Great Heck                                    | Secondary Village                         | 8/43/5P/PA             | 5                          |
| Land Adj to Ivy Cottage, Main Street, Great Heck                | Secondary Village                         | 8/43/61G/PA            | 1                          |
| Haigh End Farm, Selby Road, Whitley                             | Countryside                               | 8/44/70F/PA            | 1                          |
| Land adj to The Shoulder Of Mutton Inn, Main St, Kirk Smeaton   | Secondary Village                         | 8/45/15F/PA            | 2                          |
| Holly Tree House, Went Edge Road, Kirk Smeaton                  | Secondary Village                         | 8/45/86K/PA            | 2                          |
| Lambourne, Main St, Little Smeaton                              | Secondary Village                         | 8/46/94C/PA            | 1                          |
| Disused Chapel, Common La, Walden Stubbs                        | Countryside                               | 8/47/7J/PA             | 1                          |
| Kepplegate, Silver Street, Fairburn                             | Secondary Village                         | 8/48/102G/PA           | 1                          |
| Second Pinfold Farm, Caudle Hill, Fairburn                      | Secondary Village                         | 8/48/117A/PA           | 4                          |
| Cross Farm, Cross Hill, Fairburn, Knottingley                   | Secondary Village                         | 8/48/151F/PA           | 9                          |
| The Haven, Rawfield Lane, Fairburn                              | Secondary Village                         | 8/48/201/PA            | 1                          |
| Woodcote, Rawfield La, Fairburn                                 | Secondary Village                         | 8/48/29B/PA            | 1                          |
| Butt Hill House, Silver Street, Fairburn                        | Secondary Village                         | 8/48/31B/PA            | 1                          |
| land adjacent (plot 2) Butt Hill House, Silver Street, Fairburn | Secondary Village                         | 8/48/31C/PA            | 1                          |

| <b>Location</b>   | <b>Core Strategy Settlement Hierarchy</b> | <b>Application No.</b> | <b>Number of Dwellings</b> |
|---|---|------------------------|----------------------------|
| 4 Lakeside Gardens, Fairburn Knottingley                | Secondary Village                         | 8/48/35H/PA            | 2                          |
| Land at The Mount, High Street, Brotherton              | Designated Service Village                | 8/49/118E/PA           | 1                          |
| Land off Old Great North Road, Brotherton               | Designated Service Village                | 8/49/120E/PA           | 3                          |
| Old Great North Road, High Street, Brotherton           | Designated Service Village                | 8/49/152/PA            | 3                          |
| School House, School Croft, Brotherton                  | Designated Service Village                | 8/49/50R/PA            | 1                          |
| The Old School, School Croft, Brotherton Knottingley    | Designated Service Village                | 8/49/50S/PA            | 9                          |
| Main Street, Birkin                                     | Secondary Village                         | 8/51/63/PA             | 2                          |
| 13 Glebelands, Weeland Road, Kellingley                 | Secondary Village                         | 8/52/153C/PA           | 1                          |
| Land at 211 Weeland Road, Kellingley                    | Secondary Village                         | 8/52/155/PA            | 3                          |
| 8 Glebelands, Weeland Road, Kellingley                  | Secondary Village                         | 8/52/165/PA            | 1                          |
| Red Lion, 1 Ings Lane, Kellington                       | Countryside                               | 8/53/108F/PA           | 1                          |
| The Firs, Whales Lane, Kellington                       | Countryside                               | 8/53/164U/PA           | 1                          |
| Land to rear of 2 Ashfield Villas, Hillam               | Designated Service Village                | 8/55/186D/PA           | 1                          |
| 1 Ashfield Villas, Hillam La, Hillam                    | Designated Service Village                | 8/55/220C/PA           | 1                          |
| Cliff Lodge, 124 Main Street, Monk Fryston              | Designated Service Village                | 8/56/118D/PA           | 1                          |
| Barkers Of Oakwood Ltd, Low Street, South Milford Leeds | Designated Service Village                | 8/57/17S/PA            | 12                         |



| <b>Location</b>  | <b>Core Strategy Settlement Hierarchy</b> | <b>Application No.</b> | <b>Number of Dwellings</b> |
|--|---|------------------------|----------------------------|
| 120 High Street, South Milford                             | Designated Service Village                | 8/57/200K/PA           | 2                          |
| 115 High St, South Milford                                 | Designated Service Village                | 8/57/206J/PA           | 3                          |
| Land at Low St, South Milford                              | Designated Service Village                | 8/57/267E/PA           | 6                          |
| Land Adj Southlands House, Southlands Close, South Milford | Designated Service Village                | 8/57/267V/PA           | 1                          |
| Mulberry Farm, Butts Lane, Lumby                           | Designated Service Village                | 8/57/313M/PA           | 3                          |
| land south of, Southlands Close, South Milford, Leeds      | Designated Service Village                | 8/57/48AW/PA           | 4                          |
| The Nook, High Street, South Milford                       | Designated Service Village                | 8/57/4B/PA             | 1                          |
| land between 29/29a Common Lane South Milford              | Designated Service Village                | 8/57/503A/PA           | 1                          |
| 49 Westfield Lane, South Milford, Leeds                    | Designated Service Village                | 8/57/512/PA            | 1                          |
| Lumby Court, Butts La, Lumby                               | Designated Service Village                | 8/57/98W/PA            | 1                          |
| 4 Finkle Hill, Sherburn in Elmet                           | Sherburn in Elmet                         | 8/58/192G/PA           | 4                          |
| 42 New Lane Sherburn in Elmet                              | Sherburn in Elmet                         | 8/58/303B/PA           | 1                          |
| 2 Duffield Crescent, Sherburn in Elmet                     | Sherburn in Elmet                         | 8/58/520B/PA           | 1                          |
| "Hillside", 23 Milford Rd, S. Milford                      | Sherburn in Elmet                         | 8/58/708C/PA           | 1                          |
| 26 Low Street Sherburn in Elmet                            | Sherburn in Elmet                         | 8/58/982/PA            | 2                          |
| West of Willow Garth, Station Rd, Church Fenton            | Designated Service Village                | 8/62/106C/PA           | 1                          |

| <b>Location</b>   | <b>Core Strategy Settlement Hierarchy</b> | <b>Application No.</b> | <b>Number of Dwellings</b> |
|---|---|------------------------|----------------------------|
| Land at Church Fenton Station, Station Road, Church Fenton                                    | Designated Service Village                | 8/62/163G/PA           | 2                          |
| Lavorrick, Church St, Church Fenton   | Designated Service Village                | 8/62/223/PA            | 2                          |
| Hall Farm, Hall Lane, Church Fenton   | Designated Service Village                | 8/62/247F/PA           | 2                          |
| Ossendyke House Farm, Boggart Lane, Ozendyke  | Secondary Village                         | 8/65/6D/PA             | 2                          |
| Adj to Manor Fm, Back La, Barkston Ash  | Secondary Village                         | 8/66/44R/PA            | 1                          |
| Headwell Farm, Headwell Lane, Saxton  | Secondary Village                         | 8/67/147/PA            | 1                          |
| Orchard House, Scarthingwell Park, Barkston Ash, Tadcaster                                    | Secondary Village                         | 8/67/42D/PA            | 1                          |
| Station House, Weedling Gate, Stutton   | Secondary Village                         | 8/70/81D/PA            | 1                          |
| Lordswood Cricket School, Leeds Road, Tadcaster   | Tadcaster                                 | 8/73/158R/PA           | 1                          |
| Tadcaster Post Office , 19 Westgate, Tadcaster  | Tadcaster                                 | 8/73/263J/PA           | 1                          |
| Wharfe Bank Mews, 4 - 6 Bridge Street Tadcaster   | Tadcaster                                 | 8/73/297C/PA           | 1                          |
| Stonecroft, 17 Garnet La, Tadcaster   | Tadcaster                                 | 8/73/530H/PA           | 4                          |
| Tadcaster Town Centre Regeneration (Kirkgate/High Street/St Joseph's St/Central Area Car Park | Tadcaster                                 | 8/73/585/PA            | 7                          |
| 46 Wighill Lane, Tadcaster  | Tadcaster                                 | 8/73/653B/PA           | 7                          |
| Car Park, St Josephs Street, Tadcaster  | Tadcaster                                 | 8/73/743/PA            | 3                          |
| Parsons Yard, Westfield Terrace, Tadcaster  | Tadcaster                                 | 8/73/746A/PA           | 6                          |

| <b>Location</b>   | <b>Core Strategy Settlement Hierarchy</b> | <b>Application No.</b> | <b>Number of Dwellings</b> |
|---|---|------------------------|----------------------------|
| 43 Kirkgate, Tadcaster                                  | Tadcaster                                 | 8/74/385/PA            | 3                          |
| Lodge Farmhouse, Main St, Colton                        | Secondary Village                         | 8/77/17E/PA            | 1                          |
| 11 Orchard Close, Appleton Roebuck                      | Designated Service Village                | 8/79/198B/PA           | 3                          |
| Lynwade, Church Lane, Appleton Roebuck                  | Designated Service Village                | 8/79/41B/PA            | 1                          |
| 18 Malt Kiln Lane, Appleton Roebuck, York               | Designated Service Village                | 8/79/4E/PA             | 8                          |
| Ravenscroft, 15 Back Lane, Bilbrough                    | Secondary Village                         | 8/84/117F/PA           | 3                          |
| <b>Total</b>  |   |                        | <b>422</b>                 |
| <b>Total after 10% deduction for non-implementation</b> |   |                        | <b>380</b>                 |

**Planning Permissions as at 31 March 2014 on sites 15+ dwellings**

| Location  | Application Reference | Planning Permissions | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | Total in 5YHLS | Comments  |
|---|-----------------------|----------------------|---------|---------|---------|---------|---------|----------------|---|
| Staynor Hall, Bawtry Rd, Selby  | 8/19/1011AJ/PA        | 633                  | 75      | 100     | 100     | 100     | 100     | 475            | BNP - 2 sales outlets and continued increase in sales, as well as historic completions over 100 dpa |
| Land at Holme La/Coupland Rd, Selby                                     | 8/19/1573E            | 221                  | 35      | 40      | 50      | 50      | 46      | 221            | BNP - continued market improvements is likely to see completions increase to 35-50 dpa              |
| Autoserv, Shipyard Road, Selby  | 8/19/1649A/PA         | 0                    | 0       | 0       | 0       | 0       | 0       | 0              | Expires April 2014  |
| Roose House Union Lane Selby  | 8/19/571V/PA          | 0                    | 0       | 0       | 0       | 0       | 0       | 0              | Complete  |
| Street Record, Cherwell Croft, Hambleton, Selby                         | 8/33/214C/PA          | 15                   | 0       | 15      | 0       | 0       | 0       | 15             | HAM/1 - New pending application   |
| land to the south Leeds Road, Thorpe Willoughby                         | 8/34/146A             | 149                  | 9       | 62      | 52      | 26      | 0       | 149            | On site - Intentions rec'd from developer   |
| Land Adj to the east of Southlands House Southlands Close South Milford | 8/57/267L/PA          | 43                   | 43      | 0       | 0       | 0       | 0       | 43             | STM/1B Phase 2. BNP - Established res. Dev., expected to achieve an improved rate of completions    |

| Location   | Application Reference                        | Planning Permissions | 2014/15    | 2015/16    | 2016/17    | 2017/18    | 2018/19    | Total in 5YHLS | Comments  |
|--|--|----------------------|------------|------------|------------|------------|------------|----------------|---|
| RAF Church Fenton, Busk Lane, Church Fenton              | 8/64/19BC                                    | 65                   | 0          | 20         | 20         | 20         | 5          | 65             | BNP Outline planning permission approved  |
| Highfield Nursery Home, Scarthingwell Park, Barkston Ash | 8/67/1AB/PA                                  | 15                   | 0          | 15         | 0          | 0          | 0          | 15             | Expires Oct 2015 - reasonable to assume site will begin in near future  |
| Papyrus Works, Papyrus Villas, Newton Kyme               | 8/72/2R/PA                                   | 128                  | 10         | 50         | 50         | 18         | 0          | 128            | Intentions received - new application approved May 2014. BNP - Discussions with Redrow suggest completion rate of 50 dpa, in line with evidence of 2012/13 completions at Linden Homes Southfields dev. |
| Mill lane / Wighill Lane, Tadcaster                      | 8/74/3P/PA                                   | 0                    | 0          | 0          | 0          | 0          | 0          | 0              | No intention provided - new pending application   |
| Low Street, Sherburn in Elmet                            | 8/58/675Z/PA<br>8/58/675Y/PA<br>8/58/523B/PA | 718                  | 0          | 75         | 100        | 100        | 75         | 350            | Two developers working on 3 different permissions.  |
| <b>TOTAL for 5YHLS</b>                                   |  | <b>1987</b>          | <b>172</b> | <b>377</b> | <b>372</b> | <b>314</b> | <b>226</b> | <b>1461</b>    |   |

**SDLP Phase 2 Allocations**

| Phase 2 Allocation | Site Area (ha) | SDLP Site Capacity | Site commentary from landowners   | 5 Year supply figures based on information provided |         |         |         |         |       | Comments |
|--------------------|----------------|--------------------|---|---|---------|---------|---------|---------|-------|----------|
|                    |                |                    |   | 2014/15   | 2015/16 | 2016/17 | 2017/18 | 2018/19 | Total |          |
| BYR/1              | 0.7            | 21                 | response received planned to be on site in 14/15  | 0   | 23      | 0       | 0       | 0       | 23    |          |
| CAM/1              | 2.12           | 55                 | 1 Form submitted - no specific activity on site. Submission confirming development of 17 dwellings in 2015/16 and 18 dwellings in 2016/17.            | 0   | 0       | 0       | 0       | 0       | 0     |          |
| CAR/1              | 2.4            | 79                 | Intentions submitted and application refused - whole site to be developed within 5 years (75 dwellings by end of 2019) application subject to inquiry | 0   | 0       | 10      | 28      | 37      | 75    |          |
| CAR/2              | 2.6            | 12                 | No intentions provided.   | 0   | 0       | 0       | 0       | 0       | 0     |          |
| EGG/2              | 1.5            | 23                 | submitted form obo 2 owners identifying activity on site from 2012/13   | 0   | 0       | 23      | 0       | 0       | 23    |          |

| Phase 2 Allocation | Site Area (ha) | SDLP Site Capacity | Site commentary from landowners  | 5 Year supply figures based on information provided |         |         |         |         |       | Comments  |
|--------------------|----------------|--------------------|--|---|---------|---------|---------|---------|-------|---|
|                    |                |                    |  | 2014/15   | 2015/16 | 2016/17 | 2017/18 | 2018/19 | Total |   |
| EGG/3              | 6.76           | 210                | Submitted details confirming activity for 2013/14.                               | 0   | 30      | 50      | 50      | 50      | 180   | BNP assessment based on a single sales outlet with completion rate at 50 dpa in line with recent completions at the Linden Homes Southfields dev. See appendix 2. |
| HAM/1              | 0.53           | 0                  | Planning permission approved - included within permissions                       | 0   | 0       | 0       | 0       | 0       | 0     | Planning permission approved - included within permissions  |
| OSG/1              | 1.47           | 45                 |  | 0   | 0       | 0       | 0       | 0       | 0     | Landowners intentions unknown   |
| SEL/1              | 21.9           | 450                | Form received Email received confirming intentions to develop is within 5 years. | 0   | 0       | 0       | 0       | 0       | 0     | Discounted due to Flood risk  |

| Phase 2 Allocation | Site Area (ha) | SDLP Site Capacity | Site commentary from landowners  | 5 Year supply figures based on information provided |         |         |         |         |       | Comments  |
|--------------------|----------------|--------------------|--|---|---------|---------|---------|---------|-------|---|
|                    |                |                    |  | 2014/15   | 2015/16 | 2016/17 | 2017/18 | 2018/19 | Total |   |
| SEL/2              | 56             | 0                  | Details submitted delivery of a total of 73 dwellings per year to be developed over next 5 years. Included within planning permissions to avoid double counting. | 0   | 0       | 0       | 0       | 0       | 0     | Site included within permissions. Add ref to BNP work   |
| SEL/2A             | 1.04           | 0                  | Included within outstanding planning permissions to avoid double counting.   | 0   | 0       | 0       | 0       | 0       | 0     | Site included within permissions. Add ref to BNP work Appendix 2  |
| SHB/1B             | 39.3           | 900                | Included within outstanding planning permissions to avoid double counting.   | 0   | 0       | 0       | 0       | 0       | 0     | BNP - 2 sales outlets. In line with recent evidence of increased sales and completions on site to the north and over 100 dpa at Staynor Hall, expect 350 over next 5 years. |
| STM/1B             | 4.23           | 0                  | Planning permission agreed included within outstandings  | 0   | 0       | 0       | 0       | 0       | 0     | Planning permission agreed included within outstandings   |



| Phase 2 Allocation | Site Area (ha) | SDLP Site Capacity | Site commentary from landowners                                    | 5 Year supply figures based on information provided |           |           |           |           |            | Comments  |
|--------------------|----------------|--------------------|--|---|-----------|-----------|-----------|-----------|------------|---|
|                    |                |                    |  | 2014/15   | 2015/16   | 2016/17   | 2017/18   | 2018/19   | Total      |   |
| TAD/2              | 3.48           | 105                | Form submitted - no expected activity on site within next 5 years. | 0   | 0         | 0         | 0         | 0         | 0          | Land owner does not intend to develop   |
| THW/2              | 4.96           | 148                |  | 0   | 0         | 0         | 0         | 0         | 0          | Site included within permissions BNP - Expect recent market improvement is likely to see completions of 50 dpa, with whole site delivered within 5 years. See PP and Appendix 2 |
| <b>Totals</b>      | 148.99         | 2048               |  | <b>0</b>  | <b>53</b> | <b>83</b> | <b>78</b> | <b>87</b> | <b>301</b> |   |

#### Core Strategy Strategic Development Site – Olympia Park

| 5YHLS Figures   | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | Total in 5YHLS | Comments  |
|---|-------|-------|-------|-------|-------|----------------|---|
| Core Strategy Strategic Development Site - Olympia Park | 0     | 0     | 25    | 100   | 100   | 225            | BNP - In line with other strategic residential land across Yorkshire, anticipate that the site will be sold in phases to more than 1 developer with multiple sales outlets providing a total of 100 dpa in an improving market. See Appendix 2. |

## **Appendix 2: BNP Paribas Report on Deliverability**



**BNP PARIBAS  
REAL ESTATE**

Real Estate for a changing world

## **ASSESSMENT OF DELIVERY OF HOUSING SITES**

Prepared for  
Selby Council

July 2014

**5 Year Land Supply Assessment for Larger Sites**

| Ref                     | Detail   | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | Total | Commentary   |
|-------------------------|--|-------|-------|-------|-------|-------|-------|--|
| 103 /<br>8/19/1573E     | Land at<br>Holme Ln /<br>Coupland<br>Rd, Selby | 35    | 40    | 50    | 50    | 46    | 221   | <p><b>Planning Position</b><br/>Planning permission granted in 2011 for the erection of 301 dwellings (ref. 2009/0805/REM) with development now commenced and 221 dwellings remaining accordingly to SDC records. This permission requires that 51 of the 301 dwellings are to be developed as affordable housing.</p> <p><b>Market Delivery Position</b><br/>A now established scheme located on the northern edge of Selby town, adjacent to the canal, but relatively isolated from the main arterial route through Selby (A19) and accessed through existing housing to the south. Currently being developed and actively marketed by Bovis Homes (Holmes Meadows), with a predominance of 2 and 3 bedroom homes. Over half of the affordable housing has been completed to date.</p> <p>SDC records advise that 22 dwellings were completed in 2012/13. However, the sales advisor at the site confirmed in July 2014 that sales had increased over Q2 2014, achieving circa 4 per month (excluding affordable housing), with a further 4 reservations awaiting completion.</p> <p>Assuming the site continues to develop with a single sales outlet, I consider that continued market improvement is likely to see completions increase to circa 35-50 per annum (including private sales and affordable disposals), with the remaining 221 dwellings delivered within next 5 years.</p> |
| 229 /<br>8/19/1011AJ/PA | Staynor Hall,<br>Bawtry Rd,<br>Selby           | 75    | 100   | 100   | 100   | 100   | 475   | <p><b>Planning Position</b><br/>Outline planning permission granted in 2002 for the erection of 1,200 dwellings (ref. CO/2002/1185), with numerous reserved matters permissions subsequently granted, development commenced and 663 dwellings remaining accordingly to SDC records. The S106 is understood to restrict development to a maximum of 100 units per annum, with any previous year's shortfall able to be provided in the</p>  |



| Ref                  | Detail  | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | Total | Commentary   |
|----------------------|---|-------|-------|-------|-------|-------|-------|--|
|                      |   |       |       |       |       |       |       | <p>following year as an addition.</p> <p><b>Market Delivery Position</b><br/>           A long established major residential development in an attractive and accessible location to the south of Selby Town Centre, immediately adjacent to the A1041. Currently being developed and actively marketed by Persimmon Homes (Staynor Hall) as a development of 2, 3 and 4 bedroom houses and Charles Church (The Plantation @ Staynor Manor) as an exclusive development of 4 &amp; 5 bedroom homes. On site affordable housing has and will continue to be delivered as part of this development in accordance with the outcome of a viability assessment.</p> <p>SDC records advise that 79 dwellings were completed in 2012/13, with over 100 dwellings completed in 2006/07 (141) and in 2007/2008 (115) before a sharp decrease in sales.</p> <p>I understand that the site will continue to develop with 2 sales outlets (Persimmon Homes and Charles Church) and in line with recent evidence of increasing sales and historic completions of over 100 units per annum, I consider completions between 75 and 100 dwellings per annum are likely to be achieved, (including private and affordable), or 475 dwellings over the next 5 years.</p> |
| 114/<br>8/57/267L/PA | Land Adj to the east of Southlands House Southlands Close South Milford | 43    | 0     | 0     | 0     | 0     | 43    | <p><b>Planning Position</b><br/>           Full planning permission granted in 2012 for the development of 115 dwellings (ref. 2011/0563/FUL) with development now commenced and 43 dwellings remaining accordingly to SDC records. The S106 for this permission requires the delivery of 34 affordable housing units on site (30%).</p> <p><b>Market Delivery Position</b><br/>           An established residential development located in an attractive semi-rural location with good access to the A1 via the A162 and A63. Phase 2 of the development currently being developed and actively marketed by Linden Homes (Southfield Park), comprising a mix of 2, 3, 4 and 5 bedroom homes.</p>   |



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|----------------|--|-------|-------|-------|-------|-------|-------|---|
|                |  |       |       |       |       |       |       | <p>SDC records advise that 45 dwellings were completed in 2012/13.</p> <p>This is an established and attractive development which I consider will continue to achieve an improved rate of completions, with the remaining 43 units completed within the next 5 years.</p>   |
| 0 / 8/72/2R/PA | Papyrus Works, Papyrus Villas, Newton Kyme | 10    | 50    | 50    | 18    | 0     | 128   | <p><b>Planning Position</b><br/>Full planning permission granted in May 2014 for the erection of 128 dwellings (ref. 2012/1053/FUL), including 30% on site affordable housing (39 dwellings). No dwellings yet completed.</p> <p><b>Market Delivery Position</b><br/>A new development of 2, 3, 4 and 5 bedroom homes in an attractive rural location close to Boston Spa with good access to the A1 via the A659. Currently being marketed online by Redrow Homes (St. Andrew's Place), with development expected to commence during 2014.</p> <p>Based on discussion with Redrow, I understand that this site will be developed with a single sales outlet and that a completion rate in the order of 50 units per annum is achievable (private and affordable), in line with evidence of 2012/13 completions at the Linden Homes Southfields development (see above), being an attractive scheme in an improving market.</p> |
| EGG/3          | Selby Road, Eggborough                     | 0     | 30    | 50    | 50    | 50    | 180   | <p><b>Planning Position</b><br/>Local Plan allocation for residential development to provide approximately 210 new houses on circa 6.76 hectares (16.7 acres) of land. No existing planning permission but an application has been submitted by Harron Homes for 103 dwellings on circa half of the site as the first phase of development, following public consultation in March 2014.</p> <p><b>Market Delivery Position</b><br/>Relatively flat, greenfield site, with principle of residential development established by the Local Plan allocation, no major development</p>  |



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|---------------|--|----------|-----------|------------|------------|-----------|------------|--|
|               |  |          |           |            |            |           |            | <p>constraints (overhead power lines to be relocated under the ground) and developer looking to progress residential development. Planning permission still to be secured which will delay delivery of residential units until 2015/16.</p> <p>Proposed layout shown for phase 1 shows vehicular access through to the remainder of the site covered by the residential allocation. Anticipated that Harron Homes or another developer will develop out the remainder of the site pursuant to the first phase of development. On site affordable housing likely to be required as part of any planning permission granted.</p> <p>It is expected that development of this site will commence with a single sales outlet (Harron) and I consider that a completion rate in the order of 50 units per annum is achievable (private and affordable) in line with recent completions at the Linden Homes Southfields development (see above) and the anticipated continued market improvement, or 180 dwellings over the next 5 years.</p> |
| <b>SHB/1B</b> | <b>Low Street,<br/>Sherburn in<br/>Elmet</b> | <b>0</b> | <b>75</b> | <b>100</b> | <b>100</b> | <b>75</b> | <b>350</b> | <p><b>Planning Position</b><br/>Substantial Local Plan allocation for residential development to provide in the region of 1000 dwellings on circa 39.3 hectares (97.1 acres). Part of this site was granted outline planning permission in March 2014 for a total of 598 dwellings (ref.'s 2012/0399/EIA - 100 dwellings Redrow and 2012/0400/EIA – 498 dwellings Persimmon) following the first phase of development of this site. The S106 agreement for these permissions requires the provision affordable housing on-site.</p> <p><b>Market Delivery Position</b><br/>Also a relatively flat, greenfield site, with planning permission for residential development, no major development constraints and developers looking to progress residential development. Reserved matters planning permissions are still to be secured for the whole development which will delay completion of residential units until 2015/16.</p> <p>SDC records advise that 65 dwellings were completed in 2010/11 and</p>                           |



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|-------|-------------------------------------|-------|-------|-------|-------|-------|-------|---|
|       |                                     |       |       |       |       |       |       | <p>68 dwellings in 2011/12 on the land to the north forming part of the wider allocation (SHB/1A).</p> <p>I understand that the site will be developed with 2 sales outlets (Persimmon Homes and Redrow Homes) initially, reducing to one when the Redrow development is completed. In line with recent evidence of increasing sales and recent completions on the site to the north as set out above and of over 100 units per annum historically on the Staynor Hall / Manor development, I consider completions between 75 and 100 dwellings per annum commencing 2015/16 are likely to be achieved (private and affordable), or 350 dwellings over the next 5 years.</p>  |
| THW/2 | Leeds Road,<br>Thorpe<br>Willoughby | 40    | 50    | 50    | 9     | 0     | 149   | <p><b>Planning Position</b><br/>Local Plan allocation for residential development of approximately 148 dwellings on circa 4.96 hectares (12.3 acres). Planning permission was granted in May 2013 for the development of 149 dwellings (ref. 2012/0852/FUL) and development has commenced. The S106 for this permission requires the provision of 40% affordable housing (60 dwellings).</p> <p><b>Market Delivery Position</b><br/>A new development of 2, 3 and 4 bedroom homes currently being developed and actively marketed by Linden Homes (Willeby Heights). Attractive semi-rural village location to the west of Selby with easy access to the A63.</p> <p>Assuming the site continues to develop with a single sales outlet (Linden Homes), I consider that the recent market improvement is likely to see completions of circa 50 per annum (including private sales and affordable), with all 149 dwellings delivered within the next 5 years.</p> |
| SP7   | Olympia<br>Park, Selby              | 0     | 0     | 25    | 100   | 100   | 225   | <p><b>Planning Position</b><br/>Core Strategy allocation as a Strategic Mixed Use development site, including up to 1000 new homes. Pursuant to this, the Council has resolved to grant outline planning permission for a residential led mixed use development including 863 dwellings (2012/0541/EIA), subject to</p>   |





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|     |        |       |       |       |       |       |       | <p>the signing of a S106 agreement which is expected to be completed in July 2014. The trajectory submitted as part of the application identifying when the development is proposed to take place estimates the construction of 72 dwellings per annum, with first occupation of the dwellings expected from January 2016, although it is expected that there has been some slippage on this.</p> <p><b>Market Delivery Position</b></p> <p>Strategic development site currently being marketed for sale by Savills as a residential led mixed use development site and likely to be sold in phases to maximise land value. Principle of residential development established by the allocation, but reserved matters planning permission is still to be secured. There is a requirement for the delivery of the link road to A63 to be constructed prior to the occupation of the first dwelling and it is understood that funding from Leeds City Region has been agreed to support the delivery of this.</p> <p>Given the size of the site and the current proposed land sale, it is anticipated that the residential development will be brought forward by more than one residential developer as part of a phased land sale. It is understood that a number of residential developers are seriously looking at acquiring the site in phases, with a single purchase of the whole site considered unlikely due to its size.</p> <p>There will, however, be a lead in period associated with infrastructure delivery, residential developer selection and securing the necessary consents. Accordingly and based on discussions with a colleague who has been involved in the negotiations with Network Rail regarding the bridge over the railway line to be provided as part of this development, I anticipate that the first dwellings will not be completed until January 2017.</p> <p>In line with other strategic residential land sales across Yorkshire, I anticipate that the site will be sold in phases to more than one residential developer, meaning the site will be developed with multiple sales outlets (and at least two). Assuming two sales outlets I consider that as an attractive residential development opportunity in an</p> |



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|-----|--------|-------|-------|-------|-------|-------|-------|---|
|     |        |       |       |       |       |       |       | improving market, completions of circa 100 dwellings per annum (including private and affordable) from January 2017 are achievable, with 225 dwellings delivered within the next 5 years. |