

**Selby District Council**

**2022 Strategic Housing Land Availability Assessment**

**September 2022**



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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 how allocated sites are chosen in the Local Plan. 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 7 to 9) 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.

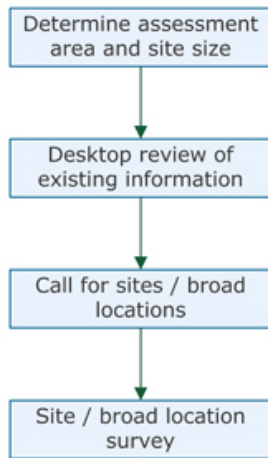
1.7 The report has also been produced in accordance with the National Planning Practice Guidance (NPPG) on housing and economic land availability assessments, along with other advice recently published by the Planning Advisory Service. The methodology flow chart in Figure 1 is taken from the NPPG and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

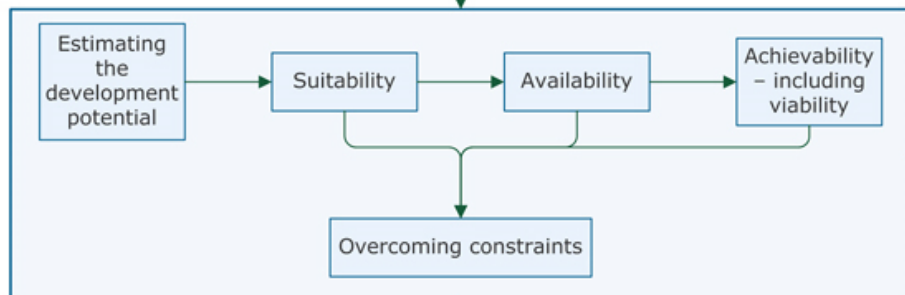
- A list of all sites or broad locations considered, cross-referenced to their locations on maps;
- An assessment of each site or broad location, in terms of its suitability for development, availability and achievability, including whether the site/broad location is viable, to determine whether a site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

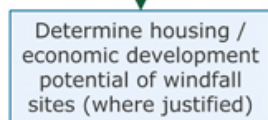
**Stage 1- Site / broad location identification**



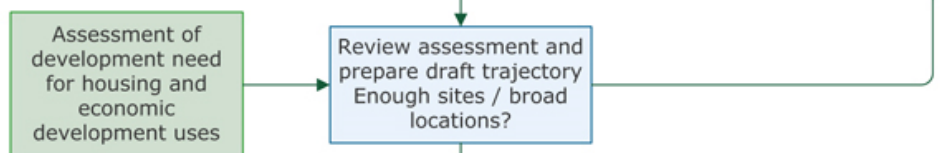
**Stage 2 - Site / broad location assessment**



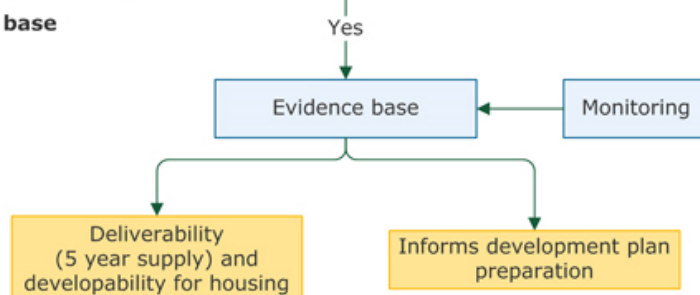
**Stage 3 - Windfall assessment**



**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 the Local Plan.	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 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 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 has previously had permission for 863 dwellings which goes some way to proving the site is economically viable (2012/0541/EIA).
- **Large Planning Permission:** These are sites with full, reserve or outline permission for housing developments of 10 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 2022.

- **Small Planning Permission:** These are sites with full, reserve or outline permission for housing developments of less than 10 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 31<sup>st</sup> of March 2022. 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).

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

As part of the preparation for the new Local Plan document, a call for sites was carried out by the Council in November 2019 and ended in September 2020, a further call for sites was conducted during the Preferred Options consultation in January to March of 2021. During these events over 400 sites have been submitted to the council for housing development, encompassing many of the types of sites described in table 1. Sites can no longer be submitted to the Council for consideration in the emerging Local Plan.



## 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.

- 2.7 In line with the guidance the Council has established a SHLAA Working Group. The working group 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 working group for the 2022 SHLAA were sent the draft methodology on 12 August and then had one week 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 A.
- 2.11 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 30 August for two weeks. Comments from the working group 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, community facilities (such as new school or health centre) or areas set aside for the 10% Net Biodiversity Gain.

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**

<b>Site Size Bracket (ha)</b>	<b>Net developable area ratios (%)</b>
Up to 1	100
1 to 5	85
5 to 10	80
More than 10	70

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 2022 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**

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

**3.9 Calculating density for new Local Plan**

In order to calculate the densities for the new Local Plan Settlement Hierarchy we have used an evidence based approach. The densities 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.

- 3.10 An analysis of recent completions and permissions in the authority gave the density rates in table 4, however site promoters had the option to submit their own density rates and masterplans of potential sites were also reviewed by the Council.

**Table 4: Densities**

<b>Settlement Hierarchy</b>	<b>Densities (dph)</b>
Principal Town (Selby) - <b>Brownfield</b> (more than 50% PDL area)	50
Principal Town (Selby) - <b>Greenfield</b> (50% or less PDL area)	35
Local Service Centres	35
Tier 1 Villages	30
Tier 2 Villages	25
Smaller Villages/ Countryside	20

**3.11 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 2022 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.

- 3.12 The lead in times in table 5 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.

- 3.13 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 5: Lead in Times**

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

**3.14 Build rates**

Table 6 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 6: Build Rates**

Gross capacity of site (dwellings)	Annual Build rate
1-10	5
11-25	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)

**3.15 The Assessment Questions**

Tables 7 to 9 show the questions which will be included in the assessment of sites in the 2022 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.

3.16 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 8.

3.17 Once sites are assessed for their Suitability, Availability and Achievability in table 8 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 7: Basic Assessment Questions**

<b>Question Title</b>	<b>Explanation</b>
<b>SHLAA ID</b>	The unique reference number for the site. This cross-references to the sites shown in the SHLAA maps.
<b>Emerging Local Plan site ref</b>	The unique reference for the site which cross-references to the references used in the Local Plan consultation documents
<b>Parish</b>	The name of the parish the site is located in.
<b>Settlement Hierarchy</b>	Where the settlement is placed in the Core Strategy settlement hierarchy (policy SP4). This applies to sites that lie immediately next to the built form of the settlement, as well as sites that lie so close to the built form that it is reasonable to consider them as a possible extension to the urban boundary. The latter may include sites that are detached from the built form by a small field boundary or an area of open space (e.g. playing field). Sites beyond the built form are classed as being in the countryside.
<b>Location</b>	Short description of where the site is located
<b>Current land use</b>	Description of the land use of the site.
<b>Surrounding Land Uses</b>	Description of surrounding land uses
<b>Site Type</b>	<ul style="list-style-type: none"> <li>• SLP Allocation</li> <li>• Large Planning Permission</li> <li>• Small Planning Permission</li> <li>• Approve Subject to S106</li> <li>• Prior Approval Not Required</li> <li>• Potential Site</li> </ul>
<b>Allocations Reference/ Planning Permission Reference</b>	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.
<b>Area (ha)</b>	Gross area of the site measured in hectares (ha)
<b>GF/BF</b>	An indication as to whether the site is greenfield land, brownfield land, or a mixture of both
<b>% Greenfield</b>	% of sites area that is greenfield, this will later be used to calculate the number of homes that could be built on greenfield land.
<b>% PDL</b>	% 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.
<b>National Policy Restrictions</b>	<i>Minimum Site Size – 0.17ha (less than 5 dwellings at 30 dwellings per hectare)</i> <i>Sites of Special Scientific Interest (SSSI)</i> <i>Ramsar Sites, Special Protection Areas (SPA)</i> <i>Special Areas of Conservation (SAC)</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> <i>Registered Battlefields and Registered Parks and Gardens</i>

**Table 8: Suitability, Availability, Achievability, Deliverability**

<b>Suitability</b>	
<b>Question Title</b>	<b>Explanation</b>
<b>Risk of Flooding</b>	A significant issue for Selby, flooding has been kept separate from other physical constraints. The level of flood risk will be determined by the latest flood risk mapping produced by the Environment Agency.
<b>Physical Constraints</b>	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, drainage options (Surface water and foul sewage) topography, mineral designations, etc. ground conditions, hazardous risks, pollution or contamination, conservation areas, listed buildings.
<b>Overcoming suitability constraints</b>	A range of potential solutions for any constraints
<b>Availability</b>	
<b>Submitted by?</b>	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.
<b>Availability Considerations</b>	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. Impact of any land ownership constraints or any third party land required.
<b>Overcoming availability constraints</b>	A range of potential solutions for any constraints
<b>Achievability</b>	
<b>Is the site economically viable?</b>	Developer interest in the site can demonstrate that it is economically viable, along with a recent history of planning applications showing developer intent.
<b>Overall Deliverability</b>	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 9: Estimating the Development Potential**

<b>Question Title</b>	<b>Explanation</b>
<b>Date of permission</b>	The date the notice of decision was issued, should the site have planning permission.
<b>Permission started?</b>	An indication as to whether works have commenced on-site, should the site have planning permission.
<b>Permission Expiry Date</b>	The date the permission will expire (lapse), should the site have planning permission. Some sites with outline permission had reserved matters applications submitted before their expiry date, at the time of this assessment. The outline application remains extant while the reserved matters application is being processed and this is noted here.
<b>Net Developable area ratio</b>	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.
<b>Net Developable area (ha)</b>	The area of the site in hectares (ha) considered developable.
<b>Build rate</b>	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.
<b>Lead in time (years)</b>	The time from the point of approval of a planning application, to the expected completion of the first plot.
<b>Density</b>	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.
<b>Greenfield capacity</b>	Number of units on the site that are estimated to be delivered on the greenfield sections of the site.
<b>PDL capacity</b>	Number of units on the site that are estimated to be delivered on the previously developed sections of the site.
<b>Gross capacity</b>	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.
<b>Net Capacity</b>	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.
<b>Deliverable Capacity remaining</b>	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.
<b>Dwelling projections</b>	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.
<b>Development Timescale</b>	How long the site will take to complete all its units in years.



## 4.0 Stage 3: Windfall assessment

- 4.0 Windfall sites will not be assessed in the SHLAA, the contribution from windfall sites towards meeting its 5 year housing land supply will be accounted for in the 5 year housing supply report (in line with paragraph 71 of the NPPF) and the details on the method of their projection is provided in 2022-27 5YHLS report.

## 5.0 Stage 4: Assessment review

- 5.0 The final 2022 SHLAA has 624 sites within it. Table 10 below shows the composition of these sites based on their type and the housing capacity remaining.

**Table 10: Count and capacity of site types in the 2022 SHLAA**

Row Labels	Count of Site type	Gross Deliverable Capacity Remaining
Large Planning Permission	26	1331
Small Planning Permission	188	404
SDLP Allocation	6	936
Core Strategy Allocation	1	3,201
Potential Site	403	44,114
<b>Total</b>	<b>624</b>	<b>49,985</b>

- 5.1 Table 11 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.
- 5.2 There were 28 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. There are 3 sites in the year 11+ category, as this is when the landowners foresee that site coming forward. There were also 2 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 11: Expected Delivery of Site Types in the 2022 SHLAA**

Row Labels	Sum of years 1-5	Sum of years 6-10	Sum of years 11-15
Large Planning Permission	1,290	59	0
Small Planning Permission	370	2	0
SDLP Allocation	205	443	107
Core Strategy Allocation	0	350	350
Potential Site	19,875	11,123	3,373
<b>Total</b>	<b>21,740</b>	<b>11,977</b>	<b>3,830</b>

5.3 Table 12 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 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 12: 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	Selby District Local Plan Core Strategy SP5 Requirement*
Principal Town	2177	2249	880	5306	<b>2,636</b>
Local Service Centres – Sherburn In Elmet	1216	1053	386	2655	<b>0</b>
Local Service Centres - Tadcaster	479	337	0	816	<b>470</b>
Designated Service Village	11352	5681	1437	18503	<b>0</b>
Secondary Village	3976	1504	777	6257	<b>0**</b>
Countryside	2517	1152	350	4019	<b>0**</b>
<b>Total</b>	<b>21717</b>	<b>11977</b>	<b>3830</b>	<b>37524</b>	<b>3,106</b>

\*SP5 requirement minus completions from April 1<sup>st</sup>, 2011 to March 31<sup>st</sup>, 2022

\*\*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 2022 SHLAA, the vast majority of the supply comes from potential sites, and as shown in table 12, far exceeds the housing needs required in the Core Strategy. The potential build-out rate of all sites reaches a peak in 2024-25, but would continue to produce a substantial amount of units for the next 15 years.

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



### 6.2 Conclusion

- The 2022 SHLAA has assessed 624 sites for housing use, with a total capacity of 49,985 dwellings.
- The vast majority of those sites have been found to be deliverable, 29 sites were moved back in years 6-10 of the plan period due to significant restraints and 3 are in the years 11-15.
- 2 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 New Local Plan.

### 6.3 Reviewing the assessment

The Council will continue to monitor all residential planning permissions as of the 31<sup>st</sup> 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.

## Appendices

Appendix A: SHLAA Methodology Working Group Paper & Responses

Appendix B: Samples used for determining the SHLAA methodology

Appendix C: SHLAA site assessment database

Appendix D: Interactive SHLAA map

Appendix E: Site assessment summaries

All of these appendices can be seen at:

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