

Annual Monitoring Report 2010

Selby District Local Development Framework



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Introduction

This is the Selby District Annual Monitoring Report (AMR), the sixth AMR that the Council has produced. It will present findings of the 2009/10 monitoring cycle for Selby District.

The Planning and Compulsory Purchase Act 2004 introduced a new plan system to manage how development takes place.

The planning process is currently subject to a period of radical change following the revocation of the Regional Spatial Strategy (RSS), and while waiting for primary legislation after publication of the Governments Decentralisation and Localism Bill. As a result of the loss of regional governance and the removal of monitoring requirement of the RSS there has been increasing difficulty in obtaining local level data. As such, this years AMR is a slimmed down version and a number of local indicators have been removed. Removed indicators are listed in Appendix 7.

Until there is further clarity, Local Planning Authorities are required to prepare a Local Development Framework (LDF) which comprises of a portfolio of separate documents which will help to deliver spatial planning in the local area. This will eventually replace the old style Local Plan, although until that point policies in the current adopted Local Plan will remain in force.

The Local Development Scheme (LDS) is a three year project plan identifying which Local Development Documents will be produced to make up the LDF, in what order and when.

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In order to measure the degree to which Local Authorities have successfully implemented the policies set out in their development plans, one of the documents that make up the LDF suite is an Annual Monitoring Report. This is to be submitted to the Secretary of State by December each year and measures progress made in the previous monitoring year, running from 1st April to 31st March.

The AMR 2010 measures performance between 1st April 2009 and 31st March 2010 against policies in the current adopted Local Plan. The report will also assess progress in the preparation of Selby District Local Development Framework

Local Development Scheme

One of the functions of the AMR is to review progress on achieving the milestones in the current Local Development Scheme (LDS).

The LDS identifies the main Local Development Documents to be prepared over a three year period including their coverage and status.

Unlike indicators in this report, which are based on the 2009/2010 financial year, the AMR is required to review progress towards meeting milestones and targets at the time the AMR is published, and to identify any adjustments needed to the programme.

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Core Strategy

Table 1 : Schedule of Proposed Local Development Plan Documents from agreed October 2010 LDS

Document Name	Description	Chain of Conformity	Evidence Gathering, Preparation and Stakeholder/Community Engagement	Consultation on draft DPD / Preferred Options	Publication of Submission DPD	Submission to Secretary of State	Receipt of Inspector's Binding Report	Estimated date of adoption
Core Strategy Development Plan Document	District-wide vision and spatial strategy, including policies to control the release of housing land and achieve balanced housing markets, and to identify areas for strategic growth	Must be in general conformity with national guidance	By end of July 2010	February - March 2010	January - February 2011	April 2011	September 2011	October 2011

Consultation on the Draft Core Strategy was undertaken during February/March 2010 which obtained final views on the broad vision and proposals for strategic sites in Selby. Following the consultation, work on the Core Strategy has been delayed in order to ensure that the preparation process fully reflects the most recent guidance and advice on LDF preparation. During this period, work has been completed on further evidence gathering, including an updated Strategic Housing Land Availability Assessment, additional consultation on an Interim Housing Policy, and a Employment Land Refresh which updates the 2007 Study undertaken by GVA Grimley. Work has also been undertaken in partnership with ATLAS to look in detail at the Olympia Park Strategic Allocation. Once this work has been finalised the Submission Draft Core Strategy will be published January/February 2011 and submitted to the Secretary of State in April.

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Site Allocations Development Plan Document

Table 2 : Schedule of Proposed Local Development Plan Documents from agreed October 2010 LDS

Document Name	Description	Chain of Conformity	Evidence Gathering, Preparation and Stakeholder/Community Engagement	Consultation on draft DPD	Publication of Submission DPD	Submission to Secretary of State	Receipt of Inspector Binding Report	Estimated date of adoption
Allocations	District – wide details of sites allocated for housing (including gypsy and traveller sites), employment and other purposes and related policies.	With national guidance, and the Core Strategy	By end of October 2011	Issues & Options January - February 2011 Preferred Options July – August 2011	February – March 2012	May 2012	October 2012	November 2012

Work has commenced on the Site Allocations DPD, this document will aim to achieve the vision and deliver the objectives of the Core Strategy through identifying future sites for housing, employment and supporting infrastructure up to 2026.

Work has already been undertaken and a 'call for sites' consultation in June which requested land to be put forward for consideration. Since June, work on the data and evidence collation stage has been completed and a draft Issues and Options document which will be consulted on early next year.

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Development Management Development Plan Document

Table 3 - Extract from agreed October 2010 LDS

Document Name	Description	Chain of Conformity	Evidence gathering, preparation and stakeholder/ community engagement	Consultation on draft DPD	Publication of submission DPD	Submission to Secretary of State	Receipt of Inspectors Binding Report	Estimated date of adoption
Development Management DPD	General policies to control the use and development of land.	With national guidance and the Core Strategy	January 2011 - October 2011	Issues & Options September - October 2011 Preferred Options - February - March 2012.	September - October 2012	November 2012	May 2013	June 2013

Monitoring Indicators

The monitoring of performance in Selby District is based on several different types of indicators.

Contextual Indicators provide a profile of the District taking into account the wider context including social, environmental and economic issues.

Core Output Indicators provide a consistent approach to data collection and monitoring of the LDF and Local Plan policies across all local authorities. These are identified by Communities and Local Government (CLG) and are the minimum requirement in terms of what local authorities should be reporting on annually. These may be updated where necessary to reflect changes to national policy and monitoring requirements. The information reported by local authorities will enable a national picture to be built and will contribute to the monitoring of Planning at the national level.

Local Output Indicators address the progress of policies that are not covered by Core Indicators, and are identified and reviewed by the Local Authority in line with the development of local policies.

Significant Effect Indicators are based on the baseline data and indicators in the Council's sustainability appraisal process. Monitoring of such data should enable a comparison to be made between the predicted effects and the actual effects measured during implementation of the policies. Significant Effects are not monitored in this AMR due to the stage that has been reached in producing Local Development Plan Documents (DPSs). These indicators will be reviewed as the LDS and Core Strategy moves towards adoption.

Data Collection

Data for the Selby District AMR is compiled from a number of sources; however the majority of the information comes from internal monitoring and information recording within the Development Policy Team at Selby District Council.

The Development Policy team monitors all residential and non-residential (commercial/industrial) permissions on a financial year basis, and records information using the Planning Application Records System (PARS). An annual survey is carried out during April each year to assess the status of each permission (i.e. whether permissions have been started or completed)

Indicators that do not draw information from PARS tend to require partner input or information from other sources such as CAPS planning system.

Contextual Indicators

Demography of Selby District

CO1 - Population of Selby District

The current population, according to 2009 ONS Population Estimates for Selby District, stands at 82,200. Recent 2008 figures suggest that this is predicted to increase by 27% to 103,700 by 2033.

CO2 - Age Structure of population

53,400 (64.9%) of the population are of working age (16 - 64).

	<u>Selby District</u>	<u>North Yorkshire</u>
Aged 0 - 14	17%	16%
Aged 15 - 29	16%	19%
Aged 30 - 49	29%	26%
Aged 50 - 64	21%	20%
Aged 65 +	16%	19%
Total	100%	100%

Source: 2009 Mid-Year Population Estimates; Office for National Statistics (ONS)

The District of Selby covers an area of approximately 600 km², approximately 3.9% of Yorkshire and Humber, making it the 9th largest district in the region. Selby district lies at the southern-most tip of the North Yorkshire County. It is also included within the Leeds City Region boundaries.

ONS mid-year estimates suggest that the working age population accounts for 64.9% of the total population. 50% of the population is aged between 30 and 64, with only 16% over 65, and only 16% of the population in the 15-29 age group.

The Census 2001 recorded that the district population perceived themselves mainly to be in the white ethnic group, with Chinese, Asian/British Asian and Black/British Black accounting for approximately 0.1% each, and Mixed ethnic group accounting for 0.3%. This may have changed over time due to the influx and concentration of the European population in the past few years.

Businesses and the Workforce

Businesses

CO3 - Size of Businesses in Selby District by Size Band

	<u>Selby District</u>	<u>North Yorkshire</u>
% of businesses with 1-10 employees	85.8%	86.1%
% of businesses with 11-49 employees	11.8%	10.9%
% of businesses with 50+ employees	2.4%	3.0%

Source: ONS Annual Business Inquiry (ABI) 2009; in Progress in York and North Yorkshire March 2010

CO4 - VAT Registered Businesses in Selby District- Start of Year Stock 2008

At the beginning of 2008 there were 3,045 businesses registered for VAT in Selby District. This accounts for 11% of the 27,740 VAT registered businesses in North Yorkshire, and 2% of the 145,240 VAT registered businesses in Yorkshire and Humber.

However, the above figure in terms of VAT registered businesses does not give an accurate picture of the number of businesses in Selby District. This is due to the fact that a large proportion of businesses in the District, as shown in indicator CO3, are small and therefore may not meet the VAT thresholds. They will therefore remain unaccounted for using these figures.

ONS have recently produced data business stock data. The Inter Departmental Business Register suggests that in 2009 there were 3,640 registered businesses within the District. This dataset counts VAT registered businesses but also PAYE registered businesses and provides a more accurate picture.

Source: ONS Vat Registrations

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Workforce

CO5 - Employee Jobs by Industry

	<u>Selby District</u>	<u>North Yorkshire</u>
Manufacturing	21.7%	13.2%
Construction	5.8%	5.5%
Services	63.3%	79.6%
Distribution, Hotels & Restaurants	19.4%	27.6%
Transport & Communications	4.5%	5.7%
Finance, IT, other business activities	18.1%	16.5%
Public Admin, Education & Health	18.7%	24.6%
Other Services	2.7%	5.3%
Tourism related	6.2%	12.1%

Source: ONS Annual Business Inquiry (ABI) Employee Analysis 2008

CO6 - Economic Activity

	<u>Selby Numbers</u>	<u>Selby %</u>	<u>Y&H %</u>
All People			
Economically Active	41,500	77.8%	78.9%
In Employment	39,900	74.6%	71.2%
Employees	36,400	68.5%	62.4%
Self Employed	#	#	8.3%
Unemployed	2,600	6.2%	8.2%

Source: ONS Annual Population Survey April 2009 - March 2010
data unavailable.

CO7 - Earnings

	<u>Gross Weekly Pay</u>	<u>Gross Hourly Pay</u>
Selby	£494.00	£12.33
North Yorkshire	£465.50	£11.66

Source: ONS, Annual Survey of Hours and Earnings (ASHE) (2009)

The stock of VAT registered businesses at the beginning of 2008 suggests that there were 3,045 businesses registered in Selby District, 11% of the North Yorkshire business stock.

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The businesses in Selby District tend to be small to medium, employing between 1 and 10 people and therefore may not be counted in the VAT registration figures which are used to estimate the number of businesses in the District. Only 2.4% of businesses employ 50 people or more, however this is on par with North Yorkshire.

77.8% of the Selby Population classes themselves as economically active. This is below the Yorkshire and Humber average, where only 78.9% are economically active.

The largest percentage of employee jobs are within the Distribution, Hotels and Restaurants sector (19.4%), followed closely by Manufacturing (21.7%) and Public Admin, Education and Health (18.7%). This differs slightly from Yorkshire and Humber as a whole, where 28.6% of people are employed within Public Admin, Education and Health and only 13.0% within Manufacturing.

Earnings in Selby compare favourably to North Yorkshire. Resident population analysis shows that Selby residents earn a gross weekly pay of £494.00 compared to £465.50 for North Yorkshire, equating to £12.33 an hour and £11.66 respectively. This is likely to be due to the good location of Selby and the nature of Selby being a commuter base for surrounding cities such as Leeds, Wakefield and York, where there may be more highly paid jobs.

Quality of Life

CO8 - Average House Prices 2010

Selby	£181,880
North Yorkshire	#
Y&H	£128,700

Source: Land Registry/Hometrack September 2010 # Data unavailable for North Yorkshire

CO9 - Affordability, House Price to Earnings Ratio 2010

Selby	6.5
North Yorkshire	#
Y&H	5.9
Affordable definition	3.5

(Data unavailable for North Yorkshire)

Source: Land Registry/Hometrack September 2010 # Data unavailable for North Yorkshire

CO10 - Total Recorded Crime per 1000 population 2009/10

Selby	33.4
North Yorkshire	64

Source: Progress in the Region Live Yorkshire Futures March 2010

Yorkshire Futures have developed a Quality of Life Index which includes themes such as health, economy, crime and safety, neighbourhoods, housing, sport, education and skills. The Index works on the basis of a score of 100 being of the highest quality. Quality of Life in Selby, according to the Index, has increased between 2004 and 2008 from 62.8 to 65.8 and this compares favourably to the Yorkshire and Humber region, and England as a whole.

House prices in Selby have increased substantially since 2002, rising by 50.7% from £92,248 to £181,880, however house prices remain lowest in Selby than in any other North Yorkshire district. The most expensive houses

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are in the Appleton Roebuck ward with an average house price of £469,917 in September 2010.

In September 2010 house prices in Selby were approximately 6.5 times higher than resident's earnings. The ratio that is generally used to define 'affordable' is 3.5. Selby District's affordability ratio is considerably higher than this.

The reason that Selby has a higher than the regional affordability ratio could be related to the fact that the earnings of residents is quite high in Selby due to the high level of out commuting to cities such as Leeds, York and Wakefield. Selby is attractive for commuters because of the good transport links to these cities and because house prices are generally lower, and subsequently have higher salaries bringing the affordability ratio down.

The number of recorded crimes per 1000 resident population in Selby has decreased steadily since 2004/05 when there were 43 recorded crimes compared to 34.5 in 2007/08. Acts of crime against the person also shows a decrease.

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Health

CO11 - General Health

	<u>Selby</u>	<u>North Yorkshire</u>
% providing unpaid care	10.1%	10.1%
% providing unpaid care 1-19 hpw	7.1%	7.3%
% providing unpaid care 50+ hpw	1.9%	1.8%
% good health	70.8%	70.5%
% fairly good health	21.4%	21.7%
% not good health	7.7%	7.8%
% people with limiting long term illness	15.6%	16.4%
% working age people with limiting long term illness	7.3%	6.9%

Source: Census 2001

CO12 - Life Expectancy 2006 - 2008

	<u>Selby District</u>	<u>North Yorkshire</u>
Male (years)	78.4	79.1
Female (years)	82.6	82.8

Source: ONS Birth Statistics; Progress in the Region Live Yorkshire Futures March 2010

CO13 - Obesity, Smoking and Alcohol 2008

	<u>Selby District</u>	<u>North Yorkshire</u>
Obese Children	8.6%	9.9%
Obesity 16+	25.0%	23.6%
Smoking 16+	22.5%	24.1%
Binge Drinking 16+	21.0%	21.5%

Source: Selby Health Profile 2008

CO14 - Adults Doing Regular Sport and Active Recreation 2009

Selby	25.7%
North Yorkshire	25.2%

Source: Active People Survey, Sport England 2009; Progress in the Region Live Yorkshire Futures March 2010

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The health of Selby District residents is generally reflective of North Yorkshire as a whole. 10.1% of the population provide unpaid care, with 1.9% of the population providing unpaid care for 50 hours or more per week. Almost three quarters of the population consider themselves to have good health, whilst 7.7% have not good health. 7.3% of the working age population have a limiting long term illness.

Life expectancy in the district is good, with males living to approximately 78 years and females to 82 years. Male life expectancy is over a year below the North Yorkshire average.

One quarter of the adult population (16+) in Selby District is obese. This is slightly higher than the North Yorkshire average, and is a concern for the District, considering that only one quarter of the population participate in regular sport and active recreation. Smoking and binge drinking are also problems for the District with approximately a fifth of the adult population taking part in each activity.

Environment and Conservation

Recycling

CO15 - Household waste sent for Reuse, Recycling and Composting 2009/10

Selby	30.9%
North Yorkshire	59%

Source: Defra Waste Statistics; Progress in the Region Live Yorkshire Futures March 2010

CO16 - Sites of Special Scientific Interest (SSSIs) in Favourable or Recovering Condition 2008

Selby	70.1%*
North Yorkshire	90.7%

Source: Natural England; Progress in York and North Yorkshire March 2010
* 08/09 figure; unable to obtain Selby Data for 09/10 monitoring year.

CO17 - Conservation

Number of Listed Buildings	619
Number of Conservation Areas (April 2008)	23
Size of Conservation Areas (April 2008)	449 hectares
Area of designated Greenbelt Land (March 2009)	19,240 hectares
Sites of Importance to Nature Conservation	1973 hectares

During 2009/10 approximately one third of all household waste was sent for reuse, recycling and composting. This was almost half the North Yorkshire average, however has been increasing steadily year on year.

The number of Sites of Special Scientific Interest (SSSIs) within Selby that are classed as favourable or recovering is slightly less than the North Yorkshire average, although still accounts for almost three quarters of SSSIs.

Business Development Indicators

This section of the AMR looks at business related indicators. This includes information about the amount of employment floorspace that has been completed, the status of employment allocations, developments on previously developed land (PDL) and within town centres.

BD1 - Total amount of additional completed employment floorspace by use class (sqm)

Table 1

Total additional completed floorspace (sqm)	B1	B2	B8	Multiple	Total
	3,971	0	1,000	0	4,971

Achieving the right quantity, quality and spatial distribution of employment land is vital in terms of maximising an area's economic potential. This indicator demonstrates the amount and type of completed employment floorspace between 1st April 2009 and 31st March 2010.

During the monitoring period a total of 4,971 sqm of employment floorspace was completed. This is a reduction compared to the previous year (12,358 sqm) but this could be a reflection of the current difficult economic climate halting many developments. The table above breaks the completed employment floorspace down by use class. The majority of completed floorspace was B1 use class. The multiple category relates to applications that were not specific to one B use class.

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LO1 - Total amount of employment floorspace in permissions granted in 2009/10 by use class (sqm)

Table 2

Total floorspace granted (sqm)	B1	B2	B8	Multiple	Total
	114	23	12,738	715	13,590

This indicator demonstrates the amount and type of floorspace for which permission was granted during the monitoring year. The majority of employment floorspace for which permissions were granted were B8 and Multiple use classes. The table above breaks down permissions granted in the monitoring year by use class. This has seen a significant increase from 08/09 figure of 3,720 sqm.

LO2 - Location of completed employment developments and permissions granted 09/10 for employment development - by market towns, other villages and outside limits (sqm)

Table 3

Location	Completed Developments (sqm)	Permissions granted (sqm)
Market Towns	0	738
Other Villages	0	85
Outside Limits	1,911	12,767
Employment Allocations	3,060	0
Total	4,971	13,590

The above table demonstrates the location of both completed floorspace and of permissions granted in the monitoring year.

The majority of completed floorspace in the 2009/10 monitoring year was on industrial allocations or outside development limits. 38% of floorspace was completed outside development limits and 61.5% on Selby Business Park employment allocation. In terms of permissions granted, less than 10% of employment floorspace granted was in market towns during the monitoring period, with the majority of the remaining floorspace granted outside of development limits.

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BD2 - Total amount of employment floorspace completed on Previously Developed Land (PDL), and as a percentage of all employment floorspace completed, by use class (sqm)

Table 4

	B1	B2	B8	Multiple	Total
Completed employment floorspace on PDL (sqm)	0	0	1,000	0	1,000
Total completed floorspace (sqm)	3,971	0	1,000	0	4,971
% completed on PDL	0%	0	100%	0	20%

The above indicator demonstrates the amount and percentage of employment floorspace completed on previously developed land (PDL). The table above indicates that 20% of completed employment floorspace during the period 1st April 09 - 31st March 10 was on previously developed land. This is a significant reduction from last year when 96% of employment floorspace was completed on PDL, however there have been considerably less completions during the monitoring year.

LO3 - Total amount of employment floorspace on PDL in permissions granted

Table 5

	B1	B2	B8	Multiple	Total
Floorspace granted on PDL (sqm)	85	23	12,738	715	13,561
Total floorspace granted (sqm)	114	23	12,738	715	13,590
% granted on PDL	74%	100%	100%	100%	99%

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This indicator identifies the amount of floorspace on PDL through planning permissions granted in 2009-10. 99% of all employment floorspace given planning permission during the monitoring year was for development on previously developed land.

BD3 - Employment Land available by use class (Ha)

Table 6

Amount of land available (Ha)	B1	B2	B8	Multiple	Allocations	Total
	204.94	18.73	14.18	10.89	37.04*	285.78

**please note amendments have been made to status of Allocations as a result of further work undertaken during the monitoring year.*

Achieving a balance between having an attractive amount of employment land available and not having an excessive amount available is important to an area’s ability to attract new investment and support the expansion of existing businesses.

Employment land available includes sites allocated for employment uses which have not yet being completed, and sites for which planning permission has been granted but where the permission has not yet been completed. It may include sites which are under construction but are not yet completed or available for use in the reporting year.

During the monitoring year there were no permissions granted on allocations and one completion at Selby Business Park. Therefore 37.04 hectares of allocated land remains available for development along with 248.74 hectares of other land which has been identified through approved employment permissions. This identifies a total of 285.78 hectares of land available for employment development.

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BD4 - Total amount of completed floorspace for town centre uses (sqm)

Table 7

	A1	A2	B1a	D2	Total
Floorspace within Town Centre (sqm)	0	0	0	0	0
Floorspace outside town centre (sqm)	0	0	3241	24	3,265
Total (sqm)	0	0	3241	24	3,265

Town centre uses refer to use classes A1 Shops including Hair Dressers; A2 Financial and Professional Services including Banks; B1a Offices not including Banks, Financial Services, Estate agents etc and D2 Assembly and Leisure.

The majority of completed floorspace for town centre uses within the monitoring period was for B1a. No floorspace was completed within town centre areas (as identified in the Local Plan).

LO4 - Total amount of floorspace for town centre uses granted in new planning permissions received in 2009/10 (sqm)

Table 8

	A1	A2	B1a	D2	Total
Floorspace within town centre (sqm)	58	35	0	0	93
Floorspace outside town centre (sqm)	0	0	114	0	114
Total (sqm)	58	35	114	0	207

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A total of 207 sqm of floorspace for town centre uses was granted during the monitoring year. Just over half of this was granted for B1a Office uses outside of the town centre.

LO5 - Number of units in the three town centres by unit use type

Table 9

Unit Type	Selby		Sherburn in Elmet		Tadcaster	
	Number	%	Number	%	Number	%
Convenience	17	4.58	8	15.38	7	13.27
Comparison	97	26.15	9	17.31	22	19.80
Service	102	27.49	22	42.31	30	19.41
Charity	9	2.43	1	1.92	1	0.39
Pub, restaurant, café	47	12.67	10	19.23	17	16.94
Misc	46	12.40	0	0	21	17.30
Vacant	53	14.29	2	3.85	22	12.91
Total	371	100	52	100	120	100

Drivers Jonas undertook a Town Centre Health Check on each of the three main towns in the District in August 2009.

This indicator breaks down the number of units within the town centres by use. Selby Town Centre has a relatively low proportion of convenience goods compared to Sherburn and Tadcaster, and a higher percentage of comparison goods. All three town centres have a high proportion of service units. Selby and Tadcaster at the time of the survey had relatively high vacancy levels, compared to the 11.36% national average.

LO6 - Losses of employment land in the Local Authority area, by use type to which lost

The retention and protection of employment land, particularly allocated and established employment areas, in a local area may give investors confidence in the sustainability of locating in that particular area.

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A total of 122 sqm of A1 employment floorspace was lost during the monitoring year. This was lost to a mixed development of D1 uses (non residential institutions i.e. churches, health centres, museums etc); and to C3.

LO7- Potential losses of employment land (outstandings)

Table 10

Total Employment floorspace lost (sqm)	B1	B2	B8	Multiple	Total
	4,568	9,842	3,102	316	17,828

17,828 sqm of employment floorspace could be lost if outstanding planning permissions are implemented. 30% of potential losses of employment land are to use class A1 shops; 17.6% to C3 Residential; 5% to A3 (restaurants and cafes); 6% to D1 (non residential institutions) and 1% to Sui Generis use. The table on the previous page shows a majority of B2 employment land that would be lost on implementation of outstanding permissions.

LO8- Status of Allocated Sites for Employment

The following table provides a summary of employment allocations in the Selby District Local Plan. It illustrates the current status of each allocation, whether there is planning permission on the site, whether development has started and what land is still available. During the year further work has been undertaken as to the status of each allocation, as a result CLF/1 was omitted from last years monitoring report and the site areas remaining at BAR/1A, BRAY/1 and SHB/2 have been amended. There have also been the completions of EGG/5 and EGG/7. This has meant that there has been a slight increase in the land remaining on allocated employment sites from 33.1 sqm to 37.04 sqm. There were no planning permissions granted during the monitoring year and therefore land available for development on allocated sites at 31st March 2010 was 37.04 hectares.

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Table 11 Status of Allocated Sites

SDLP REF:	LOCATION	SITE AREA (Ha)	COMPLETED IN FY09/10	PLANNING PERMISSION STATUS ON OUTSTANDING LAND AT 31/03/10	SITE AREA LEFT AT 31/03/10 (Ha)	COMMENTS	ALLOCATION STATUS at 31/03/2010
BAR/1	Barlby Road, BARLBY	5.4	None	Outline	5.47	Outline for B1/B2/B8 on 5.29ha	Not Started
BAR/1 A	Rear of Olympia Mills/BOCM, BARLBY	10.94	None	None	10.94	None	Not Started
BRAY/1	Selby Business Park, Brayton	8.5	None	Full & Outline Permissions	3.52	The outstanding permissions are: 15 two storey office units (2007/1051/FUL)	Complete
BRAY/2	East of Bawtry Road, BRAYTON	1.6	None	Outline Permission 06/06/2005	1.6	Part of Staynor Hall Outline Application 8/19/1011C/PA	Not Started
CLF/1	Land at Cliffe Common	1.31	None	No outstanding applications	1.31	None	Not Started
EGG/5	Selby Road (north), EGGBOROUGH	5.2	None	Outline & Full	0	Outline for B1/B2/B8 on 3.3ha. 3 x Full applications for B1/B8 on part of 3.3ha	Complete
EGG/7	Selby Road (south), EGGBOROUGH	2.4	1.95ha B2/B8	No outstanding applications	0	None	Complete
SEL/4	East Common Lane, SELBY	12.4	None	All of allocation started.	1.88	2. No. B1/B2/B8 units to complete on application 2007/0153/FUL	Started
SEL/4	Land West of SEL/4 East Common Lane	0.87	None	No outstanding applications	0.87	None	Not Started
SHB/2	Land at Sherburn Enterprise Park (North), SHERBURN IN ELMET	2.4	None	No outstanding applications	2.35	None	Not Started
TAD/3	London Road, TADCASTER	9	None	None	9.1	None	Not Started
Total allocations remaining at 31st March 2010					37.04 hectares		

Housing Indicators

H1 - Plan period and housing targets

Selby District Local Plan (SDLP) outlined housing targets up until 31st December 2006. Some policies from SDLP have been saved, however this does not include a housing policy. Since the abolition of the Regional Spatial Strategy (RSS) the Council has approved the use of the housing requirements established in the RSS as a basis for the production of the Core Strategy, as detailed below.

Table 13

Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
2010	2026	7040	Selby District Core Strategy

Strategic Housing Market Assessment 2009

Consultant's arc⁴ were commissioned in November 2008 by Selby District Council to undertake a Strategic Housing Market Assessment (SHMA) to look at current housing provision and future requirements.

The SHMA will form a fundamental part of the evidence base for the progression and implementation of the Council's Local Development Framework and the North Yorkshire sub-regional Housing Strategy and Local Action Plans. The report provides a detailed analysis of the current & future housing market and the types of housing requirements specific to the district and can be accessed via the Council's website.

The study concludes that there is an annual requirement for houses within the District, as outlined below.

Table 21

	Affordable	Market	Total Per Annum
Annual Requirement	409	710	1,119

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LO9- Status of Local Plan Housing Allocations as at 31st March 2010

The table on the following page shows that planning permission has been granted on all of the Phase 1 allocated sites. At the end of the 2009/10 monitoring period, Phase 1 site STM/1A at South Milford was built and work has commenced at Moor Lane, Sherburn. Only one of the Phase 2 sites has been granted planning permission.

Allocations CHF/1 and HEM/2 were completed in 00/01 and 02/03 prior to sites being phased and are therefore not included on this table. HEM/1, MONK/1, EGG/1 and WHIT/1 were Phase 1 sites but are not included in the table which refers to allocated land set out in Policy H2 of the SDLP. These 4 sites already had planning permissions prior to 31st March 2004 and Policy H2 identifies sites that refer to additional allocations that were over and above existing commitments. All 4 sites were completed in either 04/05 or 05/06. The allocations identified above and allocation NRD/1 which was completed during the 07/08 monitoring year, expired on 7th February 2008 by Direction of Secretary of State for Communities and Local Government under Development Plan regulations.

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Table 14 Status of Housing Allocations

SDLP REF :	LOCATION	SITE AREA (Ha)	EXPECTED No OF DWELLINGS	PLANNING PERMISSION STATUS	APPROVED GROSS SITE TOTAL	NUMBER OF DWELLINGS COMPLETED	PHASE	DATE SITE FINALLY COMPLETED (FINANCIAL YEAR)
HAM/2	Land West of Station Road, Hambleton	2.35 Ha	71	P.P.	89	62	1	-
SEL/2	Land between Abbot's Road and the proposed bypass, Selby	56.14 Ha	200 up to 2006 Post 2006 - to find total of 1200 (a max of 100 / year)	P.P.	1200	321	1	-
SHB/1A	Land off Moor Lane, Sherburn	5.50 Ha	167	P.P.	193	59	1	-
STM/1A	Land between Low Street and Common Lane (North), South Milford	3.20 Ha	96	P.P.	108	108	1	4/09 to 3/10-
CAR/2	Land West of Low Street, Carlton	2.60 Ha	25	P.P.	25	25	2	4/03 to 3/04
BYR/1	Land at East Acres, Byram	0.7 Ha	21	-	-	-	2	-
CAM/1	Land adjacent to A645 (Drax Road) / A1041(T) (Snaith Road), Camblesforth	2.12 Ha	55	-	-	-	2	-
CAR/1	Land West of High Street, Carlton	2.40 Ha	75	-	-	-	2	-
EGG/2	Land East of High Eggborough Road, Eggborough	1.50 Ha	23	-	-	-	2	-
EGG/3	Land at A19 and Selby Road, Eggborough	6.76 Ha	210	-	-	-	2	-
HAM/1	Land East of Cherwell Croft, Hambleton	0.53 Ha	15	-	-	-	2	-
OSG/1	Land to North of Tindall's Farm, Osgodby	1.47 Ha	45	-	-	-	2	-
SEL/1	Land between Cross Hills Lane and Leeds Road, Selby	21.90 Ha	450	-	-	-	2	-
SEL/2A	Land North of Garden House, off New Millgate, Selby	1.04 Ha	31	P.P. (Part of a larger site)	304	-	2	-
SHB/1B	Land off Low Street, Sherburn	39.30 Ha	1000	-	-	-	2	-
STM/1B	Land between Low Street and Common Lane (South), South Milford	4.20 Ha	127	-	-	-	2	-
TAD/2	Land North of Station Road, Tadcaster	3.48 Ha	105	-	-	-	2	-
THW/2	Land South of Leeds Road, Thorpe Willoughby	4.96 Ha	148	-	-	-	2	-

Key on following page

Key to table on previous page

	Phase 1 Sites
	Phase 1 Sites BUILT
	Phase 2 Sites BUILT
	Phase 2 Sites Without Planning Permission
	Phase 2 Sites With Planning Permission

LO10- Number of Outstanding Planning Permissions - GROSS - by Parish

The table in Appendix 1 provides a breakdown by parish of outstanding commitments. At the end of the monitoring period there were 2,418 dwellings outstanding. 53% of outstanding dwellings are on previously developed land (PDL). The parishes with the highest number of outstanding dwellings include Selby (1,378 dwellings - 56% of total outstanding dwellings); Sherburn in Elmet (169 dwellings - 7% of outstandings); Tadcaster East (146 dwellings - 6% of outstandings); Whitley Bridge (85 dwellings - 3.5% of outstandings) and Tadcaster West (68 dwellings - 2.8% of outstandings).

LO11- Number of Commitments on New Sites

During the monitoring period 1st April 09 to 31st March 10, planning permission was granted for 808 dwellings on 98 new sites that were brought forward for the first time during the monitoring period.

H2 (a) to (d) - Housing Trajectory

Housing Trajectory

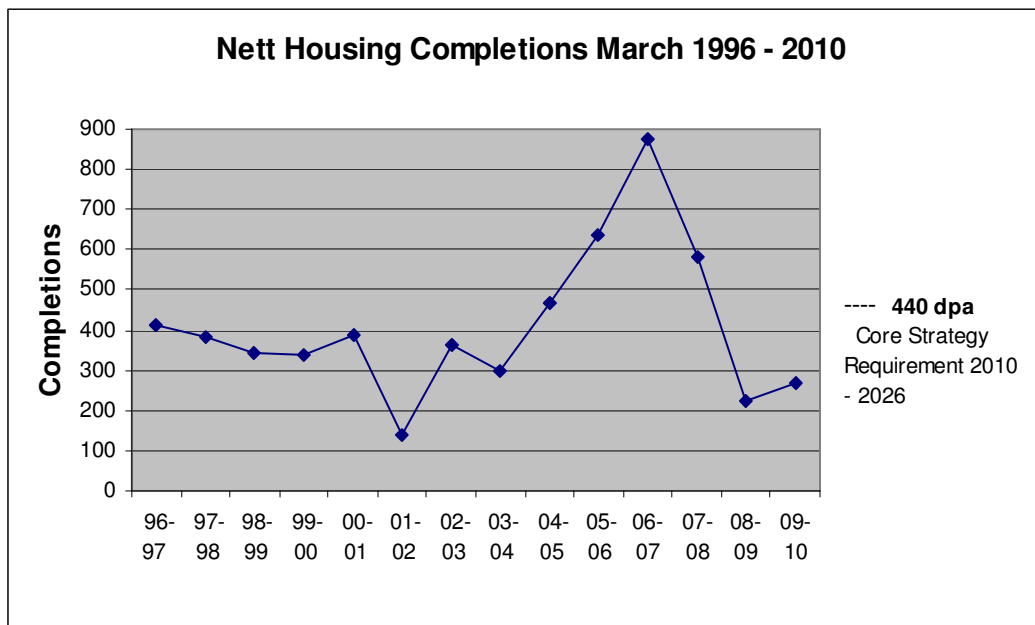
The established housing requirements set out a minimum annual target of 440 dwellings per annum between 2010 and 2026. The District Council is currently establishing the spatial distribution of new housing through preparation of its Core Strategy. The current trajectory therefore provides an indication of the implications of this requirement.

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Recent Housing Completions

Housing Completions 1996 - 2010

Graph 1



Note

* Housing completions up to and including 2003/2004 must be taken as indicative only. In the later stages of the District Local Plan preparation process, detailed surveys revealed under enumeration in past years. An average correction factor has been applied to compensate and therefore the totals for individual years will not be strictly accurate.

Table 15

Year	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10
Nett Gross Total Completions	413	385	345	336	389	137	33	297	469	638	874	583	226	270

The poor market circumstances that prevailed over the course of last year (08/09) have continued, however there was a small increase in the number of completions from 220 last year to 270 this year.

Level of Commitments

Between March 2009 and March 2010 the level of commitments fell by 192, giving a total of 2412.

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Future Housing Completions

The housing trajectory below presents a scenario of a gradually increasing delivery from 2010 in the expectation of an improving market situation. It indicates the levels of new housing necessary to meet the delivery levels currently included in the Draft Core Strategy.

Housing Trajectory - 2004 - 2026

Graph 2

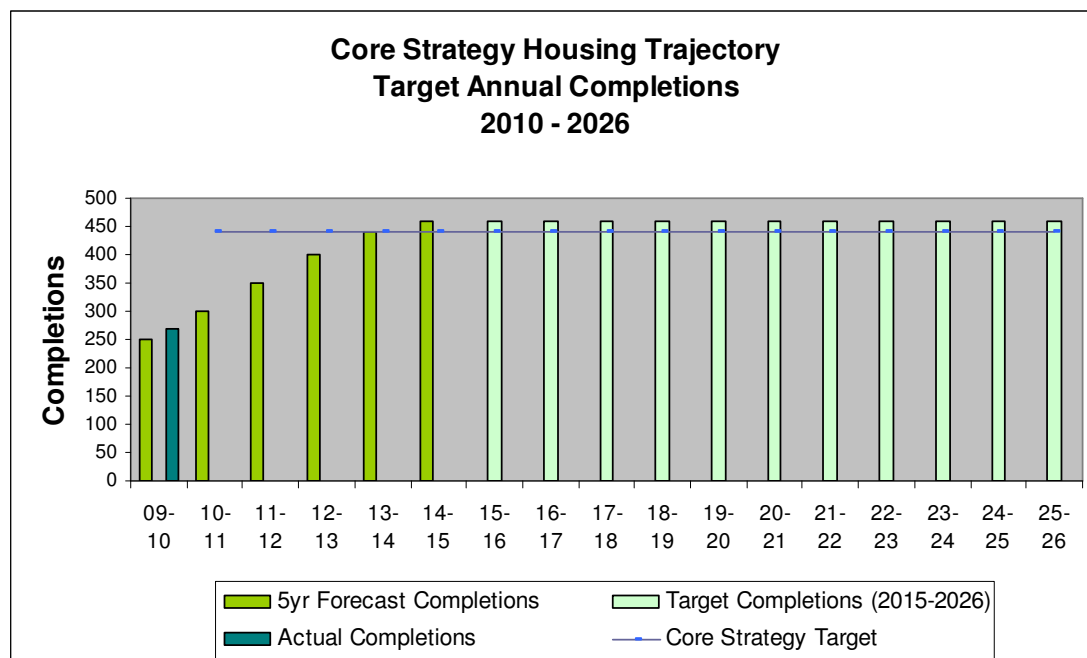


Table 16

Year	09-10	10-11	11-12	12-13	13-14	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	25-26
Trajectory target completions	366	358	393	332	291	440	440	440	440	440	440	440	440	440

Current levels of development indicate that housing delivery in the next five years will be below the level required to meet the Draft Core Strategy target requirement. It must be stressed, however, that this will be entirely due to the weakness of the market and not the land supply.

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Five Year Land Supply

Appendix 2 demonstrates close to a 5 year supply of deliverable sites, together with a schedule of site assessments in Appendix 3.

The target delivery between 2010 and 2016 currently included in the Draft Core Strategy is 440 dpa.

In Appendix 2, commitments have been assessed, and are reduced to reflect only additional plots that may reasonably be constructed in a five year period. Added to this are a number of sites identified in the 2008 Strategic Housing Land Availability Assessment (SHLAA) that have a realistic potential for short-term development (details of methodology in Appendix 1).

The results give an overall total of 2,401 potential dwellings over the five years from March 2010, indicating a 5.45 year supply at 440 dpa

H3 - New and Converted dwellings on Previously Developed Land (PDL) - GROSS

Between 1st April 2009 and 31st March 2010 there were 125 dwellings completed on previously developed land. This equates to 46% of all completions (270), a reduction of 22 percentage points from 2008/09. In the 2008/09 monitoring year, less dwellings were completed overall (222); however the percentage completed on previously developed land as a proportion of all dwellings had increased to 68% (154).

LO12- Percentage of new and converted dwellings on Previously Developed Land for which planning permission has been granted in the 2009/10 monitoring period

During the 2009/10 monitoring year, permissions have been granted for a total of 808 dwellings. 235 (29.1%) of these are on previously developed land.

The PDL types for which most dwellings have been given planning permission are redevelopment of existing commercial areas (45%), residential curtilage (23%), and areas of redevelopment of existing housing (20%). Approximately

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4% of dwellings have been granted on previously developed land which is vacant or derelict.

The majority of dwellings on PDL that have been given planning permission during the monitoring year were in the market towns (41%) and villages (30%) identified in the H6 policy in the SDLP (outlined at Appendix 4).

The table below breaks this down further.

Percentage of new and converted dwellings on previously developed land which planning permission has been granted in the 2009/10 monitoring period - by settlement and PDL type

Table 17

Types of PDL	SETTLEMENT TYPES				TOTAL
	Market Towns	H6	H7	Outside Development Limits	
Subdivision of existing housing	0% (0)	4.26% (10)	0.43% (1)	0% (0)	4.68% (11)
Previously developed vacant & derelict land and buildings	0% (0)	0.85% (2)	2.98% (7)	0.43% (1)	4.26% (10)
Residential curtilage	2.55% (6)	8.09% (19)	2.98% (7)	9.36% (22)	22.98% (54)
Redevelopment of existing housing	19.57% (46)	0.43% (1)	0% (0)	0% (0)	20.00% (47)
Development of car parks	0% (0)	0% (0)	0% (0)	0% (0)	0% (0)
Conversion of non-residential buildings	1.28% (3)	1.70% (4)	0.43% (1)	0% (0)	3.40% (8)
Redevelopment of existing commercial areas	17.45% (41)	14.04% (33)	8.09% (19)	5.11% (12)	44.68% (105)
TOTALS & PERCENTAGES	40.85% (96)	29.36% (69)	14.89% (35)	14.89% (35)	100% (235)

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LO13- Number of dwellings approved through planning permissions received in 2009/10 in Flood Risk Zones 2 and 3

Table 18

Number of dwellings given planning permission in 09/10 that fall in Flood Risk Zones 2 and 3	
Zone 2 15 dwellings	Zone 3 25 dwellings
TOTAL 40 dwellings	

Out of the 808 dwellings given planning permission during 09/10, 40 dwellings (5%) were approved on flood risk zones 2 and 3.

LO14- Number of dwellings by house type (completions and permissions) in 09/10

Table 19

Dwelling Types	Total number of dwellings completed in 09/10 GROSS	Total number of dwellings given planning permission in 09/10 GROSS
Flats, Maisonettes & Apartments	19	125
Terraced	70	105
Semi-detached	68	162
Detached	113	384
Outline Planning Permissions (dwelling types not given)	N/A	32
TOTALS	270	808

There were 270 dwellings completed in the 09/10 monitoring year. Of these the biggest proportion (42%) were detached, followed by terraced (26%), semi-detached (25%) and flats and apartments (7%)

808 dwellings were granted planning permission during 09/10. The majority are detached (48%), semi-detached (20%), flats and apartments (15%) and terraced (13%). 32 dwellings were granted on outline permission where the house type is not specified.

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LO15- Percentage of completed dwellings and dwellings granted planning permission in 09/10 - by settlement type

Table 20

Settlement Types	Completed dwellings	Dwellings granted PP
Market Towns	43.70% (118)	77.48% (626)
H6 Settlements	44.07% (119)	11.76% (95)
H7 Settlements	5.19% (14)	5.20% (42)
Outside Development Limits	7.04% (19)	5.57% (45)
	100% (270)	100% (808)

The majority of completions and dwellings granted planning permission were in H6 settlements in villages, closely followed by the three market towns.

LO16 - Percentage of completed dwellings and dwellings granted planning permission in 09/10 - by density ranges

Table 21

Density Ranges	Completed dwellings	Dwellings granted PP
<30 dwellings per hectare	29.85% (80)	14.35% (116)
>= 30 and <= 50 dwellings per hectare	61.94% (166)	73.76% (596)
>50 dwellings per hectare	7.83% (21)	11.88% (96)
TOTALS	100% (268)	100% (808)

Policies are in place to ensure that land is used in the most efficient way, by avoiding developments that make inefficient use of land. Policy H2B of SDLP requires proposals for residential development to achieve a minimum net density of 30 dwellings per hectare in order to ensure efficient use of land.

Higher densities are also required by the policy in appropriate areas such as Market towns and in villages with good infrastructure. Given the rural nature of the District the policy recognises lower densities may be appropriate where form and character of particular settlements is of particular importance.

In the 2009/10 monitoring year, density rates were quite mixed, with approximately one third of all completions achieving a density rate of less than 30 dph, 61.94% between 30 and 50 dph, and 7.83% with a density rate of over 50 dph.

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Dwellings for which planning permissions have been granted during the monitoring year tend to be on sites with a density rate above 30 dph (73.76%) this is due to large application on the Staynor Hall SDLP Housing Allocation in Selby, of 1200 dwellings at 43 dph.

LO17- Average number of car parking spaces per dwelling completed by settlement type

Table 22

Settlement Types	Average number of car parking spaces per dwelling (no of car parking spaces)	Dwellings completed
Market Towns	1.7 car parking spaces per dwelling (196)	118
H6 Settlements	2.1 car parking spaces per dwelling (247)	119
H7 Settlements	2.9 car parking spaces per dwelling (41)	14
Outside Development Limits	2.9 car parking spaces per dwelling (55)	19
Total overall average	2.0 car parking spaces per dwelling (539)	270

Between 1st April 2009 and 31st March 2010 the average number of parking spaces per dwelling completed was 2.0, an increase from the 1.80 last monitoring year.

H4 - Net additional pitches (Gypsies and Travellers)

At the Policy and Resources Committee meeting held on 27 July 2010 the Councillors agreed to receive the Gypsies and Travellers Accommodation Assessment (GTAA) report by consultants arc⁴ as a indicative starting point and have therefore taken into account both historic and local considerations in line with the new Government's Localism Bill. It was noted that there is a distinction between a *need* and a *desire* for new pitches and so that removing the desire element, the Council considers that the demonstrated need in Selby district is for 7 pitches. However to allow for growth, a site for 10 pitches should be identified up to 2016 when the need for assessment will be reviewed.

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Similarly, the Policy and Resources Committee agreed to receive the Showmen report by arc⁴, but concluded that there is no local or historic demonstrated need for a permanent site for showmen in Selby District and therefore no provision for this use is to be included in the Local Development Framework documents.

There are currently 24 Local Authority managed pitches (2 sites with 12 pitches one each) in Selby District, as well as a number of pitches on privately owned and managed sites.

During the monitoring year, 1 pitch was granted planning permission; and 1 site was refused. The nett total increased by 1 pitch for the monitoring year.

Affordable Housing

The evidence from the Strategic Housing Market Assessment shows that there is a clear, strong need for affordable housing across the Selby District. There is a gross annual shortfall of 409 affordable dwellings and a net shortfall of 378.

A variety of affordable housing should be provided with particular emphasis on affordable housing for general needs (2 and 3 bed properties).

There is a requirement for both affordable homes for rent and intermediate housing options; analysis suggests a split in the range 30-50% intermediate and 50-70% social rent across the District is appropriate.

H5 - Gross Affordable housing completions split by tenure

There were 44 new build affordable housing completions between 1st April 2009 and 31st March 2010 of which 25 were social rented, 19 were intermediate (including discounted for sale, shared ownership and intermediate rent). In addition to new build completions, 18 were HomeBuy Direct properties were sold. Including HomeBuy Direct, a total of 62 affordable dwellings were built during the monitoring year.

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The Council has a rural exception site policy which is a 'saved policy' from the Selby District local Plan. There were no rural exception sites in the monitoring year.

A number of Housing Needs Surveys have been completed around Selby District which highlights a need for new affordable housing to meet the needs of the local rural community. Discussions have taken place with a number of landowners and Parish Councils in an attempt to identify suitable sites for an affordable housing development. In conjunction with Registered Social Landlords, work involving identifying and acquiring suitable sites has taken place. Work is currently progressing in a number of Parish's around Selby District including Church Fenton, Hensall, Appleton Roebuck, and Escrick.

LO18- Completed New Build dwellings and planning permissions granted in 09/10 for affordable dwellings - by house type, size and tenure

Table 23

Affordable types/tenure	Completions	Permissions
Whole Houses/Bungalows	0	0
1 Bedroom	0	1
2 Bedrooms	21	68
3 Bedrooms	38	73
4 Bedrooms	2	0
Total whole houses or bungalows	0	0
Flats, Maisonettes or Apartments	0	0
1 Bedroom	1	0
2 Bedrooms	0	0
3 Bedrooms	0	0
4 Bedrooms	0	0
Total flats, maisonettes or apartments	0	0
Total	62	142

*Completions include Discounted for Sale, Shared Ownership, intermediate rent and Home Buy Direct.

The table above shows that of the 62 new build affordable units that were completed in the 09/10 monitoring year; 59 were 2 or 3 bedroom houses.

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Planning permission was granted for 142 affordable units in the 09/10 monitoring period, all but one were for 2 and 3 bedroom houses.

LO19 Location of Affordable housing - new build dwellings completed and permissions granted

Table 24

Areas	Total number of completed affordable dwellings in 09/10	Total number of additional affordable dwellings granted in 09/10 through planning permissions
Sherburn in Elmet	16	0
Tadcaster	0	50
Selby	25	92
Northern	0	0
North East	0	0
Western	7	0
East	0	0
Central	0	0
Southern	14	0
South East	0	0
TOTALS	62	142

The majority of new build affordable dwellings completed in 09/10 were in Selby on the Staynor Hall SDLP Housing Allocation. All of affordable dwellings given planning permission in 09/10 were in Selby and Tadcaster.

LO20- Percentage of affordable house units in Market Development - Gross

a) Table 25

Number of affordable dwellings granted planning permission in 09/10 on sites greater than or equal to 0.5 Ha or 15 dwellings	142
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b) Table 26

Number of new build affordable dwellings completed in 09/10 and as a percentage of all dwellings completed	62 22.9%
Total number of dwellings completed in 09/10	270

c) Table 27

Number of affordable dwellings granted planning permission in 09/10 and as a percentage of all dwellings given planning permission	142 17.57%
Total number of dwellings given planning permission in 09/10	808

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The figures on the previous page demonstrate that only 22% of all new build houses completed in 2009/10 were affordable dwellings. Almost 18% of houses given planning permission in the same period were affordable.

Open Space Indicators

LO21- New Open Space provision/Contributions

Policy RT2 requires developers to provide recreation open space (ROS) for schemes comprising 5 dwellings or more. The policy allows for the provision of ROS in a variety of ways depending on the proposal for example on site, within the locality or through a commuted sum, which is administered in accordance with the Council's Developer Contribution Supplementary Planning Document (2007).

Contributions to the value of £417,177.84 have been received from schemes in 2009/10. A total of £88,628.85 has been paid out to Parishes for ROS schemes. The balance in the Commuted Sum Account at the 31 March 2010 was £610,472.71.

The table below summarises the schemes that have been implemented through the release of ROS payments to Parish Councils in the 09/10.

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Details of payments of ROS commuted sums to Parish Councils in 2009/10

Table 28

Parish	Amount Paid Out	Facility
Appleton Roebuck	£6,972	Funds given to Groundwork North Yorkshire to improve play equipment.
Barlow	£9,888	Funding towards sport changing facilities at Barlow Village Hall.
Brotherton	£1,650	Funding to provide a Youth Shelter as part of the Brotherton Parish Hall Project.
Church Fenton	£7,457	Full payment for fencing to a cycle/jogging track on Playing Fields, Main Street Church Fenton.
	£2043.32	Provided to Church Fenton Bowls Club for maintenance improvements.
Escrick	£538.29	Funding to provide picnic benches at Escrick playing field.
Kelfield	2035.71	Final sum for Cricket Pitch improvements.
Monk Fryston	£150.00	Hillam Cricket Club
North Duffield	£7,464	Sum provided to North Duffield and Skipwith Playing Field Association.
Whitley	£49,680.63	Full payment to support play area improvements.
Ryther	£750.00	Funding to create a sports storage facility at Ryther Village Hall.
Total	£88,628.95	

Environmental Indicators

E1 - Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

A total of seven objections to planning applications were made by the Environment Agency during the monitoring year on flood defence grounds or water quality. 5 of these applications are still pending consideration due to a number of outstanding matters, 2 have been resolved.

E2 - Change in areas of Biodiversity importance

There are 1973 hectares of land with biodiversity importance in Selby District (based on Sites of Importance for Nature Conservation, SINCs) at the end of the 08/09 monitoring year. This figure is only the baseline, this survey is currently undertaken by North Yorkshire County Council and there have been no additions to the SINC list in the 09/10 monitoring year.

E3 - Renewable Energy Generation

The draft Core Strategy provides indicative local targets for installed grid-connected renewable energy in 2010 and 2021. For Selby District this is 14 MW by 2010 and 32 MW by 2021.

No major grid connected renewable energy developments were completed in the 2009/10 monitoring year. There was one smaller scale completion for 5KW of renewable energy from a retrospective application (shown in table below). Although not large scale or grid connected this demonstrates that Selby District is actively seeking to contribute to tackling climate change.

Recent changes to the Town and Country Planning General Permitted Development Order has meant that the installation of small scale domestic renewable energy, in most cases, no longer require planning permission.

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Therefore, there may be more small scale domestic renewable energy installations within the District than reported annually.

During the monitoring year, a number of applications came in for developments in Selby District but have been dealt with by North Yorkshire County Council, including an approval in May for the development of a 56MW biomass plant in Great Heck. Other approvals include an application by Drax to develop a 290MW biomass fuelled electricity generating station.

Completions are shown in the table below.

There have also been a number of green energy developments around the District, with the recent approval of a sustainable building training facility at Access 63 (one of the existing employment allocations) and a proposed bio renewables research facility at the former North Selby Mine Site.

Additionally, there is still possible capacity for approximately 326MW in approved applications that have not yet been implemented.

Selby District has two conventional coal fired power stations that are co-firing biomass. In the 2009 calendar year (Jan - Dec) Drax Power Station burnt 381,000 tonnes of biomass producing 790,095MWh of renewable energy. During the 2009-10 monitoring period (April 09 - March 10) Eggborough Power Station burnt 177,217 tonnes of solid biomass to produce 78,630 MWh of renewable energy.

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A mega watt hour is the amount of energy used if 1,000,000 watts are used for 1 hour, or 1 watt is used for 1,000,000 hours. Eggborough and Drax are powering 868,725 MWH through the use of biomass (biological material derived from living, or recently living organisms, often plant based but can be animal or vegetable derived material also)

LO22- Completed renewable energy developments and planning permissions granted in 09/10 by type of generator

Table 29

Generator Type	Completed Installations	Capacity	Permissions Granted	Capacity
Wind	1	5KW	1	11KW
Energy From Waste	0	N/A	2	850MW
Total (KW)	1	5KW	2	861MW

Development Management Indicators

LO23- Number and percentage of large scale planning applications requesting a pre-application discussion

This indicator is a new indicator. As of the 1st November 2010, Development Management now charge for pre application discussions, as such, data for monitoring will be more easily obtainable. Procedures for monitoring have now been put in place but will be reported in the 2010-11 AMR.

LO24- Number and location of adopted Village Design Statements

SDC is working with Parish Councils to produce Village Design Statements (VDS). A VDS is a document that records the visual qualities of a village such as describing the layout and architecture. This is adopted as a Supplementary Planning Document into the LDF and can be used to inform the design of new buildings and other developments.

In the 2009 - 10 monitoring year 11 VDS covering Appleton Roebuck, Womersley, Church Fenton, Bolton Percy, Colton and Steeton, Brotherton and Byram Carlton, Hensall, Monk Fryston, Newton Kyme, Ulleskelf and Riccall villages are being written and are due to be adopted in 2011.

LO25- Number of planning applications, approvals, refusals and appeals

Table 30

Number of Planning Applications	Validated	Permitted	Refused	Appealed
	698	554	144	44

The above table shows that during the 2009/10 monitoring year, 698 planning applications were validated by Selby District Council. 554 applications were permitted during the period and 144 refused. For appeal decisions made during the year, 8 were allowed, 36 dismissed and 1 withdrawn (based on the date of appeal decision).

Appendices

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Appendix 1 LO10 - Number of Outstanding Planning Permissions - GROSS - by Parish

DWELLINGS OUTSTANDING (INCLUDING CONVERSIONS) On :-
 (A) Sites Less Than 0.5 Ha,
 (B) Sites of 0.5 Ha Or More & Less Than or Equal To 4.0 Ha,
 (C) Sites of 4.0 Ha or More

PARISH No	PARISHES	(A) ON SITES < 0.5 Ha 0 - 9 Dwells		(B) ON SITES (>=) 0.5Ha & (<=) 4.0 Ha 10 - 199 Dwells (inc)		(C) ON SITES 4.0 Ha or More 200 Dwells or More		TOTALS	
		NEW BLDG	CONV	NEW BLDG	CONV	NEW BLDG	CONV	NEW BLDG	CONVS
80	ACASTER SELBY	0	0	0	0	0	0	0	0
79	APPLETON ROEBUCK	14	1	0	0	0	0	14	1
44	BALNE	1	2	0	0	0	0	1	2
66	BARKSTON ASH	2	2	0	0	0	0	2	2
16	BARLBY	10	3	0	0	0	0	10	3
22	BARLOW	7	0	0	0	0	0	7	0
52	BEAL	10	1	5	0	0	0	15	1
61	BIGGIN	0	0	0	0	0	0	0	0
84	BILBROUGH	5	0	0	0	0	0	5	0
51	BIRKIN	1	0	0	0	0	0	1	0
78	BOLTON PERCY	0	3	0	0	0	0	0	3
20	BRAYTON	41	9	1	0	0	0	42	9
49	BROTHERTON	12	1	12	0	0	0	24	1
21	BURN	15	0	0	0	0	0	15	0
54	BURTON SALMON	0	0	0	0	0	0	0	0
50	BYRAM CUM SUTTON	4	0	0	0	0	0	4	0
23	CAMBLESFORTH	16	2	16	0	0	0	32	2
29	CARLTON	10	0	0	0	0	0	10	0
83	CATTERTON	0	0	0	0	0	0	0	0
35	CAWOOD	2	1	0	0	0	0	2	1
30	CHAPEL HADDLESEY	0	0	0	0	0	0	0	0
62	CHURCH FENTON	18	1	2	0	0	0	20	1
17	CLIFFE and S. DUFFIELD	27	2	5	0	0	0	32	2
77	COLTON	4	0	0	0	0	0	4	0
40	CRIDLING STUBBS	4	0	0	0	0	0	4	0
25	DRAX	4	0	0	0	0	0	4	0
37	EGGBOROUGH	9	0	0	0	0	0	9	0
10	ESCRICK	1	0	0	0	0	0	1	0
48	FAIRBURN	6	1	0	0	0	0	6	1
32	GATEFORTH	7	0	0	0	0	0	7	0
71	GRIMSTON	0	0	0	0	0	0	0	0
33	HAMBLETON	7	0	28	0	0	0	35	0
82	HEALAUGH	0	0	0	0	0	0	0	0
43	HECK	1	0	0	0	0	0	1	0

18	HEMINGBROUGH	10	5	0	0	0	0	10	5
38	HENSALL	4	1	0	0	0	0	4	1
55	HILLAM	3	1	0	0	0	0	3	1
28	HIRST COURTNEY	3	1	0	0	0	0	3	1
59	HUDDLESTON+NEWTHRPE	0	1	0	0	0	0	0	1
14	KELFIELD	4	1	0	0	0	0	4	1
53	KELLINGTON	4	5	0	0	0	0	4	5
45	KIRK SMEATON	6	1	0	0	0	0	6	1
63	KIRKBY WHARFE	0	0	0	0	0	0	0	0
68	LEAD	0	0	0	0	0	0	0	0
60	LITTLE FENTON	0	0	0	0	0	0	0	0
46	LITTLE SMEATON	5	4	0	0	0	0	5	4
24	LONG DRAX	0	0	0	0	0	0	0	0
56	MONK FRYSTON	2	2	2	0	0	0	4	2
72	N KYME CM TOULSTON	0	0	0	0	0	0	0	0
26	NEWLAND	5	3	0	0	0	0	5	3
13	NORTH DUFFIELD	3	1	0	0	0	0	3	1
75	OXTON	0	0	0	0	0	0	0	0
15	RICCALL	7	5	0	0	0	0	7	5
65	RYTHER	0	1	0	0	0	0	0	1
67	SAXTON C SCRTHINGWLL	5	1	15	0	0	0	20	1
19	SELBY	41	29	110	15	1183	0	1334	44
58	SHERBURN IN ELMET	19	2	148	0	0	0	167	2
11	SKIPWITH	0	0	0	0	0	0	0	0
57	SOUTH MILFORD	12	9	40	0	0	0	52	9
39	STAPLETON	0	0	0	0	0	0	0	0
76	STEETON	0	0	0	0	0	0	0	0
9	STILLINGFLEET	0	0	0	0	0	0	0	0
70	STUTTON + HAZLEWOOD	2	3	0	0	0	0	2	3
73 & 74	TADCASTER (WEST & EAST)	18	0	196	0	0	0	214	0
27	TEMPLE HIRST	0	1	0	0	0	0	0	1
12	THORGANBY	1	2	0	0	0	0	1	2
34	THORPE WILLOUGHBY	10	1	0	0	0	0	10	1
69	TOWTON	0	0	0	0	0	0	0	0
64	ULLESKELF	0	0	0	0	0	0	0	0
47	WALDEN STUBBS	1	1	0	0	0	0	1	1
31	WEST HADDLESEY	8	0	0	0	0	0	8	0
42	WHITLEY BRIDGE	5	0	80	0	0	0	85	0
36	WISTOW	17	1	0	0	0	0	17	1
41	WOMERSLEY	9	7	0	0	0	0	9	7
TOTALS		442	118	660	15	1183	0	2285	133
TOTALS		560		675		1183		2418	
PERCENTAGES		23.16 %		27.92 %		48.92 %		100 %	

Appendix 2 Housing Land Availability Assessment 2009

Demonstrating a 5 year Supply of Deliverable Sites

Introduction

PPS3 requires authorities to identify whether they have a supply of deliverable housing sites over a five-year period. The assessment of sites is to be maintained on rolling annual basis.

The Department for Communities and Local Government issued the report of a research study into good practice on assessing the five-year supply of land for new housing development, in May 2009. It identified that five year assessments should be included in summary in the authority's Annual Monitoring Report, with a site schedule as an annex (available on the web and in paper form on request from the authority).

A comprehensive Strategic Housing Land Availability Assessment (SHLAA) was finalised in 2009 as part of the evidence base for the Core Strategy and other Development Plan Documents (due to be refreshed by the end of 2010). The SHLAA analysis indicates an additional 4.93ha of land that has been classed as available within the next 7 years within current policy criteria (i.e. previously developed land within Development Limits). It is intended that the SHLAA will now become the main foundation of the five-year assessment, together with other sites (e.g. smaller sites with planning permission which are outside the lower size limit currently used in the SHLAA [10 dwellings]).

Assessment of Five Year Supply - Summer 2010

The Annual Requirement 2010- 2015

Despite the revocation of the Regional Spatial Strategy (May 2008), having reviewed the merits of alternative housing requirements, the Council have taken the view that the Regional Spatial Strategy requirement remains the most appropriate figure on which to base the District housing provision to be delivered over the next 5 years. The Council is of the view that the requirement remains a practical one and that there is insufficient evidence to support amendment to figures at the present time. This is also the approach that is being endorsed through the emerging Core Strategy. The starting point for the 2010 assessment is therefore :

2010 - 2015	440 dpa (x5)	2200 dwellings
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Land Supply

As indicated above, the current net level of dwellings with planning permission (commitments) is 2412 as at 31st March 2010, which is just under 10% more than the five-year dwelling requirement.

Selby District Local Development Framework Annual Monitoring Report

However, these commitments have been examined critically in accordance with the methodology below, in order to ascertain their likely deliverability.

Methodology - commitments of plots started but not yet complete and those with consent that have not commenced construction, have been included in the land supply calculation, provided that new plots are not replacements for dwellings to be removed as part of the scheme. Added to this, on very large sites, having the potential to supply over 500 dwellings, an assumption has been made (in accordance with that made in the SHLAA methodology) that a maximum of 100 dwellings will be built per year, reducing the potential delivery for such a site over the five-year period to 500 dwellings. The exception being for the Staynor Hall site in Selby, which is the subject a Section 106 Legal agreement that allowed for 200 dwellings to be completed in the first year and 100 dwellings in subsequent years. In this case, the under-supply of previous years has been taken into account, as the potential additional 233 dwellings may be completed over the next 5 years.

Following the completion of the 2008 SHLAA, sites included have been assessed to reveal a list of sites that are achievable, suitable and available, and have the potential of being granted planning permission for residential development in light of current adopted local planning policies i.e. mixed or previously developed land within development limits of a settlement. However, any site that makes up part of an SDLP Phase 2 housing allocation have been excluded from the list, as these are Greenfield sites, and will only be considered for release if monitoring shows a potential shortfall in the 5 year supply of housing land.

Potential deliverable dwellings will be as follows:

Deliverable dwellings 2009 - 2014 2401 dwellings

The above estimate is approximately 8.5% above the housing requirement for that period and does not make any allowance for ongoing windfall permissions and the contribution these may make during the next 5 years. Recent rates of windfall permissions have, until the year 08/09, been higher than the current annual requirement for new dwellings. In the latest economic circumstances, new windfall permissions last year amounted to only 153 dwellings. However, even if windfalls continued at this particularly low rate, this still represents a substantial addition to available land over five years.

It should be noted that the current poor market conditions are expected to heavily influence the delivery of housing on the above sites and it is unlikely that the potential of the land supply will be fully realised. All indications suggest that actual delivery will be below target levels over the next 5 years.

Appendix 3 - 5 Year Housing Land Supply - Schedule of Sites 2010

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
79/20	Beech Cottage, Main Street, Appleton Roebuck	8/79/132H/PA	5	1	1	√	√	√
79/21	Rear of Northfield Cottage, Main Street, Appleton Roebuck	8/79/133E/PA	1	0	1	√	√	√
79/37	Ardgay/Brech House, Cotton Lane, Appleton Roebuck	8/79/187D/PA	2	0	2	√	√	√
79/40	The Briars, Main Street, Appleton Roebuck	8/79/31AA/PA	1	0	1	√	√	√
79/43	11 Orchard Close, Appleton Roebuck	8/79/198/PA	2	0	2	√	√	√
79/45	Villa Fm, Main St, Appleton Roebuck	8/79/63C/PA	3	3	0	√	√	√
44/12	Horseshoe Pond, Balne Moor Road, Balne	8/44/56M + P	2	1	0	√	√	√
44/24	Balne Lodge Fm, Crow Croft La, Balne	8/44/77A/PA	1	1	0	√	√	√
44/27	Balne Moor Farm, Balne Moor Road, Balne	8/44/42C/PA	1	1	0	√	√	√
66/19	Adjacent to Manor Farm, Back Lane, Barkston Ash	8/66/44H/PA	1	0	1	√	√	√
66/32	Ivy House, Back Lane, Barkston Ash	8/66/74C/PA	1	0	1	√	√	√
66/39	Manor Fm, Back Lane, Barkston Ash	8/66/95A/PA + 8/66/44J/PA	3	0	2	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
16/86	Adjacent to 2 Barlby Road, Barlby	8/16/279F/PA	1	0	1	√	√	√
16/90	Land adjacent to "Rawdon", Moor Carr Lane, Barlby	8/16/431A/PA 8/16/431D/PA	2	0	1	√	√	√
16/116	80 West View, Barlby Road, Barlby Bridge	8/16/249E/PA 8/16/249C/PA	3	0	3	√	√	√
16/122	Barlby Church Hall, Old School Lane, Barlby	8/16/571C/PA	1	1	0	√	√	√
16/124	Windy Ridge, Howden Road, Barlby	8/16/618B/PA	3	0	3	√	√	√
16/125	Calor Gas Store, The Charters, Barlby	8/16/620A/PA	1	0	1	√	√	√
16/129	The Gables, Back Lane, Osgodby	8/16/141A/PA	1	0	1	√	√	√
16/131	Corner Farm, South Duffield Road, Osgodby	8/16/650A/PA	2	0	2	√	√	√
22/32	Oak Tree Nursery, Mill La, Barlow	8/22/76E/PA & 76G & 76H	3	0	1	√	√	√
22/51	Land to the rear of 66 Park Lane, Barlow	8/22/164E/PA	2	2	0	√	√	√
22/52	Rear of School Farm, Mill Lane, Barlow	8/22/11E/PA 8/22/11H/PA	2	0	1	√	√	√
22/54	Land adjacent to 49 Park Road, Barlow	8/22/134J/PA	1	1	0	√	√	√
22/62	Ashville, 8 Park Lane, Barlow	8/22/181C/PA	1	0	1	√	√	√
52/3	Beal Lane/Ings Lane, Beal	8/52/9E, F, G, H, J, K 8/52/145/PA	45	0	5	√	√	√
52/14B	Land at 211 Weeland Road, Kellingley	8/52/155/PA + 155B/PA	4	0	4	√	√	√
52/35	Land at The Orchards, Main Street, Beal	8/52/134G + J	2	0	2	√	√	√
52/38	The Old Post Office, Main Street, Beal	8/52/58E/PA	1	0	1	√	√	√
52/40	Land Adj to 2 Hollygarth La, Beal	8/52/93C/PA	1	0	1	√	√	√
52/43	Land adjacent to 13 Glebelands, Weeland Road, Beal	8/52/153A/PA	1	0	1	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
52/44	Rear of Dorlea, Marsh Lane, Beal	8/52/2E/PA	1	0	1	√	√	√
84/4	Merrymoles, Cat Lane, Bilbrough	8/84/30G/PA	1	0	1	√	√	√
84/24	Old Manor House, Main Street, Bilbrough	8/84/109K/PA	3	3	0	√	√	√
84/27	Rose Cottage, Back Lane, Bilbrough	8/84/115B/PA	1	0	1	√	√	√
51/2C	Land at Hall Garth Farm, Main Street, Birkin	8/51/14K/PA	1	1	0	√	√	√
78/17	Glebe Fm, Main St, Bolton Percy	8/78/24C/PA	3	0	3	√	√	√
20 /3A+4	Brackenhill Lane, West of Foxhill Lane, Brayton	8/20/42W/PA 8/20/42Z/PA 8/20/42Y/PA 8/20/42X/PA	189	18	11	√	√	√
20/64	Barffholme House, Baffam Lane, Brayton	8/20/133F/PA 8/20/604A/PA	12	0	1	√	√	√
20/76	Land at Brayton Lodge, Doncaster Road, Brayton	8/20/241C/PA	2	0	2	√	√	√
20/78	Ness Bank, Baffam Lane, Brayton	8/20/589F/PA 8/20/589H/PA	5	2	1	√	√	√
20/81	17 Baffam Gardens, Selby	8/20/658A/PA	1	0	1	√	√	√
20/82	153 Doncaster Road, Brayton	8/20/655A/PA 8/20/655/PA	3	0	3	√	√	√
20/83	17 Baffam Gardens, Selby	8/20/658/PA	1	0	1	√	√	√
20/84	Ivy House, Doncaster Road, Brayton	8/20/6F/PA	1	0	1	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
20/89	1 Brayton Junction, Brayton	8/20/446B/PA	1	0	1	√	√	√
20/90	Manor Felde, Barff lane, Brayton	8/20/684/PA	0	3	0	√	√	√
20/91	Adjacent to The White House, Doncaster Rd, Brayton	8/20/698/PA	1	0	1	√	√	√
49/22	School House, School Croft, Brotherton	8/49/50M,N,Q	3	0	1	√	√	√
49/35	Cross House, Old Great North Road, Brotherton	8/49/52D + F	2	1	0	√	√	√
49/36	Land off Old Great North Road, Brotherton	8/49/120 + 120B + 120C	5	0	4	√	√	√
49/37	Land at The Mount, High Street, Brotherton	8/49/118D/PA	1	0	1	√	√	√
49/42	Glenkingie House, Low Street, Brotherton	8/49/16L/PA	4	0	4	√	√	√
49/46	Adjacent to 3 Vicars Croft, Brotherton	8/49/139C/PA	1	1	0	√	√	√
49/51	Lyndale Caravan Park, School Croft, Brotherton	8/49/43D/PA	12	0	12	√	√	√
49/52	18 Hall Court, Brotherton	8/49/146/PA	1	0	1	√	√	√
21/21	Garden of Poplar House, Main Road, Burn	8/21/114G/PA	6	0	6	√	√	√
21/23	Adjacent to Beech Tree House, Main Road, Burn	8/21/1H/PA	3	0	3	√	√	√
21/28	The Whitings, Doncaster Road, Burn	8/21/7B/PA & 8/21/7C/PA	2	1	0	√	√	√
21/29	Rosedene, West La, Burn	8/21/131/PA	1	1	0	√	√	√
21/27	Land to rear of Lynwood, West Lane, Burn	8/21/128D/PA	1	0	1	√	√	√
50/8	Land adjacent to 6 Byram Park Avenue, Byram	8/50/8J/PA	2	0	2	√	√	√
50/20	Land to the rear of 9 Dish Hill, Old Great North Road, Byram	8/50/166C + D	2	1	0	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
50/24	52 Sutton lane, Byram	8/50/107B/PA	1	0	1	√	√	√
23/21	Pear Tree House, Brigg Lane, Camblesforth	8/23/121R/PA 8/23/121Q/PA 8/23/102A/PA 8/23/121P/PA	4	0	3	√	√	√
23/23	Common House, Clay Lane, Camblesforth	8/23/123F/PA	1	1	0	√	√	√
23/30	Land to N of Selby View, Selby Rd, Camblesforth	8/23/156C/PA	1	0	1	√	√	√
23/31	Adjacent to Southview, Mill Lane, Camblesforth	8/23/162A/PA	3	0	2	√	√	√
23/33	Site of warehouse (to be demolished) Rear of Methodist Church, Brigg Lane, Camblesforth	8/23/157E/PA	17	4	2	√	√	√
23/40	Rear of Meadow Croft Farm, Mill Lane, Camblesforth	8/23/7E/PA	4	0	4	√	√	√
23/41	62 Brigg Lane, Camblesforth	8/23/202B+C +8/23/246	14	10	0	√	√	√
23/45	Apple Blossom Fm, Chester Court Rd, Camblesforth	8/23/215D/PA	1	0	1	√	√	√
23/46	Land at 69 Brigg Lane, Camblesforth	8/23/221C/PA	1	1	0	√	√	√
23/47	Hawthorn House, 50 Brigg Lane, Camblesforth	8/23/69B/PA	1	0	1	√	√	√
23/50	10 Brigg Lane, Camblesforth	8/23/82G + J	4	0	3	√	√	√
29/34	The Conifers, Low Street, Carlton	8/29/123H/PA	5	0	5	√	√	√
29/75	Manor Cottage, Low Street, Carlton	8/29/294A/PA	1	0	1	√	√	√
29/76	Former Chapel, adjacent to East View, Low Street, Carlton	8/29/297A/PA	1	0	1	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
29/77	Rear of St Mary's Church, Station Road, Carlton	8/29/212A/PA	1	0	1	√	√	√
35/59	Land adj to Maypole Gardens, Cawood	8/35/200E/PA	1	0	1	√	√	√
35/75	Wormwood Hills Farm, Old Boys School Lane	8/35/319A, B & F	4	1	0	√	√	√
35/85	Land at 27 Wistowgate, Cawood	8/35/168H/PA 8/35/168G/PA	2	0	1	√	√	√
62/13	Land at Vulcan Works, Sandwath Lane, Church Fenton	8/62/63P + T + U	84	1	1	√	√	√
62/29	West of Willow Garth, Station Road, Church Fenton	8/62/106C/PA	2	0	1	√	√	√
62/51	Biggin Lane Garage, Nanny Lane, Church Fenton	8/62/3K/PA	7	0	7	√	√	√
62/53	North View, Main Street, Church Fenton	8/62/212B/PA	1	0	1	√	√	√
62/55	Shepherds Barn, Church Street, Church Fenton	8/62/110B/PA	1	1	0	√	√	√
62/57	Lavorick, Church Street, Church Fenton	8/62/223/PA	2	0	1	√	√	√
62/59	Junction Hotel, Station Road, Church Fenton	8/62/66C/PA	6	0	6	√	√	√
17/1	West Side of Main Road, South Duffield	8/17/80A/PA 8/17/80B/PA	6	0	4	√	√	√
17/26D	Glen Cairn, York Road, Cliffe	8/17/135G/PA	1	0	1	√	√	√
17/52	The Cottage, York Rd, Cliffe	8/17/199E/PA	2	0	2	√	√	√
17/67	Cliffe Service Station, York Road, Cliffe	8/17/66H/PA	6	0	6	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
17/75	Land to the North and South of "Ashville", York Road, Cliffe	8/17/254D/PA 8/17/254E/PA	2	0	2	√	√	√
17/79	Dyon Farm, Dyon Lane, South Duffield	8/17/62C/PA	1	0	1	√	√	√
17/82	Beech Tree Farm, York Road, Cliffe	8/17/265D/PA	1	0	1	√	√	√
17/89	Land to the rear of Fairfield, York Road, Cliffe	8/17/85F/PA	14	4	1	√	√	√
17/91	Willow Tree Farm, Lund Lane, Lund	8/17/282/PA	1	1	0	√	√	√
17/108	Tudor House, York Road, Cliffe	8/17/135M/PA 8/17/135J/PA 8/17/135H/PA	3	1	2	√	√	√
17/109	Land adjoining Westfield, York Road, Cliffe	8/17/313/PA	1	0	1	√	√	√
17/110	Viola Gardens, York Road, Cliffe	8/17/314C/PA	2	0	2	√	√	√
17/112	Beechdale, York Road, Cliffe	8/17/320/PA	2	0	1	√	√	√
77/8	Land adjacent to Home Farm, Main Street, Colton	8/77/1AA/PA +40A/PA	2	0	1	√	√	√
77/9	Lodge Farmhouse, Main Street, Colton	8/77/17C/PA	1	0	1	√	√	√
77/10	Land adjacent to "The Cottage", Main Street, Colton	8/77/43/PA & 8/77/43E/PA	2	0	2	√	√	√
40/6	Land at 3/4 Manor Fm Cottages, Cobcroft La, Cridling Stubbs	8/40/23J/PA	1	0	1	√	√	√
40/10	Land surrounding Manor Farm Bungalow, Wrights Lane, Cridling Stubbs	8/40/61B & 61F & 61G	2	1	1	√	√	√
40/12	Fern Cottage, Wrights Lane, Cridling Stubbs	8/40/51D/PA & 8/40/51E/PA	1	0	1	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
25/7	1 Station Road, Drax	8/25/40C 8/25/40J	2	1	0	√	√	√
25/39	Rear of 125 Main Road, Drax	8/25/106B/PA	2	0	1	√	√	√
25/41	The Old Chapel, Main Road, Drax	8/25/114D/PA	1	0	1	√	√	√
25/42	Lea House, 123 Main Road, Drax	8/25/67C/PA	1	0	1	√	√	√
37/62	1 Weeland Rd, Eggborough	8/37/42F/PA	2	0	2	√	√	√
37/65	May Villa, Selby Road, Eggborough	8/37/27B/PA	3	0	3	√	√	√
37/69	Hut Green Farmhouse, Selby Road, Eggborough	8/37/164A/PA	2	0	2	√	√	√
10/41	Approach Farm, Riccall Road, Escrick	8/10/31E/PA	1	0	1	√	√	√
48/28C	Meridies, Rawfield Lane, Fairburn	8/48/181C/PA	1	1	0	√	√	√
48/33	Land at Lunnsfield Lane, Fairburn	8/48/101A + E	2	0	1	√	√	√
48/35B	Kepplegate, Silver Street, Fairburn	8/48/102G/PA	2	0	1	√	√	√
48/52	Tythe House, Rawfield Lane, Fairburn	8/48/178A/PA	1	0	1	√	√	√
48/54	Hope Cottage, Gauk Street, Fairburn	8/48/107A/PA	1	0	1	√	√	√
48/56	Woodcote, Rawfield Lane, Fairburn	8/48/29A/PA	1	0	1	√	√	√
32/8	Fold Yard, Poplar Farm, Gateforth	8/32/38E/PA 8/32/38M/PA	3	0	1	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
32/12	Land adjoining Paddock End, Hillam Rd, Gateforth	8/32/53E/PA	1	0	1	√	√	√
32/28	West End Fm, Hillam Rd, Gateforth	8/32/22D/PA	5	0	5	√	√	√
33/53	1 Anson Croft, Hambleton	8/33/177C/PA	1	0	1	√	√	√
33/54	West of Station Road, Hambleton	8/33/6D/PA 8/33/6F/PA 8/33/6G/PA 8/33/6H/PA	90	15	13	√	√	√
33/58	Adj to The Hawthorns, 22 Gateforth Lane, Hambleton	8/33/296B/PA	1	0	1	√	√	√
33/59	Hambleton House, 10 St Mary's Approach, Hambleton	8/33/36C/PA	1	0	1	√	√	√
33/62	Mill House, 26 Gateforth Lane, Hambleton	8/33/304B/PA	2	0	2	√	√	√
33/63	Gibson Close, Hambleton	8/33/306/PA	1	0	1	√	√	√
43/24	Land at Ivy Cottage, Main Street, Heck	8/43/61A/PA 8/43/61E/PA	2	0	1	√	√	√
18/13B	The Villa, Main Street, Hemingbrough	8/18/10Q/PA	1	1	0	√	√	√
18/43B	Rose Cottage, Mill Lane, Hemingbrough	8/18/343D/PA	2	0	2	√	√	√
18/67A	Hemingbrough Hall, School Road, Hemingbrough	8/18/58M/PA	1	1	0	√	√	√
18/96	Land to rear of the Cottages, Water Lane, Hemingbrough	8/18/341A/PA	2	0	2	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
18/98	Hoton House, Main Street, Hemingbrough	8/18/128P/PA 8/18/128K/PA	2	0	2	√	√	√
18/111	Garden of Rowan Trees House, Hull Road, Hemingbrough	8/18/65C/PA	1	0	1	√	√	√
18/112	Yew Trees, Hull Rd, Hemingbrough	8/18/361/PA	1	1	0	√	√	√
18/116	Cole PK Cottage, Main Street, Hemingbrough	8/18/207G/PA	1	1	0	√	√	√
18/117	Tythe Farm, Main Street, Hemingbrough	8/18/224D/PA	1	0	1	√	√	√
18/119	Land to North of The Old Hall, Main St, Hemingbrough	8/18/151E/PA	1	0	1	√	√	√
38/6	Blacksmiths Yard, Main Street, Hensall	8/38/48D,G,J	4	0	2	√	√	√
38/44	Land off Bird Lane, North of Anchor Inn, Main Street, Hensall	8/38/20D + H	2	0	1	√	√	√
38/52	Land at Primrose Cottage, Main Street, Hensall	8/38/47B/PA	1	0	1	√	√	√
38/56	Clovelly, Station Road, Hensall	8/38/213/PA	1	0	1	√	√	√
55/45	Bower House Fm, Pighill Nook Rd, Hillam	8/55/152 + 8/55/152H/PA	2	0	1	√	√	√
55/56	Land to rear of 2 Ashfield Villas, Hillam	8/55/186C/PA	1	0	1	√	√	√
55/66	1 Ashfield Villas, Hillam Lane, Hillam	8/55/220A/PA	1	0	1	√	√	√
28/23	Land adjacent to Sunnyside Cottage,	8/28/90B/PA	1	0	1	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
	Main St, Hirst Courtney							
28/27	Snaith Salad Growers, West Bank, Carlton	8/28/59E/PA	1	0	1	√	√	√
28/28	The Bungalow, Back La, Hirst Courtney	8/28/100/PA	2	0	2	√	√	√
59/6	Hillcrest Café, Great North Road, South Milford	8/59/15E/PA	1	0	1	√	√	√
14/32	The Homestead, Main Street, Kelfield	8/14/99C/PA	1	0	1	√	√	√
14/35	Methodist Chapel, Main Street, Kelfield	8/14/102A/PA	1	0	1	√	√	√
14/40	4 The Crescent, Kelfield	8/14/105/PA	2	0	2	√	√	√
14/42	Orchard House, Moor End, Kelfield	8/14/33D/PA	1	0	1	√	√	√
53/18	The Old Vicarage, Main Street, Kellington	8/53/72D,E,G,H	8	0	6	√	√	√
53/26	Land adjacent to Kellington Fisheries, Main Street, Kellington	8/53/128F + G	1	1	0	√	√	√
53/39	Teasel Hall, Weeland Road, Kellington	8/53/216A/PA	2	0	2	√	√	√
45/4B	Low Farm, Main Street, Kirk Smeaton	8/45/27D/PA	1	0	1	√	√	√
45/20	Land at Grange Farm, Pinfold Lane, Kirk Smeaton	8/45/85J,S,F	3	2	0	√	√	√
45/32	Land adjacent to the Shoulder of Mutton Inn,	8/45/15E/PA	2	0	2	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
	Main Street, Kirk Smeaton							
45/37	Marazion, Water Lane, Kirk Smeaton	8/45/65E/PA	1	0	1	√	√	√
46/13	Land adjacent to College Farm, Little Smeaton	8/46/75A/PA + 75B	5	3	1	√	√	√
46/16	Land at Manor Farm, Main Street, Little Smeaton	8/46/82E + G	3	2	0	√	√	√
46/22	Lambourne, Main Street, Little Smeaton	8/46/94B/PA + 94C	2	0	2	√	√	√
46/23	Adjacent to "Went View", Stan Valley, Little Smeaton	8/46/24B/PA	1	0	1	√	√	√
56/7B	Deer Park Grange, Common Lane, Monk Fryston	8/56/29BF/PA	1	0	1	√	√	√
56/47	Cliffe Lodge, 124 Main Street, Monk Fryston	8/56/118B + D	17	0	1	√	√	√
56/55	"Hazeldene", 100 Main Street, Monk Fryston	8/56/72E/PA	1	1	0	√	√	√
56/58	Fryston Grange, Monk Fryston La, Monk Fryston	8/56/216/PA	2	0	2	√	√	√
26/1A	Briers Lane, Newland	8/26/2C,2D,2E 8/26/58B/PA	4	0	1	√	√	√
26/1B	South of The Gables, Brier Lane, Newland	8/26/2H/PA	3	0	3	√	√	√
26/14B	Corner Farm, Riverside	8/26/35B/PA 8/26/35C/PA	4	3	0	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
26/22	West of The Homestead, Newland	8/26/64A/PA	1	0	1	√	√	√
13/59	4 The Paddocks, York Road, North Duffield	8/13/27T/PA	8	1	0	√	√	√
13/62	West End Bungalow, Green Lane, North Duffield	8/13/68B/PA	3	2	0	√	√	√
15/12	Land west of 1 Chapel Lane, Riccall	8/15/57C/PA	2	0	2	√	√	√
15/36	Drover House, 88 Main St, Riccall	8/15/194C/PA 8/15/194D/PA	2	0	2	√	√	√
15/51	Old Riccall Mill Restaurant, Landing Lane, Riccall	8/15/132N/PA	1	0	1	√	√	√
15/85	Adjacent to 1 Carr Lane, Back Lane, Riccall	8/15/350B/PA	1	0	1	√	√	√
15/88	Tower View, 18 Main Street, Riccall	8/15/368/PA	1	1	0	√	√	√
15/89	South Vale, 26 Main Street, Riccall	8/15/371A/PA	1	1	0	√	√	√
15/91	55-57 Main Street, Riccall	8/15/139H/PA	1	0	1	√	√	√
15/93	2 York Road, Riccall	8/15/384A/PA 8/15/384E/PA	2	1	1	√	√	√
65/18	The Sycamores, Moor Lane, Ryther	8/65/82A + B	3	0	1	√	√	√
67/21	Lead Mill, Farm, Wakefield Rd, Saxton	8/67/10E & 10L	5	0	1	√	√	√
67/32	New Bungalow, Cotchers Lane, Saxton	8/67/54B/PA	3	2	1	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
67/36	Fircroft, Headwell Lane, Saxton	8/67/5G/PA & 8/67/5H/PA	1	0	1	√	√	√
67/38	Highfield Nursing Home, Scarthingwell Park, Barkston Ash	8/67/1AA/PA	15	0	15	√	√	√
19/69	Norfolk House, 34 Leeds Road, Selby	8/19/838E/PA	2	0	2	√	√	√
19/99	3 New Street, Selby	8/19/669D/PA	1	0	1	√	√	√
19/102	12 & 14 Brook Street, Selby	8/19/1010/PA 8/19/1010A,D,E,H	11	0	2	√	√	√
19/103	Land at Holmes Lane/ Coupland Road, Selby	8/19/1573/PA	304	0	304	√	√	√
19/105	Adjacent to 84 Leeds Road, Selby	8/19/868G/PA 8/19/868M/PA	2	2	0	√	√	√
19/115	36 Ousegate, Selby	8/19/1020A/PA 8/19/1020C/PA 8/19/1020J/PA	13	0	7	√	√	√
19/165	Land between 45 Wistow Rd, & Fairview, Wistow Rd, Selby	8/19/1336A/PA	2	0	1	√	√	√
19/183	Double Triangle Snooker Club, New Church Tce, Selby	8/19/421J/PA	7	7	0	√	√	√
19/184	Toll Bridge Filling Station, Ousegate, Selby	8/19/173F/PA	10	10	0	√	√	√
19/187	Rear of Chadcotes, Leeds Road, Selby	8/19/1238E/PA & 8/19/1238H/PA	5	1	2	√	√	√
19/203	3 Lakes, Bawtry Road, Selby	8/19/212J/PA 8/19/1525/PA	3	0	2	√	√	√
19/204	Adjacent to 7 Wistow Road, Selby	8/19/1169B/PA 8/19/1488A/PA 8/19/1169D/PA	30	0	1	√	√	√
19/207	Rear of 64-66 Ousegate, Selby	8/19/1516B/PA	5	0	5	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
19/209	61 Brook Street, Selby	8/19/1526/PA	1	1	0	√	√	√
19/213	Former RC School and Outbuildings (to be demolished) Gowthorpe/ Brook Street, Selby	8/19/1506/PA	24	10	0	√	√	√
19/215	61-63 Micklegate, Selby	8/19/534F/PA 8/19/534H/PA 8/19/534L/PA	5	0	2	√	√	√
19/226	16 Market Place, Selby	8/19/117G/PA	2	0	2	√	√	√
19/227	Westwood Residential Care Home, 21 Doncaster Road, Selby	8/19/525E/PA	14	0	14	√	√	√
19/228	36 Sandhill Lane, Selby	8/19/1580A/PA	1	0	1	√	√	√
19/229	Staynor Hall, Bawtry Road, Selby	8/19/1011C,D, F,G,K,J,M,S,X,Y	1200	46	454	√	√	√
19/229	Staynor Hall, Bawtry Road, Selby	As above – combined No's of plot under-delivery of potential maximum from previous 5 years		0	233	√	√	√
19/237	7 Green Lane, Selby	8/19/1585A/PA	2	0	2	√	√	√
19/245	Rear of Turners Square, Gowthorpe, Selby	(8/19/439E/PA) 8/19/439J/PA	3	0	3	√	√	√
19/248	50 West Park / "Everley", Leeds Road, Selby	8/19/1610E/PA	1	0	1	√	√	√
19/249	Bridges Wharf, Shipyard Road, Selby	8/19/435D/PA	14	0	14	√	√	√
19/255	Express Engineering, Shipyard Road, Selby	8/19/975D/PA	23	0	23	√	√	√
19/260	Land at Providence Mill, Holme Lane, Selby	8/19/1626/PA	123	16	0	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
19/271	24-28 Gowthorpe (former Whiskas), Selby	8/19/1188D/PA	9	0	9	√	√	√
19/272	Rear of Mount Pleasant Cottage, 1A Wistow Rd, Selby	8/19/1662/PA	1	0	1	√	√	√
19/277	Workshop rear of 26 Brook Street, Selby	8/19/317F/PA	1	0	1	√	√	√
19/278	17 Fairway, Selby	8/19/1675A/PA	4	0	4	√	√	√
19/279	Car Sales Yard, Station Road, Selby	8/19/394D/PA	13	0	13	√	√	√
19/285	Thorpe Hall Farm, Dam Lane, Thorpe Willoughby	8/19/1668/PA	7	0	7	√	√	√
19/286	Land adjacent to 19 White Street, Selby	8/19/1705A/PA	1	1	0	√	√	√
19/287	St Patrick's Church, Petre Avenue, Selby	8/19/1691/PA	5	0	5	√	√	√
19/288	6 White Street, Selby	8/19/1722/PA	2	2	0	√	√	√
19/295	Rear of 32 Millgate, Selby	8/19/1739/PA	2	0	2	√	√	√
19/296	The Rose & Crown P.H., 14 New Street, Selby	8/19/817D/PA	12	6	6	√	√	√
58/8B	56 Low Street, Sherburn	8/58/51E + 51J	14	0	14	√	√	√
58/79B	Land at 37 Low Street, Sherburn	8/58/496D + E	6	0	5	√	√	√
58/99	Land between Low Street and Moor Lane, Sherburn	8/58/675B + D + H + J + K	134	46	88	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
58/102	"Hillside", 23 Milford Road, South Milford	8/58/708B/PA	1	0	1	√	√	√
58/131	Low Road Garage, Off Low Street, Sherburn	8/58/361J/PA	7	0	7	√	√	√
58/134	85 Church Hill, Sherburn	8/58/813E/PA	5	0	5	√	√	√
58/139	37 Kirkgate, Sherburn	8/58/730C/PA	1	0	1	√	√	√
58/141	48 Low Garth Road, Sherburn	8/58/932/PA	1	0	1	√	√	√
57/6	Garden of Lumby Court, Lumby	8/57/466B + C	2	1	1	√	√	√
57/6A	Lumby Court, Butts Lane, Lumby	8/57/98H + J + Q	3	0	1	√	√	√
57/7	Lumby Hall, Lumby	8/57/135A + K + G + M	7	2	1	√	√	√
57/28	1 High Street, South Milford	8/57/117C + E	2	0	1	√	√	√
57/63	Land at Low Street, South Milford	8/57/267D/PA	40	0	40	√	√	√
57/89	Northfield Farm, Wells Lane, South Milford	8/57/424E/PA	1	0	1	√	√	√
57/103	Squires Coffee Bar, Newthorpe Lane, South Milford	8/57/92Q/PA	3	0	3	√	√	√
57/104	115 High Street, South Milford	8/57/206H/PA	3	0	3	√	√	√
57/105	39 Cawdel Way, S. Milford	8/57/413B/PA	1	0	1	√	√	√
57/106	Mulberry Farm, Butts Lane, Lumby	8/57/313J/PA	2	0	2	√	√	√
70/34	White Quarry Farm, Chantry Lane, Stutton	8/70/162D/PA	1	1	0	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
70/37	4 Woodlands Avenue, Tadcaster	8/70/189B/PA	1	1	0	√	√	√
70/38	Station House, Weedling Gate, Stutton	8/70/81B/PA	2	0	2	√	√	√
74/64	Mill Lane/Wighill Lane, Tadcaster	8/74/3P/PA	154	0	144	√	√	√
73/26B	High Moor Farm, Leeds Road, Tadcaster	8/73/203K/PA	1	1	0	√	√	√
73/31B	The Beeches Elderly Persons Home, Leeds Rd, Tadcaster	8/73/17M/PA	50	50	0	√	√	√
73/93	Land at Ivyholme, Inholmes Lane, Tadcaster	8/73/553B/PA	1	1	0	√	√	√
73/100	Tadcaster Town Centre Regeneration (Kirkgate) High Street/St Josephs Street/ Central Area Car Park	8/73/585/PA	8	2	5	√	√	√
73/113	44 Wetherby Road, Tadcaster	8/73/59D/PA	6	3	3	√	√	√
73/116	17 West Mount, West Tadcaster	8/73/600A/PA	1	0	1	√	√	√
27/6	Baillif Farm, Main Rd, Temple Hirst	8/27/20C/PA	1	0	1	√	√	√
12/34	Garden of Ings View Farm, Main Street, Thorganby	8/12/47B/PA	3	0	3	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
34/21	26-30 Field Lane, Thorpe Willoughby	8/34/62Q/PA	8	0	8	√	√	√
34/22	19 Fox Lane, Thorpe Willoughby	8/34/324/PA	1	1	0	√	√	√
34/23	Barff House Farm, Field Lane, Thorpe Willoughby	8/34/83A + 83D	9	1	0	√	√	√
34/24	70 Fox Lane, Thorpe Willoughby	8/34/297B/PA	1	0	1	√	√	√
47/3	Disused Chapel, Common Lane, Walden Stubbs	8/47/7G/PA	1	0	1	√	√	√
47/11	Wells Fm, Common La, Walden Stubbs	8/47/7D/PA	1	1	0	√	√	√
31/16	Rear of Airebank House, West Haddlesey	8/31/32C/PA 8/31/32B/PA 8/31/50/PA	4	1	0	√	√	√
31/19	Land off Birkin Road, West Haddlesey	8/31/40B/PA	1	1	0	√	√	√
31/26	The Gables, Field Road, West Haddlesey	8/31/53A/PA	6	0	6	√	√	√
42/31	Whitley Garage, Selby Road, Whitley	8/42/12L/PA	3	0	1	√	√	√
42/34	Lodge Farm Cottage, Selby Road, Whitley	8/42/47W/PA 8/42/47Q/PA	63	0	62	√	√	√
42/47	Land adjacent to either side of "Park Nook", Doncaster Road, Whitley	8/42/158B,C,D	4	0	2	√	√	√
42/55	The Greenlands, Doncaster Road, Whitley	8/42/176A/PA	17	0	17	√	√	√

Site Ref	Site Name	Application No (s)	Total site capacity	Plots started	Plots Remaining	Available	Suitable	Achievable
42/61	Carron Cottage, Silver St, Whitley	8/42/60E/PA	1	0	1	√	√	√
36/51	Rear of Hilltop Cottage, Cawood Road, Wistow	8/36/128C/PA	1	1	0	√	√	√
36/65	Plantation House, Cawood Road, Wistow	8/36/274B/PA	1	1	0	√	√	√
36/70	Marsden, Station Road, Wistow	8/36/286A/PA	2	1	0	√	√	√
36/74	Kirkham, Selby Road, Wistow	8/36/173C & D	9	3	1	√	√	√
36/75	Cherry Lea, Selby Road, Wistow	8/36/162B/PA	3	1	2	√	√	√
36/76	The Lodge, Selby Road, Wistow	8/36/196A/PA	1	0	1	√	√	√
36/79	Ashdale, Field Lane, Wistow	8/36/174C/PA	1	0	1	√	√	√
36/81	Chalwin, Garman Carr Lane, Wistow	8/36/23E/PA	1	0	1	√	√	√
41/7	Low Farm, Main Street, Womersley	8/41/54E/PA	7	3	4	√	√	√
41/20	Went Farm, Park Lane, Womersley	8/41/90/PA	3	0	1	√	√	√
41/26	The Bungalow, Park Lane, Womersley	8/41/118C/PA	1	0	1	√	√	√
41/27	Spring Lodge Barns, Northfield Lane, Cridling Stubbs	8/41/122A/PA	3	0	3	√	√	√
41/28	Womersley C of E Primary School, Cow Lane, Womersley	8/41/97E/PA	4	0	4	√	√	√
				335	1879			

Site Ref	Site Name	Plots Remaining	Achievable	Suitable	Available
PHS/19/006	Civic Centre, Portholme Road, Selby	63	√	√	√
PHS/15/001	Land off Station Road, Riccall	51	√	√	√
PHS/64/002	Land adj Ulleskelf Railway line, Church Fenton Lane, Ulleskelf	39	√	√	√
PHS/15/002	Land between A19 and York Road, Riccall	15	√	√	√
PHS/58/015	Land at Highfield Villas, Sherburn In Elmet	19	√	√	√
SHLAA total		187			
Overall total		2401			
Plots within sites accommodating 5 or more (all SHLAA sites accommodate 5 or more plots)		2076			
Plots within sites accommodating less than 5 plots		325			
The total of 2401 gives an approximate yearly supply of 480 dwellings per year over a 5-year period or a 5.45 year supply (440 dpa requirement).					

Selby District Local Development Framework Annual Monitoring Report

Appendix 4 - Market Towns, H6 and H7 settlements

Market Towns are;

Selby
Tadcaster
Sherburn in Elmet

H6 Settlements are:

Villages capable of accommodating additional growth

Appleton Roebuck	Church Fenton	Monk Fryston
Barlby	Cliffe	North Duffield
Barlby Bridge	Drax	Osgodby
Barlow	Eggborough	Riccall
Brayton	Fairburn	South Milford
Brotherton	Hambleton	Stutton
Byram	Hemingbrough	Thorpe Willoughby
Camblesforth	Hensall	Ulleskelf
Carlton	Hillam	Wistow
Cawood	Kellington	Whitley

H7 Settlements are:

Villages capable of accommodating only limited growth

Barkston Ash	Cridling Stubbs	Newland
Beal	Escrick	Newton Kyme
Biggin	Gateforth	Ryther
Bilborough	Great Heck	Saxton
Birkin	Healaugh	Skipwith
Bolton Percy	Hirst Courtney	South Duffield
Burn	Kelfield	Stillingfleet
Burton Salmon	Kellingley Colliery	Thorganby
Chapel Haddlesey	Kirk Smeaton	Towton
Church Fenton	Little Smeaton	West Haddlesey
Airbase	Lumby	Womersley
Colton		

Appendix 5 - Glossary

Use Classes (Planning Portal)

The following classes of use for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors.
- **A2 Financial and professional services** - Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not a night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.

- **B1 Business** - Offices, research and development, light industry appropriate in a residential area.
- **B2 General industrial**
- **B8 Storage or distribution** - This class includes open air storage.

- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided.
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwellinghouses** - Family houses, or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.

- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).

- **Sui Generis** - Theatres, houses in multiple paying occupations, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres. Casinos

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Previously Developed Land (often referred to as brownfield land)

As defined in PPS3;

'Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.'

The definition includes defence buildings, but excludes:

- Land that is or has been occupied by agricultural or forestry buildings.
- Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures.
- Land in built-up areas such as parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed.
- Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings).

Allocated Land/Allocations

Land that is allocated for specific uses (i.e. for residential or employment) in the Local Plan. The specific sites can be viewed in the Local Plan.

Development Limits

Development Limits have been defined around most of the settlements within the District (See Local Plan). The purpose of these Limits is to define the boundary between open countryside and the settlements themselves in a consistent manner throughout the plan.

Outside Development Limits

Development that is outside the limits identified in the Local Plan

PARISH	WARD	SUB AREA
Brayton (split C/S)	Brayton	Central
Burn	Hambleton	Central
Chapel Haddlesey	Eggborough	Central
Gateforth	Hambleton	Central
Hambleton	Hambleton	Central
Thorpe Willoughby	Hambleton	Central
West Haddlesey	Eggborough	Central
Barlby with Osgodby (split E/S)	Barlby	East
Cliffe	Hemingbrough	East
Hemingbrough	Hambleton	East
Cawood	Cawood with Wistow	North East
Escrick	Riccall with Escrick	North East
Kelfield	Riccall with Escrick	North East
North Duffield	North Duffield	North East
Riccall	Riccall with Escrick	North East
Skipwith	North Duffield	North East
Stillingfleet	Riccall with Escrick	North East
Thorganby	North Duffield	North East
Wistow	Cawood with Wistow	North East
Acaster Selby	Appleton Roebuck	Northern
Appleton Roebuck	Appleton Roebuck	Northern
Bilbrough	Appleton Roebuck	Northern
Bolton Percy	Appleton Roebuck	Northern
Catterton	Appleton Roebuck	Northern
Colton	Appleton Roebuck	Northern
Grimston	Saxton and Ulleskelf	Northern
Healaugh	Appleton Roebuck	Northern
Kirkby Wharfe with North Milford	Saxton and Ulleskelf	Northern
Lead	Saxton and Ulleskelf	Northern
Newton Kyme cum Toulston	Tadcaster West	Northern
Oxton	Tadcaster East	Northern
Ryther cum Ossendyke	Cawood with Wistow	Northern
Saxton with Scarthingwell	Saxton and Ulleskelf	Northern
Steeton	Appleton Roebuck	Northern
Stutton with Hazlewood	Tadcaster West	Northern
Towton	Saxton and Ulleskelf	Northern
Ulleskelf	Saxton and Ulleskelf	Northern

PARISH	WARD	SUB AREA
Barlow	Brayton	South East
Camblesforth	Camblesforth	South East
Carlton	Camblesforth	South East
Drax	Camblesforth	South East
Hirst Courtney	Eggborough	South East
Long Drax	Camblesforth	South East
Newland	Camblesforth	South East
Temple Hirst	Eggborough	South East
Balne	Whitley	Southern
Beal	Whitley	Southern
Birkin	Fairburn with Brotherton	Southern
Cridling Stubbs	Whitley	Southern
Eggborough	Eggborough	Southern
Heck	Whitley	Southern
Hensall	Whitley	Southern
Kellington	Eggborough	Southern
Kirk Smeaton	Whitley	Southern
Little Smeaton	Whitley	Southern
Stapleton	Whitley	Southern
Walden Stubbs	Whitley	Southern
Whitley	Whitley	Southern
Womersley	Whitley	Southern
Tadcaster	Tadcaster (all wards - E/W)	Tadcaster
Barkston Ash	Saxton and Ulleskelf	Western
Biggin	Cawood with Wistow	Western
Brotherton	Fairburn with Brotherton	Western
Burton Salmon	Fairburn with Brotherton	Western
Byram cum Sutton	Fairburn with Brotherton	Western
Church Fenton	Cawood with Wistow	Western
Fairburn	Fairburn with Brotherton	Western
Hillam	Monk Fryston and South Milford	Western
Huddleston with Newthorpe	Monk Fryston and South Milford	Western
Little Fenton	Cawood with Wistow	Western
Monk Fryston	Monk Fryston and South Milford	Western
South Milford	Monk Fryston and South Milford	Western
Barlby with Osgodby (split E/S)	Barlby	Selby
Brayton (split C/S)	Brayton	Selby
Selby	Selby (all wards - N/S/W)	Selby
Sherburn in Elmet	Sherburn in Elmet	Sherburn in Elmet

Appendix 7 - Discontinued Indicators AMR 09/10.

LO6 - Floorspace in the three town centres by unit use type (sqm)

This indicator duplicates the information provided in LO5 and does not add value.

08/10 LO26- Number and percentage of Village Design Statements referred to in decision making

Unable to obtain sufficient data for this indicator for 09/10.

08/09 LO27- Top ten policies used in planning decisions

This indicator has not been previously monitored and will be removed from the AMR.

08/09 LO28- Response rate for electronic consultation in Development Policy and Development Management

This indicator has not been previously monitored and will be removed from the AMR.