

**Selby District Council**

**5 Year Housing Land Supply Report 2021-2026**

**Position at 31<sup>st</sup> March 2021**





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For appendices please visit: <http://www.selby.gov.uk/five-year-housing-land-supply-report>

# 1 Introduction

1.1 The purpose of this report is to:

- set out an updated methodology used in assessing the 5-year housing land supply (5YHLS); and
- provide an updated 5YHLS calculation based upon the 2021 Strategic Housing Land Availability Assessment (SHLAA) methodology which uses recent completions, forecast delivery figures, input from experts in the house building industry; and
- provide a clear position on 5YHLS which supersedes the Council's last public statement on housing land supply, which was published in September 2020 and used a base date of the 31<sup>st</sup> March 2020.

1.2 The Council has produced a five-year housing land supply report annually since 2010. This statement uses a base date of the 31<sup>st</sup> March 2021 and the 5-year supply period within it will run to 31<sup>st</sup> March 2026.

## 2 Background

2.1 This section of the report briefly details the national policy context to housing land supply and the history of 5-year housing land supply as they relate to Selby District.

### National Policy & Guidance

2.2 Paragraphs 67 and 73 of the February 2019 National Planning Policy Framework (NPPF) requires local planning authorities to:

- identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirements set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old; and
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

2.3 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

2.4 Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable

where there is clear evidence that housing completions will begin on site within five years

- 2.5 To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
- 2.6 Paragraph 11 of the NPPF states that relevant policies for the supply of housing should not be considered up-to-date where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, with the appropriate buffer (as set out in paragraph 73) or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.
- 2.7 Paragraph 73 requires that the supply of specific deliverable sites should in addition include a buffer of:
  - a) 5% to ensure choice and competition in the market for land; or
  - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
  - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 2.8 The NPPF requires that local planning authorities also monitor progress in building out sites which have planning permission, through a Housing Delivery Test. Paragraph 75 states that where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.
- 2.9 Footnote 37 of the NPPF states that "*Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.*" As the Selby District Local Plan Core Strategy (2013) is over five years old and a review has yet to be undertaken we will use the standard method as set out in the national planning guidance to calculate our five year housing supply.
- 2.10 The National Planning Practice Guidance (PPG) states that: "*Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years. However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. Local planning authorities will need to provide robust, up to*

*date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out”.*

- 2.11 The national guidance is quite clear then that as part of this annual update of its housing supply position, Selby District Council should consider the deliverability of sites in the five year supply very carefully, so that the assessment can be considered robust.

## **5YHLS Statements and Previous Appeal Decisions**

### **2018 Appeal Decisions**

- 2.12 The Council’s supply position at the 30<sup>th</sup> September 2017 was endorsed by a number of appeals this year at Ulleskelf, Church Fenton, North Duffield, and Thorpe Willoughby<sup>1</sup>. The following elements of the previous five year supply methodology were also confirmed by these appeal decisions:

- The use of an evidenced based discount rate to take account of the possible non-implementation of permissions;
- The use of a 5% buffer (as opposed to a 20% buffer for those authorities that have had a record of persistent under-delivery); and
- The inclusion of windfall sites in the 5YHLS.

### **5YHLS Update Statement – September 2020**

- 2.13 This report had a base date of 31st March 2020 and calculated that the District had a 7.7 year supply of deliverable housing land and therefore the relevant policies relating to the supply of housing could be considered up to date. No appeal challenges were made to this supply position.

## **Strategic Housing Land Availability Assessment (SHLAA) –September 2021**

- 2.14 The Council’s ninth SHLAA contains a methodology for assessing the delivery of sites over time, as well as an assessment of sites contained within the 5YHLS. The assessment and methodology were produced with the help of a working group composed of landowners, professionals from the development industry and key stakeholders such as infrastructure providers and neighbouring authorities.
- 2.15 The working group helped inform the following key aspects of the SHLAA methodology, following a review of empirical evidence.
- Varied net developable area ratios – the larger the site, the lower the ratio.

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<sup>1</sup> Appeal decision refs. APP/N/2739/W/17/3175463, APP/N/2739/W/17/3183958, APP/N/2739/W/17/3173018 & APP/N/2739/W/17/3181460

- Varied lead-in times – the less advanced the site is in the planning process, the longer the lead in time.
- Varied build rates – the larger the site, the greater the build rate and number of builders.
- Varied density rates – higher in urban locations and lower in rural locations.

2.16 The application of the SHLAA methodology for the delivery of sites in the 5YHLS can be seen in the supply spread sheet in appendix 1. For more information on the 2021 SHLAA, please see: <http://www.selby.gov.uk/strategic-housing-land-availability-assessment-shlaa>. The 2021 SHLAA has been used to project the supply in this 5YHLS Statement.

### **Determining Deliverability**

2.17 A key priority for the five year housing land supply report is to determine the deliverability of sites in the supply. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

2.18 In order to determine deliverability, site promoters were sent emails which asked them about their timescales for development, whether they had any viability/ delivery issues and when they expected these issues to be overcome. A reminder to site promoters was sent to those with sites where there is a greater burden of proof on deliverability needed as per NPPF paragraph 67 and 73. A summarised list of all the actions the Council took to determine deliverability is shown in table 1 overleaf.

**Table 1: Deliverability Assessment Actions**

<b>Action</b>	<b>Purpose</b>	<b>Inclusive Dates</b>
SHLAA working group methodology consultation	To discuss, with housing industry professionals, how to realistically project housing completions, using a range of criteria.	30/04/2021 - 14/05/2021
SHLAA site assessment consultation	To gain information from site promoters on their sites deliverability and viability.	11/06/2021 to 25/06/2021

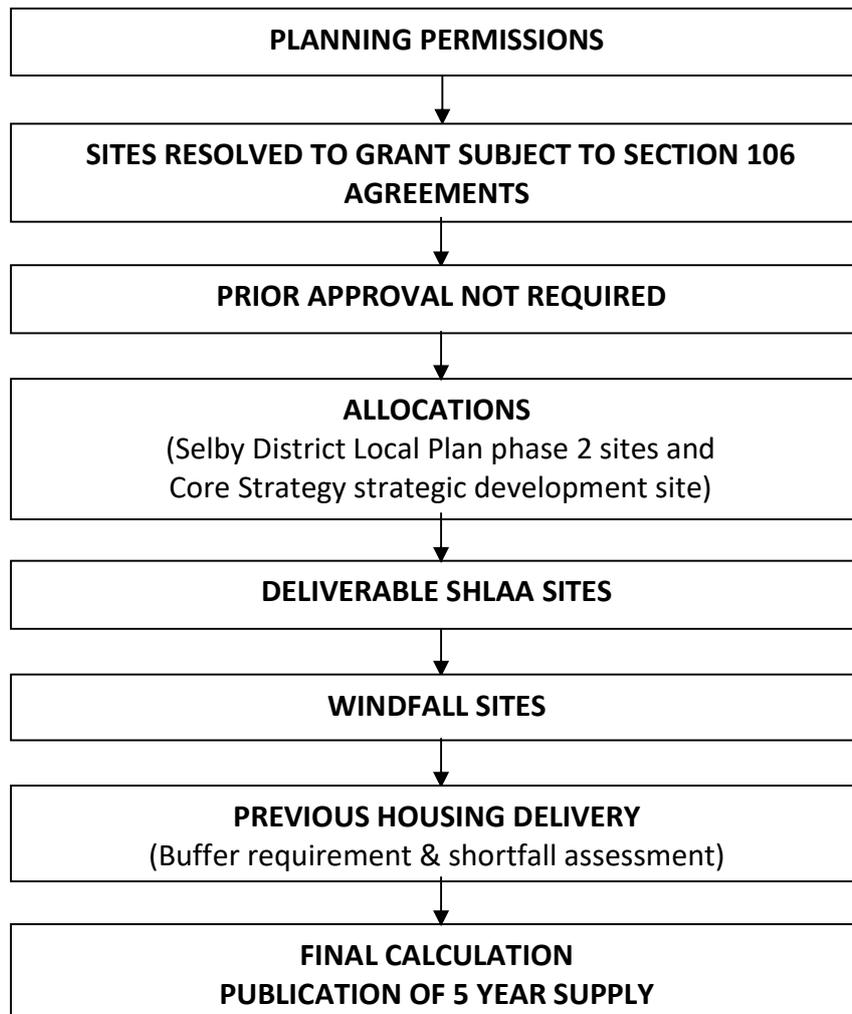
SHLAA site assessment deliverability check phone call and email	A reminder email was sent to Agents/ developers on sites with large outline permissions where there is a greater burden of proof on deliverability needed as per NPPF paragraphs 67 and 73.	25/06/2021 to 31/08/2021
Document published	Site promoters informed that the document with the final site and deliverability assessments was published.	09/2021

2.19 The deliverability position on many sites has been updated as a result of the Council working proactively with developers to gain the most accurate information. Where certain sites had a lack of evidence on deliverability, the agents and developers of these sites were contacted again to obtain more evidence. Where uncertainties remained, these sites were then not included within the five year housing land supply.

### 3 Types of sites in the deliverable 5 year supply

3.1 Figure 1 identifies the process involved in undertaking the annual update and which sources of sites have been used. Further explanation of each stage is outlined in detail later in this section and in section 4.

**Figure 1: The 5-year housing land supply assessment process**



3.2 The Council carried out visits and surveys of sites with planning permission within the district at the beginning of April 2021. This was to ascertain the status of each site, in order to determine what is built and what remains outstanding. Regular information has also been received from the Council Tax department regarding which properties have been completed and the Council's Community Infrastructure Levy (CIL) officer checks throughout the year to see whether planning permissions have been implemented. All the planning permissions in the assessment are extant; any consents that have lapsed have been removed from the assessment.

3.3 Due to COVID-19, permissions that were due to expire between entering lockdown (23/03/2020) and 31<sup>st</sup> December 2020 have had their planning

permissions extended until the 31<sup>st</sup> March 2021 in line with guidance shown [here](#).

- 3.4 This list of permissions includes outline (in addition to full and reserved planning permissions) as the principle of development has been established, subject to reserved matters. In undertaking the site assessments, small sites and large sites with permission have been classified differently, this is due to the different way they have been assessed in the 2021 SHLAA, with small sites being assessed in less detail than the large sites.
- 3.5 All sites in the supply which have not yet started or have stalled have been assessed to determine their deliverability through the SHLAA. The viability of each site was discussed with the landowner or the agent to determine when they would expect to be on site. It was also identified (in the case of allocated sites) if there are plans to submit a planning application and what the timescale for submission would be. This information has been used to determine which of these sites are included within the 5-year housing land supply and which are pushed back into years 6-10, 11-15, or are classed as undeliverable.

#### **Planning permissions: small sites (less than 10 dwellings)**

- 3.6 As of the 31<sup>st</sup> March 2021, there were **485** dwellings with planning permission (gross) on sites with less than 10 units, the number that is projected to be delivered in the next 5 years is **432**.

#### **Planning permissions: large sites (10 dwellings or more)**

- 3.7 As of the 31<sup>st</sup> March 2021, there were **1,861** dwellings with planning permission (gross) on sites with 10 units or more. The number that is projected to be delivered in the next 5 years is **1,549**.

#### **Sites resolved to grant subject to section 106 agreements**

- 3.8 As of the 31<sup>st</sup> March 2021, there were **no** sites of this type.

#### **Prior approval not required**

- 3.9 As of the 31<sup>st</sup> March 2021, there were **no** sites of this type.

#### **Allocations: Selby District Local Plan (phase 2 sites)**

- 3.10 As of the 31<sup>st</sup> March 2021, phase 2 housing allocations from the Selby District Local Plan (which was adopted in 2005) had a combined capacity of **960** dwellings. The number that is assessed and projected to be delivered in the next 5 years is **205**. Assurances have been sought from landowners and site promoters on the delivery of these sites, as per table 1 above.

### **Allocations: Core Strategy (Olympia Park)**

3.11 This site is allocated as a strategic mixed use development site in the Core Strategy in policy SP7. This policy states that development within the defined area will be programmed to deliver 1,000 new homes; a large part of the allocated site to the west already had permission for 863 dwellings (2012/0541/EIA) but this lapsed December 2018. As a result of these factors, the number of dwellings that is projected to be delivered on the Olympia Park allocation in the next 5 years is **0**.

### **Deliverable SHLAA sites**

3.12 The NPPF states that for a site to be considered deliverable, it should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within 5 years. In this regard it can be acceptable to include sites without permission in the supply if there is clear evidence that a site is deliverable.

3.13 As of the 31<sup>st</sup> March 2021, there were **no** sites of this type.

### **Windfall Completions**

3.14 Section 4 of this report shows the projected number of windfall completions in the first 5 years is **357** dwellings.

## **4 Methodology for calculating the 5 year supply**

- 4.1 This section explains the different criteria and assumptions which are applied in the calculation of the 5 year supply. For each criteria, it is explained how its application is consistent with the most recent guidance, case law and empirical evidence.

### **Basic requirement/housing target**

- 4.2 The NPPF (2019) requires that local planning authorities identify a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirements set out in adopted strategic policies that are no more than five years old, or against their local housing need where the strategic policies are more than five years old, unless these strategic policies have been reviewed and found not to require updating.
- 4.3 The Selby District Core Strategy Local Plan was adopted in October 2013 and therefore over 5 years old, footnote 37 of the NPPF states that "Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance." As the Core Strategy Local Plan (2013) has yet to be reviewed the Council is using the standard method as set out in the national planning guidance to calculate our five year housing supply.
- 4.4 The housing target as set out by the standard methodology is to deliver a minimum of 319 homes per year across the District and this starting point gives a basic five year requirement for 1,595 homes across the District:  $319 \times 5 = 1595$ .

### **Planning permissions and the non-implementation discount**

- 4.5 A non-implementation discount is applied to small sites with planning permission and prior approvals not required which have yet to start on site. A discount has not been applied to large sites with planning permission, as these have already been subject to a high degree of deliverability assessment as described in paragraphs 2.3 to 2.5, above, to apply a further discount would be double counting.
- 4.6 In the projection of the supply, the discount is used to demonstrate the fact that a proportion of small sites may not start in the 5-year period and that their permissions will lapse. An analysis in table 2 of all small sites granted planning permission over the course of plan period so far, shows that the non-implementation rates for dwellings are 11% and for sites it is 12%.
- 4.7 The number of lapsed sites this year is lower than last year's 5YHLS report. This is because last year's sites visits were not able to be carried out because of covid, which meant that small sites that were not finished were presumed to

be lapsed. This year we went out on site visits to check this and found that several sites had started and therefore were not lapsed.

- 4.8 Because permissions are implemented on a site basis, the rate of non-implementation will be set to 12% in this report. However, this figure will only apply to small sites with planning permission which have not yet started on site, as explained above.

**Table 2: Permission lapse rates on sites less than 10 dwellings 01-04-2011 to 31-03-2021**

Lapsed?	Number of Sites	Number of Houses
No (implemented/in time)	585	1260
Yes	77	162
Total	662	1422
% Lapsed	12%	11%

### Windfall allowance

- 4.9 Paragraph 70 of the NPPF states that: *‘Where an allowance is to be made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area’.*
- 4.10 During the Hodgsons Gate appeal (APP/N2739/W/16/3144900) the appellant challenged the appropriateness of the Council including windfalls in the 5 year supply. The inspector stated in his decision notice for the appeal that; *‘the Core Strategy Inspector’s Report and the Core Strategy clearly set the District’s housing requirement at 450 dwellings per annum. Both clearly indicate, however, that windfall sites will be mostly additional to this figure rather than an integral part of the supply. Indeed, the Core Strategy is clear that ‘the Council has not made any allowance for future contribution from windfalls in calculating the number of dwellings to be provided through new allocations after taking account of existing commitments’ and, thus, that ‘windfalls are likely to add to the total delivery of homes, in excess of the planned-for target’.*
- 4.11 The inspector added that: *‘there is no policy preventing the Council from including windfalls in its five-year housing supply’.* However, the Inspector tempered this by also stating that: *‘it seems to me that the Council’s inclusion of a substantial number of windfall dwellings in the five-year supply, while not precluded by policy, must be treated with some caution’.* This underlines the need for the Council to be accurate, realistic, and cautious in its projection of potential windfall completions in the next 5 years.

4.12 More recent appeal decisions have supported the Council's approach to windfalls. The Inspector into the appeal at West Farm, Ulleskelf<sup>2</sup> for example stated that *"I have had regard to the Hodgson's Gate appeal decision, in which the Inspector voiced concern over the inclusion of windfalls, despite the fact that there is no policy basis to preclude them. However, I am satisfied that the Council has substantially reduced the figure, and so I include it in the supply"*. Furthermore, the Inspector who considered appeals at South Lane, Church Fenton<sup>3</sup> and Main Street, North Duffield<sup>4</sup> stated that *"I find that the number of windfall sites that have come forward merely indicates that the Council was unable to demonstrate a deliverable housing land supply until relatively recently rather than a contrived reliance on such sites"*.

4.13 The Council considers all sites not allocated for housing in the Local Plan to be windfall. Windfalls are expected to continue to be a reliable source of supply, but there are a number of factors which will occur over the next 5 years of the plan period which will influence the rate of their delivery.

- The natural churn of brownfield land which occurs within urban areas will continue, where businesses and non-housing uses relocate and free up land for housing. There may be a slight trend upwards as evolving national planning policy (such as the requirement for a brownfield register) continues to re-focus upon the effective regeneration of brownfield sites.
- The Council intends to allocate sites in its emerging Local Plan (which was subject to a public consultation on its Preferred Options in January to March of 2021) to meet its housing requirement, these allocated sites will enable the Council to resist inappropriate development on large unallocated greenfield sites. This will result in a lower number of windfall completions.
- Applications for housing will continue to be permitted in addition to sites allocated in the Local Plan, providing they are sustainable and following assessment against relevant policies in the Local Plan and other material considerations. This will continue to sustain and increase the number of windfall completions.
- The expansion of permitted development rights to enable farm buildings and offices to be converted to housing without planning permission will also boost windfall supply.
- Losses of dwellings inevitably occur year on year, this is due to a variety of reasons including, demolitions, mergers and change of use. This is a downward driver in the net number of windfalls that can come forward.

4.14 There are likely to be both upward and downward windfall trends and on balance the Council is continuing to support a modest windfall allowance in the

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<sup>2</sup> Ref. APP/N2739/W/17/3173108

<sup>3</sup> Ref. APP/N2739/W/17/3175463

<sup>4</sup> Ref. APP/N2739/W/17/3183958

5-year housing land supply. This is in line with policy SP4 of the Core Strategy (Management of Residential Development in Settlements).

4.15 Table 3 provides the historic data for gross completions on non-allocated sites (windfalls) in the district since 2005 (the start of the Selby District Local Plan Period). This shows that there has been a high level of completions on windfall sites, but in general less as a percentage in the Core Strategy plan period. Table 4 shows where in the settlement hierarchy these completions have been taking place in the Core Strategy plan period, it can be seen that the highest numbers have occurred in Designated Service Villages and in Secondary Villages.

**Table 3: Net completions on windfalls**

<b>Financial year</b>	<b>Net completions</b>	<b>Net windfall completions</b>	<b>% windfall completions</b>
2005-06	638	580	91
2006-07	874	687	79
2007-08	583	343	59
2008-09	226	163	72
2009-10	270	163	60
2010-11	366	211	58
2011-12	281	173	62
2012-13	179	46	26
2013-14	289	75	26
2014-15	436	147	34
2015-16	501	222	44
2016-17	568	161	28
2017-18	610	362	59
2018-19	623	367	59
2019/20	492	381	77
2020-21	525	454	85
<b>Total/Average 2005-2021</b>	<b>7,461</b>	<b>4,535</b>	<b>57</b>
<b>Average 2005-2021 (16 years)</b>	<b>466</b>	<b>283</b>	<b>57</b>
<b>Plan Period Total 2011-2021</b>	<b>4,504</b>	<b>2,382</b>	<b>50</b>
<b>Plan Period Average 2011-2021</b>	<b>450</b>	<b>217</b>	<b>50</b>
<b>Units built on garden land during plan period (2011-2021)</b>	94	94	-
<b>% built on garden land</b>	<b>2%</b>	<b>4%</b>	-

**Table 4: Net windfall completions across the settlement hierarchy 2011-21**

<b>Site Size Bracket</b>	<b>Selby</b>	<b>Sherburn</b>	<b>Tadcaster</b>	<b>DSV</b>	<b>SV</b>	<b>Countryside</b>	<b>Total</b>
1 to 5	46	19	19	278	200	21	583
6 to 10	46	6	9	107	46	6	220
11 to 20	62	0	0	61	31	0	154
21 to 50	0	0	0	309	0	0	309
51 to 100	0	60	0	270	0	0	330
101+	48	70	0	540	128	0	786
<b>Grand Total</b>	202	155	28	1565	405	27	2382

- 4.16 In order to forecast the windfall completions over the next 5 years, the average number of windfall houses completed per annum over the plan period (217) was taken as a starting point as this reflects recent trends in the local housing market. The expected completion figure over the next 5 years was reduced from this figure to 208, to take account of the number of dwellings completed on garden land (calculated to be 4%), which the NPPF states should not be accounted for.
- 4.17 The average of 208 completions was reduced further to better reflect the factors influencing the rate of delivery windfall described in paragraph 4.9 above. No trends are clear in the historical delivery of windfalls, however, it is considered that there will be an overall reduced rate of delivery on windfall sites, as large-scale unallocated sites outside of the development limits are resisted when a Local Plan with housing allocations is adopted.
- 4.18 Table 4 shows that windfall completions on sites of 51+ dwellings have mostly occurred in Designated Service Villages and Secondary Villages over the course of the plan period. It is not anticipated that, after the adoption of the Local Plan, such sites in these locations will continue to come forward over the remainder of the plan period. In total these sites have contributed 938 dwellings over the Core Strategy plan period so far, an average of 85 dwellings per year. Therefore 85 dwellings have been subtracted from the average of 208 to give a projected 123 dwellings per annum.
- 4.19 The projection for the predicted average rate of 123 completions per annum can be seen in table 5 below. This method prevents any double counting of windfall plots with existing permissions, as windfall plots are only projected as if they were first given planning permission in the year 2020-21. Lead-in times are also factored into the projection (as per the 2021 SHLAA) so no windfalls are provided in the first 2 years of the plan period. The total cumulative completions from windfalls over the first 5 years are **369**.

**Table 5: Windfall completion projection**

Financial year complete					
21/22	22/23	23/24	24/25	25/26	Total
0	0	123	123	123	<b>369</b>

**The Housing Delivery Test**

- 4.20 Paragraph 75 of the NPPF states that Local Authorities should monitor the progress in building out sites which have permission, to maintain the supply of housing. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirements over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.
- 4.21 The NPPF confirms that the Housing Delivery Test will apply from the day following the publication of the Housing Delivery Test results in November 2018. Notwithstanding the above, Table 6 demonstrates that over the last 6 financial years, the number of net completions have exceeded the Council's housing target.

**Table 6: Housing requirement & annual completions**

Year	Plan period	Net completions	Target	Cumulative Net Provision
05-06	Selby District Local Plan Period	638	620	+18
06-07		874	575 <sup>5</sup>	+299
07-08		583	440	+143
08-09		226	440	-214
09-10		270	440	-170
10-11		366	440	-74
Total net provision		<b>2,957</b>	<b>2,955</b>	<b>+2</b>
11-12	Core Strategy Plan Period	281	450	-167
12-13		179	450	-271
13-14		289	450	-161
14-15		436	450	-14
15-16		501	450	+51
16-17		568	450	+118
17-18		610	450	+160
18-19		623	450	+173
19-20		492	450	+42
20-21		525	450	+75
Total net provision		<b>4,504</b>	<b>4,500</b>	<b>+4</b>

<sup>5</sup> Total annual dwelling requirement up to 31st December 2006 is 620 and 440 from 1 January 2007, providing a requirement of 575 dwellings between 1st April 2006 and 31st March 2007.

## **Applying the Buffer**

- 4.22 The NPPF (paragraph 47) requires that local planning authorities should have a 5-year housing land supply with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been significant under delivery of housing over the previous 3 years, Local Planning Authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply. Furthermore, where a local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement they should apply a 10% buffer.
- 4.23 Table 6 illustrates the completions for the past sixteen years within the District. The average annual completion is 460 over the 16 years. The average number of completions over the Core Strategy plan period (from 2011 onwards) is 451. It can be seen that there was over-delivery in the years before the financial crash in 2008 and under-delivery after it, as a result of the slowdown in the housing market. For the past 6 financial years, the target of 450 dwellings per annum has been exceeded.
- 4.24 When considering which buffer to apply (5%, 10% or 20%), the last 5YHLS report, which had a 31<sup>st</sup> March 2020 base date, applied a 5% buffer as we had met the completions figures for 3 years as stated in the housing delivery test and was considered consistent by the NPPF.
- 4.25 In line with the guidance set out in paragraph 004 of the PPG '*Housing Supply and Delivery*', Selby District has demonstrated its supply through a Strategic Housing Land Availability Assessment (SHLAA). As per paragraph 73 of the NPPF, the Council intend to adopt a 5% buffer in this 5YHLS statement.

## **Dealing with the shortfall**

- 4.26 When using the standard methodology, no under supply or previous under delivery is taken into account. This is the approach taken in appeal decisions at Woburn Sands ([APP/Y0435/W/17/3169314](#)) where the Secretary of State has disregarded the identified backlog in assessing 5YS. In another appeal (at Woolpit - [APP/W3520/W/18/3194926](#)) the Inspector has similarly said (at paragraph 64): "No under supply/previous under delivery is taken into account when using the standard method. Therefore, no 'backlog' of unmet need should be taken into account when calculating the Council's housing land supply position."

## 5 Five year housing supply calculation

5.1 Tables 7 and 8 show how the sites described in section 3 of the report and the methodology for calculating the supply in section 4 of the report come together to produce a 5 year housing supply figure.

**Table 7: Summary of net completions contributing to the 5 year supply**

Summary of sites contributing to 5 year supply		Dwellings
A	Dwellings on sites with less than 10 units <ul style="list-style-type: none"> <li>• 12% non-implementation rate applied to sites not started (304 x 0.88): 267</li> <li>• Sites started: 133</li> </ul>	400
B	Dwellings on sites of 10 or more units	1549
C	Dwellings approved at committee subject to section 106 agreements	0
D	Sum of permissions (A+B+C)	1,949
E	Deliverable SHLAA sites	0
F	Selby District Local Plan allocated housing sites: 205 Core Strategy allocation: 0	205
G	Windfall	369
<b>Total plots considered to contribute to 5 year supply (D+E+F+G)</b>		<b>2,523</b>

**Table 8: Five year housing land supply calculations as at 31<sup>st</sup> March 2021**

A	Annual Housing target (Standard Methodology)	319
B	Five year target, no adjustment (A x 5)	1595
C	<b>5% buffer applied (B x 1.05)</b>	<b>1675</b>
D	Annual target for next five years (C ÷ 5)	335
E	<b>Current expected deliverable supply: (1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2026)</b>	<b>2,523</b>
F	Gap (C - E)	+848
G	<b>Council's housing land supply (E ÷ D)</b>	<b>7.5 years</b>

5.2 As at 31st March 2021, the district has a 7.5 year deliverable supply of housing. This means that, in line with paragraph 11 of the new NPPF, relevant policies that relate to the supply of housing continue to be considered up-to-date.

5.3 Appendices 1, 2 and 3 provide a database of sites with maps, which contribute towards the 5-year housing land supply.

## **6 Appendices**

**Appendix 1: Database of sites contributing to the 5 year supply**

**Appendix 2: Maps of sites contributing to the 5 year supply**

**Appendix 3: Summary of sites contributing to the 5 year supply.**

For all of the above please visit: <http://www.selby.gov.uk/five-year-housing-land-supply-report>