

Selby District Council

2016 Strategic Housing Land Availability Assessment

August 2016



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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 6 to 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.

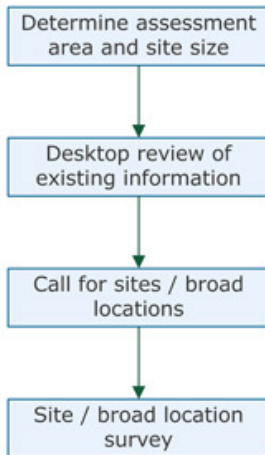
1.7 The report has also been produced in accordance with the National Planning Practice Guidance (NPPG) on housing and economic land availability assessments, along with other advice recently published by the Planning Advisory Service. The methodology flow chart in Figure 1 is taken from the NPPG and 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:

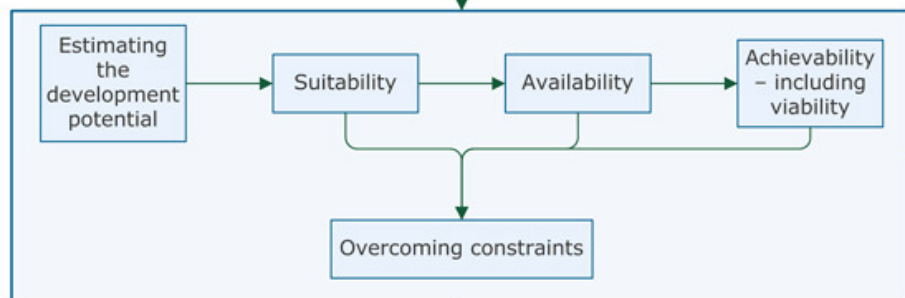
- A list of all sites or broad locations considered, cross-referenced to their locations on maps;
- An assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site 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

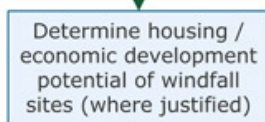
Stage 1 - Site / broad location identification



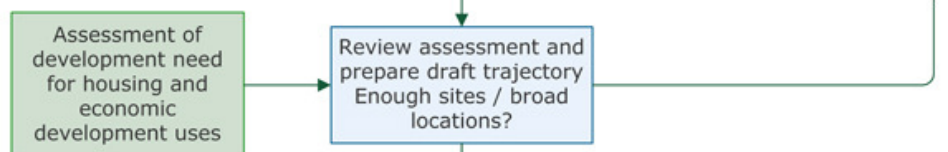
Stage 2 - Site / broad location assessment



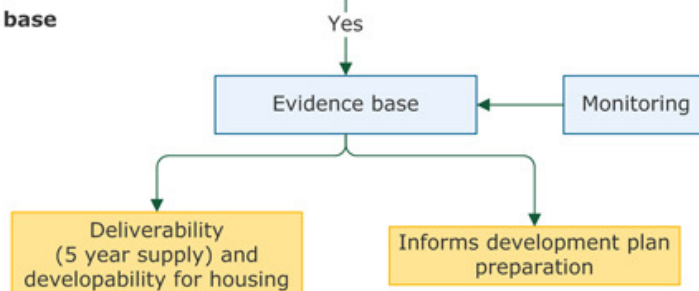
Stage 3 - Windfall assessment



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 PLAN Selby.	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 6 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), and have not yet been given permission.
- **Core Strategy Allocation:** In Policy SP7 of the 2013 Core Strategy, a strategic site was allocated at Olympia Park in Selby for mixed uses including housing. A large part of the allocated site to the west already has permission for 863 dwellings (2012/0541/EIA). The remaining 137 dwellings will occur on site Selby-7, as the remainder of the site below the railway line is stipulated by SP7 to be developed for employment uses.
- **Large Planning Permission:** These are sites with full, reserve or outline permission for housing developments of 5 units (gross) or more, as of the 31st of March 2016.

- **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 31st of March 2016. 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.
- **Prior Approval not required:** The scope of prior approvals can include developments of multiple dwellings. They are not technically planning permissions and so have been included as their own type of site. As these sites are less than 5 dwellings they 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:** are sites which are not allocated or have permission and have been put forward by landowners and developers or have been identified by the Council, for consideration as housing sites in PLAN Selby (provided they can accommodate 5 dwellings or more).

2.4 When drawing up the sites a minority of those classified as Potential 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. Sites can be several of the above types over time, for example a new site could be put forward for consideration in the local plan, and would be classified as a Potential Site, then it could be allocated in a local plan and then it could be granted permission. However a site in the SHLAA can only be one type of site at any one time, so there is no double counting.

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).

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 working group consists of two parts, a smaller core working group (made up of a balance of professions within the house building industry) who attend the methodology meeting, and the larger wider working group which consists of landowners and professionals from across the house building industry.
- 2.8 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.
- 2.9 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 Natural England.
- 2.10 The Core working group for the 2016 SHLAA first met on the 25th May 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:
- Types of sites in the assessment
 - Clarification on gross and net
 - Developable areas
 - Pre-build lead-in times
 - Density
 - Build rates
 - The assessment questions
- 2.11 Following this discussion, samples of data were produced to inform the assumptions in the methodology (seen in Appendix C). The proposed methodology was then sent out to the wider working group on the 7th of July who had two weeks to comment. Following this consultation, changes were 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.
- 2.12 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 22nd of July for 2 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

Site Size Bracket (ha)	Net developable area ratios (%)
Up to 1	100
1 to 5	90
5 to 10	80
More than 10	60

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

The densities in the 2016 SHLAA are calculated on the net developable areas of sites. We have found that the only consistent correlation on sites in terms of density is when they are grouped by type of settlement. The exception to this is the greenfield/brownfield split in Selby, because very high densities are achieved on brownfield sites in the centre. Please note that sites with planning permissions already have their densities determined and will not be affected.

3.7 An analysis of recent completions and permissions in the authority gave the density rates in table 3, however site promoters had the option to submit their own density rates and masterplans of potential sites were also reviewed by the Council.

Table 3: Densities

Settlement Hierarchy	Densities (dph)
Principal Town (Selby) Brownfield (more than 50% PDL area)	50
Principal Town (Selby) Greenfield (50% or less PDL area)	35
Local Service Centres	35
Designated Service Villages	30
Secondary Village	20
Countryside	20

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 2016 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 4: Lead in Times

Type of site	Fewer than 50 units	More than 50 units
Reserved matters/full permission	12 months	18 months
Outline/resolved to grant permission	18 months	24 months
Sites without planning permission	24 months	30 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 5 are proposed to be used in the SHLAA. As ever, site promoters had the option to submit their own build rates.

Table 5: Build Rates

Gross capacity of site (dwellings)	Annual Build rate
5-9	5
10-25	10
26-50	20
51-100	30
101-200	40
201+	50 (70 if 2 developers, all potential sites are presumed to have 2 developers)

- 3.10 Tables 6 to 8 show the questions which will be included in the assessment of sites in the 2016 SHLAA. These questions have been devised having regard to the most recent guidance in the planning practice guidance note for Housing and Economic Land Availability Assessments.
- 3.11 In line with the guidance, there will be a basic assessment of housing sites and then from this assessment a judgement in principle is made on whether the site is suitable for housing. If the answer is no the site will be put in abeyance. If the answer is yes, then the sites will be assessed in detail with the questions from table 7. Once sites are assessed for their Suitability, Availability and Achievability in table 6 they will be given a deliverability timescale and put into the supply of sites for housing.

Table 6 - Basic Assessment Questions

Question Title	Explanation
SHLAA ID	The unique reference number for the site. This cross-references to the sites shown in the SHLAA maps.
Parish	The name of the parish the site is located in.
Settlement Hierarchy	Where the settlement is placed in the Core Strategy settlement hierarchy in policy SP4.
Location	Short description of where the site is located
Current land use	Description of the land use of the site.
Surrounding Land Uses	Description of surrounding land uses
Site Type	<ul style="list-style-type: none"> • SLP Allocation • Large Planning Permission • Small Planning Permission • Approve Subject to S106 • Potential Site • Prior Approval Not Required
Allocations Reference/ Planning Permission Reference	Reference should the site be a saved allocation in the Selby Local Plan (2008) or an allocated site in the Core Strategy (2013). Should the site have planning permission, this is the most recent planning application reference.
Area (ha)	Gross area of the site measured in hectares (ha)
GF/BF	An indication as to whether the site is greenfield land, brownfield land, or a mixture of both
% Greenfield	% of sites area that is greenfield, this will later be used to calculate the number of homes that could be built on greenfield land.
% PDL	% of sites area that is previously developed land, this will later be used to calculate the number of homes that could be built on previously developed land.
National Policy Restrictions	<i>Sites of Special Scientific Interest (SSSI)</i> <i>Ramsar Sites, Special Protection Areas (SPA)</i> <i>Special Areas of Conservation (SCA)</i> <i>National Nature Reserves (NNR)</i> <i>Scheduled Monuments, Ancient Woodlands</i> <i>Health and Safety Executive Inner Zones</i> <i>Flood Risk areas - Zone 3b 'Functional Floodplain'</i>
Suitable for proposed use?	<p>An initial assessment on whether the site is suitable for housing, based on 2 main factors, these being:</p> <ul style="list-style-type: none"> • Relation to the settlement hierarchy • National policy restrictions <p>Sites which are suitable are taken through to be assessed in more detail. Sites with permission automatically go through to stage 2.</p>

Table 7 – Suitability, Availability, Achievability, Deliverability

Question Title	Explanation
Suitability	
Risk of Flooding	A significant issue for Selby, flooding has been kept separate from other physical constraints. The level of flood risk has been determined by the Council’s Level 1 Strategic Flood Risk Assessment (SFRA) (January 2010). The SFRA is a detailed assessment of flood risk with only the basic critical data included in the site assessments. More detail on sites and an explanation of the SFRA assessments can be viewed on the Council's website.
Physical Constraints	An assessment of any other physical constraints 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
Overcoming suitability constraints	A range of potential solutions for any constraints
Availability	
Submitted by?	Whether the site has been submitted by a landowner or an agent, and whether there is a developer involved. This question will not feature any names, addresses or personal details of any kind.
Availability Considerations	Whether the site has a history of unimplemented planning permissions. The number of landowners there are on the site. Impact of the existing land use of the site on availability.
Overcoming availability constraints	A range of potential solutions for any constraints
Achievability	
Is the site economically viable?	Developer interest in the site can demonstrate that it is economically viable, along with a recent history of planning applications showing developer intent.
Overall Deliverability	Depending on the evidence submitted in the suitability, availability and achievability sections, a site will be given a deliverability timescale, these being: 0-5 years- no constraints to deliverability, or constraints can be mitigated. Units will be projected from the start of the supply period. 6-10 years – constraints have been found that will take time to be mitigated, or the site is part of long term phase. Units will be projected from year 6 of the plan period.

	<p>11-15 years – significant constraints have been found that will take significant time to be mitigated, or the site is part of long term phase. Units will be projected from year 11 of the plan period.</p> <p>Not deliverable – the constraints on the site cannot be mitigated against, and the site is held in abeyance, no units from this site will be projected in the supply.</p>
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Table 8 – Estimating the Development Potential

Question Title	Explanation
Date of permission	The date the notice of decision was issued, should the site have planning permission.
Permission started?	An indication as to whether works have commenced on-site, should the site have planning permission.
Permission Expiry Date	The date the permission will expire (lapse), should the site have planning permission.
Net Developable area ratio	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.
Net Developable area (ha)	The area of the site in hectares (ha) considered developable
Build rate	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.
Lead in time (years)	The time from the point of approval of a planning application, to the expected completion of the first plot.
Density	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.
Greenfield capacity	Number of units on the site that are estimated to be delivered on the greenfield sections of the site.
PDL capacity	Number of units on the site that are estimated to be delivered on the previously developed sections of the site.
Gross capacity	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.
Net Capacity	For sites with permission, this will be the gross capacity, minus any demolitions/ mergers/ changes of use associated with the permission that result in the loss of dwellings.
Deliverable Capacity remaining	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. This figure will be the same as net capacity for all other types of sites. Sites assessed as undeliverable will be given zero for this question.
Dwelling projections	A series of cells that project how the units from the site will be built out across the plan period, taking into account the lead in times and build out rates mentioned above.
Development Timescale	How long the site will take to complete all its units in years

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 the details on the method of their projection is provided in 2015-16 5YHLS report.

5.0 Stage 4: Assessment review

5.1 The final SHLAA has 507 sites within it. Only 1 site had a national policy restriction that could not be mitigated and was not suitable for the proposed use. 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 the 2016 SHLAA

Row Labels	Count of Site type	Sum of Deliverable Capacity Remaining
Large Planning Permission	83	4,602
Small Planning Permission	89	116
Prior Approval Not Required	8	14
SDLP Allocation	9	468
Core Strategy Allocation	1	135
Potential Site	317	33,877
Grand Total	507	39,213

5.2 Table 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 17 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. 1 site was moved into the year 11+ category, as this is when the landowners foresee that site coming forward. There were also 8 sites which were assessed to be undeliverable, due to major constraints found at the detailed assessment stage which cannot be mitigated over the course of the plan period.

Table 10 – Expected Delivery of Site Types in the 2016 SHLAA

Row Labels	Sum of years 1-5	Sum of years 6-10	Sum of year 11
Large Planning Permission	3,410	707	50
Small Planning Permission	116	0	0
Prior Approval Not Required	14	0	0
SDLP Allocation	300	119	0
Core Strategy Allocation	100	35	0
Potential Site	17,616	9,424	685
Grand Total	21,556	10,285	735

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

SP2 Settlement Type	Total years 1-5	Total years 6-10	Total year 11	Grand Total	PLAN Selby Initial Consultation Requirement*
Principal Town	3020	2646	143	5809	3,324
Local Service Centres - Sherburn	2506	990	110	3606	710
Local Service Centres - Tadcaster	312	565	140	1017	495
Designated Service Village	12,643	5448	272	18,363	1684
Secondary Village	3028	636	70	3734	0**
Countryside	47	0		47	0**
Grand Total	21556	10285	735	32576	6,213

*SP5 requirement minus completions from April 1st 2011 to April 1st 2014

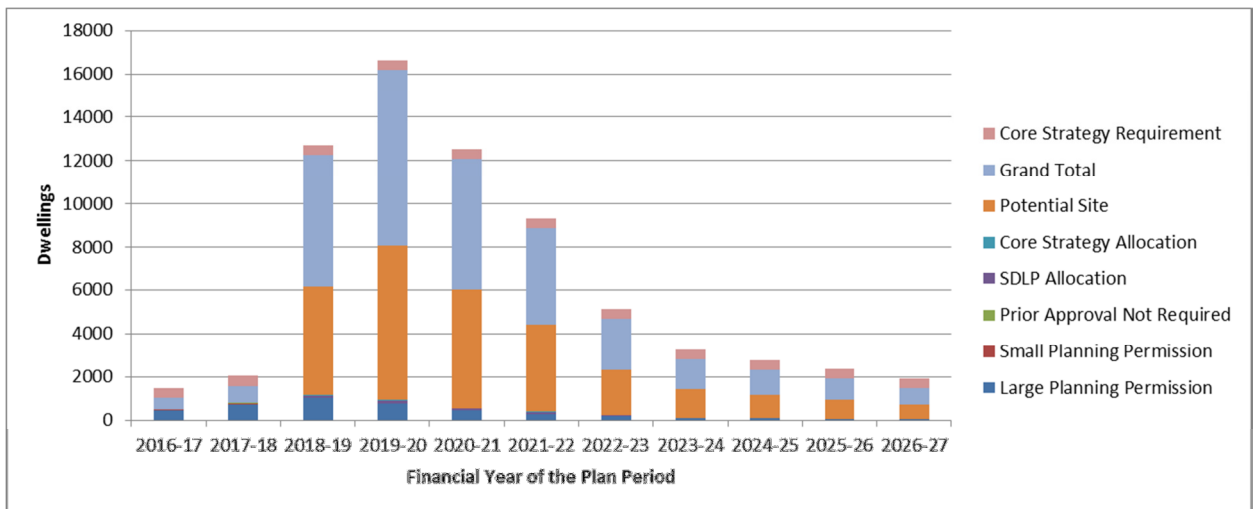
**No dwellings were required for these levels of the hierarchy in Policy SP5

6.0 Stage 5: Final evidence base

6.1 Trajectory

NPPG 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 2016 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 2019-20, but would continue to produce a substantial amount of units for the entirety of the plan period. A more detailed trajectory of sites that make up the 5 year housing supply can be seen in the 2015-16 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 39,000 dwellings.
- The vast majority of those sites have been found to be deliverable, 17 sites were moved back in years 6-10 of the plan period due to significant restraints.
- 8 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 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 April 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: 25th May SHLAA workshop attendees

Name	Job Title	Company
Liam Tate	Planner	Barton Willmore
Paul Leeming	Associate, Partner	Carter Jonas
Rebecca Wasse	Regional Manager	Hallam Land
Paul Butler	Director	PB Planning
Mark Johnson	Managing Director	Johnson Mowat
Mark Eagland	Co-Managing Director	Peacock and Smith
Jennifer Hubbard	Town Planning Consultant	Local Agent
Daniel Starkey	Planning Manager	Barratt Homes

Appendix B: Comments received on the SHLAA Methodology

Respondent	Summary of Comments	Selby DC Response
The Coal Authority	<p>Pleased to see in Table 9 (Suitability, Availability, Achievability, Deliverability) of the SHLAA Working Group Methodology Paper identification that ground conditions, hazardous risks, pollution and contamination should be considered as potential constraints as part of the site selection process. The Coal Authority would therefore expect the consideration of sites as set out in Table 9 to include an assessment of coal mining legacy issues as part of the site selection process.</p>	Comments noted
	<p>However, former mining activities and related hazards are not a strict constraint on development; indeed it would be far preferable for appropriate development to take place in order to remove these public liabilities on the general tax payer. The Coal Authority would therefore not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.</p>	Comments noted
Natural England	<p>Offered generic advice on key natural environment considerations, including:</p> <ul style="list-style-type: none"> • Landscape • Biodiversity • Geological conservation • Best and Most Versatile Agricultural Land • Public rights of way and access 	Comments noted
Yorkshire Wildlife Trust	<p>Sites of Importance for Nature Conservation (SINC) or Local Wildlife Sites do not appear to be included in the methodology. As these sites are the particular responsibility of the local authority it is vital that they are included in the assessment.</p>	These designations will be incorporated into the physical constraints section of the site assessment.
	<p>Concern raised that in the minutes of the meeting of the SHLAA core working group it was stated that Statutory consultees, will be doing the technical assessments, including Natural England/Highways Agency/Environment</p>	To clarify, it will be the case that Selby District will undertake the assessments. Then the results will be sent to Natural England to be

	<p>Agency etc. It is unlikely that Natural England will have the capacity to do a sufficiently thorough assessment of the sites and the Trust would expect that the Local Authority would carry out the assessment which would then be merely checked by Natural England.</p>	checked.
	Which neighbouring authorities have been examined?	Leeds CC, East Riding, York CC, Doncaster, Wakefield, Harrogate.
	Q1: Agree, although Core Strategy Allocation will now fall within Large Planning Permission category. Is it necessary to have this category?	Core Strategy site type removed.
	Q2: Agree with keeping the prior approvals separate from small/large planning permissions.	Prior approvals kept as a separate type of site.
	Q4: As a result of CIL, provision of POS is now required on site and cannot be provided for off-site. Likewise, much of Selby lies within flood zone 2/3 and SUDS are often required to be provided on site. These factors should be taken into account in setting ratios.	Comments noted.
	Q5: Yes, subject to consideration of the above.	Comments noted.
	Q7: Density for both Principle Town (Greenfield) and LSC should be the same at 30dph in line with previous SHLAAs. Just because the site is located on the edge of Selby/Sherburn does not necessarily mean densities will increase. The whole District is quite rural in nature where densities are likely to be lower throughout. LSC density has increased from previous SHLAA (30 to 35). Densities for more recent permissions in LSC are nearer to 30dph. Not clear how 35dph has been arrived at and this is not reflective of current market trends.	The data from the sample shows a clear correlation to higher densities in Selby and the Local Service Centres. Recent edge of town developments for Selby (Staynor Hall and Coupland Road) have featured a high net density due to terraced rows of houses and apartment buildings being incorporated into the developments.
	Q8: Selby is quite rural in nature where the higher density levels are difficult to achieve.	As above.
	Q9: Agree with the lead in times being extended by 6 months. However, these can be significantly extended when the site is not occupied by a housebuilder or developer (i.e. landowner instead). This can cause added delay whereby the site needs to be disposed of to a developer. Many sites	The time taken to negotiate these deals is incorporated into the lead in times.

	in Selby which benefit from planning permission are in the control of landowners, not developers.	
	Q11: Only one neighbouring authority represented here. Which others have been examined? Unexplained as to how looking at neighbouring authorities build rates has impacted upon those set out in table 7?	Leeds CC, East Riding, York CC, Doncaster, Wakefield, Harrogate. The build rates from these authorities were cross referenced against to ensure rates were broadly consistent with them.
	Q12. Our research shows this is more likely to be 30-35dpa, and therefore 40dpa is too high and optimistic. Developers with larger sites are not necessarily building at a faster rate of 50 per annum (or 80 per annum with 2 developers). Annual build rate is more likely to be 40dpa and 60-70dpa with 2 developers on board.	Top rate of 80 if 2 developers are involved reduced to 70 to more closely reflect build rates on similar sites in the district. The Council is confident that the build rates reflect recent completion data.
	Q16: These figures are not reflective of market competition – build rates slow down when multiple sites in an area are under construction. Lead in time could be longer in areas where multiple permissions have been granted – for example in Selby with the following sites all recently granted permission/on site: <ul style="list-style-type: none"> • Staynor Hall • Holmes Meadow • Olympia Park • Flaxley Road, Selby • Rigid Group Site <p>When areas are saturated with housing sites and competition is increased, developers may delay commencement of development.</p>	The cited effect is not reflected in the build rate data we have collected across the district.
	Non-implementation discounts have not been referenced. Although not applied to sites in the SHLAA, a discount has historically been referenced in the SHLAA.	Non implementation will be referenced in the 5 year housing land supply report.
	Q17: (Is the site economically viable?) Should regard be given to applications	The position of the Council is that these

	to modify S106 agreements, mainly in the context of reducing affordable housing contributions?	permissions are viable and this is backed up by the district valuer. What is being argued over is the proportion of affordable to market, the total units on site will still be delivered.
	Q17: (Permission started?) Is this defined by on-going activity on the site, or just generally making a material start on site for the purposes of Section 56 of the TCPA 1990?	It is defined as making a material start on site for the purposes of Section 56 of the TCPA 1990. Potential for grey areas with the first method.
Johnson Mowat	An extensive document was received which for the most part was a review of the 5 year housing land supply. Sections that related to the questions asked in the SHLAA methodology are included below:	
	Q9: Sites with outline permission – 28 months. Sites with full permission 25 months.	JM’s calculation of lead in time includes the time it takes for an authority to determine a planning application. Mark Johnson of JM is minuted as agreeing with the Council’s lead in times in the SHLAA working group meeting of 25 th May.
	Q12: 15dpa for sites less than 50 dwellings. 30dpa for sites of 50 – 199 dwellings 50dpa for sites of 200 – 499 (2 developers) 75dpa for sites 500+ dwellings	The Council’s build rates have been produced using completion data from recent years.

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)
2008/0215/FUL	53 Gowthorpe, Selby	5	0.07	0-1	0.07	100	72
2013/0991/FUL	Lynwood, Howden Road, Barlby	5	0.14	0-1	0.14	100	35
2011/1084/REM	West End Farm, Gateforth	5	0.29	0-1	0.29	100	17
2013/0895/FUL	Parsons Yard, Westfield Terrace, Tadcaster	6	0.03	0-1	0.03	100	180
2012/0550/FUL	Derwent House, 14 Park Street, Selby	6	0.04	0-1	0.04	100	145
2008/0134/FUL	85 Church Hill, Sherburn in Elmet	6	0.13	0-1	0.13	100	46
2010/0109/REM	New Inn, Main Street, Great Heck	6	0.19	0-1	0.19	100	31
2010/0683/FUL	Low Farm, Main Street, Womersley	7	0.44	0-1	0.44	100	16
2015/0263/FUL	The Bungalow, Common Lane, South Milford	8	0.2	0-1	0.2	100	40
2011/1210/FUL	18 Malt Kiln Lane, Appleton Roebuck	8	0.28	0-1	0.28	100	29
2013/1246/REM	Cross Farm, Cross Hill, Selby	9	0.49	0-1	0.49	100	18
2012/0192/FUL	The Old School, School Croft, Brotherton	10	0.23	0-1	0.23	100	44
2011/0563/FUL	Southlands House, Southlands Close, South Milford	81	3.59	1 to 5	3.1	86	26
2014/0659/FUL	Selby Road, Eggborough	99	5.01	5 to 10	4.32	86	23
2012/1053/FUL	Papyrus Works, Papyrus Villas, Newton Kyme	128	11.04	More than 10	5.7	52	22
2012/0852/FUL	Leeds Road, Thorpe Willoughby	134	4.96	1 to 5	4.33	87	31
2009/0805/REM	Land At Holme Lane, Coupland Road, Selby	289	7.40	5 to 10	7	95	41
2012/0400/EIA	Low Street, Sherburn in Elmet (entire development)	498	23.34	More than 10	16.90	72	29

2009/0213/REM	Staynor Hall, Selby (entire development)	1200	54.53	More than 10	28.7	53	42
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Sample used for build rates and lead in times

Application Number	Address	No. of dwellings	Date Approved	Date 1st plot Completed	Pre build lead in time (months)	Size bracket of sites	Dwellings built in financial year					Average build rate per year
							11-12	12-13	13-14	14-15	15-16	
2013/0991/FUL	Lynwood, Howden Road, Barlby	5	17/07/2014	10/10/2014	2	0-1	0	0	0	5	0	5
2013/0895/FUL	Parsons Yard, Westfield Terrace, Tadcaster	6	09/12/2013	07/12/2015	23	0-1	0	0	0	0	6	6
2012/0550/FUL	Derwent House, 14 Park Street, Selby	6	22/07/2013	04/07/2014	11	0-1	0	0	0	6	0	6
2015/0263/FUL	The Bungalow, Common Lane, South Milford	8	12/06/2015	01/02/2016	7	0-1	0	0	0	0	8	8
2011/1210/FUL	18 Malt Kiln Lane, Appleton Roebuck	8	03/12/2012	29/05/2014	17	0-1	0	0	0	8	0	8
2013/1246/REM	Cross Farm, Cross Hill, Selby	9	11/02/2014	12/12/2014	10	0-1	0	0	0	7	2	4.5
2012/0192/FUL	The Old School, School Croft, Brotherton	10	14/01/2013	31/03/2015	26	0-1	0	0	0	6	4	5
2011/0563/FUL	Southlands House, Southlands Close, South Milford	81	03/12/2012	31/03/2015	27	1 to 5	0	25	17	39	0	27
2011/1004/REM	Staynor Hall Phase 3C, Selby	87	13/01/2012	31/03/2013	14	1 to 5	0	0	19	68	0	43.5
2014/0659/FUL	Selby Road, Eggborough	99	12/11/2014	30/09/2015	10	5 to 10	0	0	0	0	65	65
2012/1053/FUL	Papyrus Works, Papyrus Villas, Newton Kyme	128	01/05/2014	31/03/2015	10	More than 10	0	0	0	16	40	28

2012/0852/FUL	Leeds Road, Thorpe Willoughby	134	29/05/2013	01/09/2014	15	1 to 5	0	0	0	69	56	62.5
2014/0261/REM	Land east of Low Street, Sherburn in Elmet	141	12/06/2014	31/03/2016	21	5 to 10	0	0	0	0	10	10
2013/0983/REM	Staynor Hall Phase 3J, 3H, Selby	155	05/12/2013	31/03/2015	15	1 to 5	0	0	0	66	84	75
2014/0321/REM	Land between Low Street and Moor Lane, Low Street, Sherburn in Elmet	249	12/06/2014	31/03/2016	21	More than 10	0	0	0	0	7	7
2009/0805/REM	Land At Holme Lane, Coupland Road, Selby	289	12/09/2011	31/03/2013	18	5 to 10	0	25	42	62	15	36

Appendix D: SHLAA site assessments and maps

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