

Policy CP3 Managing Housing Land Supply

A The Council will ensure the provision of housing is broadly in line with the annual housing target and distribution under Policy CP2 by:

1. monitoring the delivery of housing across the District
2. identifying land supply issues which are causing or which may result in significant under-delivery of performance and/or which threaten the achievement of the Vision, Aims and Objectives of the Core Strategy
3. investigating necessary remedial action to tackle under-performance of housing delivery.

B Under-performance is defined as:

1. Delivery which falls short of the quantum expected in the annual target over a continuous 3 year period; or
2. ~~Delivery which does not accord with the distribution specified in Policy CP2 with particular emphasis on delivery in the Principal Town and Local Service Centres over a continuous 3 year period; or (PC6.51)~~

PC7.20

2. Situations in which the Where there is less than a 5 year housing land supply is less than the required Supply Period as defined by latest Government policy.

C Remedial action is defined as investigating the underlying causes and identifying options to facilitate delivery of allocated sites in the Site Allocations DPD by (but not limited to):

1. arbitration, negotiation and facilitation between key players in the development industry; or
2. facilitating land assembly by assisting the finding of alternative sites for existing users; or
3. identifying possible methods of establishing funding to facilitate development; or
4. ~~identifying opportunities for the use of statutory powers such as Compulsory Purchase Orders~~ Identify opportunities for the Council to purchase and/or develop land in partnership with a developer. (PC6.51)

CC. In Tadcaster, due to the potential land availability constraint on delivery, the Site Allocation **DPD Local Plan** will allocate land¹ to accommodate the quantum of development set out in Policy CP2 in three phases as follows:

Phase 1: **The preferred sites in/on the edge of Tadcaster which may include Green Belt releases in accordance with Policy CPXX. Phase 1 will be released on adoption of the SADPD Site Allocations Local Plan**

Phase 2: **A second choice of preferred sites in/on the edge of Tadcaster which may include Green Belt releases in accordance with Policy CPX. . which will only be released in the event that Phase 1 is not at least one third of the minimum dwelling requirements for Tadcaster has not been completed after 5 years following the adoption of the Site Allocations Local Plan release of Phase 1.**

Phase 3: **A range of sites in/on the edge of settlements in accordance with the hierarchy in Policy CP1 and which may include Green Belt releases in accordance with Policy CPXX. Phase 3 which will only be released after 3 years following release of Phase 2 if completions are and only in the event that the combined delivery of Phase 1 and Phase 2 is less than 50% of the minimum dwelling requirement for Tadcaster the target yield (PC6.51)**

C/E In the event of a shortfall in the cumulative target (identified in Policy CP1) for the provision of housing on previously developed land being identified, or anticipated, the Council will take remedial action wherever opportunities can be identified to do so. (PC6.51)

D In advance of the SADPD being adopted, those allocated sites identified in saved Policy H2 of the Selby District Local Plan will contribute to housing land supply.

(PC5.37 incorporating PC4.9, PC4.10 and PC4.11)

¹ which may include Green Belt releases in accordance with Policy CPXX