

*Selby District Council*

# **5 Year Housing Land Supply Report 2017-2022**

**Position at 30<sup>th</sup> September 2017**





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Appendix 1: Database of sites contributing to the 5YHLS

Appendix 2: Maps of sites contributing to the 5YHLS

Appendix 3: Viability testing of 12 residential development sites in Selby District

Appendix 4: 5 year supply summary sheet.

For all of the above 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);
- provide an updated 5YHLS calculation based upon the 2017 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 July 2017 and used a base date of the 31<sup>st</sup> of March 2017.

1.2 The Council has produced a five-year housing land supply report annually since 2010, with the last statement (for the 2016/17 financial year) being published in July 2017. This statement uses a base date of the 30th September 2017, the 5-year supply period within it will run to 30th September 2022.

## 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 Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to:

- identify and update annually a supply of specific deliverable<sup>1</sup> sites sufficient to provide five years' worth of housing against their housing requirements; and
- identify a supply of specific, developable<sup>2</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

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<sup>1</sup>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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

<sup>2</sup>To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

- 2.3 Paragraph 49 of the NPPF states that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 2.4 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”.*
- 2.5 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. The approach to assessing deliverability has been clarified by a recent high court judgement of St Modwen Developments Ltd. Vs Secretary of State for Communities and Local Government East Riding of Yorkshire Council Save Our Ferriby Action Group. Paragraph 35 of the judgement stated that: *Deliverability is not the same thing as delivery. The fact that a particular site is capable of being delivered within five years does not mean that it necessarily will be. It goes on to say: For various financial and commercial reasons, the landowner or housebuilder may choose to hold the site back. Local planning authorities do not control the housing market. NPPF policy recognizes that.*
- 2.6 Paragraph 38 of the judgement states that: *Sites may be included in the five-year supply if the likelihood of housing being delivered on them within the five-year period is no greater than a “realistic prospect” – the third element of the definition in footnote 11 (my emphasis). This does not mean that for a site properly to be regarded as “deliverable” it must necessarily be certain or probable that housing will in fact be delivered upon it, or delivered to the fullest extent possible, within five years.* Selby District Council considers that the sites included in the 5 year land supply have a realistic prospect of being delivered within 5 years.

#### 5YHLS Statement – Methodology Update – August 2016

- 2.7 This report had a base date of the 31<sup>st</sup> of March 2016 and detailed that the district had a 5.9 deliverable supply of housing land. This meant that, in line with paragraph 49 of the NPPF, relevant policies that relate to the supply of housing were considered to be up-to-date.

### Hodgsons Gate Appeal Decision – December 2016

- 2.8 The inspector's report for the appeal at Hodgson's Gate, Sherburn in Elmet on the 6th of December 2016 (APP/N2739/W/16/3144900), stated that the Council did not have a 5 year supply of deliverable housing land. Thereafter, paragraph 49 of NPPF applied when making decisions on applications for housing development in the district.

### Strategic Housing Land Availability Assessment (SHLAA) – July 2017

- 2.9 The Council's fifth 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. This approach responded to the Inspector's comments and findings on the Hodgsons Gate appeal.
- 2.10 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.
  - 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.
- 2.11 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 2017 SHLAA, please see: <http://www.selby.gov.uk/strategic-housing-land-availability-assessment-shlaa>.
- 2.12 The 2017 SHLAA was used to project the supply in the July 2017 statement and is be used to project the supply in the 30<sup>th</sup> September 2017 update statement as well. It is considered that the information mentioned in para 2.10 will not have changed significantly in such a small timeframe (6 months), so the 2017 SHLAA methodology can continue to be used to accurately project the delivery of sites in this report.

## 5YHLS Statement – July 2017

- 2.13 This report had a base date of the 31st of March 2017 and detailed that the district had a 5.4 deliverable supply of housing land. This meant that, in line with paragraph 49 of the NPPF, relevant policies that relate to the supply of housing were considered to be up-to-date.

### Determining Deliverability and Viability

- 2.14 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.
- 2.15 In order to determine deliverability, in the previous 5 year supply report which documented the position at the 31 of March 2017, site promoters were sent bespoke 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. If a response was not received the site promoters were then contacted by phone, asking them to respond to the original email. If a response had still not been received, then a final email was sent out stating that the Council would assume that site promoters agreed with its delivery trajectory for the site if we did not hear back from them. A summarised list of all the actions the Council took to determine deliverability is shown in table 1 below.

**Table 1: Deliverability Assessment Actions**

<b>Action</b>	<b>Purpose</b>	<b>Inclusive Dates</b>
SHLAA core working group methodology meeting	To discuss, with housing industry professionals, how to realistically project housing completions, using a range of criteria.	21/04/2017
SHLAA wider working group methodology consultation	To discuss, with housing industry professionals, how to realistically project housing completions, using a range of criteria.	24/04/2017 to 08/05/2017
SHLAA site assessment consultation	To gain information from site promoters on their sites deliverability and viability.	17/05/2017 to 26/05/2017

SHLAA site assessment reminder phone call and email	A reminder for site promoters to provide information on a sites deliverability and viability by the requested deadline.	24/05/2017
Final email sent	To inform site promoters that if they did not respond we would assume they agreed with our delivery timescales for their sites.	16/06/2017 to 23/06/2017
Document published	Site promoters informed that the document with the final site and deliverability assessments was published.	21/07/2017

2.16 In this 30<sup>th</sup> September update the deliverability position on many sites has been updated largely as a result of the Council working proactively with developers to accelerate deliverability on previously stalled sites and to resolve outstanding planning appeals including those on sites which are claimed to be undeliverable by appellants in the 5 year supply.

2.17 In addition to this, the Council has commissioned further work by an independent viability expert to better determine the viability of certain sites in the 5 year supply. Sites were chosen if the Council believed that they had stalled, or if there was insufficient information on viability. This builds on viability work that was done in May of 2017 for the last 5 year supply update, this work looked at 11 sites with planning permission and found that 2 were viable with 40% affordable housing, 3 were viable with reduced, 3 were viable with no affordable housing and 3 were unviable.

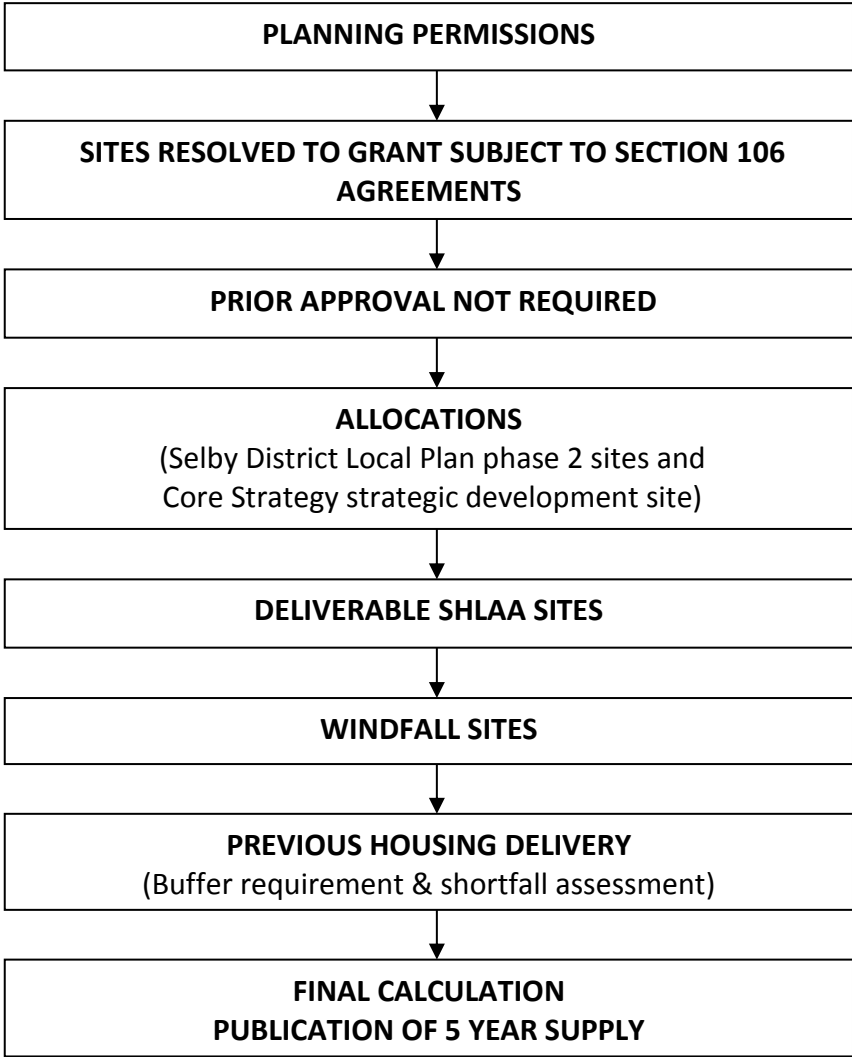
2.18 The most recent viability study took place in September and appraised 12 sites with planning permission and found that 7 were viable based on their current section 106 agreement and 5 were viable with a reduced amount of affordable housing, this study can be seen as appendix 3 to this report. The sites assessed to be viable only with a reduced amount of affordable provision were either allocated sites or outline permissions, and so have the opportunity to negotiate the affordable housing provision in a reserved matters application. Those sites assessed as unviable were classed as undeliverable within 5 years, the viability of these sites will continue to be monitored in the Councils 5 year supply updates.



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

3.1 Figure 1 below identifies the process involved in undertaking the annual update and which sources of sites are 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 in the first two weeks of October. This was to ascertain the status of each site to determine what is built and what remains outstanding for future development. All of the planning permissions in the assessment are extant; any that had lapsed on their permission expiry date and had not started on site have been removed from the assessment.

- 3.3 This list of permissions includes outline, as well as 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 2017 SHLAA, with small sites being assessed in less detail than the large sites.
- 3.4 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 land owner or the agent and it was asked 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 5 dwellings)**

- 3.5 As of the 30th September 2017, there were 215 dwellings with planning permission (gross) on sites with less than 5 units. The net number of dwellings projected to be built in the next 5 years is **195**.

**Planning permissions: large sites (5 dwellings or more)**

- 3.6 As of the 30th September 2017, there were 4289 dwellings with planning permission (gross) on sites with 5 units or more. The number that is projected to be delivered in the next 5 years is **2956**.

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

- 3.7 As of the 30th September 2017, there was 1 application of this type being considered by the authority, with 52 dwellings on the site. This application forms a phase of the development of the site Barlby-9, so its dwelling numbers have been included in the total for that site. The number that is projected to be delivered in the next 5 years is 52, however this number has been included in the planning permissions on large sites above.

**Prior approval not required**

- 3.8 The scope of prior approvals can include developments of multiple dwellings. They are not technically planning permissions and so have been included as their own type of site. As of the 30th September 2017, there were **15** dwellings on sites of this type, all of which are projected to be delivered in the next 5 years.

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

- 3.9 As of the 30th September 2017, phase 2 housing allocations from the Selby District Local Plan (which was adopted in 2005) had a combined capacity of 629 dwellings. The number that is assessed and projected to be delivered in the next 5 years is **116**.

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

- 3.10 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 1000 new homes, a large part of the allocated site to the west already has permission for 863 dwellings (2012/0541/EIA). This application was assessed as unlikely to be delivered in the first 5 years of the plan period by an inspector in appeal APP/N2739/W/16/3144900. Selby District Council and North Yorkshire County Council are currently investigating options for progressing the Olympia Park site with the owners of the site. At this stage there is no firm timescale for the submission of a reserved matters application.
- 3.11 The remaining 137 dwellings can occur on any part of the allocated site without planning permission. A planning application has been submitted for up to 160 homes on site Selby-7 at Barlby Road, but at this time the applicants are not able to provide the flood mitigation measures stipulated by the environment agency. 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 financial years is **0**.

### **Deliverable SHLAA sites**

- 3.12 Para 47 of the NPPF states that for a site to be considered deliverable, it should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years and in particular that development of the site is viable. In this regard it can be acceptable to include sites without permission in the supply if there is evidence that a site is deliverable.
- 3.13 The planning permission for housing on the Selby-54 (Rigid Paper) site lapsed in July of 2017, however the agent for this site has confirmed to the Council that they will submit an application before the end of the year. They have provided evidence to the Council which documents a substantial amount of pre

application work which confirms they are in a position to shortly submit a valid application. The site promoters state that the scheme to be submitted has a capacity of circa 300 dwellings and that they anticipate that it will deliver 150 units within the next 5 years.

- 3.14 The planning application at Ulleskelf-6, (RAF Church Fenton, Busk Lane, Church Fenton) expired on 12/11/2016. A reserve matters application was submitted in time (2016/1291/REMM) but was assessed to be invalid. However the agent of the site has provided assurances that a new full application will be submitted in the new year.
- 3.15 There are two other applications that have lapsed (CFenton-20 and Burn-5) which will also be included on the basis that they have applications pending or approved since the September 30<sup>th</sup>. Deliverable SHLAA sites use the same lead in times from 2017 SHLAA methodology as those sites without permission, unless site promoters have indicated alternate timeframes. The deliverable SHLAA sites have a total gross capacity of 367. The total amount of dwellings that can be delivered in the next 5 years is **220**.

#### **Windfall Completions**

- 3.16 Section 4 of this report shows the projected number of windfall completions in the first 5 years is **270** 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 In accordance with paragraph 029 of the PPG, the starting point for establishing the five year land supply requirement is the housing target set out in the Council’s Core Strategy, which was adopted in 2013 and is NPPF compliant. The housing target in the Core Strategy is to deliver a minimum of 450 homes per year across the District. This figure remains a robust basis for calculating the five year land supply requirement, as found in the 2015 SHMAA. This starting point gives a basic five year requirement for 2,250 homes across the District: 450 x 5 = 2,250.

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

4.3 A non-implementation discount is applied to all dwellings with planning permission, prior approvals not required and sites granted subject to section 106 agreements. In the projection of the supply, the discount is used to demonstrate the fact that a proportion of sites may not start in the 5-year period and that their permissions will lapse. An analysis in table 2 of a large sample of outline applications, and all full and reserved applications, given permission over the course of plan period so far, shows that non implementation rates for dwellings as a whole are 8%.

4.4 Based on the results of the data collected, the rate of non-implementation set in this September 2017 report will be 8%, this increase of 5% from the last 5 year supply update is due to a couple of larger sites lapsing. It is not considered appropriate to apply this discount to the allocated sites in the 5 year supply, due to the fact that the lapses are composed mostly of small windfall sites.

**Table 2: Permission lapse rates 01-04-2011 to 30-09-2017**

<b>Lapsed?</b>	<b>Number of Sites</b>	<b>Number of Houses</b>
No (implemented/in time)	475	6167
Yes	53	560
Total	528	6727
% Lapsed	10	8

## Windfall allowance

- 4.5 Paragraph 48 of the NPPF states that: *‘Local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to 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, and should not include residential gardens’.*
- 4.6 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’.*
- 4.7 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.
- 4.8 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 its 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 PLAN Selby allocations document is due to be adopted in 2019 and will allocate enough housing land for the district to meet its housing needs up to the year 2027. It is considered that the Allocations plan will enable the Council to permit development on its allocated sites and 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.

4.9 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 5-year housing land supply. This is in line with policy SP4 of the Core Strategy (Management of Residential Development in Settlements).

4.10 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**

Financial year	Net completions	Net completions on windfalls	% windfall completions
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	176	45	25
2013-14	293	75	26
2014-15	439	146	34
2015-16	503	223	45
2016-17	560	161	29
2017-18 (@30/09/2017)	255	179	70
<b>Total 2005-2017</b>	<b>5464</b>	<b>3149</b>	<b>58%</b>
<b>Average 2005-2017 (12.5 years)</b>	<b>437</b>	<b>252</b>	<b>58%</b>
<b>Average 2011-2017 (Plan Period, 6.5 years)</b>	<b>384</b>	<b>154</b>	<b>40%</b>
<b>7% garden land reduction</b>		<b>143</b>	

**Table 4: Net windfall completions across the settlement hierarchy 2011-17**

Site Size Bracket	Selby	Sherburn	Tadcaster	DSV	SV	Countryside	Total
1 to 5	38	13	13	185	135	13	397
6 to 10	18	6	9	95	30	6	164
11 to 20	40	0	0	13	9	0	62
21 to 50	0	0	0	44		0	44
51 to 100	0	0	0	101		0	101
101+	0	0	0	107	128	0	235
<b>Grand Total</b>	<b>96</b>	<b>19</b>	<b>22</b>	<b>545</b>	<b>302</b>	<b>19</b>	<b>1003</b>

4.11 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 (154) 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 143, to take account of the number of dwellings completed on garden land (calculated to be 7%), which the NPPF states should not be accounted for.

- 4.12 The average of 143 completions was reduced further to better reflect the factors influencing the rate of delivery windfall described in paragraph 4.8 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 the Allocations Document is introduced in 2019.
- 4.13 Table 4 shows that windfall completions on sites of 50+ dwellings have mostly occurred in Designated Service Villages and Secondary Villages over the course of the plan period. It is not anticipated, after the adoption of the Allocations Document, that such sites in these locations will continue to come forward over the remainder of the plan period. In total these sites have contributed 336 dwellings over the Core Strategy plan period so far, an average of 52 dwellings per year. Therefore 52 dwellings has been subtracted from the average of 143 and rounded to a projected 90 dwellings per annum.
- 4.14 The projection for the predicted average rate of 90 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 2017-18. Lead-in times are also factored into the projection (as per the 2017 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 is **270**.

**Table 5: Windfall completion projection**

Financial year complete					
17/18	18/19	19/20	20/21	21/22	Total
0	0	90	90	90	<b>270</b>

### **Applying the buffer**

- 4.15 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 a record of persistent under delivery of housing, 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 and to ensure choice and competition in the market for land”

**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*	+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>2957</b>	<b>2955</b>	<b>+2</b>
11-12	Core Strategy Plan Period	281	450	-169
12-13		178	450	-272
13-14		289	450	-161
14-15		435	450	-15
15-16		496	450	+46
16-17		561	450	+111
17-18 @30.09.17		255	225	+30
Total net provision		<b>2495</b>	<b>2925</b>	<b>-430</b>

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

- 4.16 Table 6 illustrates the completions for the past twelve years within the District. The average annual completion is 437 over the last twelve and a half years. The average number of completions over the Core Strategy plan period (from 2011 onwards) is 384. 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 2 and a half financial years, there has been an upturn in the market, due to an improving economy, these trends are consistent with the picture of housing delivery at national level.
- 4.17 When deciding whether to apply a 5% or 20% buffer, the short term projection of completions should also be taken into account, data from appendix 1 shows that over the next 6 months, sites that have already started building are projected to build 215 units, which together with the completions for the first 6 months of the financial year will amount to 470 dwellings, which would be above the 450 Core Strategy target for the third year in a row. Furthermore, whilst updating the 5 year supply, the Council has noticed that many sites are delivering faster than had been projected in previous 5 year supply reports. This

together with the fact that there are 3,233 dwellings on deliverable planning permissions in the 5 year supply, point to a sustained rate of over delivery for a period of much longer than 3 years.

- 4.18 As a result of this evidence, and after taking advice from Counsel, the Council considers a 20% buffer is no longer necessary or justified. This is because the Council is satisfied that there is now sufficient data to establish that there is no longer persistent record of under delivery in terms of NPPF para47, since the trend of under delivery can be seen to have ended several years ago, and equally no need for a 20% buffer to be applied in order to give a realistic prospect of achieving the planned supply since the evidence shows it is being, and will continue to be, achieved without the need for a larger buffer.

### **Dealing with the shortfall**

- 4.19 Table 6 shows that housing delivery has fallen short of the annual target between 1<sup>st</sup> April 2011 (the base date of the Core Strategy) and the 30<sup>th</sup> September 2017 by 430 dwellings.
- 4.20 In dealing with under supply, the National Planning Practice Guidance states that: *'Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible'* (see paragraph: 035, reference ID: 3-035-20140306). The Council has dealt with undersupply by ensuring that the entirety of it is made up in the forthcoming 5 years of the *supply* period, thus aiming to comply with best practice.
- 4.21 In keeping with advice from the Planning Inspectorate and Planning Advisory Service, the buffer has been applied to both the plan requirement and the shortfall combined.

## 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	Planning permissions <ul style="list-style-type: none"> <li>• Dwellings on sites less than 5 units: 195</li> <li>• Dwellings on sites of 5 or more units: 2956</li> <li>• Prior approval not required: 15</li> </ul>	3,166
B	Dwellings approved at committee subject to section 106 agreements (52, included in permissions)	0
C	Deliverable SHLAA sites	220
D	Sum of permissions with 8% discount for non-implementation (A+B+C x 0.92)	3,115
E	Selby District Local Plan allocated housing sites: 116 Core Strategy allocation: 0	116
F	Windfall	270
<b>Total plots considered to contribute to 5 year supply (D+E+F)</b>		<b>3,501</b>

**Table 8: Five year housing land supply calculations as at 30th September 2017**

A	Housing target for the plan period (2011-2027)	7,200
B	Annual housing target across plan period (A ÷ 16 years)	450
C	Five year target, no adjustment (B x 5)	2,250
D	Shortfall of housing provision from the plan period (requirement less completions)	430
E	Shortfall + target (C + D)	2,680
F	<b>5% buffer applied (E x 1.05)</b>	<b>2,814</b>
G	Annual target for next five years (F ÷ 5)	563
H	<b>Current expected deliverable supply: (1<sup>st</sup> October 2017 to 30<sup>th</sup> September 2022)</b>	<b>3,501</b>
I	Gap (F - H)	+687
J	<b>Council's housing land supply (H ÷ G)</b>	<b>6.2 years</b>

- 5.2 As at 30th September 2017, the district has a **6.2 year deliverable supply of housing**. This means that in line with paragraph 49 of the NPPF relevant policies that relate to the supply of housing continue to be considered up-to-date. Paragraph 12 of the NPPF states that: “development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.”
- 5.3 Appendices 1 and 2 provide a database of sites with maps, which contribute towards the 5-year housing land supply.

## Appendices

Appendix 1: Database of sites contributing to the 5YHLS

Appendix 2: Maps of sites contributing to the 5YHLS

Appendix 3: Viability testing of 12 residential development sites in Selby District

Appendix 4: 5 year supply summary sheet.

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