

Selby District Local Development Framework

Annual Monitoring Report

5 Year Housing Land Supply Supporting Paper

December 2011



1. 2010/11 5 year supply & housing trajectory.

- 1.1 A major element of annual monitoring of the local development framework implementation is housing delivery. PPS12 requires local development frameworks to include information on housing policy and performance, particularly in terms of net additional dwellings. As such, the SHLAA is reviewed regularly and monitoring undertaken annually to ensure the Council can demonstrate a 5 year housing land supply and an up to date the trajectory over the plan period to support delivery of the Core Strategy.
- 1.2 This paper sets out the framework which has been established for the 2010/11 monitoring year (1st April 2010 – 31st March 2011) 5 year housing land supply and trajectory.
- 1.3 Table 4.4 of the ODPM's 'Local Development Framework Monitoring: A Good Practice Guide' sets out the indicators which Housing Trajectories should show. These are:
 - I. Net additional dwellings over the previous five year period or since the start of the relevant development plan document, whichever is the longer;
 - II. Net additional dwellings for the current year;
 - III. Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption.
 - IV. The annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.

2.0 Timescale of Trajectory

- 2.1 Prior to the housing requirement figures from the 2008 Regional Spatial Strategy, the 2005, 2006 and 2007 trajectories were based on the likely outcome from existing commitments and current trends based on existing policies. They were limited to short timescales (5 years in the case of the 2006 and 2007 trajectories). It was considered that there was insufficient basis to attempt to illustrate the likely delivery of housing beyond that period until longer term targets were available through the Regional Spatial Strategy.

3.0 Trajectory Results

- 3.1 Future housing requirements were adopted in the Selby District Local Plan Policy H1 based on the Regional Spatial Strategy (May 2008). The minimum housing requirements for Selby District are 440 dwellings per annum from 2008 to 2026. Following the recent national discussions in relation to the RSS, Selby District Council's Policy & Resources Committee agreed on 27 July 2010 to continue Core

Strategy preparation using the evidence that supported the RSS, due to being tested and therefore sound. Whilst at the time the RSS had recently been revoked by the Secretary of State, this has since been overturned following a successful legal challenge.

3.2 The Council's Core Strategy sets out the longer term housing requirements for the District. Given the future requirements, it is now possible to provide an indication of how future delivery is expected to be managed over the plan period to 2026, taking into account the short-term constraints due to the current weak housing market.

3.3 The trajectory comprises of an initial relatively firm prediction of housing delivery for the first five years (5 year housing land supply), together with a longer term illustration of expected delivery which will arise through the implementation of Core Strategy and LDF housing allocation policies.

3.4 The flowchart below identifies the process involved in undertaking the annual update and which data sources are used. Further explanation of each stage is outlined in detail below.

3.5

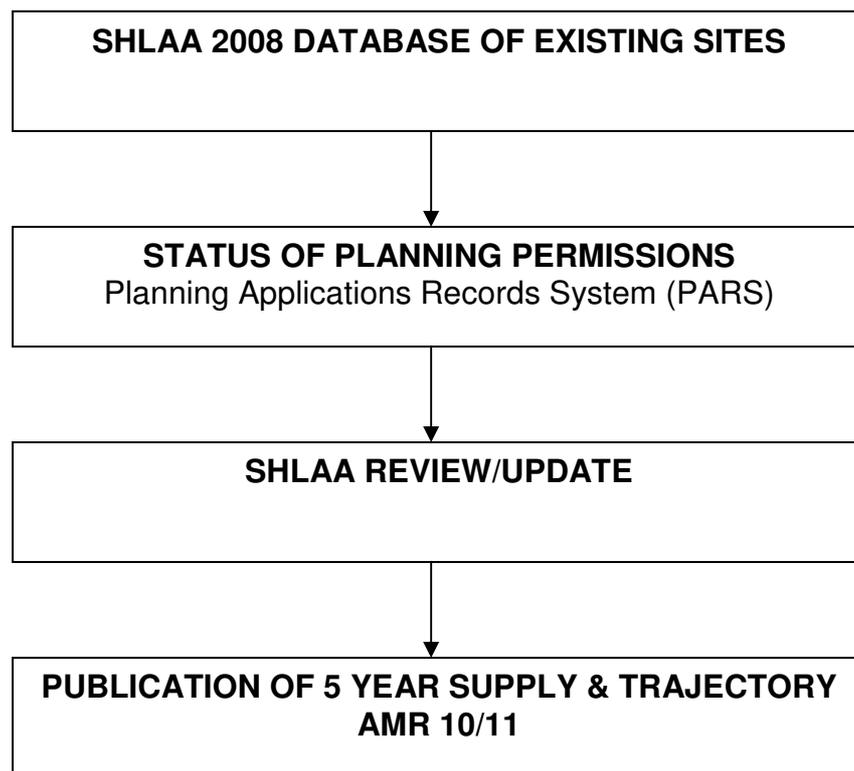


Figure 1: 5 Year supply/Trajectory Annual Update Process

4.0 SHLAA 2008 Database of existing sites.

4.1 The original Strategic Housing Land Availability Assessment (SHLAA) 2008 results (published August 2009) provided a large amount of potentially suitable sites which are held within a database.

4.2 All sites were then assessed against the SHLAA 2008 methodology. Full details of the 2008 methodology are available within the full document which can be found on the Council's website. The methodology accorded with the published guidance and was developed in association with a Stakeholder Working Group external to the Council including house builders and agents. In summary this sets out:

4.3 Site Criteria

A minimum size of 0.4 hectares (or 10 dwellings) being suitable minimum criteria to use.

'Abeyance' sites – those which are located in the open countryside and that do not share a boundary with Development Limits (unless the site formed a significant brownfield site in the countryside).

To be 'held in abeyance' means that the site is excluded from further assessment at this time, but will remain in the store of known potential sites, and will be reconsidered when the SHLAA is next updated, as criteria of search and market circumstances may well have altered.

The planning status of each site was recorded. If a site has permission for housing, it will be known to be suitable at this time, and if development has commenced, it will be apparent if a site has 10 or more plots to build remaining. Sites with planning permission have also been assessed as part of the 5 year supply and trajectory.

Yield

The potential yield for each site is calculated using a density of 45dph for sites within the Selby Urban Area and 35dph in the rest of the District. These figures were agreed as part of the SHLAA 2008 methodology with the Stakeholder Working Group.

Landowner intentions

Wherever possible, information is gathered on the details of site ownership and the landowners' intentions of when they may seek development of the site.

Site assessment

Based on planning guidance, each site is assessed in terms of its suitability, availability and achievability, using a traffic light system (green (0-7), amber (8-17), red (18+)), to assess when the site is likely to come forward, within which time period.

5.0 Status of planning permissions – Planning Applications Records System (PARS)

- 5.1 Sites within the SHLAA database are monitored annually against current records of what is being built within the District (PARS) and the results/changes are assessed on land supply.
- 5.2 The Council undertakes an annual survey of sites with planning permission within the District to ascertain the status of each site to determine what is built and what remains outstanding for future development.

6.0 SHLAA 2010 non delivery of strategic sites.

- 6.1 In 2010, commitments were examined critically in accordance with the methodology below, in order to ascertain the likely rate of deliverability on large sites. This is in light of the poor current market conditions expected to influence the delivery of housing on the above sites and it is likely the potential of the land supply will not be fully realised.
- 6.2 The methodology used is as follows – 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.
- 6.3 Added to this, on a 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.
- 6.4 The exception to this being for the Staynor Hall site in Selby, which is the subject to 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, and is explained in para 8.3.

7.0 SHLAA review/update.

- 7.1 In addition to information on completions and permissions provided by the Planning Applications Records System (PARS) on existing SHLAA 2008 sites, landowners are contacted by telephone annually for updates on any change of circumstances.
- 7.2 In March 2010 existing landowners/agents of sites within the SHLAA 2008 were contacted by letter to update information on the sites and to refresh the 2008 SHLAA database.
- 7.3 Following consultation in March 2010 a much wider Call for Sites was undertaken in July 2010 for the Site Allocations Development Plan Document (SADPD). All landowners were asked to be put forward land for consideration for future allocation. Following the changes to

monitoring identified within this report, this consultation was seen as an opportunity to save costs and update the SHLAA database. New sites provided by the SADPD 'call for sites' allows for these to also be considered as part of the 5 year supply and trajectory work.

7.4 The aim, for consistency purposes, was to judge SADPD 'call for sites' sites using criteria used to assess the SHLAA sites. Sites were considered providing they were also within Development Limits and constituted PDL. Sites falling within those criteria are considered available to come forward because they comply with the current development plan.

7.5 Sites were then judged on whether they would be achievable within the short term, taking into account information received from the owner/agent, existing uses and constraints, site area (minimum of 0.4ha as set through the SHLAA) and compliance with current policy.

7.6 All sites submitted as part of the SADPD process have also undergone sustainability appraisal (SA). These sites have been included in the SHLAA database and included in the 2010/11 calculations.

Policy changes – PPS3 amendment

7.7 On the 9 June 2010 PPS3 definition of PDL was amended – according to the greenfield/brownfield definition as set out in paragraph 1.13. To ensure that the assessment of SHLAA sites is PPS3 compliant, all sites in the 2008 database and further sites out forward through updates from 'call for sites' which have come forward have been re-assessed so that sites involving garden land have been moved from PDL to greenfield.

7.8 Using all the 'call for sites' stages and the changes to the methodology, the following calculation method has been used.

Stages	Data
A =	SHLAA 2008 + Planning Application Status
B =	SHLAA 2010 Refresh
C =	SADPD 2010 Call for sites

5 years land supply = A +B + C

Table 1: 5 year Housing Land Supply Calculations.

8.0 5 Year Housing Land Supply Results

8.1 All sites included in the calculations are set out in Appendix 1 of this report.

8.2 As part of the annual survey and planning permissions the results of the 2010/11 survey found that there were 365 new dwellings built within the District for 2010/11 and 2013 Nett outstanding plots remaining with planning permission.

8.3 In addition to the PARS figures, a further update of the Staynor Hall site has been undertaken. All completions and supply are set out in Appendix 2. The results suggest that in 2010/11; 62 completions were recorded on the site, creating an under supply of 38 dwellings in the year. An assessment over a 7 year period suggests that by now 700 new dwellings could have been delivered on site, while only 383 have been built on the site, giving an under supply of 317 dwellings. Therefore there is a total of 817 plots which could be built within any time.

A = SHLAA 2008 + PARS

8.4 Table 2 below shows how the sites from the 2008 SHLAA database, which were included in the previous (2010) 5 Year Land Supply calculation (because they were PDL within Development Limits), have been re-assessed against the updated PPS3 definition as well as taking account of those which have 'switched categories' because they have since obtained planning permission (and so are now included within the PARS data instead of being additional SHLAA sites). Only those highlighted in yellow are now the additional sites for the reasons given in the table.

Table 2: 2008 SHLAA Sites included in 5 year housing land supply

Site Ref (SHLAA)	Site Address	Availability / Achievability	Potential Yield (Dwellings)	Outcome
Sites submitted through 2008 SHLAA 'call for sites'.				
PHS/15/001	Land off Station Road, Riccall	PDL within DL. P.P. granted 14/06/2010 for 58 dwellings (2007/1103/FUL)	51	Does not fit criteria. Due to P.P., already in PARS results.
PHS/15/002	Land between A19 and York Road, Riccall	Greenfield in DL, available in the short term.	15	Does not fit due to PPS3 amendment.
PHS/19/006	Civic Centre, Portholme Road, Selby	PDL in DL, available in the short term. Soon to be vacant site.	63	Inc. within 5 year supply.
PHS/58/015	Land at Highfield Villas, Sherburn In Elmet	Greenfield in DL, available in the short term.	19	Does not fit due to PPS3 amendment.
PHS/64/002	Land at Ulleskelf Railway Station, Church Fenton Lane, Ulleskelf	PDL within Development Limits (DL), available within the short term.	39	Inc. within 5 year supply.
		Total dwellings included	102	

B = SHLAA 2010

8.5 Assessment of category B of the calculation provides no suitable sites as all the submitted sites are Greenfield as set out in Appendix 1.

C = SADPD

8.6 Sites that have been put forward as part of the Site Allocations DPD have also been assessed as potential additional sites. Table 3 below lists all the sites submitted as part of that process, which do not already appear in the SHLAA database. The table shows how the sites have been assessed against the criteria of PDL in Development Limits (including the updated PPS3 definition). Only one additional site is therefore identified in category C of the calculation, which is highlighted in yellow.

Table 3: SADPD ‘call for sites’ sites included

Site Ref (SADPD)	Site Address	Availability / Achievability	Potential Yield (Dwellings)	Outcome
Sites submitted through SADPD Call for Sites				
BRBY 002	Land at High Street, Brotherton – Approx. 1.5ha	PDL within DL. Promoted by landowner in the short term.	53	Inc. within 5 year supply.
MFH 006	Old Quarry, Monk Fryston – Approx 0.42ha	GF within DL promoted by landowner in short term.	49	Does not fit criteria.
RICC 005	Dunelm Farm, Riccall – Approx 0.51ha	GF within DL. Known to be available in the short term.	18	Does not fit criteria.
HMBT 008	White House Farm, Hambleton – Approx 1.4ha	Predominately GFF within DL, however, landowner has stated site would not be available in the short term.	49	Does not fit criteria.
		Total dwellings included	53	

9.0 5 Year Housing Land Results

9.1 Taking into account all of the data sources and figures, the table below summarises the result of the 5 year supply calculations.

Stages	Data			
A =	SHLAA 2008	+	Planning Application Status	
	102	+	2013	= 2115
B =			SHLAA 2010 Refresh	
		+	0	= 2115
C =		+	SADPD 2010 Call for sites	
		+	53	= 2168

A + B + C = 2158 4.9 years land supply (433 per annum)

Table 5: 2010/11 5 year housing land supply results.

9.2 As at 31st March 2011 the results show that we have 2168 plots available for development (433 per annum 4.9 year supply) and there is an annual shortfall of 7 dwellings per annum below the requirement of 440 per annum.

10.0 SDLP Phase 2 Release

10.1 Under the provisions of the saved Policy H2A of the Selby District Local Plan, a shortfall in the 5 Year Land Supply, triggers the release of Phase 2 allocated sites. As a result of the identified 5 year supply shortfall (above), the decision was made by the Council on the 13th September 2011 to release the Selby District Local Plan Phase 2 sites in line with the figures proposed by the Site Allocations DPD. This action by the Council ensures that there is a healthy land supply and that sustainable planned development continues within District. The table on the next page provides details on these sites and their indicative capacity.

Table 4: SDLP Phase 2 Sites Release

SDLP Site Reference	Site Location	SDLP indicative capacity	Released by Full Council 13th September 2011 SADPD figure
BYR/1	East Acres, Bryam	21	20
CAM/1	Drax Road, Camblesforth	55	55
CAR/1	High Street, Carlton	79	38
CAR/2	Low Street, Carlton	12	12
EGG/2	High Eggborough Road, Eggborough	23	30
EGG/3	Selby Road, Eggborough	210	67
HAM/1	Cherwell Court , Hambleton	15	14
OSG/1	Tindall's Farm, Osgodby	45	48
SEL/1	Cross Hills Lane, Selby	450+	450
STM/1(B)	Land at Lund Syke Lane, South Milford	127	98
SHB/1(B)	Low Street, Sherburn in Elmet	900+	282
TAD/2	Station Road, Tadcaster	105	104
THW/2	Leeds Road, Thorpe Willoughby	148	133
Total Theoretical Capacity of all remaining sites based on Local Plan figures.		2190	
Total Theoretical Capacity released based on the Site Allocations DPD			1351

- 10.2 These sites have now been assessed in terms of their availability and achievability within the 5 year period, taking into consideration constraints, landowner intentions and the current economic climate (Appendix 1).
- 10.3 Following the release of Phase 2 in September 2011, throughout October and November a more detailed assessment of the deliverability and achievability of the sites has been undertaken, to ascertain landowner's intentions for development. This work has also informed the ongoing review of the Strategic Housing Land Availability Assessment (SHLAA) and has been used to determine the number of dwellings each site could expect to achieve in a five year period to include in the 5 year supply calculations.
- 10.4 The majority of responses from agents and landowners indicated that, subject to gaining planning permission most sites would be available

within a 5 year period. In addition to the responses, Policy Officers have also used the recent findings of the Arup Housing Paper to take into consideration market conditions in assessing the Phase 2 sites, details of which are provided in the table below. The Arup Paper is also available to view on the website.

- 10.5 In brief, the Arup Paper (December 2011) sets out that there is a case for planning for a rate of housing delivery that is lower in the next five years in the light of the evidence available leading to a cautious view being taken regarding economic recovery.
- 10.6 The Council considers the economic recovery implications on housing delivery is a particularly important factor since the recent down-grading of economic forecasts (November 2011) and the uncertainty in the Euro-Zone.
- 10.7 The effects are complex but the economic conditions are expected to remain difficult with a dampening effect on the housing market in at least the short term with availability of finances generally to industry, planned introduction of tighter controls for mortgages and job uncertainties for potential house buyers, restraining the market.
- 10.8 Taking this cautious view, Appendix 1 outlines that there is the potential for 602 dwellings to be built within the next 5 years. By adding these dwellings to the 2168 plots (as at September 2011) provides 2,770 plots providing a 6.29 years supply at 440 dpa for the 2011/10 monitoring year.

The results give an overall total of 2,770 potential dwellings over the five years, indicating a 6.29 year supply at 440 dpa

11.0 2010/11 Trajectory

- 11.1 Following the results of the 2010/11 monitoring year 5 year supply, these figures can now be used to inform the trajectory. The trajectory is the projected nett additional dwellings up to the end of plan period, based on the saved SDLP Policy H1 requirement of 440 per annum.
- 11.2 The trajectory comprises of an initial relatively firm prediction of housing delivery for the first five years (provided by the above 5 year housing land supply), together with a longer term illustration of expected delivery which will arise through the implementation of Core Strategy and LDF housing allocation policies.
- 11.3 The graph on the following page presents the results of trajectory work and are included within the 2010/11 Annual Monitoring report.

Graph 1



Appendix 1 Schedule of sites included in the 5 year supply and plots available

Outstanding Planning Applications (April 2010 – March 2011)			Potential Yield (Dwellings)
Outstanding Planning Applications (NETT) (10-11)			2013
2008 SHLAA and 2010 SHLAA Refresh Sites			
Site Ref (SHLAA/SADPD/SDLP)	Site Address	Availability / Achievability	Potential Yield (Dwellings)
PHS/19/006	Civic Centre, Portholme Road, Selby	PDL in DL, available in the short term. Soon to be vacant site.	63
PHS/64/002	Land at Ulleskelf Railway Station, Church Fenton Lane, Ulleskelf	PDL within Development Limits (DL), available within the short term.	39
SHLAA			102
SADPD 'Call for sites' included			
BRBY 002	Land at High Street Brotherton – Approximately 1.5 ha	PDL within DL. Promoted by landowner in the short term.	53
SADPD			53
Phase 2 Release Sites/dwellings included			
CAM/1 PHS/23/001	Drax Road Camblesforth	No planning permission granted, agent marketing site. SDLP allocation within non Core Strategy Designated Service Village, constrained due to market and finance.	55
EGG/2 PHS/37/001	High Eggborough Road, Eggborough	No planning permission granted no scheme details.	30
EGG/3 PHS/37/005 PHS/37/011	Selby Road, Eggborough	No planning permission granted no scheme details.	67
HAM/1 PHS/33/004	Cherwell Court, Hambleton	Recent outline permission refused, readily available site subject to planning permission.	14
OSG/1 PHS/16/011	Tindalls Farm, Osgodby	No planning permission granted no scheme details.	48

STM/1(B) PHS/57/002	Land at Lund Syke Lane, South Milford	Pending planning permission and scheme worked up.	98
SHB/1 PHS/58/007	Low Street, Sherburn in Elmet	Pending planning permission and scheme worked up, yield reduced to account for weak market conditions. Remaining 92 dwellings build beyond the 0-5 year period.	190
TW/2 PHS/34/001	Leeds Road Thorpe Willoughby	Scheme worked up, subject to planning permission. Yield reduced to account for weak market conditions. Remaining 33 dwellings build beyond the 0-5 year period.	100
SDLP Phase 2			602
Outstandings			2013
SHLAA			102
SADPD			53
SDLP Phase 2			602
Total plots considered within the 2010/11 5 Year supply			2,770
			2,770/440 (dpa)
			6.29 years supply