

**Selby District Council**

**2015 Strategic Housing Land Availability Assessment**

**June 2015**





## **Contents**

<b>1.0</b>	<b>Introduction</b>	<b>1</b>
<b>2.0</b>	<b>Stage 1: Identification Of Sites And Stakeholder Engagement</b>	<b>4</b>
<b>3.0</b>	<b>Stage 2: Methodology And Site Assessment</b>	<b>8</b>
<b>4.0</b>	<b>Stage 3: Windfall Assessment</b>	<b>14</b>
<b>5.0</b>	<b>Stage 4: Assessment Review</b>	<b>15</b>
<b>6.0</b>	<b>Stage 5: Final Evidence Base</b>	<b>17</b>

## **Figures and Tables**

<b>Figure 1: Methodology Flow Chart</b>	<b>3</b>
<b>Table 1: Sources of sites</b>	<b>4</b>
<b>Table 2: Net developable area ratios</b>	<b>8</b>
<b>Table 3: Average densities</b>	<b>9</b>
<b>Table 4: Densities to be applied in the assessment</b>	<b>9</b>
<b>Table 5: Lead in times</b>	<b>10</b>
<b>Table 6: Proposed Build Rates</b>	<b>10</b>
<b>Table 7: Basic Assessment of SHLAA sites</b>	<b>11</b>
<b>Table 8: Detailed Assessment of SHLAA Sites</b>	<b>12</b>
<b>Table 9 – Count and capacity of site types in 2015 SHLAA</b>	<b>15</b>
<b>Table 10 – Expected delivery of site types in 2015 SHLAA</b>	<b>16</b>
<b>Table 11 – Delivery of sites across the Core Strategy settlement hierarchy</b>	<b>16</b>
<b>Figure 2: Trajectory of deliverable dwellings in the SHLAA – all sites</b>	<b>17</b>

## **Appendixes**

**Appendix A: 14th January SHLAA workshop attendees**

**Appendix B: Comments received on the SHLAA Methodology**

**Appendix C: Samples used for determining the SHLAA Methodology**

**Appendix D: SHLAA site assessments and maps**

## 1.0 Introduction

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) forms part of the evidence base for the Selby District Local Plan by providing a factual survey of potential housing development sites that will inform the Sites Allocations Document known as 'Plan Selby'. The survey of sites and the criteria used to assess them also informs the calculation of housing supply in the annual 5 Year Housing Land Supply reports (5YHLS).
- 1.2 It is important to note the distinction between the SHLAA and the 5YHLS reports which Selby District Council produce. The SHLAA, with the help of a working group, defines the criteria used to assess sites and then provides a factual survey of potential housing development sites. The 5YHLS reports then use this information to calculate the housing supply on an annual basis.
- 1.3 The SHLAA is a purely technical exercise intended to inform the Local Plan. It examines the extent to which potential sites are suitable, available and achievable over the plan period in a (local planning) "policy off" approach. The assessment questions (seen in tables 7 & 8) are factual and physical in nature and no scores for sites are given.
- 1.4 The assessment of sites for the PLAN Selby Sites and Policies Local Plan will be carried out in a site assessment methodology, which will consider local plan policy aspects, such as a sites relation to the settlement hierarchy, its effect on the greenbelt and local wildlife/landscape designations and its impact on the character of the built area.
- 1.5 The SHLAA **does not allocate land for development or determine whether a site will be allocated for housing**. The inclusion of sites within the SHLAA should not be taken to imply that the sites will be allocated for housing or looked upon favourably when determining planning applications. The decision to allocate will be made through the emerging Plan Selby Sites and Policies Document. The SHLAA will be updated and reviewed as part of the annual monitoring process.
- 1.6 This SHLAA has been produced in accordance with paragraphs 47 and 48 of the National Planning Policy Framework (NPPF) regarding housing supply. The NPPF requires local planning authorities to prepare a SHLAA in order to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing requirement, and also identify a supply of developable sites or broad locations for growth, for years 6-10 and, where possible 11-15 years.

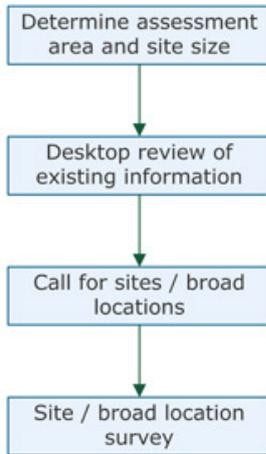
1.7 The report has also been produced in accordance with the recently updated (in October of 2014) National Planning Practice Guidance (NPPG) on housing and economic land availability assessments, along with other advice recently published by the Planning Advisory Service. The methodology flow chart in Figure 1 is taken from the NPPG and shows how the assessment of sites in this report will be carried out in 5 stages.

1.8 The core outputs of this SHLAA (as required by the NPPG) include:

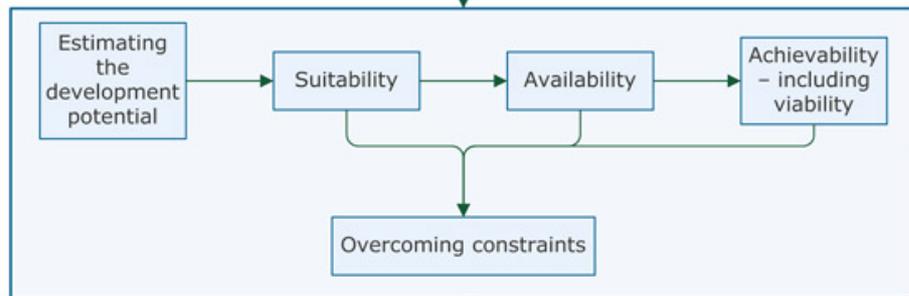
- A list of all sites or broad locations considered, cross-referenced to their locations on maps;
- An assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- The potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
- An indicative trajectory of anticipated development and consideration of associated risks (which will also be produced annually in the 5 year Housing Land Supply and Annual Monitoring Reports).

**Figure 1: Methodology Flow Chart**

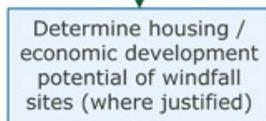
**Stage 1 - Site / broad location identification**



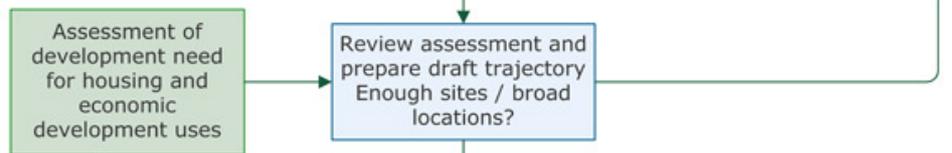
**Stage 2 - Site / broad location assessment**



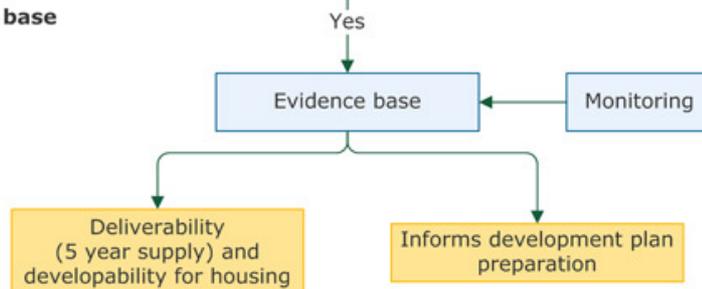
**Stage 3 - Windfall assessment**



**Stage 4 - Assessment review**



**Stage 5 - Final evidence base**



## 2.0 Stage 1: Identification of sites and stakeholder engagement

### 2.1 Scale of the assessment

The geographical area of the assessment is the Local Authority boundary, it is important that it is this exact area which is assessed as it will provide the necessary baseline data for the Plan Selby document and the assessment of the authorities 5 year supply of housing land.

### 2.2 Types and sizes of sites included

All sites within the Selby Local Authority boundary are included in the basic assessment of sites provided they meet the minimum size threshold of 5 dwellings, as stated in the NPPG (Paragraph: 010Reference ID: 3-010-20140306). This is in order to provide a comprehensive audit of available land. The site types that were included in the assessment and which sources of sites are likely to come from are listed in table 1 below.

**Table 1: Sources of sites**

Type of site	Data source
Existing housing allocations yet with planning permission	Selby District Local Plan (2005) Selby District Core Strategy (2013)
Planning permissions for housing that are unimplemented or still under construction.	Planning application records. Development starts and completions records.
Sites put forward for housing development in the call for sites.	Local Authority records database
Planning applications that have been refused or withdrawn	Planning application records
Land in the local authority's ownership	Local authority records
Surplus and likely to become surplus public sector land	National register of public sector land Engagement with strategic plans of other public sector bodies such as County Councils, Central Government, National Health Service, Police, Fire Services, utilities providers, statutory undertakers

Type of site	Data source
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes e.g. offices to residential)	Local authority empty property register English House Condition Survey National Land Use Database Commercial property databases (e.g. estate agents and property agents) Valuation Office database. Active engagement with sector
Additional opportunities in established uses (e.g. making productive use of under-utilised facilities such as garage blocks)	Ordnance Survey maps Aerial photography Planning applications Site surveys
Sites in rural locations	Local and neighbourhood plans
Large scale redevelopment and redesign of existing residential or economic areas	Planning applications Ordnance Survey maps Aerial photography
Sites in and adjoining villages or rural settlements and rural exception sites	Site surveys
Potential urban extensions and new free standing settlements	

2.3 Sites from these sources were categorised into 5 main types of sites in the assessment, these being:

- **2005 Selby District Local Plan Allocations:** All the sites allocated for housing in the 2005 Selby Local Plan (which have since been saved by the Secretary of State and still make up part of the development plan) have been assessed in the 2015 SHLAA.
- **Core Strategy Allocation:** In the 2013 Core Strategy, a strategic site was allocated at Olympia Park in Selby for mixed uses including housing. As of the 1<sup>st</sup> of April 2015, this site has not had its Section 106 agreed and so cannot be classed as a Large Planning Permission at this point in time.
- **Large Planning Permission:** These are sites with full, reserve or outline permission for housing developments of 5 units (gross) or more, as of the 1<sup>st</sup> of April 2015.
- **Small Planning Permission:** These are sites with full, reserve or outline permission for housing developments of less than 5 units (gross) or more, as of the 1<sup>st</sup> of April 2015. These sites are only given a basic assessment (detailed

assessment questions are greyed out in the database) and are not included on the SHLAA maps.

- **Potential Site:** The potential supply is made up primarily of unallocated sites put forward by landowners and developers for consideration through the *Selby Local Plan call for sites* (provided they can accommodate 5 dwellings or more).

2.4 When drawing up the sites a minority of sites put forward to the Council were combined to make larger sites. This was only done where sites needed combining to gain an access point or where they were too small to be assessed on their own, in order to make them deliverable. Some sites may contain multiple types of the above, for example an allocation may have gained a planning permission.

## 2.5 The call for sites

A call for sites was carried out by the Council in October 2013, as part of its preparation of the Sites and Policies Local Plan (PLAN Selby) Document. Over 330 sites were submitted to the council for housing development, encompassing many of the types of sites described in table 2. During the initial consultation on PLAN Selby which ran from the 24th November to the 19th of January, more sites were put forward to the Council for consideration, bringing the total to over 350. In addition to this, developers had the chance to submit further sites, as part of the SHLAA working group consultation (see below), up until the end of May, after this point sites will not be considered in the 2015 SHLAA but will be still be considered in the Site Assessment Methodology for the PLAN Selby Document.

## 2.6 Stakeholder engagement

In line with the guidance the Council has established a SHLAA Working Group. National practice guidance advocates that local planning authorities work together with key stakeholders, in particular house builders and local property agents; so that they can help shape the approach to be taken to help inform the deliverability and developability of sites, and how market conditions may affect economic viability.

2.7 The Council has consulted with neighbouring authorities throughout the SHLAA process, in accordance with the duty to cooperate, in order to achieve a joined up approach to the issue of housing land supply. These authorities include Leeds City Council, City of York Council, Doncaster Metropolitan Borough Council, Harrogate Borough Council, Wakefield Council and the East Riding of Yorkshire Council.

2.8 The Council has also consulted with statutory consultees and infrastructure providers on a technical basis, in accordance with the duty to cooperate, such as the Highways Agency, Yorkshire Water and North Yorkshire County Council.

2.9 The working group for the 2015 SHLAA first met on the 14<sup>th</sup> January at the Civic Centre in Selby a list of the consultees and their attendance at working group meetings is shown in Appendix A. The following issues regarding the site assessment methodology were discussed:

- Site sizes
- Developable areas
- Pre-build lead-in times
- Density
- Build rates
- Windfall methodology
- Non implementation discount
- The assessment questions

2.10 Following this discussion, samples of data were produced to better inform the assumptions in the methodology (seen in Appendix C). Changes were also made to the methodology to represent the views of the working group and the data in the samples. A summary of the responses from the working group and the Councils response to them can be seen in Appendix B.

2.11 Once a final methodology had been produced, it was used to assess all the sites. After this had been done the draft site assessments were then sent back to the working group on the 31<sup>st</sup> of March for 3 weeks. Their comments were then factored into the final assessment of sites.

### 3.0 **Stage 2: Methodology and Site assessment**

3.1 Engagement and consultation with the working group enabled a methodology to be finalised. In finalising the methodology, the Council has also had regard to guidance published by bodies such as the Planning Advisory Service (PAS), as well as considering the outcomes from appeals and high court judgements across the country.

#### 3.2 **Calculating net developable areas**

Not all of the area of a site can be developed solely for houses. In the case of large sites, using the gross site area can be misleading because space on larger housing sites will be required for ancillary uses. Using the 'net developable area' is a useful way of discounting for those parts of the site not developed for housing.

3.3 The net developable area includes those access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas (where these are to be provided). Beyond this, it is considered reasonable to exclude the following from the definition of net developable area:

- major distributor roads, significant landscape buffer strips, open space serving the wider surrounding area, or an area necessary to make space for water storage;
- an existing on-site feature or wider constraint that limits the area that can be developed, such as the need to maintain an important landscape or wildlife site; and
- areas comprising non housing development, such as employment, commercial uses or community facilities (such as new school or health centre)

3.4 Table 2 shows the ratios for the developable area of sites, based on an assessment of different sizes of sites in Selby District. Larger sites tend to have more of their area used for non-housing uses and infrastructure and this is generally why the rates lower as the site size gets larger.

**Table 2: Net developable area ratios**

<b>Site Size Bracket (ha)</b>	<b>Net developable area ratios (%)</b>
Up to 1	100
1 to 5	90
5 to 10	80
More than 10	65

3.5 Masterplans for proposed sites will be referred to and the SHLAA working group also had the option to submit their own assumptions for the developable areas of their sites.

**3.6 Calculating density**

An analysis of recent completions and permissions in the authority gave the density rates in table 3. Higher rates can be seen in Selby (which included high rates on the recent suburban extensions) and lower rates in the secondary villages.

**Table 3: Average densities**

<b>Settlement Hierarchy</b>	<b>Average Density (dph)</b>
Selby	45
Sherburn	29
Designated Service Village	34
Secondary Village	22
<b>Grand Total</b>	<b>33</b>

3.7 As a result of this evidence in table 3 the density rates in table 4 are proposed, however site promoters had the option to submit their own density rates and masterplans of potential sites were also reviewed by the Council. Please note the density will be applied to the net developable area of a site in the SHLAA assessment.

**Table 4: Densities to be applied in the assessment**

<b>Settlement Hierarchy</b>	<b>Densities (dph)</b>
Principal Town (Selby)	40
Local Service Centres & Designated Service Villages	30
Secondary Village	25
Countryside	25

**3.8 Pre-build lead-in times**

A pre build lead in time is the time taken for a site to complete its first unit. The approach to the length of pre build in times in the 2015 SHLAA factors in the size of the site, in terms of dwellings, as well as the planning status of the site. The presumptions being that:

- the more advanced along the permission timeline, the shorter the time it takes to start on site, and;
- the bigger the site in terms of units, the longer it takes to negotiate the section 106 agreements.

**Table 5: Lead in times**

Type of site	Fewer than 50 units	More than 50 units
Reserved matters/full planning	6 months	12 months
Outline planning permission	12 months	18 months
Sites without planning permission	18 months	24 months

### 3.9 Build rates

An analysis of build rates from recent permissions and completions shows an increase in the number of units built in the last couple of years on major sites like Staynor Hall, which is reflective of the gradual recovery of the housing market in general. As a result of the sample and taking account of the working groups comments on their expected build out rates, the build rates in table 6 are proposed to be used in the SHLAA.

**Table 6: Proposed Build Rates**

Net Capacity of site	Build rate
1-25 <sup>1</sup>	10
26-50	20
51-100	30
101-200	40
201+ (assuming 2 developers)	70

### 3.10 Non implementation discount

An analysis of the implementation rates of recent permissions and completions shows that the vast majority of large sites are built out, or are due to be built out, to their full extent. However it is acknowledged that a greater proportion of smaller sites may not be fully built out for a variety of reasons. Therefore a 10% rate of non-implementation (taken off sites as a whole rather than individually) is to be used and also ensures consistency with policy SP5 of the Core Strategy. This deduction will not occur during the assessment of sites in the SHLAA, but will be applied **to sites as a whole** in the calculations of the 5 year housing land supply report.

---

<sup>1</sup> Includes sites smaller than 5 due to existing planning permissions.

**Table 7: Basic Assessment of SHLAA sites**

<b>Basic Assessment</b>	
<b>SHLAA ID</b>	The unique reference number for the site. This cross-references to the sites shown on the map in Appendix D.
<b>Parish</b>	The name of the parish the site is located in.
<b>Settlement Hierarchy</b>	Where the settlement is placed in the Core Strategy settlement hierarchy in policy SP4.
<b>Location</b>	Short description of where the site is located
<b>Current land use</b>	Description of the land use of the site.
<b>Surrounding Land Uses</b>	Description of surrounding land uses
<b>Site Type</b>	<ul style="list-style-type: none"> <li>• Selby Local Plan Allocation</li> <li>• Core Strategy Allocation</li> <li>• Large Planning Permission</li> <li>• Small Planning Permission</li> <li>• Potential Site</li> </ul>
<b>Allocation Reference</b>	Reference should the site be a saved allocation in the Selby Local Plan (2008) or an allocated site in the Core Strategy (2013).
<b>Planning Permission Reference</b>	Should the site have planning permission, this is the most recent planning application reference.
<b>Area (ha)</b>	Gross area of the site measured in hectares (ha)
<b>GF/PDL</b>	An indication as to whether the site is greenfield land, previously developed land, or a mixture of both
<b>National Policy Restrictions</b>	<i>Sites of Special Scientific Interest (SSSI)</i> <i>Ramsar Sites, Special Protection Areas (SPA)</i> <i>Special Areas of Conservation (SAC)</i> <i>National Nature Reserves (NNR)</i> <i>Scheduled Monuments, Ancient Woodlands</i> <i>Health and Safety Executive Inner Zones</i> <i>Sites within flood storage areas</i>
<b>Suitable for proposed use?</b>	An initial assessment on whether the site is suitable for housing, based on its effect on a national Policy Area. If a site is located within a National policy area and the harmful effects of development on that area cannot be mitigated, it will be held in abeyance. Sites which are suitable are taken through to be assessed in more detail.

**Table 8: Detailed Assessment of SHLAA Sites**

<b>Detailed Assessment</b>	
<b>Estimating the development potential</b>	
<b>Date of permission</b>	The date the notice of decision was issued, or appeal allowed, should the site have planning permission.
<b>Permission started?</b>	An indication as to whether works have commenced on-site, should the site have a full or reserved matters planning permission.
<b>Permission Expiry Date</b>	The date the permission will expire (lapse), should the site have an unimplemented planning permission.
<b>Developable area ratio</b>	The area of the site considered purely developable for housing (%). Sites with planning permission have already had their developable area approved through the development management process.
<b>Net Developable area (ha)</b>	The net area of the site in hectares (ha) considered developable
<b>Build rate</b>	The annual rate at which dwellings are built out on the site. Where there is more than one developer on site, this will be noted and will increase the rate of building
<b>Lead in time (years)</b>	The time from the point of approval of a planning application, to the expected completion of the first plot.
<b>Density</b>	The number of dwellings which can be built on the site per hectare (ha) of the site area. Sites with planning permission have already had their density approved through the development management process.
<b>Net capacity</b>	The estimated number of dwellings that can be accommodated onto the net site area. For sites with permission, this number represents the total number of dwellings given by the most recent permission on the site.
<b>Capacity remaining</b>	In the case of sites with planning permission, this figure shows the remaining number of dwellings still to be complete if development has already started as of 1 <sup>st</sup> of April 2014. This figure will be the same as net capacity for all other types of sites.
<b>PDL Capacity</b>	The number of dwellings expected to be built on previously developed land on the site
<b>Development timescale</b>	How long the site will take to develop (in years), from pre app, or the current point in the development of the site, to the completion of the final dwelling on the site (capped at 13 years).

<b>Suitability</b>	
<b>Risk of Flooding</b>	A significant issue for Selby, flooding has been kept separate from other physical constraints. The level of flood risk has been determined by the most up to date Environment Agency flood risk data. The Council is working on an updated Strategic Flood Risk Assessment which is expected to be completed by the end of 2015 and will inform the assessment of sites in future SHLAA assessments. The approach to flood risk in absence of an up to date SFRA in this SHLAA has been agreed with the Environment Agency.
<b>Physical Site Constraints</b>	An assessment of the suitability of the site, includes issues that would need to be overcome through the planning application process e.g. access to the site, infrastructure, neighbouring uses, proximity of waste water treatment works, topography, mineral designations, etc. ground conditions, hazardous risks, pollution or contamination.
<b>Overcoming suitability constraints</b>	A range of potential solutions for any constraints
<b>Availability</b>	
<b>Availability</b>	Details of the ownership and promotion of the site
<b>Overcoming availability constraints</b>	A range of potential solutions for any constraints
<b>Achievability</b>	
<b>Is the site economically viable?</b>	Developer interest in the site can prove that it is economically viable, along with a recent history of planning applications showing developer intent.
<b>Overall Deliverability</b>	This is the 5 year timeframe that the first dwelling built on the site will be delivered in. For sites with constraints which need time to be mitigated, this may be from year 6 or year 11 onwards. Sites which are found to have constraints which cannot be mitigated are classed as undeliverable.

## 4.0 Stage 3: Windfall assessment

- 4.1 Windfall sites will not be assessed in the SHLAA, as Core Strategy policy SP4 (Management of Residential Development in Settlements) states that the required 450 dwellings per annum should be provided through new allocations (in the PLAN Selby Sites and Polices document) after taking account of existing commitments. However the contribution from windfall sites towards meeting its 5 year housing land supply will be accounted for in the 5 year housing supply reports (in line with paragraph 48 of the NPPF) and therefore it is important to establish a method for their projection in the SHLAA report.
- 4.2 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 Windfalls are expected to continue to be a reliable source of supply, therefore the Council will make an allowance for windfalls in its 5 year housing land supply reports. Core Strategy Policy SP4 gives a conservative allowance of 105 dwellings per annum being provided over those delivered on allocated sites. This figure was derived from older data, so the Council will be refreshing the allowance in a way that is consistent with paragraph 48 of the NPPF.
- 4.4 In order to quantify the allowance, the Council will:
- consider evidence from historic supply that shows windfalls have consistently made a substantial contribution to the supply; and
  - project the average number of these past windfall plots forward as completions, at a similar rate to which they were being completed in recent years.
  - deduct the average number of windfall plots completed on residential garden land outside of Selby, Sherburn in Elmet, Tadcaster and the Service Villages from the total, reflecting policy in the NPPF and Core Strategy.
- 4.5 More details on this method will be provided in the 5YHLS reports.

## 5.0 Stage 4: Assessment review

5.1 The final SHLAA has 513 sites within it. None of the sites had any show stopper constraints that could not be mitigated in the basic assessment. Table 9 below shows the composition of these sites based on their type and the housing capacity remaining.

**Table 9 – Count and capacity of site types in 2015 SHLAA**

<b>Site Type</b>	<b>Count of Site Type</b>	<b>Capacity Remaining</b>
Large Planning Permissions	50	2695
Small Planning Permissions	144	213
SDLP Allocations	9	1049
Core Strategy Allocation	1	833
Potential Sites	309	38158
<b>Grand Total</b>	<b>513</b>	<b>42948</b>

5.2 Tables 10 shows at which point in the plan period these dwellings could be built, the time period for delivery is based on the build rates and lead in times described in the methodology, but where a site has been found to have significant constraints in the detailed assessment, it has had its start date for building moved to years 6-10 or 11-12 of the plan period.

5.3 There were 12 sites in the assessment which had to be moved to years 6-10 due to significant constraints found at the detailed assessment stage, such as there being no access to a site. There were also found to be 5 sites in the assessment which were assessed to be undeliverable, due to major constraints found at the detailed assessment stage which could not be mitigated in the short term.

**Table 10 – Expected delivery of site types in 2015 SHLAA**

Site Type	Years 1-5	Years 6-10	Years 11-12	Total
Large Planning Permission	2320	377	0	<b>2697</b>
Small Planning Permission	213	0	0	<b>213</b>
SDLP Allocation	604	396	32	<b>1032</b>
Core Strategy Allocation	210	350	140	<b>700</b>
Potential Site	21065	8646	1253	<b>30964</b>
<b>Grand Total</b>	<b>24412</b>	<b>9769</b>	<b>1425</b>	<b>35606</b>

5.4 Table 11 shows the geographical spread of deliverable existing and potential housing supply, in terms of the Core Strategy's settlement hierarchy. The amount that can be delivered over the plan period is far in excess of what is shown to be needed in the initial consultation document of Plan Selby, and even that shown to be needed in Core Strategy Policy SP5. As the amount of growth needed by the authority in all areas of the district can be met on specific identified and deliverable sites, there is no need to designate Broad Locations for housing growth in this SHLAA.

**Table 11 – Delivery of sites across the Core Strategy settlement hierarchy**

Row Labels	Years 1-5	Years 6-10	Years 11-12	Total	PLAN Selby Initial Consultation Requirement*
Principal Town	3738	2887	431	<b>7056</b>	<b>3,324</b>
Sherburn	2437	1116	136	<b>3689</b>	<b>710</b>
Tadcaster	455	371	140	<b>966</b>	<b>495</b>
Designated Service Village	14017	4461	438	<b>18916</b>	<b>1684</b>
Secondary Village	3552	584	140	<b>4276</b>	<b>0**</b>
Countryside	213	350	140	<b>703</b>	<b>0**</b>
<b>Grand Total</b>	<b>24412</b>	<b>9769</b>	<b>1425</b>	<b>35606</b>	<b>6,213</b>

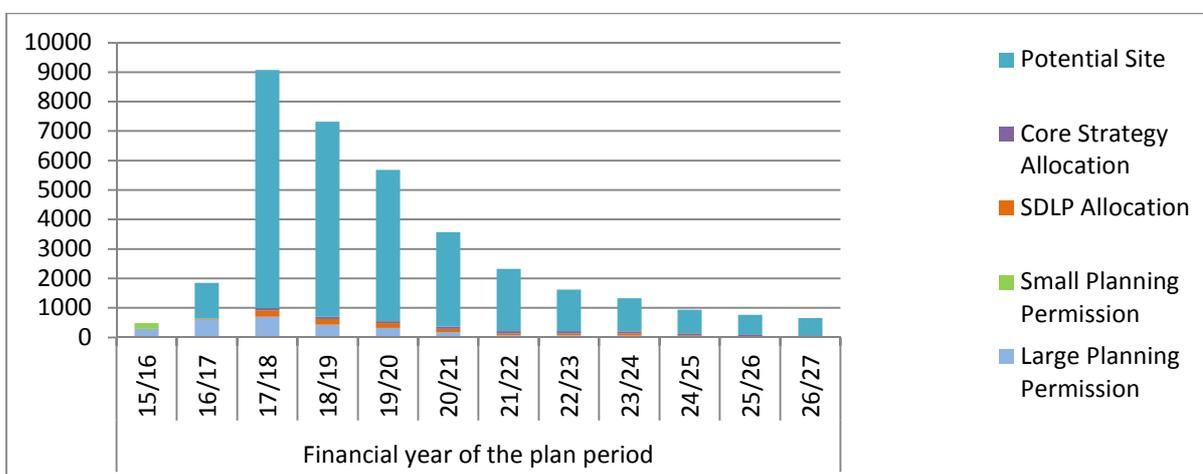
\*SP5 requirement minus completions from April 1<sup>st</sup> 2011 to April 1<sup>st</sup> 2014

\*\*No dwellings were required for these levels of the hierarchy in Policy SP5

## 6.0 Stage 5: Final evidence base

6.1 NPG states that an indicative trajectory of anticipated housing growth should be produced as a core output of the assessment. Figure 2 shows the trajectory of all deliverable sites in the 2015 SHLAA, the vast majority of the supply comes from potential sites, and far exceeds the housing needs required in the Core Strategy. The potential build out rate of all sites reaches a peak in 2017-18, but would continue to produce a substantial amount of units for the entirety of the plan period. A further examination of the trajectory will be carried out in the 2015 Five Year Housing Land Supply report.

**Figure 2: Trajectory of deliverable dwellings in the SHLAA – all sites**



## 6.2 Conclusions

- The 2015 SHLAA has assessed over 500 sites for housing use, with a total capacity of over 43,000 dwellings.
- The vast majority of those sites have been found to be deliverable, 12 sites were moved back in years 6-10 of the plan period due to significant restraints.
- 5 sites had major constraints and have been held in abeyance.
- Large sites with planning permission have been assessed in detail in this SHLAA; all have been found to be deliverable.
- The number of specific deliverable sites identified means there is no need for broad locations of growth to be identified.
- The findings of this assessment will now inform the calculations in the 5 year housing land supply report.
- The assessment data from this report will also be used to inform the assessment of sites in the Plan Selby Sites Allocations Document.

### **6.3 Reviewing the assessment**

The Council will continue to monitor all residential planning permissions as of the 1st of March each year to gather data on completions and what remains to be built within the District. Each site with planning permission is surveyed and the figures are then used to assess the planning status of the sites within the SHLAA database and to inform the Council's 5 year supply.

6.4 Whilst sites in the database will be reviewed annually as part of the 5 Year Supply (and landowners contacted to check for intentions), these will be added to the SHLAA database on a rolling basis. Updating the SHLAA more widely (i.e. contacting land owners and a call for sites exercise) will be undertaken at regular intervals in order to maintain a robust evidence base.

## Appendix A: 14th January SHLAA workshop attendees

Name	Job Title	Organisation
Richard Welch	Policy Officer	Selby District Council
Jessica Dewar	Policy Officer	Selby District Council
Mark Johnson	Managing Director	Johnson Brook
Jonathan Millea	Senior Land Buyer	McCarthy and Stone
Richard Coy	Partnerships Manager	Keepmoat
Rebecca Wasse	Regional Manager	Hallam Land Management Limited
Paul Leeming	Associate, Partner	Carter Jonas LLP
Mark Newby	Town Planner	Yew Tree Associates
Russell Hall/Rob McLackland	Strategic Land & Planning Manager	Taylor Wimpey Strategic Land
Mellissa Madge	Director	mmplanning
Rachel Wigginton		North Yorkshire County Council
Rachael Bartlett		2rbplanning
Matt Leighton	Town Planning Technician	Network Rail
Paul Butler	Director	PB Planning
Jennifer Hubbard	Planning Consultant	
Matthew Gibson	Strategic Land Manager	Barratt Homes
Mark Eagland	Co-Managing Director	Peacock and Smith
Kennedy Sheldon	Development Officer	York City Council
Richard Borrows		Ward Associates Consulting Ltd
Nick Hare		Hare Associates
Jake Crompton		Indigo Planning
Thorfinn Caithness	Senior Planner	Edwardson Associates Ltd
Melanie Edwardson	Director	Edwardson Associates Ltd
Jess Kiely	Senior Planner	Persimmon Homes
Gavin Winter	Associate	Spawforths
Tom Robbins		PB Architects
Conor Chamberlain		Hallam Land

## Appendix B: Comments received on the SHLAA Methodology

Respondent	Summary of Comments	Selby DC Response
<b>Mark England, Peacock and Smith</b>	The sample size for developable areas in the 5 to 10 hectares bracket is too small to be relied upon. Based on our experience, the developable area for a site of 5 to 10 hectares should be 70%, not 80%.	The Council considers its broad assumptions for proposed lead in times realistic; however site promoters also have the option to submit their own assumptions for the developable areas of their sites.
	Agree that density rates should be applied to the 'net' developable area.	Support welcomed
<b>Carla Jackson, Natural England</b>	Avoiding harm to the character of nationally protected landscapes - National Parks, the Broads and Areas of Outstanding Natural Beauty - and locally valued landscapes.	Sites which are deemed to harm nationally protected landscapes will be filtered out at the basic assessment stage of the SHLAA and held in abeyance.
	Avoiding harm to the international, national and locally designated sites of importance for biodiversity.	Sites which are deemed to harm national and international protected biodiversity sites will be filtered out at the basic assessment stage of the SHLAA and held in abeyance. The impact on local sites will be assessed during the site assessment methodology of the PLAN Selby Document.
	Avoid harm to nationally and locally designated sites of importance for geological conservation - geological SSSIs and Local Geological Sites (also known as RIGS - Regionally Important Geological Sites).	Sites which are deemed to harm national and international protected biodiversity sites will be filtered out at the basic assessment stage of the SHLAA and held in abeyance. The impact on local sites will be assessed during the site assessment methodology of the PLAN Selby Document.
	Avoiding Best and Most Versatile Agricultural Land	The impact on agricultural land will be assessed during the site assessment methodology of the PLAN Selby Document.
	Public rights of way and access	The impact on public rights of way will be assessed during the site assessment methodology of the PLAN Selby Document.
<b>Steven Grimstar, Barton Willmore</b>	Agree with the minimum size in the assessment of 5 dwellings in the SHLAA as these are considerably more reliant upon being brought forward and promoted by private landowners and hence there is a greater level of uncertainty over their deliverability	Support welcomed
	No objections to the net developable areas proposed.	Support welcomed
	Greater clarity should be provided on what points in	Additional text added for lead in times in table 8.

	time the lead in times actually refer to.	
	Suggested lead in times should be extended (by around 3 months) as those provided by the Council are over optimistic.	The Council considers its broad assumptions for proposed lead in times realistic.
	Broad agreement with the densities proposed	Support welcomed
	Build rates are overly optimistic and the Council should use those suggested by HBF guidance from 2008.	The Council believes basing build rates from a sample of recent completions provides a more accurate prediction of future rates.
	Concerns over the sample provided for build rates, as they primarily relate to new development within central and western parts of Selby on large development sites.	Other parts of the District area are more rural in nature and so any sample of development will always predominantly feature developments from the central and western areas, particularly as this is where the three main towns in the District are located.
	When making an allowance for windfall sites to come forward, the Council must ensure that it does double-count windfall plots and extant permissions. The allowance for windfalls should take account of historic completions and be fully evidenced.	Agreed. Windfall will not be accounted for in the SHLAA but will be in the 5 year housing land supply reports. Please see section 4 of the SHLAA for more details.
	Agree with the 10% discount for non-implementation	Support welcomed.
<b>Helen Martland, Together Housing</b>	Too many questions on previously developed land	Agreed. 5 questions on PDL reduced to 2 questions.
	Agree with all other assumptions in the methodology	Support welcomed.
<b>Kate Tomos, Waterman</b>	For completeness, 'Special Areas of Conservation (SAC)' should be added to the National Policy Restrictions in Table 7.	SAC Areas added.
	The basic assessment only filters out sites based on national policy restrictions, however we are unclear whether this only refers to sites 'within' these designations, or nearby/close proximity. If sites which are 'nearby to' rather than 'within' these designations are filtered out then there is a risk of potentially sustainable Sites being unnecessarily discounted	Wording added to clarify that it is only sites within national policy areas that will be excluded.

## Appendix C: Samples used for determining the SHLAA Methodology

### Sample used for determining density and net developable area

Application Number	Address	No. of dwellings	Site Area (ha)	Site Size Bracket (ha)	Net developable area (ha)	Net developable area ratio (%)	Density on net developable area (dph)	Financial year Approved
2010/0109/REM	New Inn Main Street Great Heck	6	0.19	Up to 1	0.19	100	32	2010-11
2012/0192/FUL	The Old School School Croft Brotherton Knottingley	10	0.23	Up to 1	0.23	100	43	2012-13
2010/0683/FUL	Low Farm Main Street Womersley	7	0.44	Up to 1	0.44	100	16	2010-11
2009/0620/FUL	The Haven Selby	37	0.55	Up to 1	0.55	100	67	2009-10
2011/0411/FUL	Southlands Close South Milford	10	0.55	Up to 1	0.55	100	18	2012-13
2009/0799/FUL	Warehousing Depot Station Road Hambleton	20	0.61	Up to 1	0.61	100	33	2009-10
2010/0962/FUL	Land Adj Southlands House Southlands Close South Milford	35	1.07	1 to 5	0.96	90	36	2010-11
2011/0563/FUL	Land Adj to the east of Southlands House Southlands Close South Milford	115	3.7	1 to 5	3.33	90	35	2012-13
2012/0852/FUL	Leeds Road, Thorpe Willoughby	149	4.96	1 to 5	4.46	90	33	2013-14
2013/0811/OUT	RAF Church Fenton, Busk Lane, Church Fenton	65	5.28	5 to 10	3	57	22	2012-13
2014/0261/REM	Low Street, Sherburn (Redrow)	150	6.43	5 to 10	5.79	90	26	2014-15
2009/0541/REM	Land At Holme Lane Coupland Road Selby	301	7.63	5 to 10	6.63	87	45	2011-12
2012/1053/FUL	Papyrus Works, Papyrus Villas, Newton Kyme	128	11.07	More than 10	6.2	56	21	2013-14
2014/0321/REM	Low Street, Sherburn (Persimmon)	249	15.38	More than 10	11.35	74	22	2014-15
2012/0541/EIA	Bocm Olympia Mill Barby Road, Selby	985	45.34	More than 10	31.84	70	31	2013-14
2009/0213/REM	Staynor Hall, Selby	1061	54.53	More than 10	28.7	53	37	2009-10
2005/0184/FUL	Land off Moor Lane, Sherburn	193	7.04	1 to 5	4.98	71	39	2009-10
2005/0876/FUL	Warehousing Depot Station Road Hambleton	89	2.3	1 to 5	2.3	100	39	2007-08

**Sample used for completion rates**

Application Number	Address	No. of dwellings	Site Area (ha)	Financial year Approved	Size bracket of sites	Dwellings built in financial year					Average build rate per year
						09-10	10-11	11-12	12-13	13-14	
2011/0411/FUL	Southlands Close, South Milford	10	0.55	2012-13	0-25					10	10
2005/0876/FUL	Warehousing Depot Station Road Hambleton	89	2.3	2007-08	51-100	33	16	13	28		22
2005/0184/FUL	Land off Moor Lane, Sherburn	193	7.04	2009-10	101-200	12	47	65	68		48
2011/0563/FUL	Southlands House, Southlands Close, South Milford	115	3.7	2012-13	101-200			17	19	45	27
2009/0541/REM	Land At Holme Lane Coupland Road Selby	301	7.63	2011-12	201+			28	20	22	23
2009/0213/REM	Staynor Hall, Selby	1061	54.53	2009-10	201+	43	62	46	63	79	59

**Appendix D: SHLAA site assessments and maps**

Please see: <http://www.selby.gov.uk/sites/default/files/Documents/SHLAA/>