

Selby District Council

2018 Strategic Housing Land Availability Assessment

August 2018



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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 report then uses 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 site's 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 67 and 73 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.

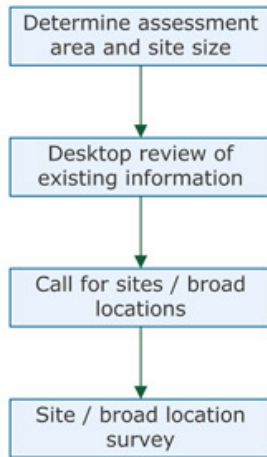
1.7 The report has also been produced in accordance with the National Planning Practice Guidance (NPPG) on housing and economic land availability assessments, along with other advice recently published by the Planning Advisory Service. The methodology flow chart in Figure 1 is taken from the NPPG and 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:

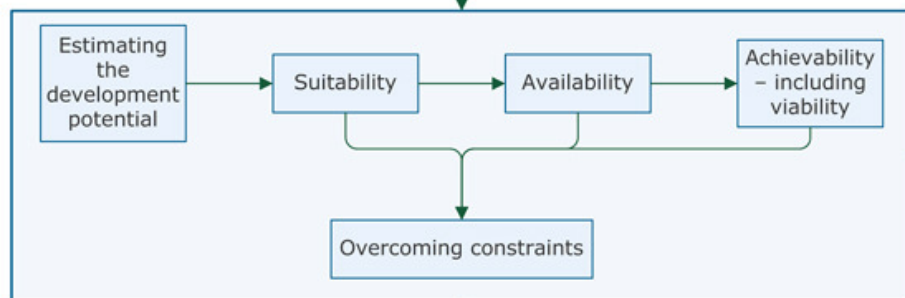
- A list of all sites or broad locations considered, cross-referenced to their locations on maps;
- An assessment of each site or broad location, in terms of its suitability for development, availability and achievability, including whether the site/broad location is viable, to determine whether a site 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

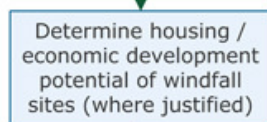
Stage 1 - Site / broad location identification



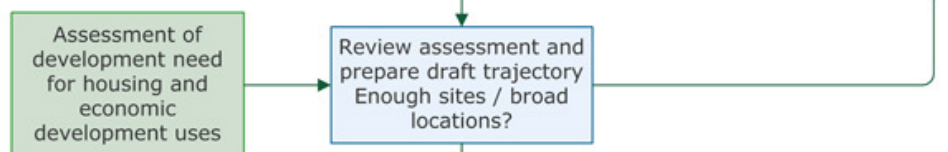
Stage 2 - Site / broad location assessment



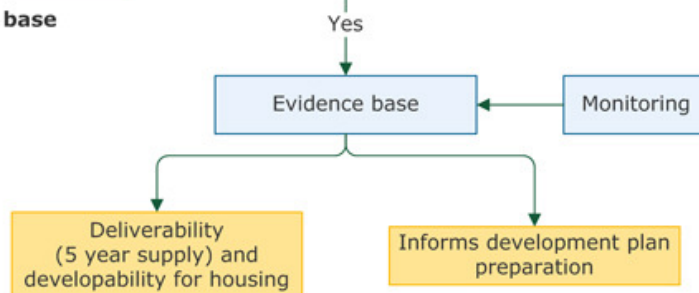
Stage 3 - Windfall assessment



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 Site Allocations Local Plan 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
Sites considered to be deliverable from the authority's previous Strategic Housing Land Assessments	Previous SHLAAs
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

Type of site	Data source
	County Councils, Central Government, National Health Service, Policy, Fire Services, utilities providers, statutory undertakers
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 the following main types of sites in the assessment:

- **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 1,000 homes. A large part of the allocated site to the west already has permission for 863 dwellings (2012/0541/EIA).
- **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 2018.

- **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 2018. 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 and don't have permission and have been put forward by landowners and developers or have been identified by the Council, for consideration as housing sites in the Site Allocations Local Plan (provided they can accommodate 5 dwellings or more).
- **Deliverable SHLAA sites:** para 67 of the NPPF states that for a site to be considered deliverable, it 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 5 years and in particular that development of the site is viable. In this regard it can be acceptable to include sites without permission in the supply if there is evidence that a site is deliverable.

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 Site Allocations Local Plan (PLAN Selby) Document. As part of this, over 330 sites were submitted to the council for housing development,

encompassing many of the types of sites described in table 1. Sites have continued to be submitted to the Council, with the final opportunity provided by the Site Allocations Local Plan “Pool of Sites” consultation which took place between 2nd October and 27th November 2017. The Council have received over 450 sites in total, throughout this process.

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 professionals 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 2018 SHLAA met on 3rd May 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
- Density
- Pre-build lead-in times
- 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 3rd May 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 27th June for two weeks. 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 **Net capacity**

In the case of sites with planning permission, account will be taken of the gross capacity of the site, minus any demolitions / mergers / changes of use associated with the permission that result in the loss of dwellings.

3.3 **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.

3.4 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)

3.5 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 1	100
1 to 5	90
5 to 10	80
More than 10	60

3.6 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.

3.7 Calculating density

The densities in the 2018 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 assessed.

3.8 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

3.9 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 2018 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 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.

3.10 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. Full and reserved matters applications with a resolution 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
<40 dwellings	12 months	18 months	24 months
40 + dwellings	18 months	24 months	36 months

3.12 Build rates

Table 5 shows build rates, based on an assessment of different sizes of sites in Selby District and taking account of comments from the working group. Sites are grouped by size because larger sites have been shown to be built out at greater rates by major national housebuilders, who have the capacity to do so and smaller sites are generally built out by local builders, who build at a slower rate due to them having a lower capacity. 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
201-300	50 (assumes 1 developer, but if 2 developers – 70 dpa)
301+	70 (assumes 2 developers)

3.13 The Assessment Questions

Tables 6 to 8 show the questions which will be included in the assessment of sites in the 2018 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 7 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.
PLAN Selby site ref	The unique reference for the site which cross-references to the references used in the PLAN Selby Site Allocations Local Plan consultation documents
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 • 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.
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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	<p>Depending on the evidence submitted in the suitability, availability and achievability sections, a site will be given a deliverability timescale, these being:</p> <p>0-5 years- no constraints to deliverability, or constraints can be mitigated. Units will be projected from the start of the supply period.</p> <p>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.</p> <p>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.</p> <p>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.</p>

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 2017-18 5YHLS report.

5.0 Stage 4: Assessment review

5.1 The final 2018 SHLAA has 651 sites within it. Only 2 sites had a national policy restriction that could not be mitigated and were considered 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 2018 SHLAA

Row Labels	Count of Site type	Sum of Deliverable Capacity Remaining
Large Planning Permission	81	3959
Small Planning Permission	150	222
Prior Approval Not Required	5	10
SDLP Allocation	7	901
Core Strategy Allocation	1	157
Deliverable SHLAA site	2	370
Potential Site	405	43067
Grand Total	651	48686

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 32 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 11 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	2,665	805	350
Small Planning Permission	197	0	0
Prior Approval Not Required	10	0	0
SDLP Allocation	106	365	128
Core Strategy Allocation	0	157	0
Deliverable SHLAA site	200	170	0
Potential Site	17867	16220	2,675
Grand Total	21,045	17717	3,153

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 Pool of Sites Consultation Requirement*
Principal Town	2,782	4,629	1,708	9,119	1,529
Local Service Centres - Sherburn	1,875	1,322	0	3,197	0
Local Service Centres - Tadcaster	693	1,645	171	2,509	467
Designated Service Village	11,895	8,577	574	21,055	0
Secondary Village	3,748	1,544	700	5,992	0**
Countryside	52	0	0	52	0**
Grand Total	21,045	17,717	3,153	41,924	1,996

*SP5 requirement minus completions from April 1st 2011 to March 31st 2017

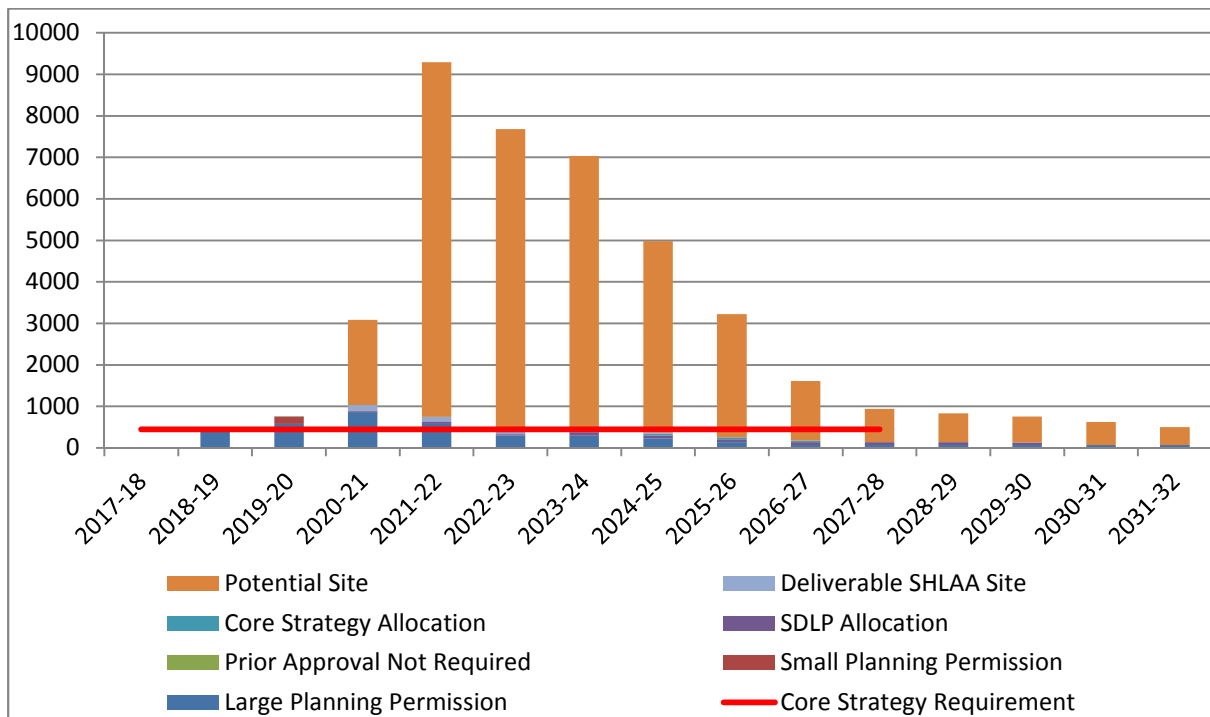
**No dwellings were required for these levels of the hierarchy in Policy SP5

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 2018 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 2021-22, 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 2018 SHLAA has assessed 651 sites for housing use, with a total capacity of over 48,686 dwellings.
- The vast majority of those sites have been found to be deliverable, 32 sites were moved back in years 6-10 of the plan period due to significant restraints and 1 was moved back into years 11-15.
- 11 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 Publication Draft Site Allocations Local Plan Document.

6.3 Reviewing the assessment

The Council will continue to monitor all residential planning permissions as of the 31st of March 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: 3rd May 2018 SHLAA Core Working Group Meeting Minutes

Apologies: Paul Butler (PB Planning) Stuart Natkus (Barton Willmore) Jennifer Hubbard (Planning Consultant) Liam Tate (Barratt)

Attendees: Richard Welch - SDC (RW), Clare Dickinson - SDC (CD), William Smith - SDC (WS), Richard Morton – KCS Development (RM), Rebecca Wasse – Hallam Land (RWasse), Rachael Bartlett – Planning Consultant (RB), Mark Johnson – Johnson Mowatt (MJ), Mike Powell – Hallam Land (MP)

Gross and Net

MJ – 60% of a site ratio, need to consider a lot of water retention areas, the figure in the table does appear reasonable.

RW – The data for the average net developable area for sites of more than 10ha is higher (74%) than that we are proposing, at 60%. This is because of way that we monitor the sites, larger sites such as Staynor Hall, Selby and Low Street, Sherburn are recorded in their individual phases, rather than as a whole and as a result the net developable area is higher per phase. This is because the red line plans for each phase leave out areas used for schools, sports pitches etc. RWasse – The number you are coming up with seems reasonable.

CD- Do the site size bracket seems reasonable as well?

MJ – You could make it more complicated, if you wanted to. But I don't seem to think that is necessary.

Densities

RWasse – The Tadcaster density seems odd, on a Greenfield.

RW – The average for Tadcaster is high because of the low number of dwellings built on greenfield land in the town. Another discrepancy is the high average densities for permissions in the Countryside, this is caused by a high number of barn conversions. The density of a housing development in the Countryside is generally more consistent with what you would see in a Secondary Service Village.

MJ – I'm not sure the total average of the two averages assists anything, the evidence is fine, but when you merge the two as a total, I'm not sure if you get any benefit there. Table, 2b Principle town, 50, its tight; you have to assume you get some flats out of that.

RM - Need to make a differentiation, if housing or flats as they generate a big difference in densities.

RW – Difficult to do this as it's impossible to know what type of development will be built where unless specified.

Lead in times

MJ – For Sherburn Low Street, Made first delivery 2016, with approval in 2011. Around a 5 year process. Some text needs to continue to give some extra information on this. The bigger sites take longer.

RM - Sites without planning permission, can take a lot longer to get through the system. I think a lot of your sites are absolutely fine, the bigger 40+ will be more than 30 months. Takes more than 6 month to put an application together. Might feel safer making that figure longer.

RM - you have to take into account ecology surveys, which can be only done in certain times of the year. Don't think you are a million miles away with this table.

MJ & others – 36 months for a site over 40 units without planning permission is more appropriate.

Build Rates

RWasse – It should not be assumed that sites of 200+ have two developers, as this is not always the case.

MJ - Miller homes, at Thorpe Willoughby, a site of 200+ units, has just one developer.

RM – Sometimes a site has one developer with two brands. Persimmon and Charles Church on Staynor Hall, Selby for example.

MJ – 300 units should trigger two developers in the District of Selby instead.

CD – Should location be factored into build rates?

RWasse – No distinct correlations per locations.

Assessment questions

RMorton – Why does flood zone 3b rule out a site?

RWelch - That would be consistent with how we've assessed sites in Plan Selby.

MJ – It should be stressed that the SHLAA is not a detailed sustainability appraisal, this is the job of the Local Plan. The difficulty for site promoters is that flood risk assessments aren't coming back from the EA quickly enough.

RWasse – Needs to be very clear that Flood Zone 3a is distinct from 3b, and does not rule out a site, this level of flood risk will affect the densities of sites as well.

RM – Does the SHLAA have a scoring system?

RWelch – Not for the SHLAA facts and figures only.

MJ – For the old allocations, you may want to state the age of an allocation.

RWasse – Are you still basing your Flood Risk assessment on 2010?

CD – No we are updating this as part of our evidence base.

Appendix B: SHLAA Working Group Agenda Paper

1. The 2018 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 Site Allocations Local Plan (PLAN Selby), 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 purpose of the meeting is to discuss 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 31st March 2018.
- **Small Planning Permission:** These are sites with full or outline permission for housing developments of less than 5 units (gross) or more, as of 31st March 2018. 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 31st March 2018.
- **Deliverable SHLAA Sites:** Para 47 of the NPPF states that for a site to be considered deliverable, it 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 5 years and in particular that development of the site is viable. In this regard it can be acceptable to include sites without permission in the supply if there is evidence that a site is 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.

Question:

1. **Does the working group agree with these types of sites as a viable source to populate the 2018 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. Net 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 1b shows the Council's proposed assumptions for the developable area of sites, based on an assessment of different sizes of recently approved sites in Selby District (Appendix A table 1 and summarised below in table 1a). Larger sites tend to have more of their area used for non-housing uses and infrastructure and this is generally why the rates are 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 1a - Average Developable areas	
Site Size Bracket (ha)	Net developable area ratios (%)
Up to 1	100
1 to 5	93
5 to 10	90
More than 10	74

Table 1b – 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 2b below are based on an analysis of recently permitted sites, as seen in Appendix A table 2 and summarised below in table 2a. 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 2a - Average Density 2016 - 2018			
Row Labels	Greenfield	Brownfield	Total
Principal Town - Selby	36	69	62
Local Service Centre - Sherburn	24	64	29
Local Service Centre - Tadcaster	72	43	57
Designated Service Village	22	46	28
Secondary Village	18	23	20
Countryside	64	75	67
Grand Total	24	42	30

Table 2b – 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 obtaining 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 3b, below, are partly based on an analysis of the time it has taken recently approved sites to complete their first unit (seen in table 3a and Appendix A table 3). However we are intending to give site promoters the option to submit their own estimates for lead in times.

Table 3a - Average of Months between decision and first plot completed 2012 - 2018			
Application Type	Fewer than 40	40+	Average
FUL	13	19	14
OUT	23	32	24
Grand Total	16	21.6	17

Table 3b – Proposed Lead in times		
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 (Appendix A table 4 and summarised in table 4a below) has led the Council to propose the build rates in table 4b below. 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 4a - Average Build Rates 2012 - 2018	
Gross capacity of site (dwellings)	Annual Build rate
1-9	6
10-25	7
26-50	21
51-100	38
101-200	49
201+	43

Table 4b - Proposed 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)

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 2018 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 (shown in table 5) 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 6. 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.
PLAN Selby site ref	The unique reference for the site which cross-references to the references used in the PLAN Selby Site Allocations Local Plan consultation documents
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

Table 8: Responses from the working group to the methodology		
Respondent	Summary of Comments	Selby DC Response
KCS Development	<p>Understand why being in Flood Zone 3b rules out a site, but would have thought that it would also put a definite question against including sites in Zones 3a and 2, but understand that this will be taken into account at a later stage of the assessment.</p>	<p>In line with the Site Assessment Methodology for PLAN Selby, a basic assessment of housing sites is undertaken (shown in table 5) and an in-principle judgement is made on whether the site is suitable for housing sites – at this stage sites that are located in Flood Zone 3b are immediately ruled out.</p> <p>Those sites which are considered potentially suitable for housing are then subject to a detailed assessment with questions from table 6, which looks at the risk of flooding.</p>
Rachael Bartlett, Planning Consultant	<p>In relation to small planning permissions, it would be useful to include a paragraph in the SHLAA confirming whether the following will be included:</p> <ul style="list-style-type: none"> • Residential annexes that cannot be occupied as independent dwellings • Dwellings subject to agricultural or occupancy restrictions <p>Dwellings with agricultural occupancy should only be counted once, presumably when they are built.</p> <p>Affordable dwellings have occupancy restrictions but are included. This should be the case for those with agricultural restrictions?</p>	<p>Noted – text has been included in the methodology paper to clarify how residential annexes and dwellings with agricultural occupancy are considered.</p> <p>Dwellings with agricultural occupancy are counted only once, at the point where the occupancy condition is lifted and available to the general public.</p> <p>Affordable dwellings, whilst subject to occupancy restrictions, are available for a much greater proportion of the population than those dwellings with agricultural occupancy conditions and are therefore not considered comparable.</p>
The Coal Authority	<p>Pleased that the assessment questions include consideration of ground conditions and assume that this will result in any potential sites being assessed against the downloadable Surface Coal and</p>	<p>Noted.</p>

	Development Risk data which the Coal Authority provides to the LPA.	
House Builders Federation	Assume that the actual SHLAA assessment includes a wider selection and source of sites, as set out in the PPG (ID 3-012). Would also suggest that consideration is given to the inclusion of small sites as the PPG suggests a lower limit of 5 dwellings, although it does allow for alternative thresholds if appropriate.	All sites within Selby Local Authority boundary will be included in the basic assessment of sites, provided they meet the minimum size threshold of 5 dwellings, as stated in the NPPG. This is to ensure a comprehensive audit of available land.
	When looking at the type of sites that may contribute to the five year supply, it would not be appropriate to include all sites just because they have planning permission or are allocated. Each of these sites need to be considered in terms of their suitability, availability and achievability.	All sites are subject to a basic assessment (set out in table 5). For those sites that are considered to be suitable for housing in principle, a full assessment is undertaken to determine their suitability, availability and achievability (table 6).
	Thought will need to be given to the loss of dwellings through demolition, conversion and change of use. Consideration may also need to be given to an allowance for the loss of dwellings on sites that will be not be utilised for housing in the future e.g. where a home is converted to a shop or an office.	This is taken account of in Table 7 which states that net capacity of sites will be calculated by taking into account any demolitions / mergers / changes of use. Agreed – methodology has been updated to deduct those residential dwellings which have converted to another use.
	In terms of lead in times, whilst the figure used seems generally reasonable for sites with permission, the lead in times for sites without permission does appear to offer the most optimistic of timescales and a more cautious approach may be appropriate. It is also recommended that lead in times are kept under review to ensure that they reflect an appropriate picture for those sites without permission.	Lead-in times were subject to discussion at the SHLAA Working Group meeting and it was agreed that larger sites (40+ units) without planning permission are likely to require a longer lead-in time. Following discussion, this was amended from 30 months to 36 months.

	For sites of 201-300, question whether 1 developer would increase their build rate to 50 dwellings. A more realistic build rate would be between 30-40 dpa	An analysis of the rate of completion from a range of recently developed sites (Table 4a) indicates that a figure of 50 dwellings per year for larger sites is not an unreasonable assumption. Discussion at the Working Group meeting led to amending the figures so that it is not automatically assumed that all sites with 200+ dwellings will trigger two housebuilders.
Historic England	No Comments	Noted
Lister Haigh	Clients concerned that the methods for the application of questions in Tables 5-7 prejudice the assessment of smaller, village / countryside located sites resulting in them being considered unsuitable for housing development. This is the view of our clients because none/very few sites have been allocated that are not situated at Selby or Tadcaster, suggesting that the assessment is biased towards allocating housing in these areas only.	The 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 Site Allocations Local Plan. The SHLAA itself does not allocate land for development or determine whether a site will be allocated for housing. The decision to allocate will be made through the emerging Site Allocations Local Plan document.
Yorkshire Wildlife Trust	Concern that Local Wildlife Sites or Sites of Importance for Nature Conservation are not included. This may affect density of housing if a buffer zone or mitigation areas are required. If a site is say within 50 metres of an allocation this could be worth recording.	The SHLAA is a high level technical assessment. A more detailed assessment of sites is provided as part of the Site Allocations process, as detailed in the Site Assessment Methodology.
Doncaster MBC	No comments	Noted
Highways England	Accept the SHLAA methodology	Noted

Appendix D: SHLAA site assessment database, summary of site assessments and maps.

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