

# Selby District Council



## Agenda

Meeting: **Executive**  
Date: **1 September 2011**  
Time: **4pm**  
Venue: **Committee Room**  
To: Councillor Mark Crane, Councillor Mrs Gillian Ivey, Councillor Cliff Lunn, Councillor John Mackman and Councillor Chris Metcalfe

### 1. Apologies for absence

### 2. Minutes

The Executive is asked to approve the minutes of the meeting held on 28 July 2011. Pages 3 to 6 .

### 3. Disclosures of Interest

Members of the Executive should disclose personal or prejudicial interest(s) in any item on this agenda.

### 4. Site Allocations DPD Preferred Sites Version and Associated LDF Documents – Key Decision

Report E/11/18 asks the Executive to consider the recommendations from Policy Review Committee, approve submission of the SADPD to Council and consider recommendations regarding the District's housing land supply. Pages 7 to 188.

### 5. Affordable Housing SPD – Key Decision

Report E/11/19 provides an update to the Executive on the Affordable Housing SPD following public consultation. Pages 189 to 230.

**6. 1<sup>st</sup> Interim Budget Exceptions Report - Key Decision**

Report E/11/20 provides the Executive with details of major variations between budgeted and actual Expenditure and Income for the 2011/12 Financial year to 30 June 2011. Pages 231 to 243.

**7. 1<sup>st</sup> Interim Treasury Management Progress Report**

Report E/11/21 asks the Executive to endorse the actions of Officers on Council's Treasury Management for the first quarter of 2011/12. Pages 244 to 252.

**8. Corporate Plan – Key Decision**

Report E/11/22 asks the Executive to approve the Corporate Plan for submission to Council. Pages 253 to 271.

**9. 1<sup>st</sup> Interim Corporate Plan Progress Report**

Report E/11/23 provides the Executive with details of Access Selby key performance indicators following the first quarter of reporting for 2011/12. Pages 272 to 284.

**10. North Yorkshire Housing Investment Plan 2011 – 2021**

Report E/11/24 asks the Executive to endorse the North Yorkshire Local Investment Plan 2011-2021. Pages 285 to 338.

**11. North Yorkshire Housing Strategy Local Action Plan**

Report E/11/25 asks the Executive to approve the list of actions which comprise the Selby District Local Action Plan. Pages 339 to 351.

**M Connor  
Chief Executive**

<b>Dates of next meetings</b>
<b>Executive Briefing 15 September 2011</b>
<b>Executive 6 October 2011</b>
<b>Executive Briefing 20 October 2011</b>

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# REPORT

Reference: E/11/18

Public – Item 4



**To:** Executive  
**Date:** 1 September 2011  
**Status:** Key Decision  
**Report Published:** 23 August 2011  
**Author:** Andy McMillan/Helen Gregory  
**Executive Member:** Councillor J. Mackman  
**Lead Officer:** Managing Director – Mark Steward

**Title:** Site Allocations Development Plan Document – Preferred Options Stage and other LDF Documents

## **Site Allocations DPD – Preferred Options Stage**

### **Summary:**

The report sets out the Council's response to the recent public consultation exercise regarding the Site Allocations Development Plan Document (SADPD) as part of the Local Development Framework, the results of the 5 year housing supply monitoring as at 31 March 2011. Officers are aware that at least one representative at the Core Strategy Examination in Public has indicated they are intending to appoint Counsel and therefore the Council will be appointing Counsel.

### **Recommendations:**

#### SADPD

- i. **Executive consider recommendations of Policy Review Committee from 9 August**
- ii. **Site Allocations DPD draft Preferred Options document is submitted to Full Council by the Executive for approval and proceed to next stage**
- iii. **Recommend to Full Council a 10-week public consultation process be undertaken to commence on 22 September 2011**
- iv. **Delegate authority to the Managing Director of Access Selby and the Lead Executive Member for Place Shaping to deal with minor amendments prior to consultation.**

## 5 Year Supply

- v. **Executive note the DRAFT Technical Report at Appendix 4**
- vi. **Executive recommend to Full Council to release the Phase 2 residential allocations except for SHB/1(B).**
- vii. **That appropriate publicity be given and landowners notified.**

## Legal Representation at Core Strategy Examination in Public

- viii. **Executive note that Counsel will be appointed on behalf of SDC.**

## Reasons for recommendation

### SADPD

- i. Following consideration of the consultation exercise the Council has proposed its draft Preferred Options (Appendix 1). Note: the document incorporates the recommended changes from the Executive meeting on 28 July, and some agreed amendments from Policy Review Committee on 9 August, including the revised Sherburn-in-Elmet chapter.

## 5 Year Supply

- ii. To ensure clarity for the decision making process.

## Legal Representation at Core Strategy Examination in Public

- iii. Officers recognise this is a significant matter for the Council and having regards to some parties to the process utilising Counsel at the hearing, it is considered advisable the Council is able to respond at a similar level.

## 1. Introduction and background

- 1.1 The SADPD is the second development plan document which is being prepared as part of the Council's Local Development Framework. When adopted it will support the Core Strategy and guide future growth in the district.

## 2. The Report

### SADPD

- 2.1 The Executive considered the Draft SADPD on 28 July 2011, and then presented it to Policy Review Committee (including minutes highlighting minor amendments). See Appendix 1 and 2.
- 2.2 Policy Review Committee considered the Draft SADPD Preferred Options on 9 August 2011 and the minutes of 28 July Executive. Following lengthy debate, the Committee made a series of recommendations (see Appendix 3). The Executive must now consider

those recommendations and make the necessary amendments to the SADPD Preferred Options.

## **5 Year Supply**

- 2.3 The Core Strategy is now subject to Examination by an independent inspector. The Hearing Sessions will begin on 20 September and are scheduled to run for 2 weeks. The Council must submit its Written Statements by 2 September.
- 2.4 In order to formulate the council's responses both in the Written Statements and at the Hearing Sessions, the Council must ensure that it is presenting the most up-to-date and robust evidence base to justify the policies in the Core Strategy.
- 2.5 A key element is to inform housing land supply and delivery by latest information on the Strategic Housing Land Availability Assessment (the SHLAA) and incorporating both the 5 year land supply calculations and the housing trajectory.
- 2.6 Following year-end monitoring, and as part of the Annual Monitoring Report work, the latest results and methodology are now available.
- 2.7 The attached DRAFT Technical Report at Appendix 4 explains the background and need for an up-to-date SHLAA. The information is required for the Core Strategy and in accordance with both PPS12 and PPS3.
- 2.8 It also sets out the methodology and calculations for the 5 year land supply and the Housing Trajectory; although the latter element is currently work in progress but it is important that the SHLAA and 5 year land supply elements are in the public domain for the Core Strategy Examination process and to allow for the proper and planned the release of housing land.

## **SHLAA Refresh**

- 2.9 The SHLAA forms part of the statutory evidence base for the LDF Core Strategy and demonstrates where housing will be delivered within the District over the next 5 years and until the end of the plan period (2026) to meet the housing needs of the District as set out in the Regional Spatial Strategy (RSS) and the Selby District Core Strategy.
- 2.10 The updated SHLAA (see attached DRAFT Technical Report at Appendix 4) is helpful for the Inspector to inform discussions at the Hearing as there is now up-to-date land availability information.

## **5 year land supply / housing trajectory**

- 2.11 The Selby District Core Strategy (Submission Version May 2011) uses the net housing requirement of 440 dwellings per year established in

the RSS as the most appropriate housing target on which to base the Core Strategy.

- 2.12 The 5 year land supply calculation is based on that annual delivery requirement over the next five years which gives a minimum five year land requirement of 2 200 dwellings.
- 2.13 PPS12 states that we need to ensure that this need is deliverable and achievable through annually reviewing local land supply for housing. As such, the 5 year housing supply forms part of the Annual Monitoring Report and we are required to ensure housing delivery is planned and sustainable.
- 2.14 The calculation is undertaken annually and during the previous reporting year (2009/2010) there was a total of 2 401 plots available for development (with planning permission or eligible SHLAA sites without permission i.e. Brownfield within Development Limits); equivalent to 480 dwellings per year over the following 5 years from March 2010 (or 5.45 years supply).
- 2.15 However, following this year's annual survey of housing completions and commitments, and Refreshing the SHLAA (at the base date of 31 March 2011), the results show that we have a 2168 plots available for development, equivalent to 433.6 dwellings per year over the next five years or 4.9 years supply.
- 2.16 This clearly falls short of a 5 year land supply set out in RSS and the Core Strategy.
- 2.17 Although not currently Government policy, the recently published Draft National Planning Policy Framework (NPPF), emphasises that the presumption in favour of sustainable development is key and the Government's objective it to increase significantly the delivery of new homes. Local councils should plan to meet their full requirement for housing and ensure there is choice and competition in the land market to facilitate the delivery of homes on the ground. The preferred option is that local councils identify additional 'deliverable' sites for housing. The supply should include an additional allowance of at least 20 per cent on top of current five year land supply. (See Paragraphs 107–112 of the Draft NPPF for full details).

#### Release of Phase 2 Housing Allocations

- 2.18 The intention had been that the consideration of Phase 2 sites (identified in Policy H2 of the Selby District Local Plan) would be undertaken as part the Sites Allocation Development Plan Document (SADPD).
- 2.19 However, as the latest monitoring shows that the current supply of housing land has fallen below the 5 year minimum required in national

planning guidance (PPS3 Housing), and in order to ensure continuity in the Five Year Land Supply, Phase 2 housing allocations identified in Policy H2 can now be considered for release under Policy H2A of the adopted Selby District Local Plan.

- 2.20 The saved housing policies H2 and H2A in the Selby District Local Plan provide a pool of sites which can be drawn upon to supplement the land supply. The majority of these sites are situated in relatively sustainable locations which broadly correspond with the emerging Core Strategy proposals and are identified in 'saved' policies of a statutory plan, following public examination.
- 2.21 At this point in time a 1½ year extension of the land supply would broadly coincide with the interim period between the present time and the target adoption date of the Site Allocations DPD (end of 2012).
- 2.22 If a take-up rate of 440 dwellings per annum over the next 1½ years is used, land for 660 dwellings from the Phase 2 pool will be needed to maintain the supply.
- 2.23 However, given that take up of the delivery rate is likely to be below the 440 dwellings per annum over the next 1½ years because of weak market conditions (there were only 270 houses built in 2009/10 and 366 in 2010/11) then a release in the order of 300 dwellings (an average annual rate from the previous 2 years of 318 dwellings) may be sufficient to maintain the supply over the next 1½ years. Any release of new allocations should therefore aim to be within this range (300 – 660 dwellings). In reality this will be supplemented by windfall sites, but this is not part of the calculation as it would be a "bonus".
- 2.24 While the theoretical capacity of the remaining Phase 2 SDLP sites exceeds 2000 dwellings (excluding allocations with planning permission or already built) the release of the Sherburn in Elmet site could prejudice decisions which should more appropriately be made through the Site Allocations DPD.
- 2.25 SHB/1B is a large site with a capacity of 900+ dwellings in the SDLP. The Submission Draft Core Strategy requirement from new allocations in Sherburn in Elmet is less than 500 dwellings. This site should be deferred for release pending a comprehensive review of potential allocations within Sherburn in Elmet being undertaken in the context of the Site Allocations DPD. Bringing this site forward at this interim stage could prejudice decisions to be made through the SADPD (the site is identified in the emerging Preferred Options SADPD, site reference SHER007). It is therefore suggested that this site be excluded from consideration.
- 2.26 All the Phase 2 sites are being assessed as part of the SADPD process, and are considered appropriate to include in the Preferred Site Options for consultation later this year (Executive Meeting 28 July

and Policy Review 9 August 2011). As such, in the majority of cases their release would not prejudice that process.

- 2.27 It is however unlikely that all the remaining Phase 2 sites can realistically come forward immediately to top-up the supply of sites in advance of the SADPD adoption in 18 months time. Further work is being undertaken as part of the Housing Trajectory (see accompanying DRAFT Technical Report at Appendix 4). For example detailed investigatory work such as contacting landowners is undertaken to seek to determine intentions on when the sites might be developed.
- 2.28 The table shows that the theoretical Phase 2 contribution is 1290 dwellings (by excluding those to avoid double counting where sites already have planning permission and are therefore already counted in the 5 year land supply calculation and excluding SHB/1(B) for the reasons set out above).
- 2.29 However, the total has been reduced to represent a blanket expected maximum 30% delivery potential given the necessary lead in time for progressing allocations through planning application stage to development within the next 18 months. This gives the discounted figure of 387 dwellings which might be expected to be over the next 18 months. This is comfortably above the lower end of the range of about 300 dwellings requirement identified at paragraph 2.23 above.

Table 1:

<b>SDLP Site Reference</b>	<b>Site Location</b>	<b>Theoretical Additional Contribution (Capacity in Dwellings)</b>	<b>Notes</b>
BYR/1	East Acres, Bryam	21	Unknown land ownership. No developer interest
CAM/1	Drax Road, Camblesforth	55	Flood risk issues. May be prohibitive or require mitigation. Not an SADPD allocated site as it is a Secondary Village
CAR/1	High Street, Carlton	79	Flood risk issues
CAR/2	Low Street, Carlton	12	Flood risk issues. Not an SADPD allocated site as there is sufficient capacity elsewhere in the village
EGG/2	High Eggborough Road, Eggborough	23	
EGG/3	Selby Road, Eggborough	210	Multiple land ownership. Requires approved development brief. SADPD identifies site for 55 units
HAM/1	Cherwell Court , Hambleton	15	Not an identified SADPD site
NRD/1	York Road, North Duffield	0	Already built
OSG/1	Tindall's Farm, Osgodby	45	



<b>SDLP Site Reference</b>	<b>Site Location</b>	<b>Theoretical Additional Contribution (Capacity in Dwellings)</b>	<b>Notes</b>
SEL/1	Cross Hills Lane, Selby	450+	SADPD identifies a larger area of land for 944 units
SEL/2	Staynor Hall, Bawtry Road, Selby	0	Already has planning consent and an appropriate proportion is already included within the existing Five Year Supply.
SEL/2A	North of Garden House	0	This site is currently being progressed as part of the adjacent Special Policy Area (The Holmes). As such it already has outline permission and is already included in the existing Five Year Supply.
STM/1(B)	Land at Lund Syke Lane, South Milford	127	
SHB/1(B)	Low Street, Sherburn in Elmet	0	<u>Not recommended</u> for release in advance of adoption of Core Strategy (Policy CP2 provides a residual requirement for new allocations of only 498 dwellings for Sherburn in Elmet as a whole) and consideration of specific sites and numbers through the SADPD. SADPD considers site suitable for 282 units but SDLP states 950+
TAD/2	Station Road, Tadcaster	105	
THW/2	Leeds Road, Thorpe Willoughby	148	
	<b>Total Theoretical Capacity of all remaining sites (except SHB/1(B)) based on Local Plan figures.</b>	<b>1290</b>	
	<b>Reduced to 30% for potential delivery over next 18 months</b>	<b>387</b>	

2.30 Whether additional land supply is sufficient to entirely satisfy the housing land requirement up until the adoption of the Core Strategy and Site Allocations DPD will depend on the rate of take up of land and the supply of additional windfall sites during that period. However, the Core Strategy is expected to be adopted in early 2012, and that identifies the Strategic Development Site at Olympia Park for 1000+ dwellings which will ensure a healthy supply well in excess of the 5 year requirement.

#### Impact on SADPD

2.31 The Phase 2 sites are being released in order to implement existing policies in the adopted Selby District Local Plan. The release of the

Phase 2 sites is triggered by the latest calculation that we have only a 4.9 year land supply, which falls short of the required 5 year land supply.

- 2.32 The Core Strategy (when adopted soon) establishes the amount and distribution of housing land to meet the District housing requirements. The figures in the Core Strategy are the starting point for the Sites Allocations DPD which, when adopted by 2012, will identify how much and where development should go in the towns and villages in the District.
- 2.33 All the Phase 2 sites have been considered through the SADPD process (at Issues and Options stage) and most are now proposed to be included in the Preferred Options SADPD document programmed for consultation between September and November this year (see other section of this covering report).
- 2.34 The analysis above indicates that even if the Phase 2 sites are released now, there is a practical limit on how much of each site can physically be developed in that short 18 month timescale (assuming no other delays in delivery through as yet unidentified site constraints). It is likely therefore, that the Phase 2 sites will continue to be identified in the SADPD as 'rolled forward' allocations to meet future land requirements unless they get planning permission or have been developed in the meantime. As such the release of the Phase 2 sites now will not prejudice the delivery of the SADPD but ensure that we have a continuing supply of housing land in line with PPS3 and in a planned way in the most sustainable locations. It should be reiterated too that emerging Government policy is to identify an extra 20% of housing on top of the target delivery (Draft NPPF). In short, the released Phase 2 sites will ensure that the Council remains in control of windfall development.
- 2.35 In terms of the housing land requirement figures, the SADPD will set this out in much the same way as it is expressed in the Core Strategy. Simplified, that is, the requirement from new allocations is the amount required over the plan period less those which already have planning permission. This is described in the following table as A minus B = C. If a released Phase 2 allocation gains planning permission in advance of the publication of the SADPD the site would simply move from C to B and the overall requirement remains the same.

*(Based on the Core Strategy figures as at 31.03.10, which will be updated for future drafts of the SADPD but the principle remains the same):*

Table 2:

A.	Housing land required	Annual requirement x number of years left in the Plan period	440 dw x 16 years	7040
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		(2010 -2026)		
B.	Contribution from existing commitments (planning permissions)	Take away the housing already 'committed' to be built		2176
C.	Requirements from new allocations	Housing land required minus housing already committed	A minus B	4864

2.36 The impact on the SADPD Preferred Options will be minimal, with most Phase 2 sites being rolled-over as the preferred sites. The main difference is in the theoretical capacity of each site stated in the Local Plan and SADPD, but this is simply due to a different calculation being used. The SADPD highlights that a blanket 30dph figure is used for the purpose of allocating, but acknowledges that the delivery figure of housing may well be different due to market conditions and site characteristics etc at the time of a planning application. Therefore it is proposed to retain the SADPD figures for these sites as they are currently set out in the Preferred Options. Where Phase 2 sites are not the preferred sites, the SADPD will need amending after Full Council to reflect those minor changes, prior to the public consultation.

2.37 The release of Phase 2 sites will not impact upon the broad distribution of houses via the SADPD allocations. For example, the SADPD identifies 98 units in South Milford, and the release of STM/1(B) will satisfy that requirement.

### **3. Legal/Financial Controls and other Policy matters**

#### **3.1 Legal Issues**

##### SADPD

3.1.1 The document must be made available for a consultation period of at least of 6 weeks.

##### 5 Year Supply

3.1.2 It is possible the owners/agents for SHB/1(B) might challenge the Council's decision not to release this site.

##### Legal Representation at Core Strategy Examination in Public

3.1.3 Officers had been seeking to minimise the level of legal support at the EiP as the new process and guidance related to the procedure is one of the round table discussions rather than an adversarial approach. However the adoption of the Core Strategy, which will be in place for 15 years, is such a significant document for the Council, that once it was known that other parties attending the EiP would be legally represented by Counsel, officers felt it more appropriate that Council's position was not weakened in any way and the same level of support was available to the officers who will be attending the EiP.

## **3.2 Financial Issues**

### **SADPD**

3.2.1 The majority of costs associated with the Preferred Options have been accounted for in the budget: These include:

- Copies available to view in Libraries and Council offices.
- All documents available to download from [www.selby.gov.uk/SADPD](http://www.selby.gov.uk/SADPD)
- Multiple means of making representations: e-mail, online and by letter.
- Formal advertisements in the local newspapers.
- Press releases
- E-mails to everyone in the contacts database.
- Flyers distributed at Community Engagement Forum meetings.
- Attendance at five CEF meetings
- Copies sent to Councillors and Parish Councils on CD
- Presentation and questions at Parish Council meetings where a G & T preferred site identified
- Article in Citizen Link – the Council’s own newspaper delivered to every home in the District.

3.2.2 Not included in the budget

- Letters to everyone in the contacts database who have not supplied an e-mail address.
- Hard copies (available at cost price – to be calculated when document is finalised)
- Hard copies of response form
- Attendance at Parish Council/local community meetings (excluding parishes where a G&T site identified)

### **5 Year Supply**

3.2.3 There are no direct financial implications of the work being undertaken.

3.2.4 If sites are not released (that is if planning applications are refused) in the light of the shortfall in supply then the authority may be subject to appeals with associated staff costs but also potentially having financial costs awarded against us if such appeals are upheld.

3.2.5 The boost in house building will bring funding through the New Homes Bonus to be spent locally

### **Legal Representation at Core Strategy Examination in Public**

3.2.6 The appointment of Counsel will be funded through the Contingency Reserves Budget.

## **4. Conclusion**

### **SADPD**

4.1 The draft Preferred Options paper has been prepared in response to the recently completed public consultation. The document identifies the preferred development sites in each settlement and addresses local concerns to ensure that future development is responsive to its environment. Upon approval by the Executive and Council, a full programme of public consultation will take place before the final document is prepared.

## 5 Year Supply

4.2 There is a shortfall of 5 year land supply set out in RSS and the Core Strategy. It is therefore recommended that all SDLP Phase 2 with the exception of SHB/1(B) are released.

## Legal Representation at Core Strategy Examination in Public

4.3 Officers felt it more appropriate that Council's position was not weakened in any way and the same level of support was available to the officers who will be attending the EiP.

## 5. Background Documents

SADPD Issues and Options report  
Core Strategy

**Appendix 1:** Draft SADPD Preferred Options report

**Appendix 2:** Minutes of Executive 28 July 2011

**Appendix 3:** Minutes of Policy Review Committee 9 August 2011.

**Appendix 4:** Technical Report on SHLAA Refresh, 5 year land supply and Housing Trajectory

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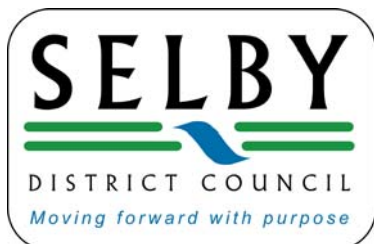


Selby District Council

Strategic Housing Land Availability Assessment  
(SHLAA) Refresh & 5 Year Supply.

2010/11

DRAFT



### Abbreviations

AMR	Annual Monitoring Report
CLG	Communities and Local Government
LDF	Local Development Framework
ODPM	Office for Deputy Prime Minister
PAS	Planning Advisory Service
PARS	Planning Application Recording System
PDL	Previously Developed Land
PPS3	Planning Policy Statement 3: Housing
PPS12	Planning Policy Statement 12; Local Spatial Planning
SADPD	Site Allocations Development Plan Document
SHLAA	Strategic Housing Land Availability Assessment

## Contents

1. Introduction
  2. Methodology
  3. 5 Year Housing Land Supply
  4. Trajectory
  5. SHLAA Update Conclusions
- Appendix 1 – Staynor Hall Supply
- Appendix 2 – 5 year Housing Land Supply 2011 Sites.



## 1.0 Introduction

- 1.1 Planning Policy Statement 3 (Housing) requires Local Planning Authorities to identify enough land to ensure the continuous delivery of new homes in their area over the next 15-year plan period. In the Case of Selby District Council this equates to 17 years (15 years from the predicted date of Core Strategy adoption), including: -
- Specific deliverable sites which are ready for development within 7 years
  - Specific deliverable sites which can be developed during years 8-17, and which can be drawn upon to top up the five year supply
  - Strategic sites, such as possible urban extensions, which are needed to meet the housing targets established in regional spatial strategies
- 1.2 In 2009 the Council published its Strategic Housing Land Availability Assessment (SHLAA). This forms part of the evidence base for the Local Development Framework to inform the preparation of the Core Strategy and Site Allocations DPD. It provides more robust evidence, which is wider in scope than previous capacity studies such as the Selby Housing Potential Study – November 2003.
- 1.3 A major element of annual monitoring of the local development framework implementation is housing delivery. PPS12 requires local development frameworks to include information on housing policy and performance, particularly in terms of net additional dwellings. As such, the SHLAA is reviewed annually to ensure the Council can demonstrate a 5 year housing land supply and an up to date trajectory over the plan period to support delivery of the Core Strategy.
- 1.4 This paper sets out the framework which has been established for this the 2010/11 5 year housing land supply and trajectory and provides a basis for future monitoring of the SHLAA.

### SHLAA Requirements

- 1.5 Table 4.4 of the ODPM's 'Local Development Framework Monitoring: A Good Practice Guide' sets out the indicators which Housing Trajectories should show. These are:
- I. Net additional dwellings over the previous five year period or since the start of the relevant development plan document, whichever is the longer;
  - II. Net additional dwellings for the current year;

- III. Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer; (See note below on timescale)
- IV. The annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.

#### *Timescale of Trajectory*

- 1.6 Prior to the housing requirement figures from the 2008 Regional Spatial Strategy, the 05, 06 and 07 trajectories were based on the likely outcome from existing commitments and current trends based on existing policies. They were limited to short timescales (5 years in the case of the 06 and 07 trajectories). It was considered that there was insufficient basis to attempt to illustrate the likely delivery of housing beyond that period until longer term targets were available through the Regional Spatial Strategy.

#### *Trajectory Results*

- 1.7 Future housing requirements were adopted in the Regional Spatial Strategy (May 2008). The minimum housing requirements for Selby District are 440 dwellings per annum from 2008 to 2026. Following the recent national discussions in relation to the RSS, Selby District Council's Policy & Resources Committee agreed on 27 July 2010 to continue Core Strategy preparation using the evidence that supported the RSS, due to being tested and therefore sound. Whilst at the time the RSS had recently been revoked by the Secretary of State, this has since been overturned following a successful legal challenge.
- 1.8 The Council's Core Strategy sets out the longer term housing requirements for the District and is expected to be adopted in early 2012. However, given the future requirements it is now possible to provide an indication of how future delivery is expected to be managed over the plan period to 2026, taking into account the short-term constraints being provided by the current weak housing market.
- 1.9 The trajectory comprises of an initial relatively firm prediction of housing delivery for the first five years (5 year housing land supply – see section 3), together with a longer term illustration of expected delivery which will arise through the implementation of Core Strategy and LDF housing allocation policies (Trajectory results – see section 4).

*Recent changes to policy and monitoring requirements.*

1.10 As part of the Smarter Government<sup>1</sup> agenda, there are plans to reduce the burdens of monitoring on Local Authorities. As a result, there have been a number of changes in relation to LDF monitoring.

1.11 These are as follows;

- On the 30 March 2011 MP Bob Neil wrote to all Local Planning Authorities outlining the removal of LDF Monitoring; A Good Practice Guide (ODPM 2008), Annual Monitoring Report FAQ & Emerging Practise 2004 -2005 (ODPM 2006) and Regional Spatial and Local Development Framework; Core Output Indicators – Update 2/2008 (CLG/2008). The letter also indicated that following removal of these documents *‘It is therefore a matter for each Council to decide what to include in their monitoring reports while ensuring they are prepared in accordance with relevant UK and EU legislation’*<sup>2</sup>.
- On the 14 April 2011 Communities and Local Government published The Single Data List<sup>3</sup>; a catalogue of all the datasets that local government must submit to central government in a given year. The Secretary of State Eric Pickles committed that local authorities would not be obliged to provide any data which is not on the list without extra funding. Whilst there is no detail in relation to the 5 year housing land supply and trajectory, AMR’s are still listed for submission for 2010/11. In future this duty will also be removed through the changes proposed in the Localism Bill.
- Taking account of these changes PPS3; Housing<sup>4</sup> remains UK planning policy; paragraph 33 clearly states that Local Authorities must draw on *‘Local and sub-regional evidence of the availability of suitable land for housing using Strategic Housing Land Availability Assessments’*. Furthermore, paragraphs 68 – 74 suggest the need for a 5 year housing supply when considering applications. Therefore the requirement remains to produce an up to date 5 year housing land supply.
- The Planning Advisory Service (PAS) has recently published Monitoring Matters: towards a better AMR<sup>5</sup> in response to the proposed changes by Government. The guidance highlights that Councils are responsible for their own performance management

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<sup>1</sup> Smarter Government, Department of Communities & Local Government, March 2010.

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/1515960.pdf>

<sup>2</sup> Preparation of Local Plans, Letter from Bob Neil MP, Communities and Local Government 30/3/2011.

<sup>3</sup> The Single Data List, Communities and Local Government, April 2011.

<http://www.communities.gov.uk/localgovernment/decentralisation/tacklingburdens/singledatalist/>

<sup>4</sup> Planning Policy Statement 3; Housing, Communities and Local Government, June 2011.

<sup>5</sup> Monitoring Matters; towards a better AMR, Planning Advisory Service, April 2011.

<http://www.pas.gov.uk/pas/aio/1348152>

and are now more accountable to the public, rather than central government. Therefore monitoring and evaluation will need to be more effective and demonstrate value for money.

- 1.12 Following the recent changes to LDF monitoring and need for more efficient working practices, this year the SHLAA call for sites exercise coincided with the Site Allocations DPD call for sites process. In July 2010 the Council requested all land owners to put forward possible sites for future development to be considered for allocations. This is explained further within the 5 year housing land supply methodology in Section 3.

*Policy changes*

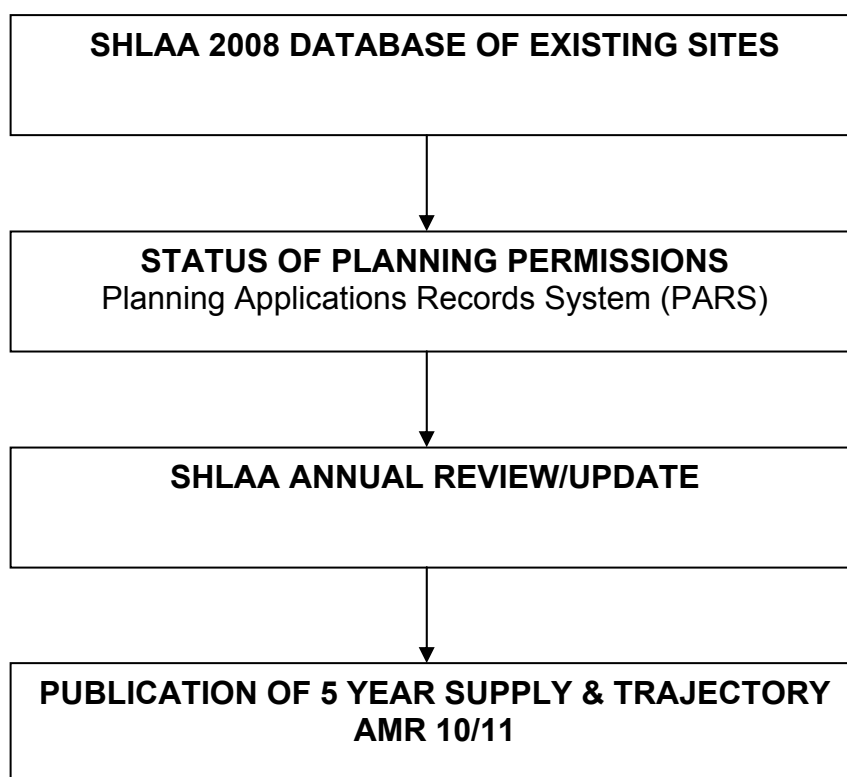
- 1.13 There have been a number of recent amendments to PPS3; Housing which have had some implications on housing monitoring. On the 9 June 2010, Decentralisation Minister Greg Clark announced a change to the definition on previously developed land (PDL) to removed garden land within this category. The change of definition has resulted in some changes to sites within the SHLAA; these sites have been highlighted within paragraphs 3.4 and 3.6 of this report (Tables 2 and 3).

## 2.0 Methodology

2.1 The methodology for the SHLAA was established in 2008 this includes any sites put forward as part of the SHLAA call for sites process and an annual update whereby landowners can put sites forward. In addition to the database, information is gathered from the status of existing planning permissions - known as outstanding planning permissions. Plots which have started on site are also included as 'commitments'.

2.2 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 below.

2.3



**Figure 1: SHLAA Annual Update Process**

### ***SHLAA 2008 Database of existing sites.***

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

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

## 2.6 Site Criteria

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

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

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

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

### Yield

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

### Landowner intentions

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

### Site assessment

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

***Status of planning permissions - Planning Applications Records System (PARS)***

- 2.7 Sites within the SHLAA database are monitored annually against current records of what is being built within the District and the implications are assessed on land supply.
- 2.8 The Council undertakes an annual survey of sites with planning permission within the District to ascertain the status of each site to determine what is built and what remains outstanding for future development. The 'rate' or number of starts is also produced for use in SHLAA monitoring.

***SHLAA 2010 non delivery of strategic sites.***

- 2.9 In 2010, commitments were examined critically in accordance with the methodology below, in order to ascertain the likely rate of deliverability on large sites. This is in light of the poor current market conditions expected to influence the delivery of housing on the above sites and it is likely the potential of the land supply will not be fully realised.
- 2.10 The methodology used is as follows – commitments of plots started but not yet complete and those with consent that have not commenced construction, have been included in the land supply calculation, provided that new plots are not replacements for dwellings to be removed as part of the scheme. Added to this, on a very large sites, having the potential to supply over 500 dwellings, an assumption has been made (in accordance with that made in the SHLAA methodology) that a maximum of 100 dwellings will be built per year, reducing the potential delivery for such a site over the five-year period to 500 dwellings. The exception being for the Staynor Hall site in Selby, which is the subject to a Section 106 Legal agreement that allowed for 200 dwellings to be completed in the first year and 100 dwellings in subsequent years. In this case, the under-supply of previous years has been taken into account, and is identified in Appendix 1.

***SHLAA annual review/update.***

- 2.11 In addition to information on completions and permissions provided by the Planning Applications Records System (PARS) on existing SHLAA 2008 sites, landowners are contacted by telephone annually for updates on any change of circumstances.
- 2.12 In March 2010 existing landowners/agents of sites within the SHLAA 2008 were contacted by letter to update information on the sites and to refresh the 2008 SHLAA database.
- 2.13 Following consultation in March 2010 a much wider Call for Sites was undertaken in July 2010 for the Site Allocations Development Plan Document (SADPD). All landowners were asked to be put forward land for consideration for future allocation. Following the changes to monitoring identified within this report, this consultation was seen as an opportunity to save costs and update the SHLAA database. New sites provided by the SADPD 'call for sites' allows for these to also be considered as part of the SHLAA update.
- 2.14 The aim, for consistency purposes, was to judge SADPD 'call for sites' sites using criteria used to assess the SHLAA sites. Sites were considered providing they were also within Development Limits and constituted PDL. Sites falling within those criteria are considered available to come forward because they comply with the current development plan.
- 2.15 Sites were then judged on whether they would be achievable within the short term, taking into account information received from the owner/agent, existing uses and constraints, site area (minimum of 0.4ha as set through the SHLAA) and compliance with current policy.
- 2.16 All sites submitted as part of the SADPD process have also undergone sustainability appraisal (SA). These sites have been included in the SHLAA to update the database and included in the 2010/11 calculations.

***Policy changes - PPS3 amendment***

- 2.17 On the 9 June 2010 PPS3 definition of PDL was amended – according to the greenfield/brownfield definition as set out in paragraph 1.13. To ensure that the assessment of SHLAA sites is PPS3 compliant, all sites in the 2008 database and further sites out forward through updates from 'call for sites' which have come forward have been re-assessed so that sites involving garden land have been moved from PDL to greenfield. The results are set out in paragraphs 3.4 and 3.6.



*Calculations*

- 2.18 Using a number of 'call for sites' stages and the changes to the methodology the following calculation method have been used.

<b>Stages</b>	<b>Data</b>
A =	SHLAA 2008 + Planning Application Status
B =	SHLAA 2010 Refresh
C =	SADPD 2010 Call for sites
<b>5 years land supply = A +B + C</b>	

**Table 1: 5 year Housing Land Supply Calculations.**

***Publication of 5 year housing land supply & trajectory AMR 10/11***

The results of the 5 year housing land supply and trajectory are published each year as part of the Annual Monitoring Report (AMR). The 5 year land supply results set out in this Appendix will therefore be included in the AMR 2011(to be published in December 2011).

It should be noted that the trajectory work is currently being updated and is not included in this Appendix, but will form part of the AMR 2011.

### 3.0 5 Year Housing Land Supply Results

- 3.1 All sites included in the calculations are set out in Appendix 2 of this report.
- 3.2 As part of the annual survey and planning permissions the results of the 2010/11 survey found that there were 365 new dwellings built within the District for 2010/11 and 2013 Nett outstanding plots remaining with planning permission.
- 3.3 In addition to the PARS figures, a further update of the Staynor Hall site has been undertaken. All completions and supply are set out in Appendix 2. The results suggest that in 2010/11; 62 completions were recorded on the site, creating an under supply of 38 dwellings in the year. An assessment over a 7 year period suggests that by now 700 new dwellings could have been delivered on site, while only 383 have been built on the site, giving an under supply if 317 dwellings. Therefore there is a total of 817 plots which could be built within any time.

#### A = SHLAA 2008 + PARS

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

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

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

	Elmet			amendment.
PHS/64/002	Land at Ulleskelf Railway Station, Church Fenton Lane, Ulleskelf	PDL within Development Limits (DL), available within the short term.	39	Inc. within 5 year supply.
		<b>Total dwellings included</b>	<b>102</b>	

### B = SHLAA 2010

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

### C = SADPD

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

**Table 3: SADPD ‘call for sites’ sites included**

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

### 5 Year Housing Land Results

Stages	Data			
A =	SHLAA 2008	+	Planning Application Status	
	<b>102</b>	<b>+</b>	<b>2013</b>	<b>= 2115</b>
B =			SHLAA 2010 Refresh	
		<b>+</b>	<b>0</b>	<b>= 2115</b>
C =		+	SADPD 2010 Call for sites	
		<b>+</b>	<b>53</b>	<b>= 2168</b>
<b>5 years land supply = A +B + C = 2168</b>				
<b>(433.6 per annum)</b>				

**Table 4: 2010/11 5 year housing land supply results.**

- 3.5 The results show that we have 2168 plots available for development, equivalent to 433.6 dwellings per year over the next five years or 4.9 years supply which clearly falls short of a 5 year land supply which requires 2200 dwellings over the plan period and 440 per annum.

**4. Housing Trajectory**

4.1 Currently work in progress, and will be added as part of the AMR 2011

**5 SHLAA Update 2011 Conclusions**

5.1 To be added following completion of the Trajectory.

**Appendix 1****Staynor Hall Completions 2010/11.**

Staynor Hall - Total site dwellings 1200			
<b>Years</b>	<b>Target</b>	<b>Completions</b>	<b>Supply</b>
01/04/2005 to 31/03/2006	200	12	188
01/04/2006 to 31/03/2007	100	135	-35
01/04/2007 to 31/03/2008	100	121	-21
01/04/2008 to 31/03/2009	100	10	90
01/04/2009 to 31/03/2010	100	43	57
01/04/2010 to 31/03/2011	100	62	38
<b>TOTALS</b>	<b>700</b>	<b>383</b>	<b>317</b>

## Appendix 2 5 year land supply calculations using 31 03 11 PARS

Parish No	Site No	Application No(s)	Site Name	Total Site Capacity	Nett Outstanding Starts and Remaining Plots	Achievable	Suitable	Available
9	45	8/9/102F/PA	2 Manor Cottages, The Green, Stillingfleet	4	4	√	√	√
10	41	8/10/31F/PA	Approach Farm, Riccall Rd, Escrick	1	1	√	√	√
10	44	8/10/15A/PA	Manor Farm, Skipwith Road, Escrick	2	2	√	√	√
12	34	8/12/47B/PA	Gdn of Ings View Fm, Main St, Thorganby	3	3	√	√	√
12	36	8/12/14A/PA	Thorganby Lodge, Bonby La, Thorganby	1	1	√	√	√
13	62	8/13/68B/PA	West End Bungalow, Green la, N. Duffield	3	2	√	√	√
13	67	8/13/41H/PA	Kings Arms, Main Street, North Duffield	1	1	√	√	√
14	40	8/14/105/PA	4 The Crescent, Kelfield	2	2	√	√	√
14	42	8/14/33E/PA	Orchard House, Moor End, Kelfield	1	1	√	√	√
15	36	8/15/194C & D /PA	Drover House, 88 Main St, Riccall	3	2	√	√	√
15	51	8/15/132N/PA	Old Riccall Mill Restaurant, Landing La, Riccall	1	1	√	√	√
15	85	8/15/350B/PA	Adj to 1 Carr La, Back La, Riccall	1	1	√	√	√
15	88	8/15/368/PA	Tower View, 18 Main St, Riccall	1	1	√	√	√

15	89	8/15/371A/PA	Southvale, 26 Main St, Riccall	1	1	√	√	√
15	91	8/15/139H/PA	55-57 Main St, Riccall	1	1	√	√	√
15	93	8/15/384A/PA	2 York Rd, Riccall	2	1	√	√	√
15	95	8/15/403A/PA	Street Record, Mkt Weighton Road, Barlby	1	1	√	√	√
15	96	8/15/175D/PA	9-11 Station Rd, Riccall	58	56	√	√	√
15	97	8/15/149B/PA	51 Main Street, Riccall	1	1	√	√	√
16	116	8/16/249E/PA	80 West View, Barlby Rd, Barlby Bridge	1	1	√	√	√
16	124	8/16/618H/PA	Windy Ridge, Howden Rd, Barlby	4	3	√	√	√
16	129	8/16/141A/PA	The Gables, Back La, Osgodby	1	1	√	√	√
16	131	8/16/650C/PA	Corner Fm, S Duffield Rd, Osgodby (Barlby Parish)	6	4	√	√	√
16	69	8/16/207J/PA	Land at Tindalls Farm, Sand La, Osgodby	1	1	√	√	√
16	85	8/16/59L/PA	Mount Pleasant Cottage, York Road, Barlby	1	1	√	√	√
16	90	8/16/431D/PA	Land Adj to "Rawden", Moor Carr La, Barlby	2	1	√	√	√
17	1	8/17/80A/PA	West Side of Main Road, South Duffield	6	4	√	√	√
17	108	8/17/135M/PA	Tudor House, York Rd, Cliffe	2	2	√	√	√
17	110	8/17/314E/PA	Viola Gardens, York Rd, Cliffe	2	2	√	√	√
17	112	8/17/320/PA	Beechdale, York Rd, Cliffe	2	1	√	√	√
17	117	8/17/331A/PA	Hall Farm, Lund Lane, Lund (Cliffe Parish)	1	1	√	√	√
17	26D	8/17/135G/PA	Glen Cairn, York Rd, Cliffe	2	1	√	√	√



17	67	8/17/66H/PA	Cliffe Service Station, York Rd, Cliffe	6	6	√	√	√
17	75	8/17/254E/PA	Land to the North & South of 'Ashville', York Rd, Cliffe	2	2	√	√	√
17	79	8/17/62C/PA	Dyon Farm, Dyon Lane, South Duffield	1	1	√	√	√
17	89	8/17/85F/PA	Land to the rear of Fairfield, York Road, Cliffe	14	1	√	√	√
17	91	8/17/282/PA	Willow Tree Farm, Lund Lane, LUND	1	1	√	√	√
18	111	8/18/65E/PA	Gdn of Rowan Trees House, Hull Rd, Hemingbrough	1	1	√	√	√
18	119	8/18/151E/PA	Land to North of The Old Hall, Main St, Hemingbrough	1	1	√	√	√
18	121	8/18/164E/PA	The Shambles, 5 Water Lane, Hemingbrough	2	2	√	√	√
18	13B	8/18/10Q/PA	The Villa, Main St, Hemingbrough	1	1	√	√	√
18	43B	8/18/343D/PA	Rose Cottage, Mill La, Hemingbrough	3	3	√	√	√
18	67A	8/18/58M/PA	Hemingbrough Hall, School Rd, Hemingbrough	2	1	√	√	√
18	96	8/18/341A/PA	Land to rear of The Cottage, Water Lane, Hemingbrough	2	2	√	√	√
19	103	8/19/1573/PA	Land at Holme La/Coupland Rd, Selby	304	304	√	√	√
19	105	8/19/868M/PA	Adj to 84 Leeds Rd, Selby	2	1	√	√	√
19	115	8/19/1020J/PA	36 Ousegate, Selby	13	7	√	√	√
19	165	8/19/1336A/PA	Land between 45 Wistow Rd & Fairview, Wistow Road	2	1	√	√	√
19	184	8/19/173F/PA	Toll Bridge Filling Station, Ousegate, Selby	10	10	√	√	√

19	187	8/19/1238E/PA	Rear of Chadcotes, Leeds Rd, Selby	6	4	√	√	√
19	203	8/19/212J/PA	The Three Lakes, Bawtry Rd, Selby	3	2	√	√	√
19	204	8/19/1169D/PA	Land adjacent to 7 Wistow Road, Selby	32	3	√	√	√
19	207	8/19/1516B/PA	Land to the rear of 64-66 Ousegate, Selby	5	5	√	√	√
19	209	8/19/1526/PA	61 Brook Street, Selby	2	1	√	√	√
19	213	8/19/1506/PA	Former R C School & Outbldgs (to be Demolished), Gowthorpe/Brook St, Selby	24	10	√	√	√
19	215	8/19/534L/PA	61-63 Micklegate, Selby	5	2	√	√	√
19	228	8/19/1580A/PA	36 Sandhill Lane, Selby	1	1	√	√	√
19	229	8/19/1011S & X & Y & B1011C & others	Staynor Hall, Bawtry Rd, Selby	1200	817 *	√	√	√
19	245	8/19/439J/PA	Rear of Turners Square, Gowthorpe, Selby	3	3	√	√	√
19	248	8/19/1610E/PA	50 West Park/"Everley", Leeds Rd, Selby	1	1	√	√	√
19	255	8/19/975D/PA	Express Engineering, Shipyard Rd, Selby	24	23	√	√	√
19	271	8/19/1188H/PA	24-28 Gowthorpe, (former Whiskas), Selby	11	11	√	√	√
19	272	8/19/1662A/PA	Rear of Mount Pleasant Cottage, 1A Wistow Rd, Selby	1	1	√	√	√
19	278	8/19/1675B/PA	17 Fairway, Selby	5	4	√	√	√
19	279	8/19/394D/PA	Car Sales Yard, Station Rd, Selby	13	13	√	√	√
19	285	8/19/1668/PA	Thorpe Hall Fm, Dam La, Thorpe Willoughby (Selby Parish)	7	7	√	√	√

19	287	8/19/1691/PA	St Patrick's R C Church, Petre Ave, Selby	5	5	√	√	√
19	289	8/19/1718B/PA	Abbey Tyres & Batteries, Park Row, Selby	10	10	√	√	√
19	295	8/19/1739/PA	Rear of 32 Millgate, Selby	2	2	√	√	√
19	296	8/19/817D/PA	The Rose & Crown P.H., 14 New St, Selby	12	11	√	√	√
19	298	8/19/13B/PA	St Richards Church Hall, Barwick Parade, Selby	11	11	√	√	√
19	69	8/19/838E/PA	Norfolk House, 34 Leeds Rd, Selby	2	2	√	√	√
20	76	8/20/241E/PA	Land at Brayton Lodge, Doncaster Rd, Brayton	2	2	√	√	√
20	82	8/20/655A + B/PA	153 Doncaster Rd, Brayton	3	3	√	√	√
20	84	8/20/6F/PA	Post Office, Doncaster Rd, Brayton	1	1	√	√	√
21	21	8/21/114G/PA	Gdn of Poplar House, Main Rd, Burn	9	6	√	√	√
21	23	8/21/1H/PA	Adj to Beech Tree House, Main Rd, Burn	3	3	√	√	√
21	27	8/21/128D/PA	Land to rear of Lynwood, West Lane, Burn	1	1	√	√	√
22	32	8/22/76K/PA	Oak Tree Nursery, Mill La, Barlow	3	1	√	√	√
22	54	8/22/134J/PA	Land adj to 49 Park Rd, Barlow	1	1	√	√	√
22	60	8/22/177F + G/PA	Barlow Grange, East Common La, Selby	5	4	√	√	√
23	21	8/23/121Q + R/PA	Adj to Pear Tree House, Brigg La, Camblesforth	4	3	√	√	√
23	23	8/23/123F/PA	Common House, Clay Lane, Camblesforth	1	1	√	√	√
23	30	8/23/156C/PA	Land to N of Selby View, Selby Rd, Camblesforth	1	1	√	√	√

23	31	8/23/162A/PA	Land adjacent to Southview, Mill Lane	3	2	√	√	√
23	33	8/23/157E/PA	Site of Warehouse (to be demolished) rear of methodist Church, Brigg Lane	17	2	√	√	√
23	40	8/23/7E/PA	To rear of Meadowfield Farm, Mill La, Camblesforth	5	4	√	√	√
23	45	8/23/215E/PA	Land at Apple Blossom Farm, Selby Road, Camblesforth	1	1	√	√	√
23	47	8/23/69D/PA	Hawthorn House, 50 Brigg La, Camblesforth	1	1	√	√	√
23	50	8/23/82K/PA	Land at 10 Brigg La, Camblesforth	4	3	√	√	√
23	56	8/23/149C/PA	Stockhill House, Selby Rd, Camblesforth	1	1	√	√	√
25	39	8/25/106B/PA	Rear of 125 Main Rd, Drax	2	1	√	√	√
25	41	8/25/114D/PA	The Old Chapel, Main Rd, Drax	1	1	√	√	√
26	14B	8/26/35C/PA	Corner Farm, Riverside	4	3	√	√	√
26	1A	8/26/58B/PA	Briers Lane, Newland	4	1	√	√	√
26	1B	8/26/2H/PA	Land South of The Gables, Brier La, Newland	3	3	√	√	√
26	22	8/26/64A/PA	Land to the West of The Homestead, Newland	1	1	√	√	√
27	6	8/27/20C/PA	Bailiff Fm, Main Rd, Temple Hirst	1	1	√	√	√
28	23	8/28/90B/PA	Land adj to Sunnyside Cottage, Main St, Hirst Courtney	1	1	√	√	√
28	27	8/28/59E/PA	Snaith Salad Growers, West Bank, Carlton	1	1	√	√	√
28	28	8/28/100/PA	The Bungalow, Back La, Hirst Courtney	2	2	√	√	√
29	34	8/29/123H/PA	The Conifers, Low St, Carlton	6	5	√	√	√

29	39	8/29/191D/PA	Meadowcroft Garage, Low St, Carlton	5	5	√	√	√
29	75	8/29/294A/PA	Manor Cottage, Low St, Carlton	2	1	√	√	√
29	77	8/29/212A/PA	Rear of St Marys RC Church, Station Rd, carlton	1	1	√	√	√
31	16	8/31/50/PA	Rear of Airebank House, West Haddlesey	4	1	√	√	√
31	19	8/31/40B/PA	Land off Birkin Road	1	1	√	√	√
31	26	8/31/53A/PA	The Gables, Field Rd, W Haddlesey	6	6	√	√	√
32	28	8/32/22D/PA	West End Fm, Hillam Rd, Gateforth	5	4	√	√	√
32	8	8/32/38M/PA	Fold Yard, Poplar Fm, Gateforth	3	1	√	√	√
33	63	8/33/306/PA	Gibson Close, Hambleton	1	1	√	√	√
34	21	8/34/62S/PA	26-30 Field La, Thorpe Willoughby	8	8	√	√	√
34	24	8/34/297B/PA	70 Fox La, Thorpe Willoughby	1	1	√	√	√
35	109	8/35/444/PA	Surgery, Rythergate, Cawood	1	1	√	√	√
35	85	8/35/168H/PA	Land at 27 Wistowgate, Cawood	2	1	√	√	√
36	65	8/36/274B/PA	Plantation House, Cawood Rd, Wistow	1	1	√	√	√
36	74	8/36/173D/PA	Kirkham, Selby Rd, Wistow	9	1	√	√	√
36	81	8/36/23E/PA	Chalwin, Garman Carr La, Wistow	2	1	√	√	√
37	62	8/37/42F/PA	1 Weeland Road, Eggborough	3	3	√	√	√
37	65	8/37/272B/PA	May Villa, Selby Rd, Eggborough	4	4	√	√	√
37	69	8/37/164A/PA	Hut Green Farmhouse, Selby Rd, Eggborough	2	2	√	√	√

38	56	8/38/213/PA	Clovelly, Station Rd, Hensall	1	1	√	√	√
38	6	8/38/48G + J/PA	Blacksmiths Yard, Main St, Hensall	4	2	√	√	√
40	10	8/40/61G/PA	Land surrounding Manor Fm Bungalow, Wrights La, Cridling Stubbs	2	1	√	√	√
40	6	8/40/23L/PA	Land at 3/4 Manor Fm Cottages, Cobcroft La, Cridling Stubbs	2	1	√	√	√
41	20	8/41/90/PA	Went Farm, Park Lane	3	1	√	√	√
41	26	8/41/118E/PA	The Bungalow, Park La, Womersley	1	1	√	√	√
41	27	8/41/122A/PA	Spring Lodge Barns, Northfield La, Cridling Stubbs	3	3	√	√	√
41	28	8/41/97E/PA	Womersley C of E Primary School, Cow La, Womersley	4	4	√	√	√
41	7	8/41/54S PA	Low Fm, Main St, Womersley	7	4	√	√	√
42	31	8/42/12L/PA	Whitley Garage, Selby Rd, Whitley	3	1	√	√	√
42	34	8/42/47X/PA	Lodge Fm Cottage, Selby Rd, Whitley	45	44	√	√	√
42	47	8/42/158B + D/PA	Land adjacent to either side of "Park Nook", Doncaster Road, Whitley	4	2	√	√	√
42	61	8/42/60E/PA	Carron Cottage, Silver St, Whitley	1	1	√	√	√
43	24	8/43/61F/PA	Land at Ivy Cottage, Main St, Heck	2	1	√	√	√
43	25	8/43/5P/PA	New Inn, Main St, Great Heck	6	5	√	√	√
43	32	8/43/41C/PA	Heck Hall Fm, Heck & Pollington La, Heck	1	1	√	√	√
44	27	8/44/42C/PA	Balne Moor Fm, Balne Moor Rd, Balne	1	1	√	√	√

45	20	8/45/A85F/PA	Land at Grange Fm, Pinfold La, Kirk Smeaton	3	1	√	√	√
45	32	8/45/15E/PA	Land adj to The Shoulder Of Mutton Inn, Main St, Kirk Smeaton	2	2	√	√	√
45	37	8/45/65E/PA	Marazion, Water La, Kirk Smeaton	1	1	√	√	√
46	22	8/46/94B/PA	Lambourne, Main St, Little Smeaton	2	1	√	√	√
46	23	8/46/24B/PA	Adj to Went View, Stan Valley, Little Smeaton	1	1	√	√	√
47	3	8/47/7G/PA	Disused Chapel, Common La, Walden Stubbs	1	1	√	√	√
48	33	8/48/101E/PA	Land at Lunnsfield La, Fairburn	2	1	√	√	√
48	35B	8/48/102G/PA	Kepplegate, Silver Street, Fairburn	2	1	√	√	√
48	56	8/48/29A/PA	Woodcote, Rawfield La, Fairburn	2	1	√	√	√
49	22	8/49/50Q/PA	School House, School Croft, Brotherton	3	1	√	√	√
49	36	8/49/120B + C/PA	Land off Old Great North Road, Brotherton	5	4	√	√	√
49	37	8/49/118D/PA	Land at The Mount, High Street, Brotherton	1	1	√	√	√
49	51	8/49/43D/PA	Lyndale Caravan Park, School Croft, Brotherton	12	12	√	√	√
50	20	8/50/166D/PA	Land to the rear of 9 Dish Hill, Old Great North Road, Byram, Knottingley	2	1	√	√	√
50	24	8/50/107B/PA	52 Sutton Lane, Byram	1	1	√	√	√
50	8	8/50/8J/PA	Land adj to 6 Byram Park Ave, Byram	2	2	√	√	√
52	14B	8/52/155/PA	Land at 211 Weeland Road, Kellingley	5	3	√	√	√

52	3	8/52/9J/PA	Beal La / Ings La, Beal	45	5	√	√	√
52	35	8/52/134G + J/PA	Land at the Orchards, Main St, Beal	2	2	√	√	√
52	40	8/52/93C/PA	Land adj to 2 Hollygarth La, Beal	1	1	√	√	√
52	44	8/52/2E/PA	Rear of Dorlea, Marsh La, Beal	1	1	√	√	√
53	18	8/53/72G + H/PA	The Old Vicarage, Main St, Kellington	8	6	√	√	√
53	26	8/53/128F/PA	Land adj to Kellington Fisheries, Main St, Kellington	1	1	√	√	√
53	39	8/53/216A/PA	Teasel Hall, Weeland Rd, Kellington	2	2	√	√	√
55	45	8/55/152H/PA	Bower House Fm, Pighill Nook Road, Hillam	2	1	√	√	√
55	56	8/55/186C/PA	Land to rear of 2 Ashfield Villas, Hillam	1	1	√	√	√
55	66	8/55/220B/PA	1 Ashfield Villas, Hillam La, Hillam	1	1	√	√	√
56	47	8/56/118D/PA	Cliff Lodge, 124 Main Street, Monk Fryston	18	2	√	√	√
56	55	8/56/72E/PA	Hazeldene, 100 Main St, Monk Fryston	1	1	√	√	√
56	58	8/56/216/PA	Fryston Grange, Fryston Common La, Monk Fryston	2	2	√	√	√
56	61	8/56/179E/PA	Oak Tree Farm, Fryston Common Lane, Monk Fryston	1	1	√	√	√
56	7B	8/56/29BF/PA	Deer Park Grange, Common La, Monk Fryston	1	1	√	√	√
57	103	8/57/92Q/PA	Squires Coffee Bar, Newthorpe La, S Milford	3	3	√	√	√
57	104	8/57/206H/PA	115 High St, South Milford	3	2	√	√	√



57	106	8/57/313J/PA	Mulberry Farm, Butts Lane, LUMBY	3	2	√	√	√
57	107	8/57/200F/PA	120 High Street, South Milford	3	3	√	√	√
57	6	8/57/466B/PA	Garden of Lumby Court, Lumby	2	2	√	√	√
57	63	8/57/267E/PA	Land at Low St, South Milford	35	35	√	√	√
57	6A	8/57/98J + R/PA	Lumby Court, Butts La, Lumby	5	3	√	√	√
57	7	8/57/135G + K + M/PA	Lumby Hall, Lumby	8	3	√	√	√
57	78	8/57/393F/PA	Rear of 53 High St, South Milford	1	1	√	√	√
58	102	8/58/708B/PA	"Hillside", 23 Milford Rd, S. Milford	1	1	√	√	√
58	134	8/58/813E + G/PA	85 Church Hill, Sherburn	6	5	√	√	√
58	139	8/58/730C/PA	37 Kirkgate, Sherburn	1	1	√	√	√
58	141	8/58/932/PA	48 Low Garth Rd, Sherburn	1	1	√	√	√
58	145	8/58/381B/PA	Low Hall Farm Rest Park, New Lennerton Lane, Sherburn	2	1	√	√	√
58	79B	8/58/496E/PA	Land at 37 Low St, Sherburn	6	5	√	√	√
58	99	8/58/675B + J + K + L + P/PA	Land between, Low Street and Moor La, Sherburn	192	68	√	√	√
59	6	8/59/15E/PA	Hillcrest Cafe, Gt N Rd, S Milford	1	1	√	√	√
62	13	8/62/63V/PA	Land at Vulcan Works, Sandwath Lane, Church Fenton	84	1	√	√	√
62	29	8/62/106C/PA	West of Willow Garth, Station Rd, Church Fenton	2	1	√	√	√

62	51	8/62/3K/PA	Biggin La Garage, Nanny La, Church fenton	7	7	√	√	√
62	53	8/62/212B/PA	North View, Main St, Church Fenton	1	1	√	√	√
62	55	8/62/110B/PA	Shepherds Barn, Church St, Church Fenton	1	1	√	√	√
62	57	8/62/223/PA	Lavorrick, Church St, Church Fenton	3	2	√	√	√
64	38	8/64/19AZ/PA	Land at RAF Church Fenton, Busk Lane, Ulleskelf	13	13	√	√	√
65	18	8/65/82A/PA	The Sycamores, Moor La, Ryther	3	1	√	√	√
66	19	8/66/44H/PA	Adj to Manor Fm, Back La, Barkston Ash	1	1	√	√	√
66	39	8/66/44J/PA	Manor Farm, Back Lane, Barkston Ash	3	2	√	√	√
67	21	8/67/10L/PA	Lead Mill Farm, Wakefield Rd, Saxton	5	1	√	√	√
67	32	8/67/54D + F/PA	New Bungalow, Cotchers La, Saxton	4	3	√	√	√
67	36	8/67/5H/PA	Fircroft, Headwell La, Saxton	1	1	√	√	√
67	38	8/67/1AA/PA	Highfield Nursery Home, Scarthingwell Park, Barkston Ash	15	15	√	√	√
70	34	8/70/162D/PA	White Quarry Farm, Chantry Lane, Stutton	1	1	√	√	√
70	37	8/70/189B/PA	4 Woodlands Ave, Tadcaster	2	1	√	√	√
70	38	8/70/81D/PA	Station House, Weedling Gate, Stutton	2	2	√	√	√
72	3	8/72/19J/PA	Main Street, Newton Kyme	1	1	√	√	√
73	100	8/73/585/PA	Tadcaster Town Centre Regeneration (Kirkgate/High Street/St Joseph's St/Central Area Car Park	8	7	√	√	√

73	115	8/73/569B/PA	37 Leeds Rd, Tadcaster	1	1	√	√	√
73	26B	8/73/203K/PA	High Moor Fm, Leeds Rd, Tadcaster	1	1	√	√	√
74	64	8/74/3P/PA	Mill lane / Wighill Lane, Tadcaster	156	146	√	√	√
77	8	8/77/40B/PA	Land adj to Home Fm, Main St, Colton	2	1	√	√	√
77	9	8/77/17C/PA	Lodge Farmhouse, Main St, Colton	1	1	√	√	√
78	17	8/78/24C/PA	Glebe Fm, Main St, Bolton Percy	3	3	√	√	√
78	19	8/78/100B/PA	Low Farm, Low Farm Rd, Bolton Percy	2	2	√	√	√
79	20	8/79/132H/PA	Beech Cottage, Main St, Appleton Roebuck	6	3	√	√	√
79	21	8/79/133E/PA	Rear of Northfield Cottage, Main St, Appleton Roebuck	1	1	√	√	√
79	37	8/79/187D/PA	Ardgay/Brech House, Colton La, Appleton Roebuck	4	2	√	√	√
79	40	8/79/31AA/PA	The Briars, Main St, Appleton Roebuck	1	1	√	√	√
79	43	8/79/198/PA	11 Orchard Close, Appleton Roebuck	3	2	√	√	√
79	44	8/79/201C/PA	Rear of Holme Lea, Main St, Appleton Roebuck	4	1	√	√	√
79	45	8/79/63C/PA	Villa Fm, Main St, Appleton Roebuck	3	3	√	√	√
84	24	8/84/109K/PA	Old Manor House, Main St, Bilbrough	3	3	√	√	√
84	4	8/84/30G/PA	Merrymoles, Cat Lane, Bilbrough	1	1	√	√	√

Total

2013

**Planning Permissions**

<b>PARS 31 03 11 Total</b>	<b>2013</b>
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**SHLAA 2008 Sites**

PHS/19	6		Civic Centre, Portholme Road, Selby		63
PHS/64	2		Land adj Ulleskelf Railway Line, Church Fenton Lane, Ulleskelf		39
<b>SHLAA 2008 Total</b>					<b>102</b>

**SHLAA 2010 Refresh**

<b>SHLAA 2010 Refresh Total</b>	<b>0</b>
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**SADPD 'call for sites'**

BRBY	2		Land at High Street, Brotherton		53
<b>SADPD 'call for sites' Total</b>					<b>53</b>

<b>Overall total</b>	<b>2168</b>
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