

Selby District Council

2017 Strategic Housing Land Availability Assessment

July 2017



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1.0 Introduction

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) forms part of the evidence base for the Selby District Local Plan by providing a factual survey of potential housing development sites that will inform the Sites Allocations Document known as 'Plan Selby'. The survey of sites and the criteria used to assess them also informs the calculation of housing supply in the annual 5 Year Housing Land Supply reports (5YHLS).
- 1.2 It is important to note the distinction between the SHLAA and the 5YHLS reports which Selby District Council produce. The SHLAA, with the help of a working group, defines the criteria used to assess sites and then provides a factual survey of potential housing development sites. The 5YHLS reports then use this information to calculate the housing supply on an annual basis.
- 1.3 The SHLAA is a purely technical exercise intended to inform the Local Plan Document. It examines the extent to which potential sites are suitable, available and achievable over the plan period in a (local planning) "policy off" approach. The assessment questions (seen in tables 6 to 8) are factual and physical in nature and no scores for sites are given.
- 1.4 The assessment of sites for the Local Plan will be carried out with a site assessment methodology, which will consider local plan policy aspects, such as a sites relation to the settlement hierarchy, its effect on local wildlife/landscape designations and its impact on the built heritage of the area.
- 1.5 The SHLAA **does not allocate land for development or determine whether a site will be allocated for housing**. The inclusion of sites within the SHLAA should not be taken to imply that the sites will be allocated for housing or looked upon favourably when determining planning applications. The decision to allocate will be made through the emerging Local Plan Document. The SHLAA will be updated and reviewed as part of the annual monitoring process.
- 1.6 This SHLAA has been produced in accordance with paragraphs 47 and 48 of the National Planning Policy Framework (NPPF) regarding housing supply. The NPPF requires local planning authorities to prepare a SHLAA in order to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing requirement, and also identify a supply of developable sites or broad locations for growth, for years 6-10 and, where possible 11-15 years.

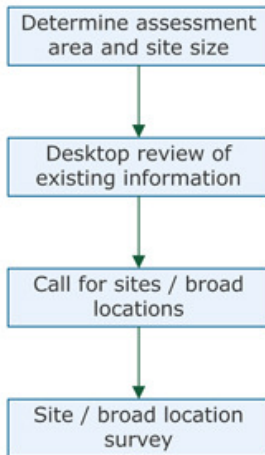
1.7 The report has also been produced in accordance with the National Planning Practice Guidance (NPPG) on housing and economic land availability assessments, along with other advice recently published by the Planning Advisory Service. The methodology flow chart in Figure 1 is taken from the NPPG and shows how the assessment of sites in this report will be carried out in 5 stages.

1.8 The core outputs of this SHLAA (as required by the NPPG) include:

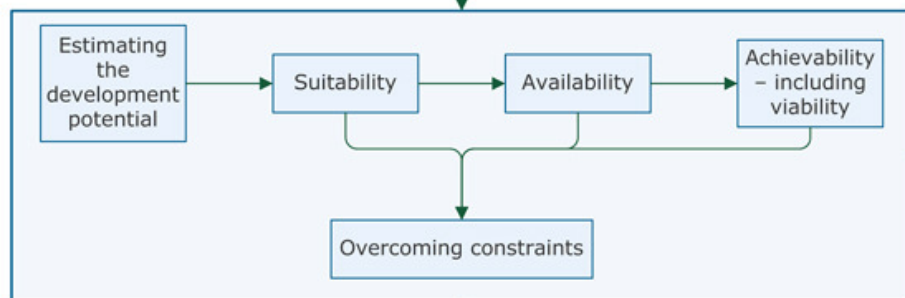
- A list of all sites or broad locations considered, cross-referenced to their locations on maps;
- An assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable, to determine whether a site is realistically expected to be developed and when;
- Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- The potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
- An indicative trajectory of anticipated development and consideration of associated risks (which will also be produced annually in the Annual Monitoring Reports).

Figure 1: Methodology Flow Chart

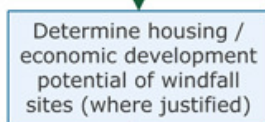
Stage 1 - Site / broad location identification



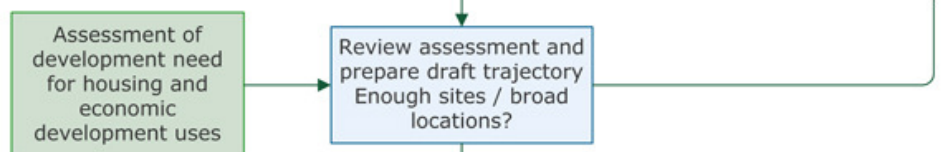
Stage 2 - Site / broad location assessment



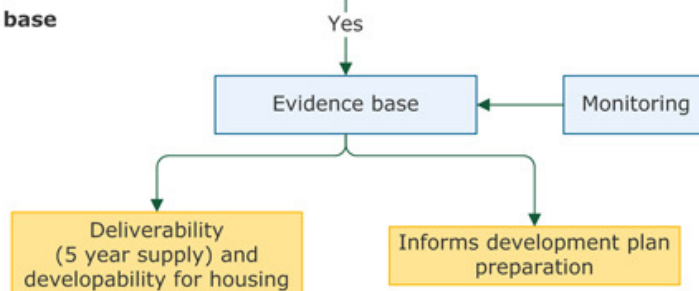
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



2.0 Stage 1: Identification of sites and stakeholder engagement

2.1 Scale of the assessment

The geographical area of the assessment is the Local Authority boundary, it is important that it is this exact area which is assessed as it will provide the necessary baseline data for the Plan Selby document and the assessment of the authorities 5 year supply of housing land.

2.2 Types and sizes of sites included

All sites within the Selby Local Authority boundary are included in the basic assessment of sites provided they meet the minimum size threshold of 5 dwellings, as stated in the NPPG (Paragraph: 010Reference ID: 3-010-20140306). This is in order to provide a comprehensive audit of available land. The site types that were included in the assessment and which sources of sites are likely to come from are listed in table 1 below.

Table 1: Sources of sites

Type of site	Data source
Existing housing allocations yet to gain planning permission	Selby District Local Plan (2005) Selby District Core Strategy (2013)
Planning permissions for housing that are unimplemented or still under construction.	Planning application records. Development starts and completions records.
Sites put forward for housing development in PLAN Selby.	Local Authority records database
Planning applications that have been refused or withdrawn	Planning application records
Land in the local authority's ownership	Local authority records
Surplus and likely to become surplus public sector land	National register of public sector land Engagement with strategic plans of other public sector bodies such as County Councils, Central Government, National Health Service, Police, Fire Services, utilities providers, statutory undertakers

Type of site	Data source
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes e.g. offices to residential)	Local authority empty property register English House Condition Survey National Land Use Database Commercial property databases (e.g. estate agents and property agents) Valuation Office database. Active engagement with sector
Additional opportunities in established uses (e.g. making productive use of under-utilised facilities such as garage blocks)	Ordnance Survey maps Aerial photography Planning applications Site surveys
Sites in rural locations	Local and neighbourhood plans
Large scale redevelopment and redesign of existing residential or economic areas	Planning applications Ordnance Survey maps Aerial photography
Sites in and adjoining villages or rural settlements and rural exception sites	Site surveys
Potential urban extensions and new free standing settlements	

2.3 Sites from these sources were categorised into 6 main types of sites in the assessment, these being:

- **2005 Selby District Local Plan Allocations:** All the sites allocated for housing in the 2005 Selby Local Plan (which have since been saved by the Secretary of State and still make up part of the development plan), and have not yet been given permission.
- **Core Strategy Allocation:** In Policy SP7 of the 2013 Core Strategy, a strategic site was allocated at Olympia Park in Selby for mixed uses including housing. A large part of the allocated site to the west already has permission for 863 dwellings (2012/0541/EIA). The remaining 137 dwellings will occur on site Selby-7, as the remainder of the site below the railway line is stipulated by SP7 to be developed for employment uses.
- **Large Planning Permission:** These are sites with full, reserve or outline permission for housing developments of 5 units (gross) or more, this can also include applications which have been resolved to grant at planning

committees, subject to successful section 106 negotiations, as of the 31st of March 2017.

- **Small Planning Permission:** These are sites with full, reserve or outline permission for housing developments of less than 5 units (gross), this can also include applications which have been resolved to grant at planning committees, subject to successful section 106 negotiations, as of the 31st of March 2017. These sites are only given a basic assessment (detailed assessment questions are greyed out in the database) and are not included on the SHLAA maps.
- **Prior Approval not required:** The scope of prior approvals can include developments of multiple dwellings. They are not technically planning permissions and so have been included as their own type of site. As these sites are less than 5 dwellings they are only given a basic assessment (detailed assessment questions are greyed out in the database) and are not included on the SHLAA maps.
- **Potential Site:** are sites which are not allocated or have permission and have been put forward by landowners and developers or have been identified by the Council, for consideration as housing sites in PLAN Selby (provided they can accommodate 5 dwellings or more).

2.4 When drawing up the sites, a small number of those classed as Potential were combined to make larger sites. This was only done where sites needed combining to gain an access point or where they were too small to be assessed on their own, in order to make them deliverable. Sites can be several of the above types over time, for example a new site could be put forward for consideration in the local plan, and would be classified as a Potential Site, then it could be allocated in a local plan and then it could be granted permission. However a site in the SHLAA can only be one type of site at any one time, so there is no double counting.

2.5 The call for sites

A call for sites was carried out by the Council in October 2013, as part of its preparation of the Sites and Policies Local Plan (PLAN Selby) Document. Over 330 sites were submitted to the council for housing development, encompassing many of the types of sites described in table 1. During the initial consultation on PLAN Selby, which ran from the 24th November 2015 to the 19th of January 2016, more sites were put forward to the Council for consideration, bringing the total to over 350. In addition to this, developers have had the chance to submit further sites as part of the SHLAA working group consultation (see below).

2.6 Stakeholder engagement

National practice guidance advocates that local planning authorities work together with key stakeholders, in particular house builders and local property agents; so that they can help shape the approach to be taken to help inform the deliverability and developability of sites, and how market conditions may affect economic viability. In line with the guidance the Council has established a SHLAA Working Group.

2.7 The working group consists of two parts, a smaller core working group (made up of a balance of professions from within the house building industry) who attend the methodology meeting, and the larger wider working group which consists of landowners and professionals from across the house building industry.

2.8 The Council has consulted with neighbouring authorities throughout the SHLAA process, in accordance with the duty to cooperate, in order to achieve a joined up approach to the issue of housing land supply. These authorities include Leeds City Council, City of York Council, Doncaster Metropolitan Borough Council, Harrogate Borough Council, Wakefield Council and the East Riding of Yorkshire Council.

2.9 The Council has also consulted with statutory consultees and infrastructure providers on a technical basis, in accordance with the duty to cooperate, such as the Highways Agency, Yorkshire Water and Natural England.

2.10 The Core working group for the 2017 SHLAA first met on the 21st April at the Civic Centre in Selby, a list of the consultees and their attendance at working group meetings is shown in Appendix A. The following issues regarding the site assessment methodology were discussed:

- Types of sites in the assessment
- Clarification on gross and net
- Developable areas
- Pre-build lead-in times
- Density
- Build rates
- The assessment questions

2.11 Following this discussion, the proposed methodology and the minutes of the meeting were then sent out to the wider working group on the 24th of April who had two weeks to comment. Following this consultation, changes were made to the methodology to represent the views of the working group. A summary of the

responses from the working group and the Councils response to them can be seen in Appendix B.

- 2.12 Once a final methodology had been produced, it was used to assess all the sites. After this had been done the draft site assessments were then sent back to the working group for comment on the 17th of May for 1 week. Their comments were then factored into the final assessment of sites.

3.0 **Stage 2: Methodology and Site assessment**

- 3.1 The engagement and consultation with the working group enabled a methodology to be finalised. In finalising the methodology, the Council has also had regard to guidance published by bodies such as the Planning Advisory Service (PAS), as well as considering the outcomes from appeals and high court judgements across the country.

3.2 **Calculating net developable areas**

Not all of the area of a site can be developed solely for houses. In the case of large sites, using the gross site area can be misleading because space on larger housing sites will be required for ancillary uses. Using the 'net developable area' is a useful way of discounting for those parts of the site not developed for housing.

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

- major distributor roads, significant landscape buffer strips, open space serving the wider surrounding area, or an area necessary to make space for water storage;
- an existing on-site feature or wider constraint that limits the area that can be developed, such as the need to maintain an important landscape or wildlife site; and
- areas comprising non housing development, such as employment, commercial uses or community facilities (such as new school or health centre)

- 3.4 Table 2 shows the ratios for the developable area of sites, based on an assessment of different sizes of sites in Selby District. Larger sites tend to have more of their area used for non-housing uses and infrastructure and this is generally why the rates lower as the site size gets larger.

Table 2: Net Developable Area Ratios

Site Size Bracket (ha)	Net developable area ratios (%)
Up to 0.5	90
0.5 to 5	80
5 to 10	80
More than 10	60

- 3.5 Masterplans for proposed sites will be referred to and the SHLAA working group also had the option to submit their own assumptions for the developable areas of their sites.

3.6 Calculating density

The densities in the 2017 SHLAA are calculated on the net developable areas of sites. We have found that the only consistent correlation on sites in terms of density is when they are grouped by type of settlement. The exception to this is the greenfield/brownfield split in Selby, because very high densities are achieved on brownfield sites in the centre. Please note that sites with planning permissions already have their densities determined and will not be affected.

- 3.7 An analysis of recent completions and permissions in the authority gave the density rates in table 3, however site promoters had the option to submit their own density rates and masterplans of potential sites were also reviewed by the Council.

Table 3: Densities

Settlement Hierarchy	Densities (dph)
Principal Town (Selby) Brownfield (more than 50% PDL area)	50
Principal Town (Selby) Greenfield (50% or less PDL area)	35
Local Service Centres	35
Designated Service Villages	30
Secondary Village	20
Countryside	20

3.8 Pre-build lead-in times

A pre build lead in time is the time taken for a site to complete its first unit. The approach to the length of pre build lead in times in the 2017 SHLAA factors in the

size of the site, in terms of dwellings, as well as the planning status of the site and the time it takes to build a the first house (the UK average is 6 months). The presumptions being that:

- the more advanced along the permission timeline, the shorter the time it takes to start on site, and;
- the bigger the site in terms of units, the longer it takes to negotiate the section 106 agreements.

3.9 Site size brackets were defined at:

- **1-9**, sites which do not require affordable housing and are usually built out by small scale builders,
- **10 to 49**, the mid-range sites that would usually be developed by medium scale builders purely for housing, generally without any major infrastructure requirements, and
- **50+**, the larger sites that are built out by the major housebuilders and may require major infrastructure improvements.

3.10 The lead in times in table 4 are representative of the average times between the gaining of full, reserved matters, or outline permission and the completion of the first unit for different sizes of site. Sites below 10 units do not have to provide affordable housing, which explains their shorter lead in times. Full and reserved matters applications with a resolved to grant subject to a section 106 agreement are put into the outline bracket, because of the time taken to resolve these agreements.

3.11 The issues which may affect lead in times are more site specific, some larger sites may be part of a phased development and the lead in times are minimal, because the developer is effectively already 'on site'. Others may have complex section 106 agreements which may take a long time to resolve. Therefore there is an option for site promoters to submit their own estimates for pre build lead in times.

Table 4: Lead in Times

Gross Size of Site	Planning status of site		
	Reserved matters/full permission	Outline/resolved to grant permission	Without planning permission
1-9	12	18	24
10-49	18	24	30
50+	18	24	30

3.12 **Build rates**

An analysis of build rates from recent permissions and completions shows an increase in the number of units built in the last couple of years on major sites like Staynor Hall, which is reflective of the gradual recovery of the housing market in

general. As a result of the sample and taking account of the working groups comments on their expected build out rates, the build rates in table 5 are proposed to be used in the SHLAA. As ever, site promoters had the option to submit their own build rates.

Table 5: Build Rates

Gross capacity of site (dwellings)	Annual Build rate
1-9	5
10-25	10
26-50	20
51-100	30
101-200	40
201+	50 (70 if 2 developers, all potential sites are presumed to have 2 developers)

- 3.13 Tables 6 to 8 show the questions which will be included in the assessment of sites in the 2017 SHLAA. These questions have been devised having regard to the most recent guidance in the planning practice guidance note for Housing and Economic Land Availability Assessments.
- 3.14 In line with the guidance, there will be a basic assessment of housing sites and then from this assessment a judgement in principle is made on whether the site is suitable for housing. If the answer is no the site will be put in abeyance. If the answer is yes, then the sites will be assessed in detail with the questions from table 7.
- 3.15 Once sites are assessed for their Suitability, Availability and Achievability in table 6 they will be given a deliverability timescale, if there are no constraints or constraints can be mitigated they are put into the 5 year supply. If there are constraints that take time to mitigate, sites will be put back later in the plan period. If the constraints cannot be mitigated, the site will be put in abeyance.

Table 6 - Basic Assessment Questions

Question Title	Explanation
SHLAA ID	The unique reference number for the site. This cross-references to the sites shown in the SHLAA maps.
Parish	The name of the parish the site is located in.
Settlement Hierarchy	Where the settlement is placed in the Core Strategy settlement hierarchy in policy SP4.
Location	Short description of where the site is located
Current land use	Description of the land use of the site.
Surrounding Land Uses	Description of surrounding land uses
Site Type	<ul style="list-style-type: none"> • SLP Allocation • Large Planning Permission • Small Planning Permission

	<ul style="list-style-type: none"> • Approve Subject to S106 • Potential Site • Prior Approval Not Required
Allocations Reference/ Planning Permission Reference	Reference should the site be a saved allocation in the Selby Local Plan (2008) or an allocated site in the Core Strategy (2013). Should the site have planning permission, this is the most recent planning application reference.
Area (ha)	Gross area of the site measured in hectares (ha)
GF/BF	An indication as to whether the site is greenfield land, brownfield land, or a mixture of both
% Greenfield	% of sites area that is greenfield, this will later be used to calculate the number of homes that could be built on greenfield land.
% PDL	% of sites area that is previously developed land, this will later be used to calculate the number of homes that could be built on previously developed land.
National Policy Restrictions	<i>Sites of Special Scientific Interest (SSSI)</i> <i>Ramsar Sites, Special Protection Areas (SPA)</i> <i>Special Areas of Conservation (SCA)</i> <i>National Nature Reserves (NNR)</i> <i>Scheduled Monuments, Ancient Woodlands</i> <i>Health and Safety Executive Inner Zones</i> <i>Flood Risk areas - Zone 3b 'Functional Floodplain'</i>
Suitable for proposed use?	An initial assessment on whether the site is suitable for housing, based on 2 main factors, these being: <ul style="list-style-type: none"> • Relation to the settlement hierarchy • National policy restrictions Sites which are suitable are taken through to be assessed in more detail. Sites with permission automatically go through to stage 2.

Table 7 – Suitability, Availability, Achievability, Deliverability

Question Title	Explanation
Suitability	
Risk of Flooding	As this is a significant issue for Selby, flooding has been kept separate from other physical constraints. The level of flood risk has been determined by the Council's Level 1 Strategic Flood Risk Assessment (SFRA) (January 2010). The SFRA is a detailed assessment of flood risk with only the basic critical data included in the site assessments. More detail on sites and an explanation of the SFRA assessments can be viewed on the Council's website.
Physical Constraints	An assessment of any other physical constraints that

	would need to be overcome through the planning application process e.g. access to the site, infrastructure, neighbouring uses, proximity of waste water treatment works, topography, mineral designations, etc. ground conditions, hazardous risks, pollution or contamination
Overcoming suitability constraints	A range of potential solutions for any constraints
Availability	
Submitted by?	Whether the site has been submitted by a landowner or an agent, and whether there is a developer involved. This question will not feature any names, addresses or personal details of any kind.
Availability Considerations	Whether the site has a history of unimplemented planning permissions. The number of landowners there are on the site. Impact of the existing land use of the site on availability.
Overcoming availability constraints	A range of potential solutions for any constraints
Achievability	
Is the site economically viable?	Site promoters were asked for evidence relating to the viability of their site. In addition to this it is considered that developer interest in a site can demonstrate that it is economically viable, along with a recent history of planning applications showing developer intent. A number of sites which were classed as stalled by the Council have also been appraised by an independent viability expert, the summaries of their appraisals are noted here. The full assessments of these sites can be seen in Appendix E.
Overall Deliverability	Depending on the evidence submitted in the suitability, availability and achievability sections, a site will be given a deliverability timescale, these being: 0-5 years - no constraints to deliverability, or constraints can be mitigated. Units will be projected from the start of the supply period. 6-10 years – constraints have been found that will take time to be mitigated, or the site is part of long term phase. Units will be projected from year 6 of the plan period. 11-15 years – significant constraints have been found that will take significant time to be mitigated, or the site is part of long term phase. Units will be projected from year 11 of the plan period. Not deliverable – the constraints on the site cannot be mitigated against, and the site is held in abeyance, no units from this site will be projected in the supply.

Table 8 – Estimating the Development Potential

Question Title	Explanation
Date of permission	The date the notice of decision was issued, should the site have planning permission.
Permission started?	An indication as to whether works have commenced on-site, should the site have planning permission.
Permission Expiry Date	The date the permission will expire (lapse), should the site have planning permission.
Net Developable area ratio	The area of the site considered purely developable for housing (%) Sites with planning permission have already had their developable area approved through the development management process.
Net Developable area (ha)	The area of the site in hectares (ha) considered developable
Build rate	The annual rate at which dwellings are built out on the site. Where there is more than one developer on site, this will be noted and will increase the rate of building.
Lead in time (years)	The time from the point of approval of a planning application, to the expected completion of the first plot.
Density	The number of dwellings which can be built on the site per hectare (ha) of the site area. For sites with planning permission, this will be the overall area divided against their permitted units.
Greenfield capacity	Number of units on the site that are estimated to be delivered on the greenfield sections of the site.
PDL capacity	Number of units on the site that are estimated to be delivered on the previously developed sections of the site.
Gross capacity	The estimated number of dwellings that can be accommodated onto the net site area. For sites with permission, this number represents the total number of dwellings given by the most recent permission on the site.
Net Capacity	For sites with permission, this will be the gross capacity, minus any demolitions/ mergers/ changes of use associated with the permission that result in the loss of dwellings.
Deliverable Capacity remaining	In the case of sites with planning permission, this figure shows the remaining number of dwellings still to be complete if development has already started. This figure will be the same as net capacity for all other types of sites. Sites assessed

	as undeliverable will be given zero for this question.
Dwelling projections	A series of cells that project how the units from the site will be built out across the plan period, taking into account the lead in times and build out rates mentioned above. For sites that have not yet started, any losses of units will be subtracted from the gross delivery in the first year of their delivery, as this is when dwellings on site are usually demolished to make way for new units. Sites which have already started have had their net losses subtracted in previous years.
Development Timescale	How long the site will take to complete all its units in years

4.0 Stage 3: Windfall assessment

- 4.1 Windfall sites will not be assessed in the SHLAA, as Core Strategy policy SP4 (Management of Residential Development in Settlements) states that the required 450 dwellings per annum should be provided through new allocations (in the PLAN Selby Sites and Polices document) after taking account of existing commitments. However the contribution from windfall sites towards meeting its 5 year housing land supply will be accounted for in the 5 year housing supply reports (in line with paragraph 48 of the NPPF) and the details on the method of their projection is provided in 2016-17 5YHLS report.

5.0 Stage 4: Assessment review

5.1 The final 2017 SHLAA has 578 sites within it. Only 1 site had a national policy restriction that could not be mitigated and was not suitable for the proposed use. Table 9 below shows the composition of these sites based on their type and the housing capacity remaining.

Table 9 – Count and capacity of site types in the 2017 SHLAA

Row Labels	Count of Site type	Sum of Deliverable Capacity Remaining
Large Planning Permission	83	4491
Small Planning Permission	136	199
Prior Approval Not Required	8	15
SDLP Allocation	8	620
Core Strategy Allocation	1	135
Potential Site	342	33808
Grand Total	578	39268

5.2 Table 10 shows at which point in the plan period these dwellings could be built, the time period for delivery is based on the build rates and lead in times described in the methodology, but where a site has been found to have significant constraints in the detailed assessment, it has had its start date for building moved to years 6-10 or 11-15 of the plan period.

5.3 There were 31 sites in the assessment which had to be moved to years 6-10 due to significant constraints found at the detailed assessment stage, such as there being no access to a site. 1 site was moved into the year 11+ category, as this is when the landowners foresee that site coming forward. There were also 10 sites which were assessed to be undeliverable, due to major constraints found at the detailed assessment stage which cannot be mitigated over the course of the plan period.

Table 10 – Expected Delivery of Site Types in the 2017 SHLAA

Row Labels	Sum of years 1-5	Sum of years 6-10	Sum of years 11-15
Large Planning Permission	2890	979	250
Small Planning Permission	185	0	0
Prior Approval Not Required	15	0	0
SDLP Allocation	142	350	350
Core Strategy Allocation	100	35	0
Potential Site	18480	9216	1865
Grand Total	21812	10580	2465

5.4 Table 11 shows the geographical spread of deliverable existing and potential housing supply, in terms of the Core Strategy's settlement hierarchy. The amount that can be delivered over the plan period is far in excess of what is shown to be needed in the initial consultation document of Plan Selby, and even that shown to be needed in Core Strategy Policy SP5. As the amount of growth needed by the authority in all areas of the district can be met on specific identified and deliverable sites, there is no need to designate Broad Locations for housing growth in this SHLAA.

Table 11 – Delivery of Sites across the Core Strategy Settlement Hierarchy

SP2 Settlement Type	Total years 1-5	Total years 6-10	Total year 11-15	Grand Total	PLAN Selby Initial Consultation Requirement*
Principal Town	3136	3269	1440	7845	3,324
Local Service Centres - Sherburn	2086	535	0	2621	710
Local Service Centres - Tadcaster	1146	1029	136	2311	495
Designated Service Village	12361	5093	539	17993	1684
Secondary Village	3039	654	350	4043	0**
Countryside	43	0	0	43	0**
Grand Total	21812	10580	2465	34857	6,213

*SP5 requirement minus completions from April 1st 2011 to April 1st 2014

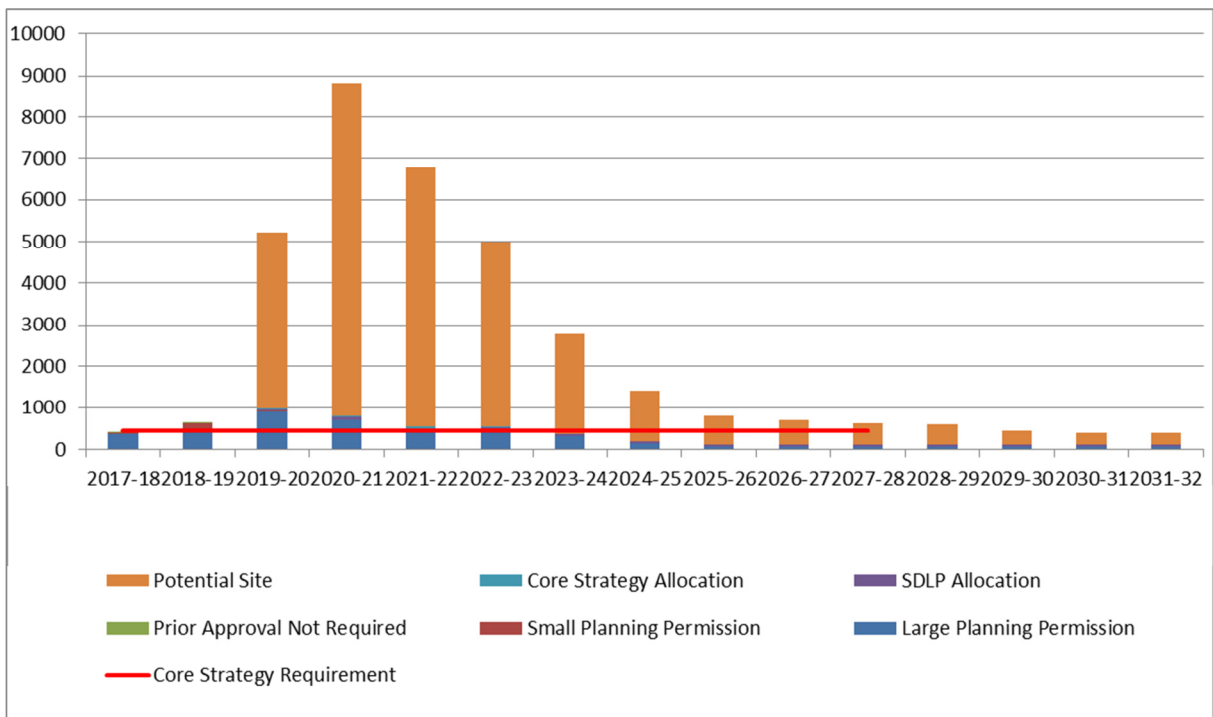
**No dwellings were required for these levels of the hierarchy in Policy SP5

6.0 Stage 5: Final evidence base

6.1 Trajectory

NPPG states that an indicative housing trajectory should be produced as a core output of the assessment. Figure 2 shows the trajectory of all deliverable sites in the 2017 SHLAA, the vast majority of the supply comes from potential sites, and as shown in table 11, far exceeds the housing needs required in the Core Strategy. The potential build out rate of all sites reaches a peak in 2019-20, but would continue to produce a substantial amount of units for the entirety of the plan period.

Figure 2: Trajectory of deliverable dwellings in the SHLAA – all sites



6.2 Conclusions

- The 2017 SHLAA has assessed 578 sites for housing use, with a total capacity of over 39,000 dwellings.
- The vast majority of those sites have been found to be deliverable, 30 sites were moved back in years 6-10 of the plan period due to significant restraints.
- 10 sites had major constraints and have been held in abeyance.
- Large sites with planning permission have been assessed in detail in this SHLAA; most have been found to be deliverable in the first 5 years.

- The number of specific deliverable sites identified means there is no need for broad locations of growth to be identified.
- The findings of this assessment inform the calculations in the 5 year housing land supply report.
- The assessment data from this report will also be used to inform the assessment of sites in the Plan Selby Sites Allocations Document.

6.3 Reviewing the assessment

The Council will continue to monitor all residential planning permissions as of the 1st of April each year to gather data on completions and what remains to be built within the District. Each site with planning permission is surveyed and the figures are then used to assess the planning status of the sites within the SHLAA database and to inform the Council's 5 year supply.

6.4 Whilst sites in the database will be reviewed annually as part of the 5 Year Supply (and landowners contacted to check for intentions), these will be added to the SHLAA database on a rolling basis. Updating the SHLAA more widely (i.e. contacting land owners and a call for sites exercise) will be undertaken at regular intervals in order to maintain a robust evidence base.

Appendix A: 21st April 2017 SHLAA Core Working Group Meeting Minutes

Apologies: Dan Starkey, Mark Eagland

Attendees: Richard Welch (RW) James Broadhead (JB) Liam Tate (LT), Rebecca Wasse (RbW), Paul Butler (PB), Mark Johnson (MJ), Jennifer Hubbard (JH), Melissa Madge (MM).

Types of site in assessment

- (All) Agree with categories – couldn't think of any more.

Net developable areas

- (JH) Sample needs to include outline sites and more recent permissions.
- (MJ) For sites of less than 1 hectare, 100% nda is unlikely to be suitable, this should be lowered.
- (RbW) There could be a separate category for sites up to half a hectare at 100% nda
- Suggest 90/80/80/60 would be more suitable. Another suggestion was 80/80/80/60.
- (PB) NDAs should be lower to be on the safe side.
- (RbW) The size of water retention areas are increasing due to new guidance from the EA.
- (PB) Separate category for sites up to 0.5 hectares would also tie in with recent plans for small sites in the white paper.

Density

- (MJ) 35dph consistent with the rates achieved in the district recently.
- (JH) 40% affordable housing policy linked to density, the more affordable provision on site, the higher the density.
- (MJ) No issues with density
- (JH) Why are Selby brownfield sites a higher density? (RW) This is a reflection of what's been achieved in Selby in recent years and it is considered the most accurate approach to project these types of sites with the same density.

Pre-build lead-in times

- (RW) Changed to 40 to match data in the sample.
- (MJ) Table 3 - Move back to 50 – e.g. site with 45 mainstream housebuilder won't pick it up. Site of 40 is too small for big builders, too big for small builders. 50 a more suitable figure.

- (MJ) Need to recognise the different lead in times that occur on a wider range of site sizes, could use the categories from table 4 in table 3.
- (ALL) Negotiation of land values and affordable housing causing delays, therefore some of these lead in times need to be extended.

Build rates

- (JH) Smaller builders also build at a slower rate due to the bespoke houses they produce.
- (PB) Thought we could be more cautious with 35dpa on sites of 101-200 rather than 40.
- (MJ) 300+ probably have two developers
- (MJ) Suggested extra category 100-300 = 35. 300+ = 170
- (JH) Should location be a factor? – West of district more attractive to developers, will these be built out at a faster rate? (MJ) A developer will match his product to suit the market; lower values should not affect the build out rate. (RW) Previous data samples have not shown any correlations in build rates between areas.

Assessment questions

- (JH) No mention of archaeology, an increasing factor in applications. (RW) acknowledged but this is impossible to map or assess in the SHLAA because the existence of archaeological ruins is an unknown.
- (PB) Sustainability not mentioned, i.e. the distance to amenities etc., should this be a factor in the assessment? (RW) The SHLAA, as per government guidance, will contain factual, non-policy assessments only, which in turn will inform the Allocations document. The Allocations document will assess sites for factors such as accessibility.
- (LT) Will availability records be updated? (RW) SDC will be doing this, with a focus on allocations, and unimplemented permissions.

Appendix B: SHLAA Working Group Agenda Paper

1. The 2017 SHLAA

The SHLAA is an assessment of sites that may be available for housing development over the next fifteen years. It forms part of the evidence base for the Local Plan Document, by providing an initial assessment of potential housing development sites. The SHLAA includes a number of methodological assumptions which are considered as part of the Council's 5 Year Housing Land Supply reports. It examines the extent to which potential sites are suitable, available and achievable over the plan period in a (local planning) "policy off" approach.

The first part of this meeting is about discussing updates to the SHLAA methodology. The assessment will benefit from the experience and expertise of the working group, supporting a robust approach to projecting potential housing supply. This discussion will help provide informed judgements about forecasting supply, which will in the case of 5 Year Housing Land Supply calculations also be balanced against up to date site delivery forecasting / statements.

2. Types of sites in the assessment

- **SDLP Allocations:** Sites allocated for housing in the 2005 Selby District Local Plan, which have since been saved by the Secretary of State and still make up part of the development plan.
- **CS Allocation:** In the 2013 Core Strategy, a strategic site was allocated at Olympia Park in Selby for mixed uses including housing.
- **Large Planning Permission:** These are sites with full or outline permission for housing developments of 5 units (gross) or more, as of the 1st of April 2017.
- **Small Planning Permission:** These are sites with full or outline permission for housing developments of less than 5 units (gross) or more, as of the 1st of April 2017. These sites are assessed in less detail than all other sites and are not included on the SHLAA maps
- **Prior Approvals:** The scope of prior approvals can include developments of multiple dwellings. They are not technically planning permissions and so have been included as their own type of site.
- **Potential Site:** The potential supply is made up primarily of sites put forward by landowners and developers for consideration through the Selby Local Plan call for sites. They usually take the form of unallocated greenfield land outside of development limits, but include a variety of forms, including land currently allocated for education, employment and other non-housing uses.

- **Approve subject to section 106:** applications which have been resolved to grant at planning committees, subject to successful section 106 negotiations, prior to the 1st April 2017.

Sites can be several of the above types over time, for example a new site could be put forward for consideration in the local plan, and would be classified as a Potential Site, then it could be allocated in a local plan and then it could be granted permission. However a site in the SHLAA can only be one type of site at any one time, so there is no double counting.

Question:

1. **Does the working group agree with these types of sites as a viable source to populate the 2017 SHLAA?**

3. Gross and Net.

In the case of planning permissions, there may be dwellings lost on the site through demolitions, mergers of dwellings and changes of use. These are taken account of in the supply and completion of dwellings, which will both be net figures. This is further explained in table 7 below.

4. Developable areas

The net developable area will be used to estimate the area of each allocated or potential site that can be built for housing use only. It is acknowledged by the Council that in order to give an accurate estimate of the housing potential of these sites, this aspect must be taken into account.

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

- major distributor roads, significant landscape buffer strips, open space serving the wider surrounding area, or an area necessary to make space for significant water storage in areas of high flood risk;
- an existing on-site feature or wider constraint that limits the area that can be developed, such as the need to maintain an important landscape or wildlife site; and

- areas comprising non housing development, such as employment, commercial uses or community facilities (such as new school or health centre)

Table 1 shows the Council’s presumptions for the developable area of sites, based on an assessment of different sizes of recently approved sites in Selby District. There have been no sizeable shifts in the figures since the 2016 SHLAA and so the proposed figures are the same. Larger sites tend to have more of their area used for non-housing uses and infrastructure and this is generally why the rates lower as the site size gets larger. We also intend to give site promoters the option to submit their own assumptions for the developable areas of their sites.

Table 1 – Proposed Developable areas	
Site Size Bracket (ha)	Net developable area ratios (%)
Up to 1	100
1 to 5	90
5 to 10	80
More than 10	60

Questions:

2. Is the definition of developable area appropriate?
3. What are your thoughts on the proposed developable area ratios?
4. Are the brackets of site sizes appropriate?

5. Density

The proposed densities in table 2 below are based on an analysis of recently permitted sites, seen on page 12. Densities have been worked out on the net developable areas of the site. We have found that the only consistent correlation on sites in terms of density is when they are grouped by type of settlement. Please note that sites with planning permissions already have their densities determined and will not be affected.

Table 2 – Proposed Densities	
Settlement Hierarchy	Densities (dph)
Principal Town (Selby) Brownfield (more than 50% PDL area)	50
Principal Town (Selby) Greenfield (50% or less PDL area)	35
Local Service Centres	35
Designated Service Villages	30
Secondary Village	20
Countryside	20

Questions:

5. Should sites be grouped by other factors?

6. What are your thoughts on the density rates proposed for sites without permission?

7. Are there particular locations which require higher density levels – for example urban brownfield sites?

6. Pre-build lead-in times

This is the amount of time it takes from gaining a planning permission to finishing the first dwelling. The approach taken factors in the size of the site in terms of dwellings, as well as the planning status of the site. The presumptions being that:

- the more advanced along the permission timeline, the shorter the time it takes to start on site, and;
- the bigger the site in terms of units, the longer it takes to negotiate the section 106 agreements.

The proposed lead in times in table 3 below are partly based on an analysis of the time it has taken recently approved sites to complete their first unit (seen in the sample on page 11). However we are intending to give site promoters the option to submit their own estimates for lead in times. Also we will be asking site promoters their estimates for completion dates as part of the

Type of site	Fewer than 40 units	40 or more units
Reserved matters/full planning	12 months	18 months
Outline planning permission	18 months	24 months
Sites without planning permission	24 months	30 months

Question:

8. What are your thoughts on the parameters for the lead in times and on the presumptions we have made?

7. Build rates

An analysis of the rate of completion from a range of recently developed sites has led the Council to propose the build rates in table 9 on page 14. Sites are grouped by size, this is because:

- larger sites have been shown to be built out at greater rates by major national housebuilders, who have the capacity to do so.

- Smaller sites are generally built out by local builders, who build at a slower rate due to them having a lower capacity.

Table 4 - Proposed Build Rates	
Gross capacity of site (dwellings)	Annual Build rate
5-9	5
10-25	10
26-50	20
51-100	30
101-200	40
201+	50 (70 if 2 developers, all potential sites are presumed to have 2 developers)

Questions:

9. Are the sizes of sites appropriate?

10. Are the build rates appropriate?

11. Should location be factored into the assessment?

8. The assessment questions

Below are the proposed questions which will be included in the assessment of sites in the 2017 SHLAA. These questions have been formulated having regard to the most recent guidance in the planning practice guidance note for Housing and Economic Land Availability Assessments.

In line with the guidance, there will be a basic assessment of housing sites and then from this assessment a judgement in principle is made on whether the site is suitable for housing. If the answer is no the site will be put in abeyance. If the answer is yes, then the sites will be assessed in detail with the questions from table 5. Once sites are assessed for their Suitability, Availability and Achievability in table 7 they will be given a deliverability timescale and put into the supply of sites for housing. The methods for the application of these questions will of course depend on what is agreed with the working group.

Table 5 - Basic Assessment Questions	
Question Title	Explanation
SHLAA ID	The unique reference number for the site. This cross-references to the sites shown in the SHLAA maps.
Parish	The name of the parish the site is located in.
Settlement Hierarchy	Where the settlement is placed in the Core Strategy settlement hierarchy in policy SP4.
Location	Short description of where the site is located
Current land use	Description of the land use of the site.
Surrounding Land Uses	Description of surrounding land uses
Site Type	<ul style="list-style-type: none"> • SLP Allocation • Large Planning Permission • Small Planning Permission • Approve Subject to S106 • Prior Approval Not Required • Potential Site
Allocations Reference/ Planning Permission Reference	Reference should the site be a saved allocation in the Selby Local Plan (2008) or an allocated site in the Core Strategy (2013). Should the site have planning permission, this is the most recent planning application reference.
Area (ha)	Gross area of the site measured in hectares (ha)
GF/BF	An indication as to whether the site is greenfield land, brownfield land, or a mixture of both
% Greenfield	% of sites area that is greenfield, this will later be used to calculate the number of homes that could be built on greenfield land.
% PDL	% of sites area that is previously developed land, this will later be used to calculate the number of homes that could be built on previously developed land.
National Policy Restrictions	<i>Sites of Special Scientific Interest (SSSI)</i> <i>Ramsar Sites, Special Protection Areas (SPA)</i> <i>Special Areas of Conservation (SCA)</i> <i>National Nature Reserves (NNR)</i> <i>Scheduled Monuments, Ancient Woodlands</i> <i>Health and Safety Executive Inner Zones</i> <i>Flood Risk areas - Zone 3b 'Functional Floodplain'</i>
Suitable for proposed use?	An initial assessment on whether the site is suitable for housing, based on 2 main factors, these being: <ul style="list-style-type: none"> • Relation to the settlement hierarchy • National policy restrictions Sites which are suitable are taken through to be assessed in more detail. Sites with permission automatically go through to stage 2.

Table 6 – Suitability, Availability, Achievability	
Suitability	
Question Title	Explanation
Risk of Flooding	A significant issue for Selby, flooding has been kept separate

	from other physical constraints. The level of flood risk has been determined by the Council's Level 1 Strategic Flood Risk Assessment (SFRA) (January 2010). The SFRA is a detailed assessment of flood risk with only the basic critical data included in the site assessments. More detail on sites and an explanation of the SFRA assessments can be viewed on the Council's website.
Physical Constraints	An assessment of any other physical constraints that would need to be overcome through the planning application process e.g. access to the site, infrastructure, neighbouring uses, proximity of waste water treatment works, topography, mineral designations, etc. ground conditions, hazardous risks, pollution or contamination
Overcoming suitability constraints	A range of potential solutions for any constraints
Availability	
Submitted by?	Whether the site has been submitted by a landowner or an agent, and whether there is a developer involved. This question will not feature any names, addresses or personal details of any kind.
Availability Considerations	Whether the site has a history of unimplemented planning permissions. The number of landowners there are on the site. Impact of the existing land use of the site on availability.
Overcoming availability constraints	A range of potential solutions for any constraints
Achievability	
Is the site economically viable?	Developer interest in the site can demonstrate that it is economically viable, along with a recent history of planning applications showing developer intent.
Overall Deliverability	Depending on the evidence submitted in the suitability, availability and achievability sections, a site will be given a deliverability timescale, these being: 0-5 years- no constraints to deliverability, or constraints can be mitigated. Units will be projected from the start of the supply period. 6-10 years – constraints have been found that will take time to be mitigated, or the site is part of long term phase. Units will be projected from year 6 of the plan period. 11-15 years – significant constraints have been found that will take significant time to be mitigated, or the site is part of long term phase. Units will be projected from year 11 of the plan period. Not deliverable – the constraints on the site cannot be mitigated against, and the site is held in abeyance, no units from this site will be projected in the supply.

Table 7 – Estimating the Development Potential	
Question Title	Explanation
Date of permission	The date the notice of decision was issued, should the site have planning permission.
Permission started?	An indication as to whether works have commenced on-site, should the site have planning permission.
Permission Expiry Date	The date the permission will expire (lapse), should the site have planning permission.
Net Developable area ratio	The area of the site considered purely developable for housing (%) Sites with planning permission have already had their developable area approved through the development management process.
Net Developable area (ha)	The area of the site in hectares (ha) considered developable
Build rate	The annual rate at which dwellings are built out on the site. Where there is more than one developer on site, this will be noted and will increase the rate of building.
Lead in time (years)	The time from the point of approval of a planning application, to the expected completion of the first plot.
Density	The number of dwellings which can be built on the site per hectare (ha) of the site area. Sites with planning permission have already had their density approved through the development management process.
Greenfield capacity	Number of units on the site that are estimated to be delivered on the greenfield sections of the site.
PDL capacity	Number of units on the site that are estimated to be delivered on the previously developed sections of the site.
Gross capacity	The estimated number of dwellings that can be accommodated onto the net site area. For sites with permission, this number represents the total number of dwellings given by the most recent permission on the site.
Net Capacity	For sites with permission, this will be the gross capacity, minus any demolitions/ mergers/ changes of use associated with the permission that result in the loss of dwellings.
Deliverable Capacity remaining	In the case of sites with planning permission, this figure shows the remaining number of dwellings still to be complete if development has already started. This figure will be the same as net capacity for all other types of sites. Sites assessed as undeliverable will be given zero for this question.
Dwelling projections	A series of cells that project how the units from the site will be built out across the plan period, taking into account the lead in times and build out rates mentioned above.
Development Timescale	How long the site will take to complete all its units in years

Questions:

12. Are these questions appropriate for the assessment?

13. Are there any questions which are unnecessary?

14. Are there any other questions we could include?

Appendix C: Comments received on the SHLAA Methodology

Respondent	Summary of Comments	Selby DC Response
Jennifer Hubbard – Planning consultant	<p>The SHLAA is not an end in itself but a means to informing the 5 year housing land supply and the content of PLAN Selby – in whatever form it emerges. The purposes of the SHLAA therefore need to be kept in mind – in other words, it has to be fit for purpose rather than just a stand-alone piece of research</p>	<p>We are in agreement on the scope of the SHLAA and its main functions of informing the 5 year housing land supply and the content of PLAN Selby. SHLAA’s from the last couple of years I believe that they perform this role well and I intend to do the same with this year’s SHLAA.</p>
	<p>Guidance exists as to the approach to and content of a SHLAA but it is not prescriptive. It is generally agreed that it should be policy-blind. Here, I think, some initial confusion sets in. Before the Council assesses the completed SHLAA forms, you indicated that some sites which were deemed to be unsuitable in principle would be put in abeyance. Can you expand upon the policy-blind criteria that will be used to determine which sites these might be?</p>	<p>The SHLAA assessment will be (local) policy blind. No sites will therefore be put in abeyance on policy principle grounds. Sites will only be put in abeyance where:</p> <ul style="list-style-type: none"> • In the initial assessment, are subject to a National Policy restriction for the majority of the site which makes it undeliverable (Floodzone 3b etc.). • In the more detailed assessment, have physical constraints that render the site undeliverable, for example no access, or a major gas pipeline runs through the site. <p>I will make the reasons for sites being held in abeyance clearer in the final report.</p>
	<p>Sites not put into abeyance will be assessed, again, by way of a policy-blind approach except that sites subject to national policy restrictions will be treated as unacceptable/inappropriate for development. The national designations cited in your documents are those set out at Footnote 9 to para 14 of the NPPF – so why is green belt not included?</p>	<p>The SHLAA informs the preparation of the Allocations development plan document, which can include a greenbelt review, therefore including the greenbelt as a constraint which automatically puts a site in abeyance is not appropriate. This is an approach which has been agreed with the SHLAA working group in previous years. It is not an indication or a marker for how we will treat Green Belt in the preparation of the Local Plan.</p>

	Seems to be a lack of clarity about who decides what are primary and secondary constraints in the SHLAA process: primary constraints being those which Officers (?) or Councillors (?) will put into abeyance at the outset and those which will be assessed later.	The reasons for sites being put in abeyance will, as in all previous years, be decided upon by the working group (composed of mostly members of the house building industry) through this SHLAA methodology consultation process and not by cllrs or officers. I will explain this part of the site assessment process more clearly in the final report.
Yorkshire Wildlife Trust	(Q1) Potential Sites - Brownfield does not appear to be included. Would it make sense for the SHLAA to incorporate the brownfield register as has been done by Leeds? So the work does not need to be repeated.	Potential sites can include brownfield sites and I will make that explicit in the final report. We would prefer to keep the SHLAA and the brownfield register separate at this time.
	(Q12) There will be a need for Habitat Regulations Assessment for sites close to the Lower Derwent Valley SPA and SAC and also a consideration of cumulative development if a number of sites are put forward for example in North Duffield or near Skipwith Common SAC. Local Nature Reserve LNRs should be included such as Barlow Common. Local designation of Site of Importance for Nature Conservation SINC needs to be included.	Detailed sustainability assessments such as this will be carried out in the PLAN Selby allocations document.
	(Q14) Distance from amenities such as schools shops and public transport should be included, otherwise unsustainable sites will be put forward and later rejected.	Detailed sustainability assessments such as this will be carried out in the PLAN Selby allocations document.
Natural England	Offered generic advice on key natural environment considerations, including: <ul style="list-style-type: none"> • Landscape • Biodiversity • Geological conservation • Best and Most Versatile Agricultural Land • Public rights of way and access 	Comments noted
The Coal Authority	Pleased to see in Table 9 (Suitability, Availability, Achievability, Deliverability) of the SHLAA Working Group	Comments noted

	<p>Methodology Paper identification that ground conditions, hazardous risks, pollution and contamination should be considered as potential constraints as part of the site selection process. The Coal Authority would therefore expect the consideration of sites as set out in Table 9 to include an assessment of coal mining legacy issues as part of the site selection process.</p>	
	<p>However, former mining activities and related hazards are not a strict constraint on development; indeed it would be far preferable for appropriate development to take place in order to remove these public liabilities on the general tax payer. The Coal Authority would therefore not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.</p>	Comments noted
City of York Council	<p>(Q1) The sources of supply broadly concur with those used by CYC.</p>	Comments noted
	<p>(Q7) City of York Council broadly agrees with the net: gross and density assumptions set out in the paper. We recognise that this reflects trends within the authority. It would be useful for Table 2 to be accompanied by an explanatory list of locations that apply to each category.</p>	The list of towns and villages in each tier of the settlement hierarchy can be seen on page 30 of the 2013 Core Strategy. This will be cross referenced in the final report.
	<p>(Q11) We broadly concur with the proposed lead-in times and build out rates for development.</p>	Comments noted
	<p>(Q14) We consider that the questions provide a comprehensive understanding of the site in line with the NPPG Guidance. However, we note you have included a section on national policy restrictions. We would also recommend consideration for local policy designations/ restrictions</p>	We consider that the SHLAA is a purely technical exercise intended to inform the Local Plan. It examines the extent to which potential sites are suitable, available and achievable over the plan period in a (local planning) “policy off” approach. To this effect the assessment questions are factual and physical in nature and no scores for sites are given.

	relevant such as any Conservation Areas, existing openspace, adopted Neighbourhood Plans etc.	The assessment of sites for the PLAN Selby Sites and Policies Local Plan will be carried out with in a site assessment methodology, which will consider local plan policy aspects
North Yorkshire County Council	(Q1) Currently the category identified as 'Potential sites' includes land allocated for education, employment and other non-housing uses. It would be beneficial to include a criterion within the methodology, associated with the consideration of land which is already allocated for education, which considers the need for the retention of such an allocation.	This would be applying a local policy approach to a strategic exercise.
	(Q12) There appears to be limited consideration in relation to environmental and landscape considerations. PPG, Para 19, includes the consideration of potential impacts, including the effect upon landscapes including landscape features, nature and heritage conservation. These considerations should be reflected within the Methodology. The inclusion of an education infrastructure criterion would allow considerations relating to the need for the site, if already allocated for education purposes, and the potential education requirements needed as a result of the new housing development proposed. This could lead to the early identification of issues which may make the development unviable. In the case of land already allocated for education, and larger sites with potential educational need, there should be consultation with the County Council which has the statutory responsibility for the provision of school places within the District.	The SHLAA methodology proposed to exclude landscapes and wildlife sites if they were directly in national designations. More detailed ecological and landscape assessments of international, national, and local designations will be carried out in the PLAN Selby allocations document. Detailed infrastructure assessments, including education provision, will be carried out in the PLAN Selby allocations document. NYCC will be consulted through this process.
	(Q12) The Suitability, Availability, Achievability table has a section for physical constraints which highlights access to	The access assessment in the SHLAA is basic and asks whether the site has the potential for an access to be created.

	<p>the site. Clarification as to the level of highway assessment that would be required at the SHLAA stage is required, this could be interpreted as simply does the site have a suitable frontage onto a publicly maintained highway or are wider implications such as sustainable connections to the nearest settlement from the site such as footway links or improvements to the existing road infrastructure as these could require improvements outside of the highway extents into third party land potentially outside the control of the developer. Or is this level more picked up in the Site allocations document?</p>	<p>More detailed highways and access assessments will be carried out in the PLAN Selby allocations document.</p>
	<p>(Q12) The paper includes some references to excluding important landscape or wildlife sites it doesn't however, include any indication to how those would be assessed, would this be done through another process for example through Selby's Open Spaces Needs Assessments? Clarification on how you would propose to address this in the SHLAA is needed.</p> <p>The methodology doesn't include any reference to land needed for ecological networks or eco system services. There is an opportunity for ecological accounting/ auditing but this could be part of the assessment process later on or a SPD.</p>	<p>The SHLAA methodology proposed to exclude landscapes and wildlife sites if they were directly in national designations. More detailed ecological and landscape assessments of international, national, and local designations will be carried out in the PLAN Selby allocations document.</p>

Appendix D: SHLAA site assessments and maps

Please see: <http://www.selby.gov.uk/strategic-housing-land-availability-assessment-shlaa>

Appendix E: Viability testing of 11 residential development sites in Selby District

Please see: <http://www.selby.gov.uk/strategic-housing-land-availability-assessment-shlaa>