

Selby District Council

5 Year Housing Land Supply Report 2014-2015.

Position at 1st October 2015



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1.1 Introduction

1.2 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 5 YHLS calculation based upon the revised methodology which uses recent completions and forecast delivery figures.
- Provide a clear position on 5YHLS which supersedes the Council's last public statement on housing land supply, which was published in February 2015.

1.3 The Council has produced a five year housing land supply report annually since 2010, with the last statement (for 2013/14 financial year) being published in February 2015. Usually the assessment base date would be set each year to April the 1st, to fit in with the end of the Council's financial year. However, this statement sets a new assessment base date of 1st October 2015 (half way through the new financial year), to enable the Council to have the most up to date evidence base possible in terms of housing supply for on-going work on the PLAN Selby, site allocations and development management publication.

1.4 This means that the 5 year supply period in this report runs from 1st October 2015 to 1st October 2020. The provision of housing against the Core Strategy requirement runs to September the 31st 2015 (see table 3), to ensure that there is no gap in the recording of housing provision.

2.1 Background

2.2 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 and Guidance

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

- identify and update annually a supply of specific deliverable¹ sites sufficient to provide five years' worth of housing against their housing requirements, and
- identify a supply of specific, developable² sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

2.4 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.

2.5 The 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

¹To 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 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.

deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out”.

- 2.6 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.

Inspector’s decision at the Carlton Appeal – September 2014

- 2.7 During the appeal at Land west of Station Road in Carlton (APP/N2739/A/13/2210492) the appellant argued that the Council’s 5 year housing land supply, (which was published in December 2013 and used a base date of the 1st of April 2013), equalled a 2.86 year supply of land, while the Council argued it had a 3.98 year supply.
- 2.8 The inspector stated that: “It is common ground that the Council cannot demonstrate a 5 year supply of housing land for the purposes of NPPF paragraph 47. The parties disagree on the level of the under supply with the Council arguing a 3.98 year supply, although it was conceded by the Council at the Inquiry that it had no evidence to dispute the appellant’s estimate of 2.86.” This meant that that, according to paragraph 49 of the NPPF, policies for the supply of housing could not be considered up-to-date.

5 YHLS Statement – Methodology Update – February 2015

- 2.9 This report had a base date of the 1st of April 2014, and detailed that the authority had a 4.3 year supply of housing. This report used windfall completions for the first time and the overall supply and completions levels were improved due to a reinvigorated housing market. However the Council still had less than a 5 year housing land supply and so paragraph 49 of the NPPF still applied.

Strategic Housing Land Availability Assessment (SHLAA) – June 2015

- 2.6 The Council’s third SHLAA contains a methodology for assessing the availability of sites overtime, as well as an assessment of sites (at that point in time) 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.

2.10 The working group helped inform the following key aspects of the SHLAA methodology, following a review of empirical evidence:

- the application of a 10% non-implementation discount for sites with planning permission;
- 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, and
- 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 3. For more information on the 2015 SHLAA, please see:

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

Land Supply Methodology Update Post 2015 SHLAA

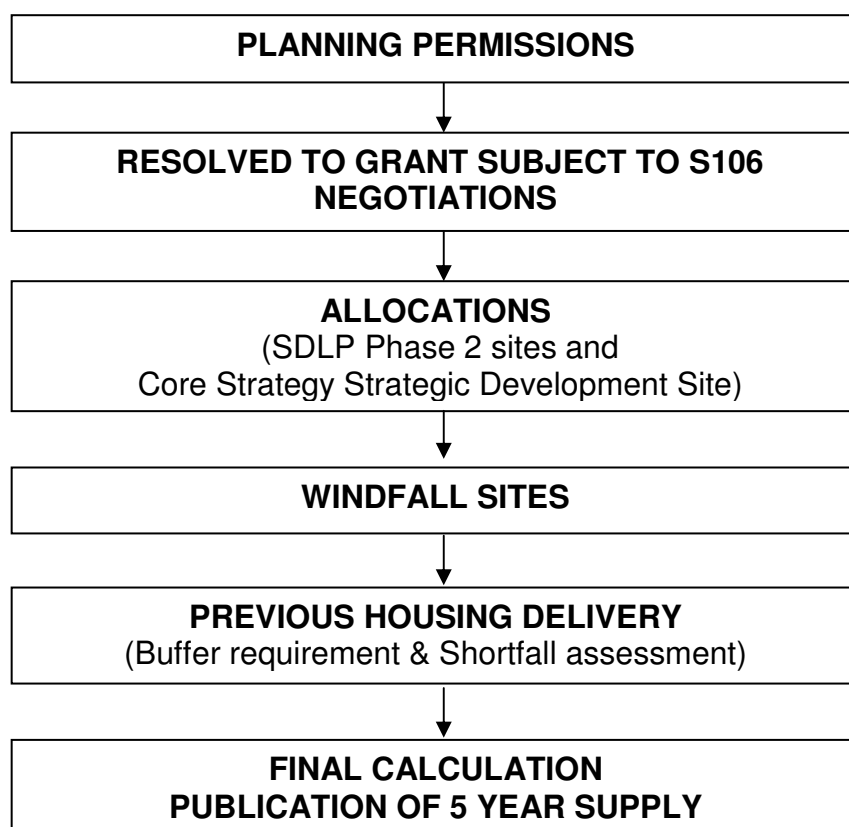
2.12 The majority of the 2015 SHLAA methodology (assumptions about developable areas, lead in times, build rates and densities) has been used to assess the deliverability of sites in this report and to forecast their delivery over the next 5 years. However there are a number of important updates to the methodology which have been implemented in this 5YHLS statement. These include:

- the inclusion of Committee Resolved to Grant sites within the overall housing land supply (filtered for deliverability within 5 Years), and
- updated information on delivery lead in times for Committee Resolved to Grant sites.

3.1 Types of sites in the deliverable 5 year supply

3.2 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 later in this section and in section 4.

Figure 1: The 5 Year Housing Land Supply Assessment Process



3.3 The Council has carried out a 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. 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.

3.4 This list of permissions includes outline 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 2015 SHLAA, with small sites being assessed in less detail than the large sites.

- 3.5 Smaller sites with planning permission (less than 5 dwellings)**
As of the 1st of October 2015, there were **198** dwellings with planning permission (gross) on sites with less than 5 units. All of these dwellings are projected to be built in the first 5 years of the plan period.
- 3.6 Larger sites with planning permission (5 dwellings or more)**
As of the 1st of October 2015, there were 2793 dwellings with planning permission (gross) on sites with 5 units or more. The number that is projected to be delivered in the next 5 financial years is **2356**, with the remainder beyond the 5 year period still to be built out at the Staynor Hall and Rigid Paper sites in Selby; the site between Low Street and Moor Lane in Sherburn in Elmet and land east of Linden Way in Thorpe Willoughby.
- 3.7 Sites resolved to grant subject to section 106 negotiations**
Following a recent review of how other authorities approach housing land supply, it has been decided to include applications which have been resolved to grant at planning committees, This supply stream includes 10 sites which were approved subject to section 106, prior to the 1st October 2015. These 10 sites equate to a total of 1278 dwellings, of which **625** is included in the first 5 years of the supply period. With the remainder beyond the 5 year period still to be built out at Olympia Park, Selby.
- 3.8** These sites have had their lead in times evaluated in a similar manner as outline applications, to account for the extra time taken in negotiating the agreements. At the time of writing (post the base date of 1st October 2015) all but one of these sites has had their section 106 agreement agreed by all parties. The remaining site is currently having its agreement negotiated and the Council expects this to come to a successful agreement to be successfully concluded in the very near future. This information about the rapid progress made with s.106 agreements provides an enhanced level of certainty that these sites are deliverable and will contribute to the 5 year housing supply.
- 3.9** Furthermore, the promoters of these sites were also contacted to discuss the deliverability of these sites in detail, including whether there were any known major impediments to delivery. The information supplied by site promoters is detailed in Appendix 1.

3.10 Existing Allocations (Phase 2 sites)

Phase 2 allocations from the Selby District Local Plan (SDLP, 2005) have been analysed in detail with regards to their deliverability. The land owners (or agents/developers) of all allocated sites have been contacted directly during the writing of this report in order to ascertain whether and when a site will be coming forward.

3.11 The viability of each site was discussed with the land owner and/ or the agent. It was also identified whether there are plans to submit a planning application, what the timescale for submission would be and when they would expect to be on site. This information has been used to determine which allocated sites are included within the 5 year housing land supply.

3.12 Where no information has been provided by the landowners it is assumed that the site is not available for development and it is therefore not included within the 5 year housing land supply calculations. A summary of the deliverability is shown in appendix 2. As a result of the detailed investigations into the deliverability of the phase 2 allocations, the amount of dwellings these sites can contribute to the 5 year supply is **394**.

4.0 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.

4.2 Planning Permissions and Non Implementation Discount

A non-implementation discount is applied to all sites with planning permission as well 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 their permissions will lapse. The 2015 SHLAA methodology used a discount rate of 10%, which was discussed and agreed with stakeholders. The analysis of permissions in the SHLAA study showed that although the majority of larger permissions are implemented, a greater proportion of smaller sites lapse. The applied 10% discount rate is in line with rates applied by other local authorities in their 5 year housing land supply statements.

4.0 Windfall Allowance

Paragraph 48 of the NPPF states; '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'

4.3 In order to quantify the allowance, the Council has:

- considered evidence from historic supply that shows windfalls have consistently made a substantial contribution to the supply; and
- projected the average number of these past windfall plots forward as completions, at a similar rate to which they were being completed in recent years.
- deducted the average number of windfall plots completed on residential garden land, reflecting policy in the NPPF and Core Strategy

4.4 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 continues to re-focus upon the effective regeneration of brownfield sites.
- The PLAN Selby Site and Policies Local Plan Document is due to be adopted in late 2017 / early 2018 and will allocate enough housing land for the Council to meet its housing needs up to the year 2029, completions on these sites will not be classed as windfall. This is considered to be a downward driver on larger windfall sites and an uplift factor on small windfalls as settlement development boundaries may be redefined.
- The presumption in favour of sustainable development in the NPPF and Core Strategy Policy SP1 will continue to see applications for housing permitted outside of areas allocated in the local plan, providing they are sustainable and comply with relevant policies in the Local Plan. This may be a downward trend as PLAN Selby will clearly define settlement boundaries and less Greenfield windfall may come forward.
- 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.

4.5 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 the Core Strategy Policy SP4 (Management of Residential Development in Settlements).

4.6 Table 2 provides the historic data for gross completions on non-allocated sites (windfalls) in the District since 2005. This shows that there has been a high level of completions on windfall sites.

Table 1: Gross Completions on Windfalls

| Period | Gross Completions | Gross Completions on Windfalls | % Windfall Completions |
|--|-------------------|--------------------------------|------------------------|
| 2005-06 | 633 | 580 | 91.6 |
| 2006-07 | 874 | 687 | 78.6 |
| 2007-08 | 583 | 343 | 58.8 |
| 2008-09 | 222 | 163 | 73.1 |
| 2009-10 | 270 | 163 | 60.4 |
| 2010-11 | 366 | 211 | 57.7 |
| 2011-12 | 317 | 176 | 55.5 |
| 2012-13 | 248 | 162 | 65.3 |
| 2013-14 | 268 | 186 | 69.4 |
| 2014-15 (up to October 1 st) | 787 | 240 | 30 |
| Total 2005-2015 | 4568 | 2661 | - |
| Average 2005-2015 (10.5 years) | 435 | 253 | 58% |
| Average 2010-2015 (5.5 years) | 361 | 177 | 49% |
| 10% garden land reduction | | 159.3 | |

4.7 In order to forecast the windfall completions over the next 5 years, the average number of windfall plots completed over the last 5 years (177) 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 (and rounded) to 160, to take account of the number of dwellings completed on garden land (shown to be 10%), which the NPPF states should not be accounted for.

4.8 Table 2 shows the lowered average of 160 completions is projected forward cumulatively over the next 5 years using the average rates of completion of these plots over the last 5 years. These averages being;

- 10% by the first year
- 25% by the second year
- 40% by the third year
- 65% by the fourth year, and
- 85% by the fifth year,

- 4.9 This trend calculation 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 financial year 2014-15. The total cumulative completions from windfalls over the first 5 years is **360**.

Table 2: Windfall Completion Projection

| Number of anticipated permitted dwellings on windfall sites | Dwellings complete by (cumulative): | | | | | Total |
|---|-------------------------------------|----------------|----------------|----------------|----------------|------------|
| | 14/15 (10%) | 15/16 (25%) | 16/17 (40%) | 17/18 (65%) | 18/19 (85%) | |
| 160 | 16 | 40 | 64 | 104 | 136 | 360 |

4.10 Applying the Buffer

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 3: Housing Requirement and Annual Completions

| Year | Plan Period | Net Completions | Target | Gap |
|--------------------------|---------------------------|-----------------|-------------|-------------|
| 05-06 | SDLP 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 |
| SDLP Total Net provision | | 2957 | 2955 | 2 |
| 11-12 | Core Strategy Plan Period | 338 | 450 | -112 |
| 12-13 | | 248 | 450 | -202 |
| 13-14 | | 263 | 450 | -187 |
| 14-15** | | 787 | 675 | +112 |
| CS Total Net Provision | | 1636 | 2025 | -389 |

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

** Completions and target from this year run from 1 April 2014 to 1 October 2015.

- 4.11 Table 3 illustrates the completions for the past nine years within the District. The average annual completion is 498 over the last 10 years. The average number of completions over the Core Strategy Plan Period is 405. 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. More recently there has been an upturn in the market, due to an improving economy.
- 4.12 The PPG does not provide any further clarification on what the 'persistent under delivery' in the NPPF equates to. Table 3 however shows there was under-delivery in 6 out of the previous 7.5 financial years. This can only reasonably be determined as demonstrating a record of persistent under delivery, meaning that a 20% buffer should be applied.
- 4.13 The Council therefore considers that it is appropriate to demonstrate an additional buffer of 20% within the 5 year housing land supply calculation for 2014/15. However if housing delivery in the District continues to be above the Core Strategy requirement, this position will be reviewed in future editions of the 5 year housing land supply report.
- 4.14 **Dealing with Shortfall**
Table 4 shows that housing delivery has fallen short of the annual target between 1st April 2011 (the base date of the Core Strategy) and 1st October 2015 by 389 dwellings.
- 4.15 In dealing with under supply paragraph: 035Reference ID: 3-035-20140306 of NPPG states that; 'Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible'. The Council has dealt with undersupply by ensuring that the entirety of it to be made up in the first 5 years of the plan period, thus complying with best practice.
- 4.16 In addition to NPPG, there is still no exact method nationally for determining how both the buffer and shortfall should be applied in the calculation. However a recent decision by the secretary of state (APP/R0660/A/13/2209335) stated that in order to avoid double counting, the plan requirement should be calculated first, then the buffer should be applied and then finally the shortfall should be added.

5.0 Five year Housing Supply Calculation

5.1 Tables 4 and 5 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 4: Summary of sites contributing to 5 year supply

| Summary of sites contributing to 5 year supply | | Potential Yield (Dwellings) |
|--|--|-----------------------------|
| A | Planning Permissions Dwellings on sites less than 5 units: 198 Dwellings on sites of 5 or more units: 2356 | 2554 |
| B | Dwellings approved at committee subject to section 106 agreements | 625 |
| C | Sum of Permissions with 10% discount for non-implementation (A+B x 0.9) | 2861 |
| D | SDLP Allocated Housing Sites | 394 |
| E | Windfall | 360 |
| Total plots considered to contribute to 2014/15 5 Year Supply (C+D+E) | | 3615 |

Table 5: Five Year Housing Land Supply Calculations as at 1st October 2015

| | | |
|---|---|------------------|
| 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 | Buffer 20% (multiply C by 1.2) | 2700 |
| E | Shortfall of housing provision from the plan period (requirement less completions) | 389 |
| F | Five year target (D + E) | 3089 |
| G | Annual target for next five years (F ÷ 5) | 618 |
| H | Current expected deliverable supply 1st October 2015 to 1st October 2020. | 3615 |
| I | Gap (F - H) | +526 |
| J | Council's Housing Land Supply equivalent to (H ÷ G) | 5.8 years |

5.2 The Council has a 5.8 year supply of housing. This now means that in line with paragraph 49 of the NPPF relevant policies that relate to the

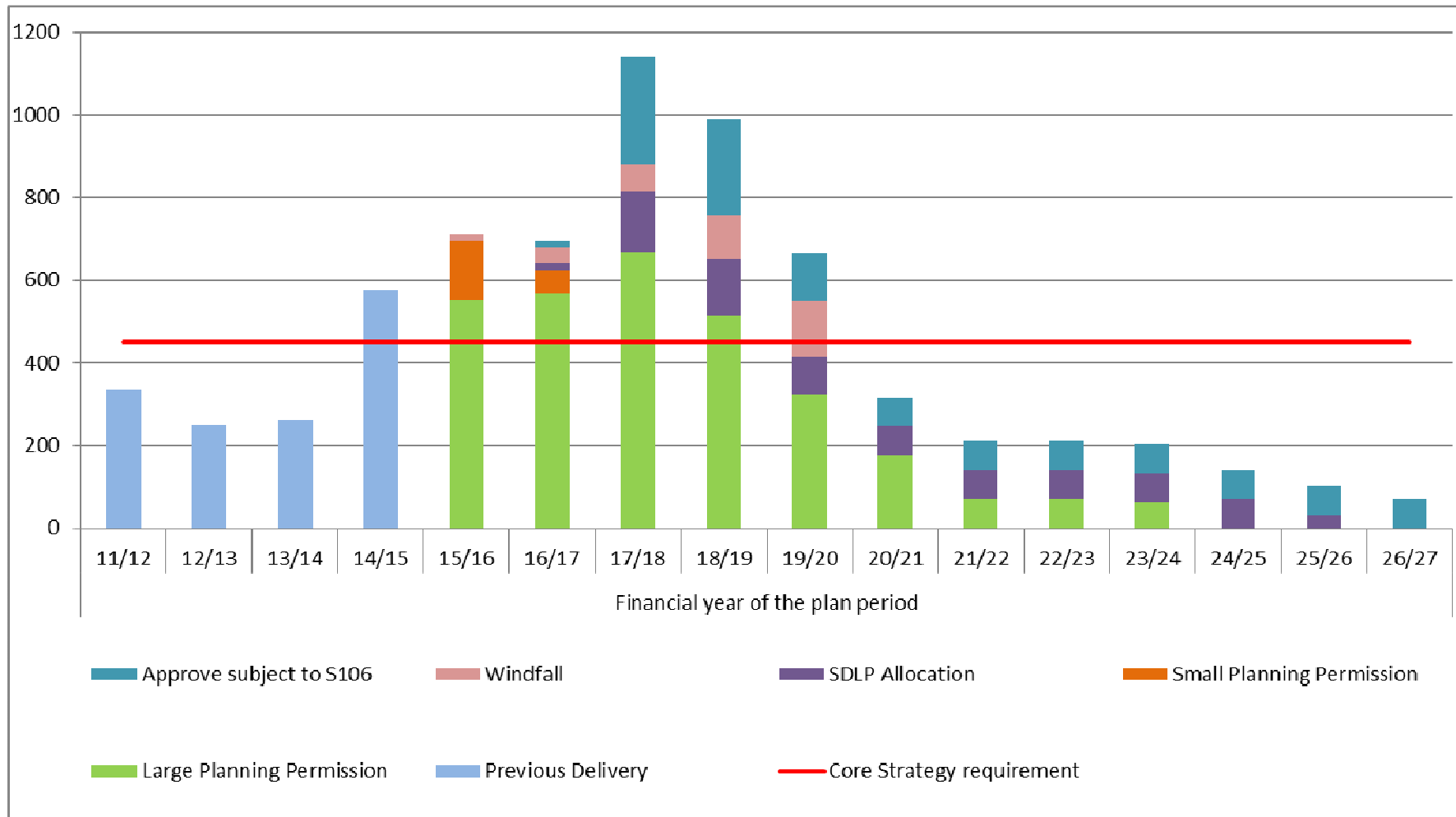
supply of housing are now considered to be up to date once again. Paragraph 12 of the NPPF states that: “development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.”

- 5.3 Appendices 3 and 4 provide a database of sites with maps, which contribute towards the 5 year housing land supply.

6.0 Housing Trajectory

- 6.1 Paragraph 47 of the National Planning Policy Framework (NPPF) states *'for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target'*.
- 6.2 Figure 2 below shows the housing trajectory, for the first 3 years of the Core Strategy plan period there was under provision against targets due to the downturn in the housing market. In the last financial year completions were above target, this can be attributed to the build out of the phase 2 allocated sites released by the Council and a gradual recovery in the housing market.
- 6.3 Due to the large numbers of sites permitted by the council since the start of the 2014/15 financial year, the authority is projected to have completions above the 450 requirement for the next 5 years. Completions are predicted to be below the requirement from the year 2020 onwards, but the introduction of the PLAN Selby Allocated housing sites from the year 17/18 onwards (not shown in graph), will ensure the district has housing completions above the Core Strategy target up until the end of the plan period in 2027.

Figure 2: Housing Trajectory



Appendices

Appendix 1: Deliverability Assessment of sites approved subject to section 106 agreements

| Application Reference | Location | Settlement Hierarchy | Area (ha) | Dwelling Capacity Years 1-5 | Agents Deliverability Assessment |
|-----------------------|---|----------------------------|-----------|-----------------------------|---|
| Barlby-5 | Land north of The Laurels, Barlby | Designated Service Village | 1.19 | 37 | Daniel Gath Homes are the applicant and are eager to get started on site. The Reserved Matters application would be submitted within 2 to 3 months of the outline being issued and works would start relatively quickly once that application is approved. |
| Carlton-1 | Land north of cemetery, Station Road, Carlton | Designated Service Village | 2.92 | 67 | S106 expected to be completed early December. The viability of the site was demonstrated in the planning application. There are no ownership or legal constraints on site. Expect the site to be under option in less than 6 months, the reserved matters application should take 6 to 9 months. Expect to be on site in 12 to 18 months. |
| Carlton-9 | Land north of cemetery, Station Road, Carlton | Designated Service Village | 3.84 | 66 | S106 expected to be completed early December. The viability of the site was demonstrated in the planning application. There are no ownership or legal constraints on site. Expect the site to be under option in less than 6 months, the reserved matters application should take 6 to 9 months. Expect to be on site in 12 to 18 months. |
| Eggborough-1 | Land East of Selby Road, Eggborough | Designated Service Village | 2.51 | 64 | There are no ownership or legal constraints affecting deliverability. The S106 is in the final stages of completion, and should be finished in December. The applicant is keen to progress matters as soon as possible and is in the process of having plans drawn up for a reserved matters application. A detailed viability study was not undertaken at outline stage. This will be looked at in detail as part of the reserved matters submission. Subject to the timely approval of reserved matters and discharge of conditions by the council, building could start within 12-18 months and that subject to market demand construction would be over approx. 3 years |

| | | | | | |
|--------------|--|----------------------------|-------|-----|--|
| Hambleton-18 | Land north of Main Road, Hambleton | Designated Service Village | 4.47 | 106 | The Applicant is currently in discussion with a couple of national house builders. |
| Osgodby-4 | Osgodby Nurseries, Hull Road, Osgodby | Designated Service Village | 0.8 | 22 | Perfectly satisfied that the site is viable, no legal or ownership issues. S.106 could be signed before the end of December 2015. The site has been placed in the hands of selling agents and is currently being marketed. |
| Osgodby-6 | Land East of St Leonards Avenue, Osgodby | Designated Service Village | 0.37 | 14 | Site considered viable. Currently having S106 negotiated. Timescale of build dependent on the determination date of S106. |
| Selby-9 | Olympia Park, Barlby Road, Barlby | Principal Town | 42.71 | 210 | A reserved matters application for 834 dwelling will be submitted in December 2015. This demonstrates the site is deliverable and viable and can proceed. The site has no known legal issues. The S106 is due to be signed and completed in the next two weeks. It's currently out to engrossment for all parties to sign. Construction of the road and infrastructure works is expected to commence in Spring 2016. First phase of residential development will commence in Spring 2017. Construction likely to take up to 14 years |
| Skipwith-4 | Land South of Main Street, Skipwith | Secondary Village | 0.87 | 14 | Agent considers site to be viable. Site has no legal issues. Land deal with the Parish Council negotiated successfully. Expect to be on site next year and the build out should take less than 2 years. |
| Whitley-14 | Rossllyn, Selby Road | Designated Service Village | 0.88 | 25 | Promoter considers site to be viable. Doesn't see any problem with the section 106 negotiation. No ownership or legal issues. The site will be marketed to a developer in the new year once the section 106 has been signed. |

Appendix 2: Deliverability Assessment of the 2005 SDLP Housing Allocations

| SDLP Allocation Reference | Location | Settlement Hierarchy | Area (ha) | Dwelling Capacity Years 1-5 | Deliverability in the 2013-14 5YHLS report | Deliverability in the 2014-15 5YHLS report |
|---------------------------|---|----------------------------|-----------|-----------------------------|---|---|
| BRY/1 | Land South of Byram Park Avenue, Byram | Designated Service Village | 0.79 | 24 | Found to be deliverable based on response from owner/site promoter | Found to be deliverable based on recent response from owner/site promoter |
| CAM/1 | Land south of Mill Farm, Camblesforth | Secondary Village | 2.05 | 46 | Not deliverable – no owner interest | Consider deliverable based on recent response from owner/site promoter and the recent submission of a pre app on the site. |
| CAR/2 | Land west of Low Street, Carlton | Designated Service Village | 1.23 | 33 | Not deliverable – no owner interest | Not deliverable – no owner interest |
| EGG/2 | Land East of High Eggborough Lane, Eggborough | Designated Service Village | 1.43 | 39 | Found to be deliverable based on response from owner/site promoter | Found to be deliverable based on recent response from owner/site promoter |
| EGG/3 | Land south of Selby Road, Eggborough | Designated Service Village | 3.14 | 75 | Found to be deliverable based on response from owner/site promoter | Found to be deliverable based on recent response from owner/site promoter |
| H2 | Land west of South Duffield Road, Osgodby | Designated Service Village | 1.56 | 42 | Not deliverable – no owner interest | Not deliverable – no owner interest |
| SEL/1 | Land at Cross Hills Lane, Selby | Principal Town | 22.75 | 210 | Not deliverable – significant constraints to delivery including flooding and infrastructure | Found to be deliverable based on recent response from owner/site promoter. The site promoter has been recently putting owner agreements in place and liaising with the Council with a view to bringing the site forward in the near future. |

| | | | | | | |
|-------|--|--------------------------------------|------|-----|--|---|
| SHB/1 | Land West of A162, Sherburn In Elmet | Local Service Centres - Sherburn | 5.35 | 104 | Found to be deliverable based on response from owner/site promoter | Remainder of the allocated site without permission assessed to be undeliverable due to flood risk |
| TAD/2 | Land west of Inholmes Lane, Tadcaster | Local Service Centres - Tadcaster | 3.47 | 94 | Not deliverable - Land owner does not intend to develop | Not deliverable - Land owner does not intend to develop |

Appendix 3: Database of sites contributing to the 5YHLS

Appendix 4: Maps of sites contributing to the 5YHLS

For both of the above please visit: <http://www.selby.gov.uk/authorities-monitoring-report>