

YORK

CITY OF YORK
Strategic Housing Land
Availability Assessment
[SD049A] Figure 6:
Updated to 790 dwelling per annum
Objectively Assessed Need
March 2019

Figure 6: Detailed Housing Trajectory Updated (790 dpa OAN)

		Total	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	
1. Housing Allocations Below 5 ha (H Sites)																								
H1a	Former Gas Works, 24 Heworth Green (National Grid Properties)	271			35	35	70	70	61															
H1b	Former Gas Works, 24 Heworth Green (Northern Gas Networks)	65							35	30														
H3	Burnholme School	72				35	37																	
H5	Lowfield School	162			35	35	35	35	22															
H6	Land R/O The Square	0																						
H7	Bootham Crescent	86					35	35	16															
H8	Askham Bar Park & Ride	60				35	25																	
H10	The Barbican	187						70	70	47														
H20	Former Oakhaven EPH	56			35	21																		
H22	Former Heworth Lighthouse, Sixth Avenue (extension to Glen Lodge)	15	15																					
H23	Former Grove House EPH	11				5	6																	
H29	Land at Moor Lane Copmanthorpe	88				35	35	18																
H31	Eastfield Lane Dunnington	76				35	35	6																
H38	Land RO Rufforth Primary School Rufforth	33				18	15																	
H39	North of Church Lane Elvington	32				17	15																	
H46	Land to North of Willow Bank and East of Haxby Road, New Earswick	104			35	35	34																	
H52	Willow House EPH, 34 Long Close Lane	15					15																	
H53	Land at Knapton Village	4		4																				
H55	Land at Layerthorpe	20					20																	
H56	Land at Hull Road	70			30	40																		
H58	Clifton Without Primary school	25			15	10																		
2. Housing Allocations Above 5 ha (ST Sites)																								
ST1a	British Sugar/Manor School	1100					35	140	140	140	140	140	140	140	85									
ST1b	Manor School	100					35	65																
ST2	Former Civil Service Sports Ground Millfield Lane	266			35	35	35	35	35	35	35	21												
ST4	Land Adj. Hull Road and Grimston Bar	211			35	35	35	35	36															
ST5	York Central - Uplift to 1700 with Improved Delivery Rate	1700				100	100	100	100	100	100	100	100	100	150	150	150	150	200					
ST7	Land East of Metcalfe Lane	845				35	35	70	70	70	70	70	70	70	70	70	70	70	5					
ST8	Land North of Monks Cross - Improved Delivery Rate	968			35	70	70	70	105	105	105	105	105	105	93									
ST9	Land North of Haxby	735				35	35	35	70	70	70	70	70	70	70	70	70							
ST14	Land to West of Wigginton Road	1348				35	70	105	105	105	105	105	105	105	105	105	105	105	88					
ST15	Land to West of Elvington Lane - Uplift to 3339	3339				35	70	105	105	105	140	210	210	280	280	280	280	280	280	280	280	119		
ST16	Terrys Extension Site - Terrys Clock Tower (Phase 1)	22		22																				
ST16	Terrys Extension Site - Terrys Car park (Phase 2)	33					17	16																
ST16	Terrys Extension Site - Land to rear of Terrys Factory (Phase 3)	56					18	17	21															
ST17	Nestle South (Phase 1)	263			50	70	70	73																
ST17	Nestle South (Phase 2)	600							70	70	70	70	70	70	70	70	40							
ST31	Land to the South of Tadcaster Road, Copmanthorpe	158				35	35	35	35	18														
ST32	Hungate (Phases 5+) (Block D / H)	328				186		142																
ST33	Station Yard Wheldarke	147				35	35	35	35	7														
ST36	Imphal Barracks, Fulford Road*	600																100	100	100	100	100	100	100
3. Projected Completions from all Unimplemented Consents																								
Total		3578	1207	568	386	492	363	163	105	94	70	70	60	0	0	0	0	0	0	0	0	0	0	0
Supply Trajectory																								
Projected Completions (all sites)																								
windfalls		0	0	0	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169
Projected Housing Completions Including Windfall Allowance		1222	590	730	1758	1602	1632	1383	1201	1074	1130	1099	1109	1092	914	884	874	842	549	549	388	269		
Cumulative Completions (Including Windfalls)		1222	1812	2542	4300	5902	7534	8917	10118	11192	12322	13421	14530	15622	16536	17420	18294	19136	19685	20234	20622	20891		
Target (790pa plus 32pa undersupply) 822pa		822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	790	790	790	790	790	
Cumulative Target		822	1644	2466	3288	4110	4932	5754	6576	7398	8220	9042	9864	10686	11508	12330	13152	13942	14732	15522	16312	17102		
Over/Under Supply		400	168	76	1012	1792	2602	3163	3542	3794	4102	4379	4666	4936	5028	5090	5142	5194	4953	4712	4310	3789		
Detailed Trajectory (including 10% Non-Implementation Rate)																								
Projected Completions (all sites)																								
Projected Completions (all sites) - 10% Non-implementation Rate Applied		1100	531	657	1430	1290	1317	1093	929	815	865	837	846	831	671	644	635	606	342	342	197	90		
Windfall Allowance					169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169
Total Projected Completions (with 10% Non implementation rate applied and windfalls)		1100	531	657	1599	1459	1486	1262	1098	984	1034	1006	1015	1000	840	813	804	775	511	511	366	259		
Cumulative Completions (with 10% non implementation rate applied and windfalls)		1100	1631	2288	3887	5346	6832	8093	9191	10174	11208	12214	13229	14229	15069	15881	16685	17459	17970	18481	18847	19106		
Annual Housing Target		790	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790
Inherited Shortfall (2012 - 2017) Annualised over Plan Period		32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32						
Annual Target (Inclusive of Shortfall)		822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	790	790	790	790	790	790	790
Cumulative Annual Target (Inclusive of Shortfall)		822	1644	2466	3288	4110	4932	5754	6576	7398	8220	9042	9864	10686	11508	12330	13152	13942	14732	15522	16312	17102		
Over/Under Supply of Housing (calc = Cumulative completions - cumulative annual target)		278	-13	-178	599	1236	1900	2339	2615	2776	2988	3172	3365	3543	3561	3551	3533	3517	3238	2959	2535	2004		

* Imphal Barracks has the capacity to deliver 769 dwellings overall. However, within the extended plan period to 2037/38 it will deliver 600 homes. The remaining 169 dwellings will be delivered post 2038.