

# **Annual Monitoring Report Update – September 2013**

## **Housing Completions Update**

**Figure 1: Dwelling Completions and Demolitions by Year, 1st April 2008 - 31st March 2013**

<b>Year</b>	<b>Completions</b>	<b>New Build</b>	<b>Net Conversions</b>	<b>Net Change of Use</b>	<b>Demolitions</b>	<b>Net Dwelling Gain</b>
2008-2009	502	391	23	50	13	451
2009-2010	606	513	-2	66	70	507
2010-2011	571	489	9	56	40	514
2011-2012	354	279	5	40	3	321
2012-2013	540	441	9	61	29	482
<b>2008-2013</b>	<b>2573</b>	<b>2113</b>	<b>44</b>	<b>273</b>	<b>155</b>	<b>2275</b>

N.B The completions monitored during 2012/13 includes 124 student cluster flats following advice from DCLG

## **Housing Consents Update**

**Figure 2: Housing Consents Granted 1<sup>st</sup> April 2008 – 31<sup>st</sup> March 2013**

<b>Year</b>	<b>Gross Housing Permissions</b>	<b>Net Housing Permissions</b>
2008/2009	665	534
2009/2010	207	182
2010/2011	224	198
2011/2012	203	174
2012/2013	365	337
<b>2008 to 2013</b>	<b>1664</b>	<b>1425</b>

N.B. To avoid double counting reserved matters permissions are excluded from the above figure

## **Forward Supply of Housing**

### **City of York Local Plan Preferred Options June 2013**

1. Work is currently underway on preparing a new Local Plan for the City of York. The Local Plan is a citywide plan which will help shape future development in York up to 2030 and beyond. It sets out the opportunities and policies on what will or will not be permitted and where, including new homes and businesses.

2. Using existing evidence base work and consultation undertaken as part of the Local Development Framework process as a starting point the council have prepared a draft Local Plan document that has been through a consultation process.

### **What is the Local Plan?**

3. The draft Plan identifies land for business to create 16,000 new jobs and housing sites to provide an average of 1,090 much needed homes a year. The plan proposes to create, for the first time, a permanent Green Belt to ensure the city's boundaries are protected until around 2040 and beyond. This will meet the Government's new planning guidance and will allow a local approach to planning. New policies will prevent an unplanned free-for-all approach and protect York's heritage and special qualities for future generations.
4. The York Local Plan Preferred Options Report was published for its first phase of consultation on June 5th 2013 and the consultation period took place until the 31<sup>st</sup> July 2013. Comments made during the consultation period are now being analysed prior to a finalised local Plan being produced. There will be a further opportunity to comment on the final plan next year before it is examined by an independent inspector.
5. Related documents such as the City of York Local Plan Preferred Options document and the accompanying Proposals Map can still be viewed on the City of York Council website at the following link [http://www.york.gov.uk/info/200396/planning\\_policy/428/planning\\_policy](http://www.york.gov.uk/info/200396/planning_policy/428/planning_policy)
6. The Local Plan Preferred Options Report makes provision for at least 21,936 dwellings in the period 1<sup>st</sup> October 2012 to 31<sup>st</sup> March 2030. This is to support the delivery of a minimum annual housing target of 1,090 dwellings per annum over the plan period to 2030 (1,090 x 17.5 years = 19,075 dwellings). In addition a land supply buffer of 15% is proposed (19,075 x 15% = 2,861) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land. The phasing and delivery of sites will be monitored through future updates to the Council's Annual Monitoring Report (AMR).
7. Provision to meet this requirement will be made as follows:

Sites with planning permission or part complete (as at 01/10/12)	3,231
Strategic Housing Allocations (Sites over 5ha)	11,982

New Settlement	5,580*
Housing Allocations (Sites under 5ha)	2,057

*\*This new settlement will be built out over the lifetime of the Plan and not all the dwellings will be completed within the 15 year period to 2030.*

## **Existing Housing Commitments**

8. The supply of housing sites includes sites which are either under construction or have unimplemented planning permissions. These have been taken into account when developing the housing distribution and the selection of sites to allocate for housing development in the Local Preferred Options Report. As at 1<sup>st</sup> October 2012 net remaining planning permissions either unimplemented or part complete amounted to 3,231 additional homes.

9. Existing housing commitments include the following strategic sites (over 5ha):

- Germany Beck
- Derwenthorpe
- York College
- Terry's
- Nestle South

10. Within the supply identified above the proposed strategic housing allocations and new settlement make the following contribution to the overall housing supply:

<b>ST1 British Sugar/Manor School</b>	998	Dwellings
<b>ST2 Former Civil Service Sports Ground, Millfield Lane</b>	308	Dwellings
<b>ST3 The Grainstores, Water Lane</b>	216	Dwellings
<b>ST4 Land adj. Hull Road &amp; Grimston Bar</b>	211	Dwellings
<b>ST5 York Central</b>	438	Dwellings*
<b>ST6 Land East of Grimston Bar</b>	154	Dwellings
<b>ST7 Land to East of Metcalfe Lane</b>	1800	Dwellings
<b>ST8 Land North of Monks Cross</b>	1569	Dwellings
<b>ST9 Land North of Haxby</b>	747	Dwellings
<b>ST10 Land at Moor Lane, Woodthorpe</b>	511	Dwellings
<b>ST11 Land at New Lane, Huntington</b>	411	Dwellings
<b>ST12 Land at Manor Heath Road, Copmanthorpe</b>	354	Dwellings
<b>ST13 Land at Moor Lane, Copmanthorpe</b>	115	Dwellings
<b>ST14 Land to the North of Clifton Moor</b>	4,020	Dwellings
<b>ST15 Whinthorpe New Settlement</b>	5,580	Dwellings**
<b>ST17 Nestle South</b>	130	Dwellings

(re-designation of commercial element (excl. Ancillary retail) of outline scheme to residential)

*\* Only part of the site at York Central has been included within the 15 year housing supply based on the elements of the site which can be delivered utilising existing infrastructure to access the site. A further 645 dwellings are anticipated to be provided on the site but given the uncertainty about delivery at this stage these later phases have not been included in the 15 year supply. Should the delivery of the site become more certain over the Plan period then this will further add to the housing supply in the City.*

*\*\* This new settlement is proposed to be built out over the lifetime of the Plan and not all the dwellings will be completed within the 15 year period to 2030.*

11. The sites allocated in the Local Plan Preferred Options are based on an assessment of available housing sites with a willing landowner/developer submitted through the Call for Sites undertaken by the Council in Autumn 2012 and those previously. The consultation asked landowners, developers, agents and the public to submit sites which they thought had potential for development over the next 15-20 years. The consultation ran from 29<sup>th</sup> August to 12<sup>th</sup> October 2012 and required a response form and OS map to be submitted to gain consistent information for each site regarding its suitability, availability and deliverability. There were nearly 300 individual site submissions during the consultation period to be considered for a range of development purposes.
12. In conjunction with the sites submitted through the call for sites process, further sites previously submitted to the Council for consideration through the Local Development Framework process, including the Call for sites 2008, SHLAA and Core Strategy consultations, were included. Whilst no up-to-date information on these sites may have been submitted, it was deemed that there was previously an intention to develop the land and that this was worth reconsidering in the new assessment. Sites with existing or lapsed consent for residential or commercial use were also included.
13. As part of determining the most sustainable site allocations the sites were subject to a sustainable location assessment. The first stage was the consideration of environmental assets (including functional flood plain, historic character and setting, nature conservation and green infrastructure), open space retention and protection of greenfield land in areas of high flood risk. The next stage of the process was to assess the remaining sites in terms of their access to local facilities and services and their access to sustainable transport. The analysis of these sites is documented in the Site Selection Technical Paper published as part of the evidence base to support the Local Plan and available at the following link:

[http://www.york.gov.uk/downloads/file/7365/site\\_selection\\_paper\\_main\\_report](http://www.york.gov.uk/downloads/file/7365/site_selection_paper_main_report)

### **Local Plan Preferred Options Housing Allocations**

14. In order to meet the housing requirement set out in the Local Plan Preferred Options the following sites have been allocated for residential development as shown on the Local Plan proposals map available at the following link

[http://www.york.gov.uk/downloads/download/2514/local\\_plan\\_preferred\\_options\\_proposals\\_maps](http://www.york.gov.uk/downloads/download/2514/local_plan_preferred_options_proposals_maps)

15. The Plan also gives a broad indication of their phasing over the lifetime of the Plan showing sites that are likely to be delivered in the short term (first 5 years of the Plan), medium term (years 6-10 of the Plan), longer term (Years 11-15 of the Plan) and those larger site that will be brought forward over the full lifetime of the Plan period. The timescale of each site is an indication of when we think the site is likely to come forward and reflects the timescale put forward by the landowner or developer as part of the Call for Sites, the requirement to develop the most sustainable sites within a settlement first and viability.
16. Each allocated site has been assessed for its likelihood of being delivered to ensure that we are satisfied that each site is likely to come forward for development during the plan period, although ultimately this can be dependent upon external factors such as finance availability for house builders, mortgage availability for purchasers and the aspirations of landowners.
17. As the Plan moves forward to the final version (Submission Stage) we will be reviewing the responses made to the Local Plan Preferred Options Consultation and working with the developers and landowners of potential sites to produce a more detailed forward housing supply (Housing Trajectory) to show the phasing of individual sites over the next 15 years based on evidence to support the viability and deliverability of sites as required by NPPF. These sites and their phasing will be subject to a further period of statutory consultation which will take place in 2014 prior to the Plan being submitted to the Planning Inspectorate for public examination.

**Table 1: Local Plan Preferred Options Housing Allocations**

Location	Local Plan Allocation Reference	Site Name	Site size (ha)	Estimated Yield (no. Dwellings)	Estimated Phasing
York Main Urban Area	ST1	British Sugar / Manor School	35.65	998	Lifetime of the Plan (Years 1 – 15)
	ST2	Former Civil Service Sports Ground, Millfield Lane	11.0	308	Short to medium term (Years 1-10)
	ST3	The Grainstores, Water Lane	7.73	216	Short (Years 1-5)
	ST4	Land adj. Hull Road & Grimston Bar	7.54	211	Short to medium term (Years 1-10)
	ST5	York Central	7.30	438	Medium to Long Term (Years 6-15)
	ST6	Land East of Grimston Bar	5.5	154	Short to Medium Term (Years 1-10)
	ST17	Redesignation of commercial land (excl. Ancillary retail) at Nestle South to residential	N/A	130	Short to Medium Term (Years 1-10)
	H1	Former gas works, 24 Heworth Green	3.33	240	Medium Term (Years 6-10)
	H2	Sites by racecourse, Tadcaster Road	2.88	115	Medium Term (Years 6-10)
	H3	Burnholme School (existing building footprint)	2.7	108	Short to Medium Term (Years 1-10)
	H4	St Josephs Monastery	2.62	141	Short Term (Years 1-5)
	H5	Lowfield School (existing building footprint)	2.24	72	Short Term (years 1-5)
	H6	Land RO The Square, Tadcaster Rd	2.04	65	Short to Medium Term (Years 1-10)
	H7	Bootham Crescent	1.72	69	Short to Medium Term (Years 1-10)
H8	Askham Bar Park and Ride	1.57	50	Short Term (Years 1-5)	
H9	Land off Askham Lane	1.3	42	Short to Medium Term (Years 1-10)	

	H10	Barbican Centre (remaining land)	0.78	56	Short to Medium Term (Years 1-10)
	H11	Land at Frederick House, Fulford Road	0.78	33	Short to Medium Term (Years 1-10)
	H12	Land RO Stockton Lane/ Greenfield Park Drive	0.77	33	Short Term (Years 1-5)
	H13	Our Lady's Primary School (existing building footprint)	0.68	29	Short Term (Years 1-5)
	H14	32 Lawrence Street	0.55	42	Short Term (Years 1-5)
	H15	Beckfield Lane Depot	0.49	18	Short Term (Years 1-5)
	H16	Sessions, Huntington Road	0.47	17	Short Term (Years 1-5)
	H17	Burnholme WMC	0.43	19	Short Term (Years 1-5)
	H18	Land off Woodland Chase, Clifton Moor	0.4	14	Short Term (Years 1-5)
	H19	Land at Mill Mount	0.36	16	Short to Medium Term (Years 1-10)
	H20	Oakhaven EPH	0.33	15	Short to Medium Term (Years 1-10)
	H21	Woolnough House EPH	0.29	11	Short to Medium Term (Years 1-10)
	H22	Heworth Lighthouse	0.29	13	Short to Medium Term (Years 1-10)
	H23	Grove House EPH	0.25	11	Short to Medium Term (Years 1-10)
	H24	Former Bristow's Garage, Fulford Road	0.22	10	Short Term (Years 1-5)
	H25	Heworth Green North (remaining land)	0.22	20	Short to Medium Term (Years 1-10)
<b>Total (York Main Urban Area)</b>			<b>102.42</b>	<b>3714</b>	<b>N/A</b>
Location	Local Plan Allocation Reference	Site Name	Site size (ha)	Estimated Yield (no. Dwellings)	Estimated Phasing
Extension to urban area	ST7	Land to East of Metcalfe Lane	60	1800	Lifetime of the Plan
	ST8	Land North of Monks Cross	52.3	1569	Lifetime of the Plan
	ST10	Land at Moor Lane, Woodthorpe	17.02	511	Lifetime of the Plan
	ST11	Land at New Lane,	13.7	411	Lifetime of the

		Huntington			Plan
	ST14	Land to North of Clifton Moor	134	4020	Lifetime of the Plan
<b>Total (Extension to urban area)</b>			<b>277.02</b>	<b>8311</b>	<b>N/A</b>
Location	Local Plan Allocation Reference	Site Name	Site size (ha)	Estimated Yield (no. Dwellings)	Phasing
Village/rural (incl. Village expansion)	ST9	Land North of Haxby	24.89	747	Lifetime of the Plan
	ST12	Land at Manor Heath Road, Copmanthorpe	14.75	354	Short to Medium Term (Years 1-10)
	ST13	Land at Moor Lane, Copmanthorpe	5.50	115	Short to Medium Term (Years 1-10)
	H26	Land at Dauby Lane, Elvington	4.05	97	Short to Medium Term (Years 1-10)
	H27	Land at the Brecks, Strensall	3.90	82	Short to Medium Term (Years 1-10)
	H28	Land to the North of North Lane, Wheldrake	3.15	75	Short to Medium Term (Years 1-10)
	H29	Land at Moor Lane, Copmanthorpe	2.65	64	Short to Medium Term (Years 1-10)
	H30	Land to the South of Strensall Village	2.53	61	Short to Medium Term (Years 1-10)
	H31	Eastfield Lane, Dunnington	2.51	60	Short to Medium Term (Years 1-10)
	H32	The Tannery, Strensall	2.22	53	Short Term (Years 1-5)
	H33	Water Tower Land, Dunnington	1.80	43	Short to Medium Term (Years 1-10)
	H34	Land North of Church Lane, Skelton	1.74	42	Short to Medium Term (Years 1-10)
	H35	Land at Intake Lane, Dunnington	1.59	38	Short to Medium Term (Years 1-10)
	H36	Land at Blairgowerie House, Upper Poppleton	1.50	36	Short to Medium Term (Years 1-10)
	H37	Land at Greystone Court, Haxby	1.40	34	Short Term (Years 1-5)
	H38	Land RO Rufforth Primary School, Rufforth	0.99	24	Short to Medium Term (Years 1-10)
	H39	North of Church Lane,	0.92	25	Short to



		Elvington			Medium Term (Years 1-10)
	H40	West Fields, Copmanthorpe	0.82	22	Long Term (Years 11-15)
	H41	Land adj. 26 & 38 Church Lane, Bishopthorpe	0.55	15	Short to Medium Term (Years 1-10)
	H42	Builder Yard, Church Lane, Bishopthorpe	0.33	9	Short to Medium Term (Years 1-10)
	H43	Manor Farm Yard, Copmanthorpe	0.25	7	Medium to Long Term (Years 6-15)
	H44	R/O Surgery & 2a/2b Petercroft Lane, Dunnington	0.23	6	Medium to Long Term (Years 6-15)
	H45	Land adj. 131 Long Ridge Lane, Nether Poppleton	0.20	5	Medium to Long Term (Years 6-15)
<b>Total</b>			<b>78.48</b>	<b>2014</b>	<b>N/A</b>
Location	Local Plan Allocation Reference	Site Name	Site size (ha)	Estimated Yield	Phasing
	ST15	Whinthorpe New Settlement	186	5580 (this includes the 900 that will be post 2030)	Lifetime of the Plan (with remainder to be built out post 2030)
<b>Total (New Settlements)</b>			<b>186</b>	<b>5580</b>	<b>N/A</b>