

SDC/8

Selby District Council

Position Statement

Strategic Housing Land Availability Assessment
(SHLAA) Update

30 September 2011



1.0 Introduction

- 1.1 This statement provides further clarification of the Strategic Housing Land Availability Assessment (SHLAA) to inform the Examination in Public of the Core Strategy.
- 1.2 This statement covers two main areas:
- a) Composite update SHLAA position
 - b) Explanation of double counting
- 1.3 The inspector asked that he be provided with the current situation regarding the 'SHLAA Update' to clearly identify what is different from the SHLAA 2008 and the Council's current position on the assessment on available land.
- 1.4 A separate but supplementary issue was clarity on the discounting for double counting referred to in the summary tables (pages 29-32 of CD23).

a) Composite updated SHLAA

- 1.5 The initial 2008 SHLAA (CD23) was produced in line with national and regional guidance. There were aspirations to revise SHLAA prior to adoption of the Core Strategy.
- 1.6 Since the SHLAA 2008/09, there has been one refresh in 2010. A working group was convened in January 2010 to refresh the SHLAA.
- 1.7 As part of the refresh stakeholders were asked to update records of additional sites and provide any new sites. These have been considered as part of this year's 5 year housing land supply as set out in CD48.
- 1.8 Appendix 1 of this report sets out the five additional sites which came forward in March 2010. Appendix 2 includes site location plans
- 1.9 Due to their green field location they have not been considered as part of the 5 year housing land supply 2011 but have been added to the SHLAA database.
- 1.10 The 'composite SHLAA' is therefore the 2008 version plus these 5 sites but the SHLAA documents themselves (CD23, 23a, 23b and 23c) have not been amended to take account of these.
- 1.11 For the purposes of the Core Strategy the SHLAA 2008 provides sufficient evidence to suggest that District wide there is an available land pool to deliver approximately 22,000 homes over the plan period.
- 1.12 As part of the Site Allocations DPD process (call for sites, Issues and Options and Preferred Options consultation) additional new sites have come forward. Whilst the Council is aware of these sites and they have been assessed as being available and been subject to Sustainability Appraisal as part of the Site Allocations DPD, they have not been included within the SHLAA as yet.

- 1.13 There is the intention to refresh the SHLAA as soon as possible (and update the trajectory) to take into consideration these new sites, revise the methodology, undertake further consultation with landowners and stakeholders and consider the comments made at the Examination In Public through a reconvened Stakeholder Working Group.

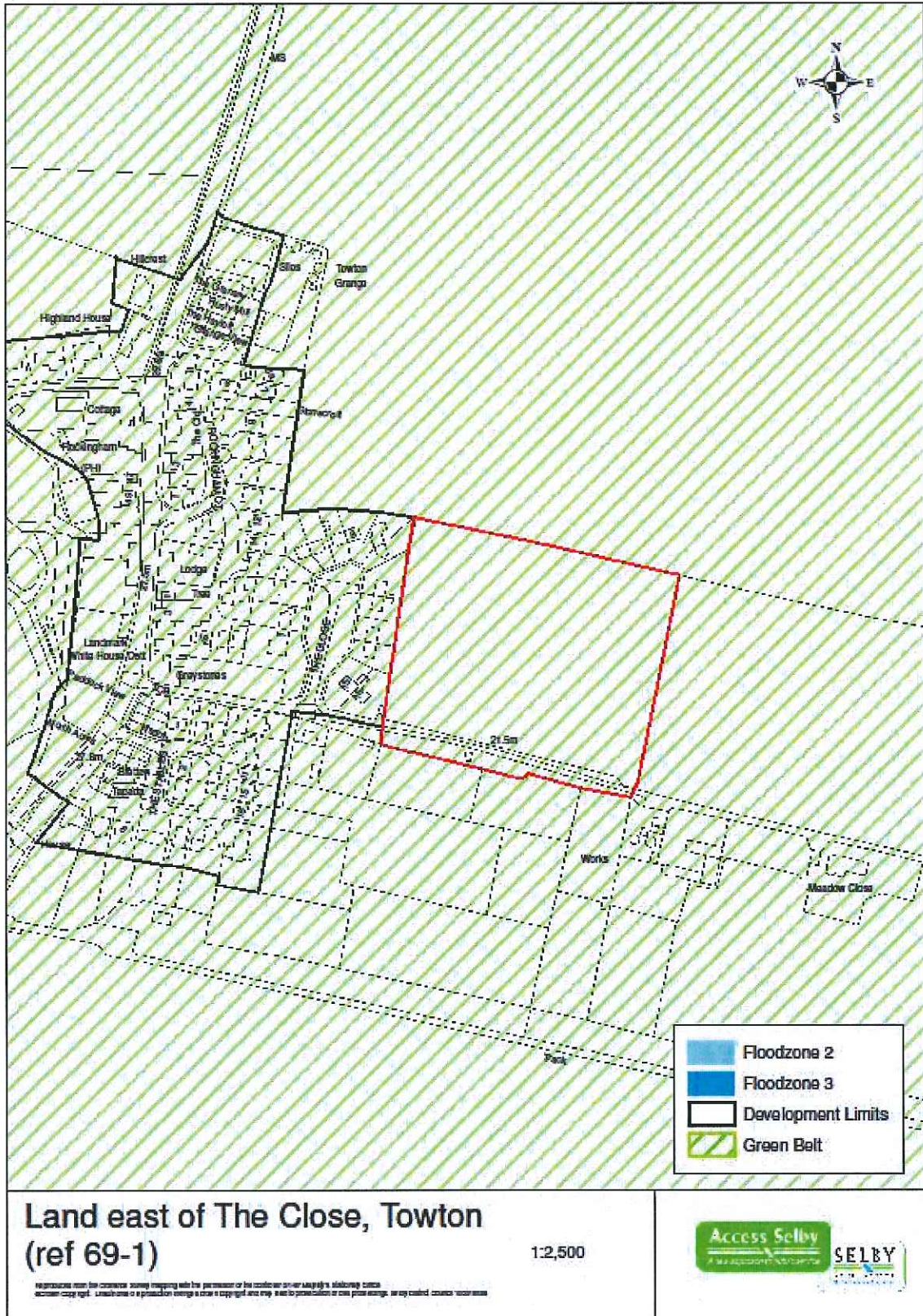
b) Explanation of double counting

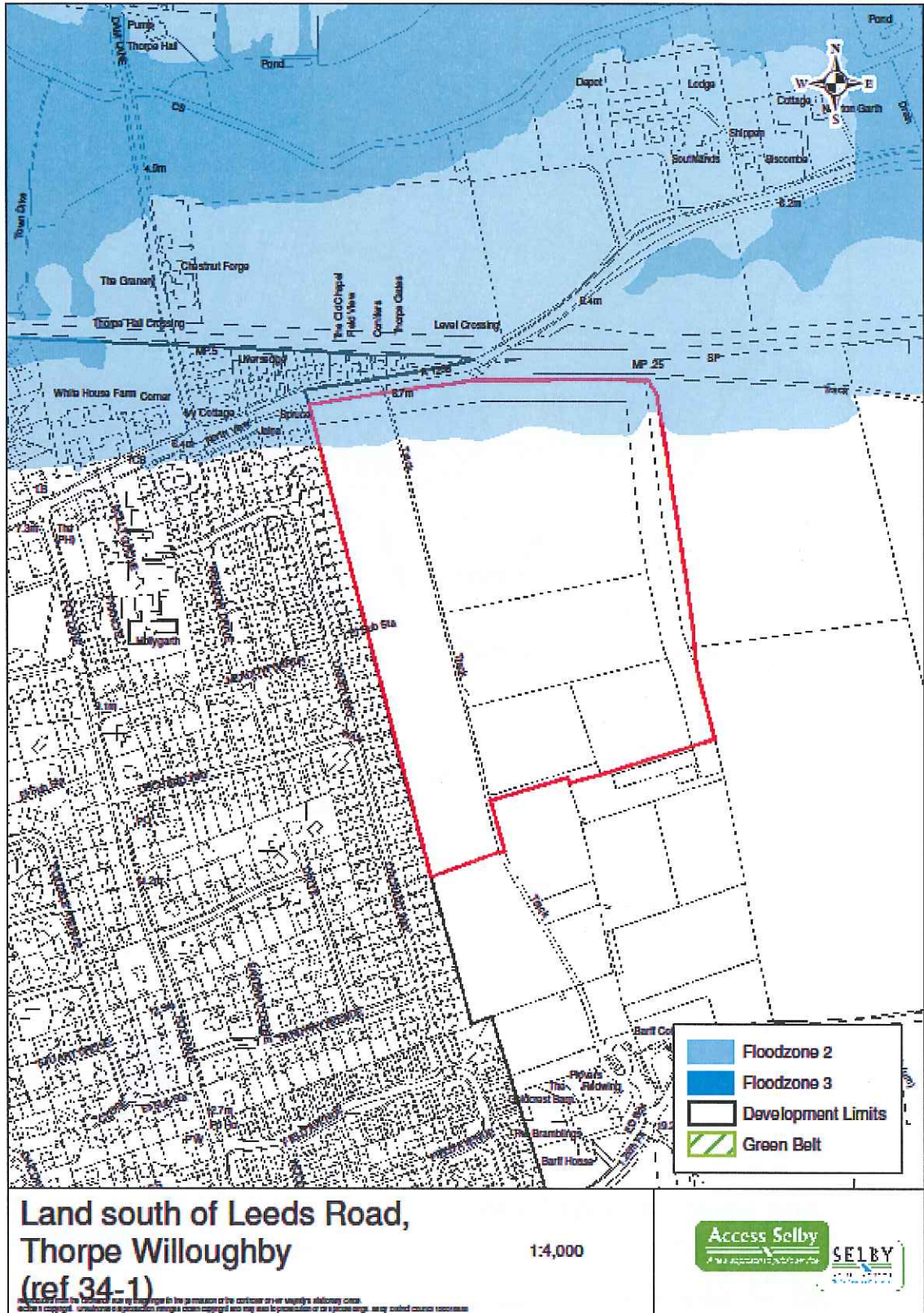
- 1.13 In the 2008 SHLAA, smaller sites that had been put forward over-lapped with the large strategic development sites around Selby town. To avoid double counting in the summary tables at the back of the main SHLAA report (CD23) pages 29-32, the figures were discounted. Appendix 3 clarifies to which sites this referred.
- 1.14 To avoid confusion in the future double counting will be eliminated through ensuring all sites are mutually exclusive prior to assessment.

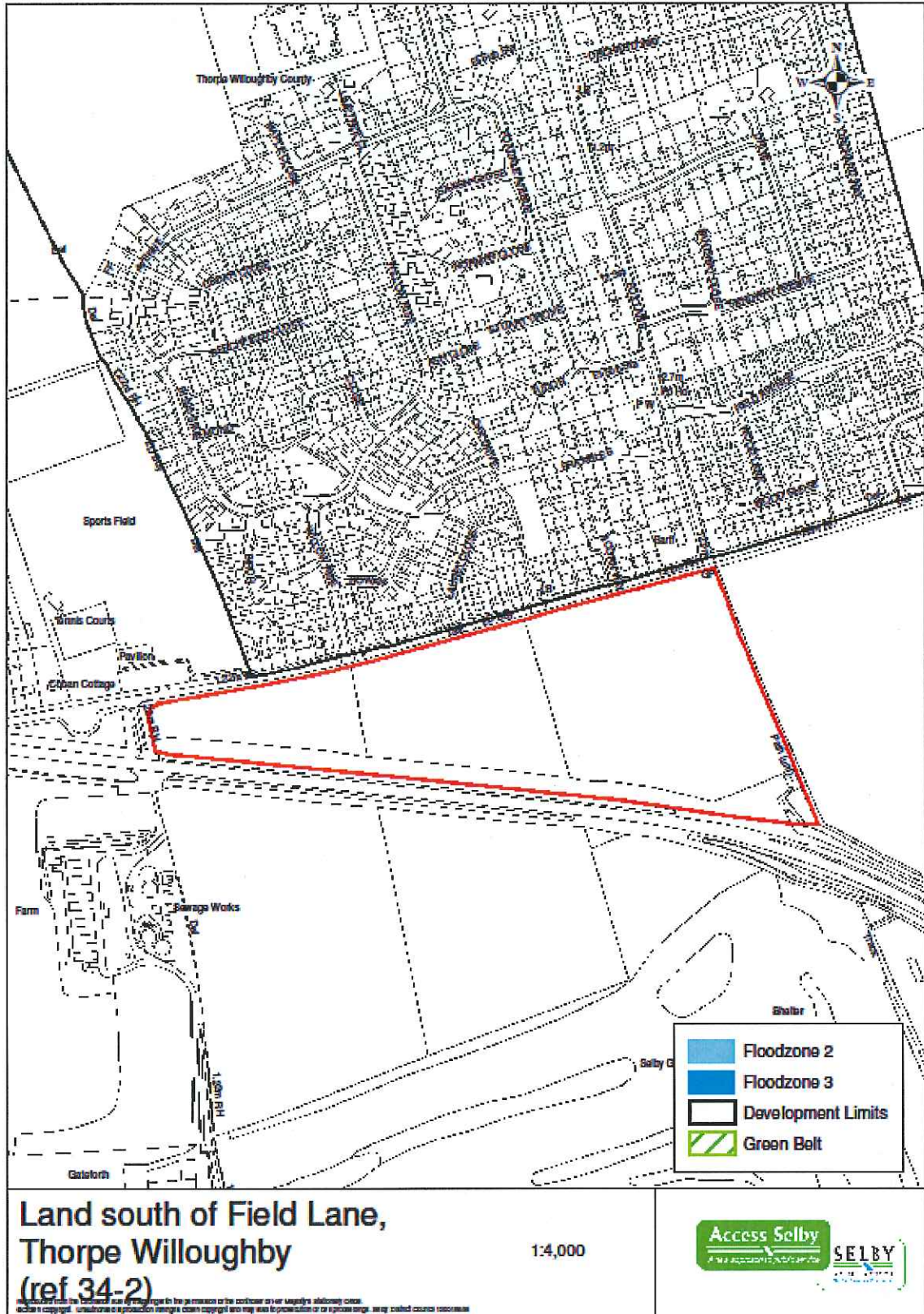
Appendix 1 SHLAA sites which have come forward as part of the March 2010 Update.

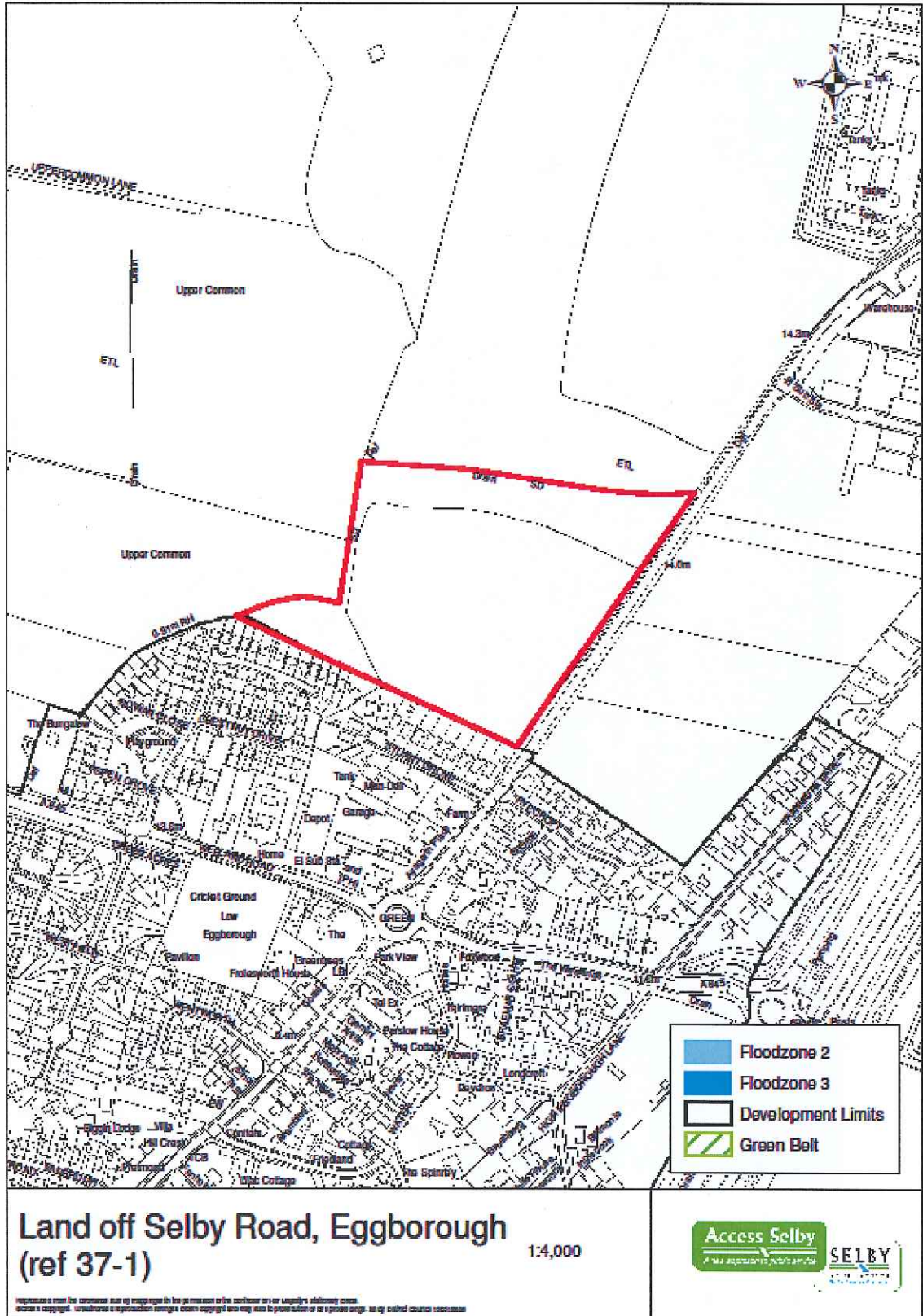
Site Name	Current Land Use	Site Size (ha)	Suitability	Development Limits	Land Type	Landowners Intentions known?	Greenbelt	Strategic Countryside Gap	Floodzone	Issues affecting Timescale	Issues affecting Yield	Availability	Achievability	Developable Area (ha)	Dph used for yield estimate	Yield estimate (dw)	FINAL TIME PERIOD
69 – 1 Land adjacent to The Close, Towton	Agriculture	1.78	Adjacent Secondary Village	Adjacent Outside	Greenfield	Yes 0-7 Years	Yes	No	1	Greenbelt		0-7 Years	8-17 Years	1.78	35	63	
34 – 1 Land off Leeds Road, Thorpe Willoughby	Agriculture	10.14	Adjacent Designated Service Village	Adjacent Outside	Greenfield	Yes 0-7 Years	No	No	1/2			0-7 Years		10.14	35	355	
34 – 2 Land off Field Lane, Thorpe Willoughby	Agriculture	6.82	Adjacent Designated Service Village	Adjacent Outside	Greenfield	Yes 0-7 Years	No	No	1			0-7 Years		6.82	35	239	
37 – 1 Land off Selby Road, Eggborough	Agriculture	5.07	Adjacent Designated Service Village	Adjacent Outside	Greenfield	Yes 0-7 Years	No	No	1			0-7 Years		5.07	35	178	
16 – 1 Land north west of Barlby	Agriculture	1.53	Adjacent Designated Service Village	Adjacent Outside	Greenfield	Yes 0-7 Years	No	No	1			0-7 Years		1.53	35	54	

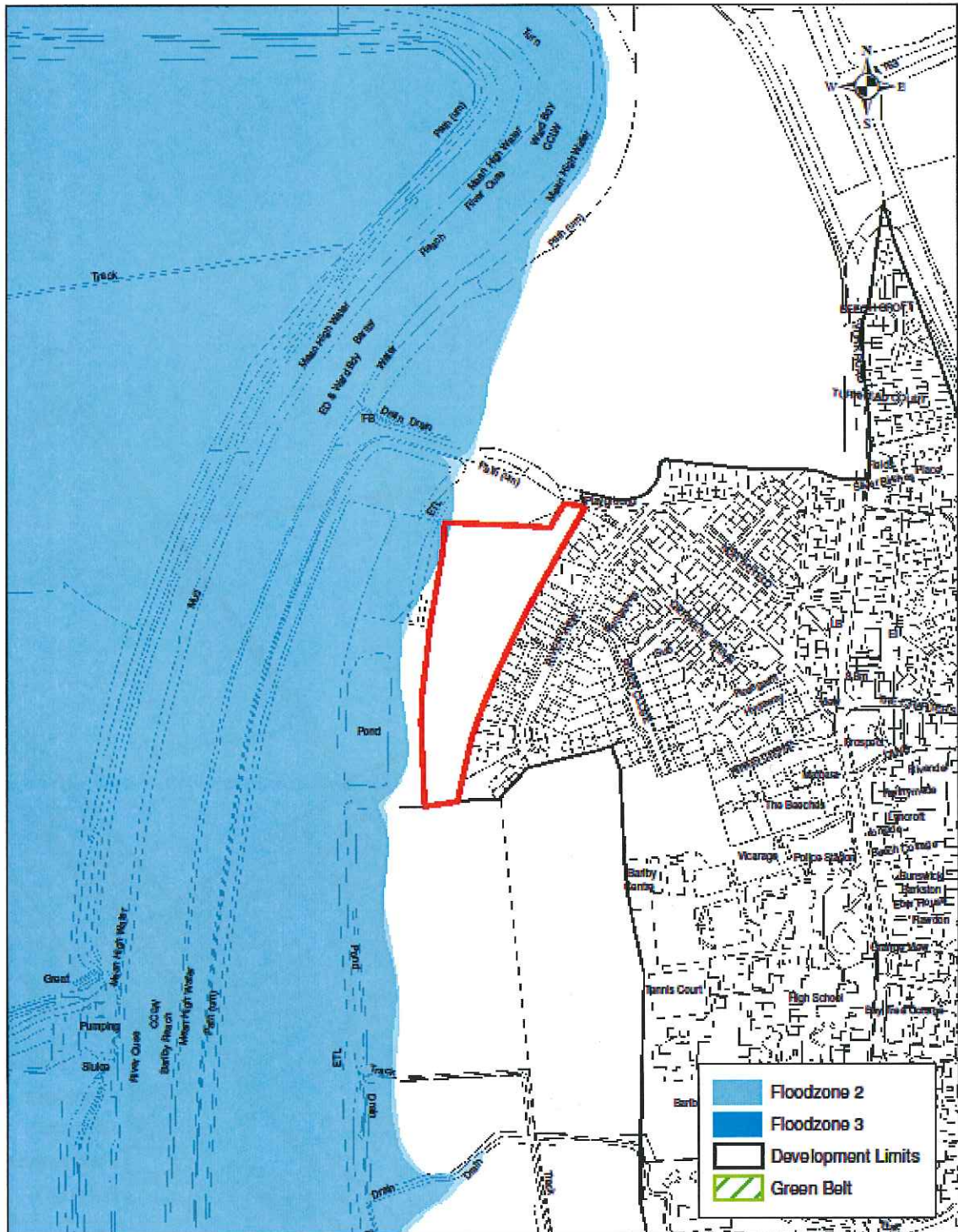
Appendix 2 Location Maps of 5 additional sites











**Land north west of Barby
(ref 16-1)**

1:4,000



Information from this document may be regarded as being provided to the purchaser or the contractor or the developer's attorney only. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

Appendix 3**Explanation of double counted sites removed in SHLAA results****'Within Selby Urban Area' results**

Results state that 800 dwellings are removed from the total to prevent double counting, as they are also counted within strategic sites.

The sites included in this group are as below

Within Strategic Site D

PHS/16/005 = 30 dwellings

PHS/16/004 = 149 dwellings

PHS/16/009 = 383 dwellings

Within Strategic Site G

PHS/16/002 = 191 dwellings

PHS/16/003 = 47 dwellings

Total = 800 dwellings

'Within Remainder of Selby Area Action Plan Area' results

Results state that 1091 dwellings are removed from the total to prevent double counting, as they are also counted within strategic sites.

The sites included in this group are as below

Within Strategic Site B

PHS/19/030 = 39 dwellings

PHS/19/031 = 159 dwellings

Within Strategic Site F

PHS/20/012 = 240 dwellings

PHS/20/013 = 653 dwellings

Total = 1091

