

**Strategic Housing Land Availability  
Assessment:**

**HOUSING SUPPLY AND TRAJECTORY  
UPDATE**

April 2021

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## **1. Introduction**

- 1.1 A Strategic Housing Land Availability Assessment (SHLAA) is a technical exercise to determine the quantity, suitability and achievability of land available for housing development over a given timeframe. It does not allocate land for development, rather, its purpose is to provide a robust indication of aggregate housing capacity at local authority level. The SHLAA is a required part of the evidence base needed for the preparation of a Local Plan.
- 1.2 City of York Council prepared a Strategic Housing Land Availability Assessment (2018) [SD049] for submission and consideration as part of the Local Plan Examination. The Local Plan and the supporting evidence base was submitted in May 2018 and examination at the current time is ongoing. The Local Plan is currently being examined under 'transitional arrangements' in line with Paragraph 214 of the NPPF (2019).
- 1.3 Since 2017, there have been various updates to the housing land supply evidence base that have been taken into account in the latest housing trajectory. The Council has sought to update their understanding of housing needs and presented a revised housing supply trajectory to the examination taking this into consideration [EXCYC16]. Additionally, the Council has continued to monitor net housing completions and new consents. These factors have been taken into account to provide an up-to-date housing trajectory. As part of this, the report reviews the evidence supporting the assumptions for strategic allocations in relation to build out rates and implementation taking into consideration the current timescale of the Local Plan examination.
- 1.4 This report presents an update to the housing trajectory to reflect a base date of 2020.

## 2. Housing Monitoring

- 2.1 City of York Council monitor both historic and current residential planning permissions and completions to ensure we have an up-to-date understanding of housing provision in York that will inform our housing trajectory.
- 2.2 This section sets out the last 3 years of completions and permissions, as reported in our Annual Monitoring Housing Updates (see Annex 3) that provide a full analysis of completions and consents. See Section 5 for up-to-date extant consent information.

### Housing Completions

- 2.3 Overall York experienced net housing completions over the period 2017 to 2020 of **2,409** additional homes when taking account of figures in both net completions and completions through communal establishments/student accommodation (Tables 1 and 2).
- 2.4 Table 1 provides the annual breakdown of housing completions over the period 2017 to 2020. This demonstrates that 2,305 net dwellings have been completed between 2017-2020.

**Table 1: Housing Completions 2017 - 2020**

Year	Gross Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2017-2018	1336	1111	12	183	10	1296
2018-2019	481	299	18	137	5	449
2019-2020	596	437	11	123	11	560
<b>2017-2020</b>	<b>2413</b>	<b>1847</b>	<b>41</b>	<b>443</b>	<b>26</b>	<b>2305</b>

- 2.5 In line with monitoring guidance, net additions to the housing supply now take account of completions through communal establishments and student accommodation (university managed). Completions through this form of housing have been included within our housing supply within the updated trajectory and have applied the accepted ONS ratios<sup>1</sup> (i.e. net communal establishment bedspaces divided by 1.8 and student accommodation bedspaces divided by 2.5). Table 2 below provides details of housing supply from these sources over the last three years showing 104 total completions.

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<sup>1</sup> Please see the 2019 Housing Delivery Test Measurement Technical Note that refers to the ONS ratios used for Communal Establishments and Student Accommodation (pages 10 & 11 in Calculating the Homes Delivered Section also in footnotes 19 & 20) – see link below:

<https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement/housing-delivery-test-2019-measurement-technical-note>

**Table 2: Housing Completions through Communal Establishments & Student Accommodation (University Managed) 2017 - 2020**

Year	On Campus/ University Managed Student Accommodation (Net bedspaces x ONS Ratio)	Communal Establishment Accommodation (Net bedspaces x ONS Ratio)	Total
2017-2018	0	35	35
2018-2019	0	2	2
2019-2020	0	67	67
<b>2017-2020</b>	<b>0</b>	<b>104</b>	<b>104</b>

### **3. York's Housing Requirement**

#### **Housing Need**

- 3.1 The SHLAA (2018) [SD049A<sup>2</sup>] set out the Council's methodology for identifying suitable, deliverable and available sites to consider for allocation in the Local Plan and presented the resultant preferred allocations to include to meet the city's long-term needs. Consequently, the SHLAA also set out the housing trajectory for the plan period between 2017-2033 based upon a housing requirement of 923 dpa comprising of an objectively assessed housing need of 867 dwellings per annum (dpa) plus further allowance of 56 dpa to meet a shortfall in previous supply between 2012-2017. Furthermore, the evidence presented an indication of supply beyond the plan period in line with the intention to set a Green belt boundary for minimum of 20 years.
- 3.2 Following the release of the 2016 based household projections, a Housing Need Update was commissioned in 2019 to review the housing requirement submitted. The report by consultants, GL Hearn [EXCYC09<sup>3</sup>], concluded that an objectively assessment housing need (OAN) of 790 dpa "*would be sufficient to respond to market signals, including affordability adjustments, as well as making a significant contribution to affordability needs*". This led to the Council proposing a modification to change the housing requirement to 822 dwellings per annum. This was based upon a housing need of 790 dpa plus an additional 32 dwellings to meet the shortfall identified.
- 3.3 Additionally, the Council proposed the removal of 'ST35: Queen Elizabeth Barracks, Strensall' and 'H59: Howard Road, Strensall' as housing allocations on the basis of recommendations in the Habitat Regulation Assessment (2019).
- 3.4 This change in housing requirement and supply was acknowledged on our updated housing Trajectory submitted for consideration as part of the Examination in March 2019 [EXCYC16<sup>4</sup>]. This updated evidence was consulted on through the Proposed

<sup>2</sup> <https://www.york.gov.uk/downloads/file/1527/sd049a-strategic-housing-land-availability-assessment-2018>

<sup>3</sup> <https://www.york.gov.uk/downloads/file/1810/ex-cyc-9-housing-need-update-january-2019>

<sup>4</sup> <https://www.york.gov.uk/downloads/file/1812/ex-cyc-16-shlaa-fig-6-updated-to-790-dpa-oan>

Modifications Consultation (2019) and discussed at phase 1 examination hearing sessions in December 2019.

- 3.5 In July 2020, the Planning Inspectors requested the Council to confirm whether the updated 2018 based household projections affected the proposed housing requirement. To satisfy this, consultants GL Hearn provided a Housing Needs Update (2020) [EXCYC43a<sup>5</sup>] concluding that the Council could continue to support a housing need of 790 dwellings per annum.
- 3.6 **The Council therefore confirmed to the Inspectors that they continued to support the proposed modification supporting an OAN of 790 dpa and an overall requirement of 822 dpa [EXCYC43<sup>6</sup>].**
- 3.7 Based upon this housing requirement, York's needs to deliver 13,152 dwellings in the plan period.

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<sup>5</sup> <https://www.york.gov.uk/downloads/file/6097/ex-cyc-43a-g-l-hearn-housing-needs-update-september-2020>

<sup>6</sup> <https://www.york.gov.uk/downloads/file/6096/ex-cyc-43-letter-to-inspectors-6-oct2020>

## 4. Future Housing Supply

4.1 This section sets out the updated housing supply and trajectory (2021) to a base date of 1<sup>st</sup> April 2020.

### Allocated Sites

4.2 Table 3 updates details of site allocations previously identified within our SHLAA (2018) and Local Plan Policy H1. The potential residential units identified in the housing supply have been updated to reflect the delivery assumptions and site capacity as at 1<sup>st</sup> April 2020. Some of these site have planning permission; please also see Table 4.

4.3 Table 3 identifies a capacity for a total of 11,202 homes during the Plan period to 2033. A further 3,202 homes are due for completion beyond the Plan period to 2038.

**Table 3: Housing Allocations in City of York Local Plan capacity and delivery summary at 2020**

Allocation Reference	Site Name	Site Size (ha)	Potential Residential Units		
			Delivery in Plan Period	Beyond plan period to 2038	Total (2017-2038)
H1a &b	Former Gas Works, 24 Heworth Green (National Grid Properties)	3.54	607	0	607
H3**	Burnholme School	1.90	72	0	72
H5**	Lowfield School	3.64	165	0	165
H6	Land R/O The Square Tadcaster Road	1.53	N/A	0	N/A
H7**	Bootham Crescent	1.72	86	0	86
H8	Askham Bar Park & Ride	1.57	60	0	60
H10	The Barbican	0.96	187	0	187
H20	Former Oakhaven EPH	0.33	56	0	56
H22	Former Heworth Lighthouse	0.29	0 (15***)	0	0 (15***)
H23	Former Grove House EPH	0.25	0 (29***)	0	0 (29***)
H29	Land at Moor Lane Copmanthorpe	2.65	88	0	88
H31	Eastfield Lane Dunnington	2.51	76	0	76
H38	Land RO Rufforth Primary School Rufforth	0.99	33	0	33
H39	North of Church Lane Elvington	0.92	32	0	32
H46**	Land to North of Willow Bank and East of Haxby Road, New Earswick	2.74	104	0	104
H52	Willow House EPH, Long Close Lane	0.20	15	0	15

Allocation Reference	Site Name	Site Size (ha)	Potential Residential Units		
			Delivery in Plan Period	Beyond plan period to 2038	Total (2017-2038)
H53	Land at Knapton Village	0.33	4	0	4
H55	Land at Layerthorpe	0.20	20	0	20
H56**	Land at Hull Road	4.00	69	0	69
H58	Clifton Without Primary School	0.70	25	0	25
ST1a	British Sugar/Manor School	46.3	1100	0	1100
ST1b	Manor School		100	0	100
ST2	Civil Service Sports Ground Millfield Lane	10.40	266	0	266
ST4	Land Adjacent to Hull Road	7.54	211	0	211
ST5	York Central	35.0	1378	719	2097
ST7	Land East of Metcalfe Lane	34.5	630	215	845
ST8	Land North of Monks Cross	39.5	968	0	968
ST9	Land North of Haxby	35.0	665	70	735
ST14	Land West of Wigginton Road	55.0	1050	298	1348
ST15#	Land West of Elvington Lane	159.0	1540	1400	2940
ST16	Terry's Extension Site – Terry's Clock Tower (Phase 1)	2.18	22	0	22
ST16	Terry's Extension Site – Terry's Car Park (Phase 2)		33	0	33
ST16	Terry's Extension Site – Land to rear of Terry's Factory (Phase 3)		56	0	56
ST17	Nestle South (Phase 1)	2.35	279	0	279
ST17	Nestle South (Phase 2)	4.70	425	0	425
ST31	Land at Tadcaster Road, Copmanthorpe	8.10	158	0	158
ST32	Hungate (Phases 5+)	2.17	375	0	375
ST33	Station Yard, Wheldrake	6.0	147	0	147
ST36**	Imphal Barracks, Fulford Road	18.0	100	500	600
<b>Total</b>			<b>11,202</b>	<b>3,202</b>	<b>14,404</b>

\*Imphal Barracks has the capacity to deliver 769 dwellings overall. However, within the Plan and for a 5 year flexibility period to 2037/38 it will deliver 600 homes as set out in the Housing Trajectory. The remaining 169 homes will be delivered beyond 2038.

\*\* York Central has the capacity to deliver up to 2,500 homes with an estimated 2,097 homes to be complete by 2038 with up to 403 homes remaining after 2038

\*\*\*H22: Former Heworth Lighthouse (15 homes) and H23: Former Grove House EPH (29 homes) were completed within the last 3 years and are accounted for in our completions figures, not in above supply.

# ST15 Land to the West of Elvington Lane has been assessed as having the capacity to deliver 3,339 dwellings overall. However, up to 2037/38 it is estimated that 2,940 homes are to be complete with the remaining 399 homes to be delivered beyond 2038.



## **Unimplemented Housing Consents**

- 4.3 The total net unimplemented consents at 1st April 2020 of 8,201. The majority of these consents are estimated to be completed within 5 years, however, a significant number are also anticipated for delivery over the Plan period (York Central being the largest of these sites). In line with the Government's Housing Reconciliation Flows Return, we have included both completions and estimated supply of communal establishments and university managed student accommodation.
- 4.4 The total unimplemented consents figure comprises:
- a total of 1,912 net additional homes on non-allocated sites; these sites and their respective delivery assumptions are based on developer/agent input and can be viewed in Annex 2.
  - a total of 5388 on allocated sites in the Local Plan with full/outline consent (see Table 4);
  - a total of 901 with a resolution to grant planning permission subject to the execution of a section 106 agreement (see Table 5), including 294 on non-allocated sites and 607 on an allocated site in the Local Plan; and
  - A total of 783 equivalent Communal Establishments and University Managed Student Accommodation.
- 4.5 For the purposes of the trajectory, we include 2,989 extant consents (the 1912, 294 and 783 figures above) on non-allocated sites and communal establishments/university managed student accommodation with permission to be included to a base date of 1st April 2020 with estimated delivery based on agent/developer information.
- 4.6 Draft allocations without consent have been given estimated delivery assumptions based on the latest consultation responses and/or estimated lead in times and build out rates based on our Housing Implementation Study.

**Table 4: Housing Allocations within the Publication Draft Local Plan (February 2018) with Full or Outlined Planning Consents**

<b>Allocation Ref/Address</b>	<b>No. of Homes</b>	<b>Application Reference(s)</b>
ST1: British Sugar	1,100	15/00524/OUTM
ST2: Civil Service	266	14/02979/FULM
ST5: York Central	2,500	18/01884/OUTM
ST16: Terrys Clock Tower	22	16/01646/FULM
ST17: Nestle phase 1	279	19/01509/FULM
ST17: Nestle phase 2	425	18/01011/OUTM
ST32: Hungate (Blocks D & F)	375	18/02946/FULM & 15/01709/OUTM
<b>Total</b>	<b>4,967</b>	
H5: Lowfield School	165	17/02429/OUTM, 18/02925/FULM & 17/02428/FULM
H10: The Barbican	187	13/02135/FULM
H56: Land at Hull Road	69	18/02824/REMM
<b>Total</b>	<b>421</b>	
<b>Overall total</b>	<b>5388</b>	

**Table 5: Sites with a Resolution to Grant Planning Permission Subject to the Execution of a Section 106 Agreement**

<b>Allocation Ref/Address</b>	<b>No. of Homes</b>	<b>Application Reference</b>
H1a & b: Former Gas Works Heworth Green <sup>7</sup>	607	19/00979/OUTM
Vacant Site Eboracum Way	62	19/01467/FULM
Frederick House Fulford Road <sup>8</sup>	232	19/00603/FULM
<b>Total</b>	<b>901</b>	

### **Approval of Communal Establishments and University Managed Student Accommodation.**

- 4.8 The Housing Flows Reconciliation data returns to Ministry of Housing Communities and Local Government (MHCLG), specifically in relation to Section H<sup>9</sup> (net additions to the housing supply) take account of completions through communal establishments and student accommodation (university managed). Previous supply of this type, with the appropriate ONS ratios applied, has been taken into account in our net housing completions. Table 6 and Table 7 below provides details of anticipated future projections from this category of supply (with appropriate ONS ratios applied) and is based on information obtained from applicants/agents who have provided phasing and delivery assumptions on each site:

**Table 6: Planned Student Accommodation Schemes**

<b>Site Name/Address</b>	<b>No. of Homes</b>	<b>Application Reference</b>
Land To The South Of Field Lane Heslington	592	18/01416/REMM
York St John University Lord Mayors Walk	-32	18/02819/FULM
Bishops Hotel (Part of Melton College) 135 Holgate Road	6	19/01319/FUL
<b>Total</b>	<b>566</b>	

<sup>7</sup> This is an allocation site

<sup>8</sup> N.B. This approval is for off campus privately managed student accommodation.

<sup>9</sup> This section collects information on the Council Tax units and number of bedrooms for student halls and communal accommodation. See Guidance:

<https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form#housing-flows-reconciliation-hfr-forms-and-guidance>

**Table 7: Planned Communal Establishment Schemes**

Site Name/Address	No. of Homes Remaining	Application Reference
Red Lodge New Earswick Haxby Road York	21	15/00758/FULM
Burnholme Community Hub Bad Bargain Lane York	44	17/01925/FULM
Burton Stone Community Centre Evelyn Crescent	18	18/00082/GRG3
Lincoln Court Ascot Way	6	19/00083/FULM
Windsor House 22 Ascot Way	4	18/01467/GRG3
Rosevale Private Residential Home 33 The Village Wigginton	-1	18/01781/FUL
Abbeyfield House Regency Mews	14	17/01419/FULM
56 Heworth Green	6	19/01394/FUL
Land To East Of St Leonards Hospice And 13 To 20 The Square Dringhouses	17	17/02619/FULM
Residential Accommodation Woodlands Respite Care Centre 120 Thief Lane	7	19/01041/FUL
Site Of Former Fordlands House 1 Fordlands Road	18	18/00495/FULM
James House James Street	32	17/02657/GRG3
Ordnance Lane Homeless Hostel	-22	N/A
Ashbank 1 Shipton Road Clifton	53	19/01042/FULM
<b>Total</b>	<b>217</b>	

4.9 It should be noted that not all sites with consent will be built out over next 5 years, this has been taken into account within our projections.

### **Windfall Allowance**

4.10 As the City of York Local Plan is being examined under the transitional arrangements<sup>10</sup>, the policies in the original version of the framework published in 2012 continue to apply in conjunction with previous guidance which has been superseded since the new framework was published in 2019.

4.11 Paragraph 48 of the 2012 NPPF and revision note to the NPPG of March 2014 provides clarity on the appropriateness in the use of windfalls.

4.12 By taking a proportionate approach to identifying land for development in the emerging Local Plan only sites above the site threshold of 0.2ha have been identified as draft allocations. To ensure that we properly understand the potential for development on very small sites below this allocation threshold an assessment of the trends in the historic rate of windfall delivery along with changes of use and

<sup>10</sup> As per set out in Annex 1 to the revised National Planning Policy Framework

conversions has been carried out. This analysis is set out in and now updated through the latest Windfall Update (2020) (see Annex 4) and supersedes Annex 4: City of York Local Plan Windfall Allowance Technical Paper (2017)

- 5.4 The revised figure for windfalls has been calculated at **182 dwellings per annum**. This is effectively a mean average for these two categories of windfalls calculated over a 10 year period. To avoid double counting and to allow time for sites to progress through the development process, windfalls will be included from year three of the latest trajectory. Garden infill sites have been removed.

## **5. Detailed Housing Trajectory Assumptions**

- 6.1 The detailed housing trajectory incorporates the following assumptions to ensure that the housing supply projection is as accurate as possible whilst there is an element of flexibility built in as set out in the NPPF.

### **Non-Implementation rate**

- 6.2 Whilst there are a significant number of extant planning applications at 1<sup>st</sup> April 2020, it is reasonable to assume that a proportion of them will not progress to full completion. It is apparent that when considering the use of a non-implementation rate, a balance is required to ensure the most appropriate figure is applied, where demonstrated necessary.
- 6.3 Our evidence base<sup>11</sup> demonstrates that it is reasonable to apply a non-implementation rate in York. Whilst analysis of historic planning consents over a ten year period identified a lapse rate of around 7%, it is reasonable to allow some flexibility for the larger sites wherein there is limited evidence of delivery. Furthermore, responses received through our housing implementation survey suggest that it is reasonable to apply a rate of 10%. A figure of 10% also aligns with similar rates used in inspectors decisions used nationally and examples from other Local Authorities.
- 6.4 For these reasons, York considers it justified to **apply a 10% non-implementation rate** to extant planning permissions and site allocations identified for housing development.

### **Inherited Shortfall at 1st April 2020**

- 6.5 Consideration is required to address historic housing shortfall; it is not considered that this historic unmet need is included in the household projections used to calculate the OAN and therefore need is not double-counted.
- 6.6 There are two different approaches to addressing the 'backlog' of housing delivery which have been highlighted as acceptable method for calculating historic under supply:

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<sup>11</sup> see SHLAA Appendices May 2018 [SD049B] Annex 5 paragraphs 1.1 to 1.6

- The ‘Sedgefield approach’ seeks to meet the backlog by loading the ‘unmet provision from proceeding years’ within the first five years of the plan;
- The ‘Liverpool approach’ or ‘residual approach’ seeks to meet the backlog over the whole plan period.

6.7 The latest NPPG (Paragraph: 031 Reference ID: 68-031-20190722) provides advice on past under supply stating:

*‘The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach), then the appropriate buffer should be applied. **If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal.***

- 6.8 Given the local circumstances it remains the Council’s view that it is not realistic to deal with past under supply in the next five years of the Plan. Addressing the past under supply in the next five years would not meet the NPPF test of an aspirational but also realistic Plan (NPPF 2012 paragraph 154).
- 6.9 To balance this shortfall in the next five years of the Plan would mean such a significant step change in delivery rates that it would not be realistically achievable.
- 6.10 City of York Council has, therefore, applied the Liverpool method in dealing with inherited shortfall to enable a stepped increase in supply that the market can accommodate. This allows sufficient time for the phasing of large allocations that the Local Plan will rely upon in generating sufficient homes over the plan period. It is considered that this will allow the appropriate lead in times and delivery rates to generate the necessary housing supply to meet the required targets.

### **Previous Shortfall Outcomes**

- 6.11 In the updated housing trajectory (2019)[ EXCYC16], the Council assessed the net housing completions over the period 2012 to 2017 and calculated any under-supply against the OAN of 790 dwellings per annum. This analysis shows that over the period 1st April 2012 to 31st March 2017 there were 3,432 net housing completions. The OAN over this period was 3,950 dwellings (790 x 5) leaving a shortfall in actual supply of 518 dwellings.
- 6.12 The housing requirement was therefore increased by 518 dwellings over the plan period (2017/18 to 2032/33) by 32 dwellings to 822 dpa in order to ensure that the plan accurately reflects unmet historic housing need over the plan period. This is illustrated in the updated housing trajectory included at Proposed City of York Council modifications 21 and 22 [EX/CYC/20] and in the updated figure 6 housing trajectory [EX/CYC/16].

### **Updated Shortfall Outcomes at 2020**

- 6.13 York’s objectively assessed housing need is 790 dwellings per annum. This results in a requirement to deliver 6,320 dwellings between 2012/13 – 2019/20. Between 1st April 2012 and 31st March 2020 there were a total of 5,841 net housing completions (see Table 8 ).

**Table 8: Historic Housing Completions (2012/13 to 2019/20)**

Monitoring Years	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Net Housing Completions	482	345	507	1121	977	1296	449	560
Net Communal Establishment and Student Accommodation Completions (Ratios applied)	0	0	0	0	0	35	2	67
Net Total Completion	482	345	507	1121	977	1331	451	627
<b>Total</b>	<b>6320</b>							

6.14 City of York is required to consider delivery of an additional 479 homes across the plan period. Spreading the shortfall over the remaining Plan period (13 years) results in the need for an additional 37 homes per annum (i.e.  $479 \div 13 = 37$  (rounded)).

### **Conclusion**

6.15 In considering shortfall, there is a negligible difference between the previous and latest outcomes of an additional 5 dwellings per annum. Over the remaining 13 years of the Plan, this constitutes an additional 65 dwellings.

6.16 As a result the Council consider that the proposed housing requirement of 822 dpa (790 dpa +32) should continue to be the housing requirement for York over the plan period (2017-2033). As the updated trajectory takes into consideration the completions 2017-2020, the 65 dwellings dwelling undersupply forms part of the remaining housing need to be delivered against which the supply is seeking to deliver. It is therefore considered that this will be addressed over the plan period.

### **Flexibility Buffer**

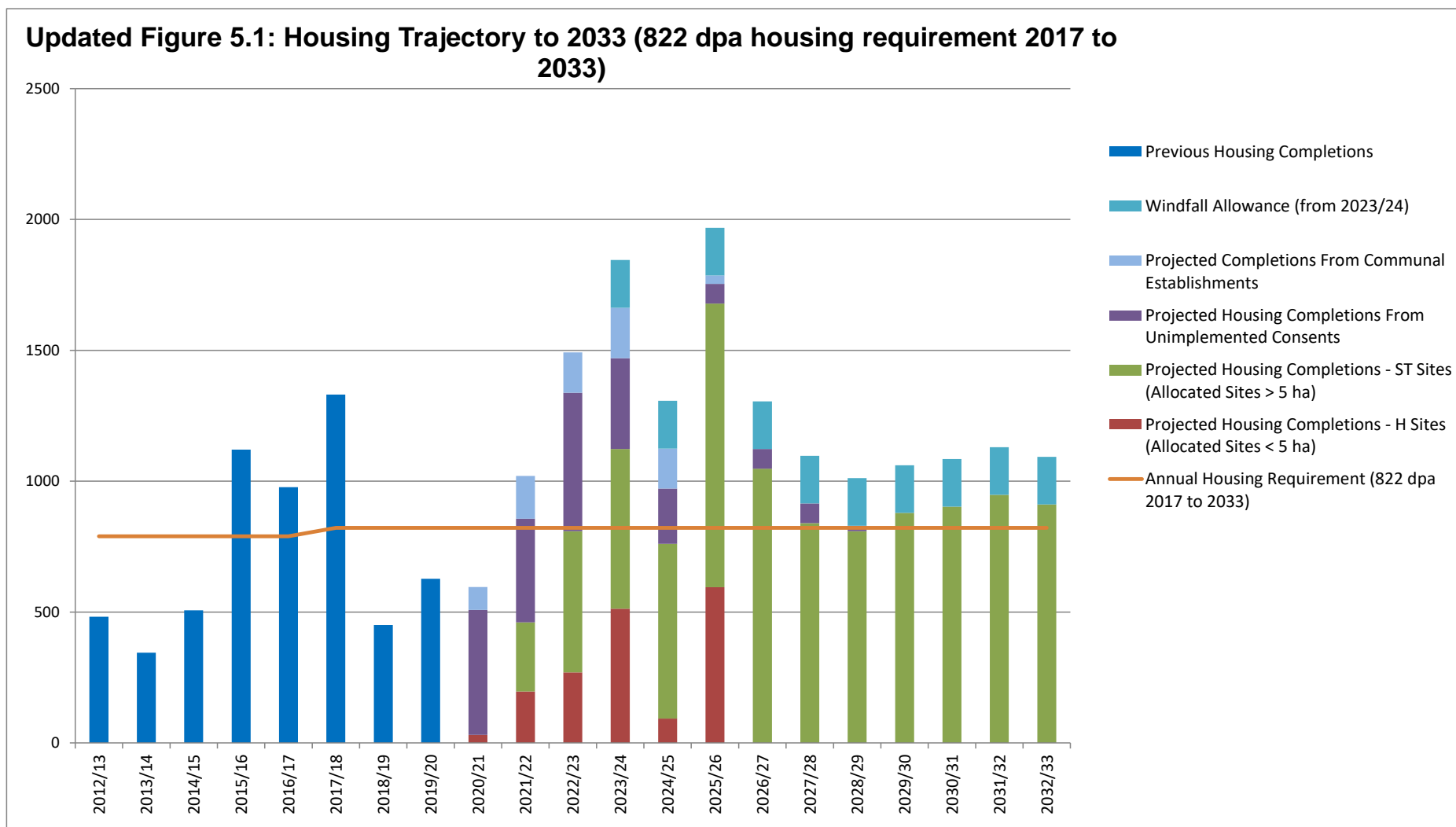
6.17 As part of the detailed five year housing supply, paragraph 47 of the NPPF (2012) requires that a 5% buffer be added to ensure choice and competition in the market for land with the objective of bringing sites forward from later in the plan period. Where there has been a persistent record of under delivery of housing this buffer should increase to 20% to help boost the chances of achieving the necessary housing requirement.

6.18 Determining 'persistent under delivery' is not an exact science. Neither the NPPF nor the NPPG define the time period over which one must assess 'persistent under-delivery'. The Council believes that calculations of persistent under delivery should be based on an analysis of completions against previous Plan requirements using

data representative of the whole housing market cycle and regarded as a ten year period.

- 6.19 As a result of analysing past delivery rates over a full cycle of the housing market in York, it is considered that the Local Plan housing trajectory includes a **20% buffer** bought forward from the total requirement in the first five years (i.e. 6 years' worth of supply rather than 5 years) i.e. an extra 822 dwellings.

Figure 1: Updated Figure 5.1 Housing Supply Trajectory from Local Plan 'Section 5:Housing'





**Figure 2: Updated Table 5.2 Housing Supply Table from Local Plan 'Section 5: Housing'**

Updated Table 5.2: Housing Trajectory (start date 1 April 2020, end date 31 March 2033) (822 dpa housing requirement 2017 to 2033)

Year	2012/13	2013/14	2014/15	2015/16	2016/17	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
Previous Housing Completions	482	345	507	1121	977	1331	451	627													
Projected Housing Completions - H Sites (Allocated Sites < 5 ha)									31	197	270	513	93	595	0	0	0	0	0	0	0
Projected Housing Completions - ST Sites (Allocated Sites > 5 ha)									0	264	539	610	668	1084	1048	840	809	879	903	948	911
Projected Housing Completions From Unimplemented Consents									477	396	529	347	211	75	75	75	21	0	0	0	0
Projected Completions From Communal Establishments									88	163	154	193	153	32	0	0	0	0	0	0	0
Windfall Allowance (from 2023/24)									0	0	0	182	182	182	182	182	182	182	182	182	182
Projected Housing Completions Including Windfall Allowance (From 2023/24)									596	1020	1492	1845	1307	1968	1305	1097	1012	1061	1085	1130	1093
Annual Housing Target	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790
Inherited Shortfall Annualised over Plan Period						32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32
Annual Target (Inclusive of shortfall)	790	790	790	790	790	822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	822
Over/Under Supply of Housing against cumulative annual target						509	138	-57	-283	-85	585	1608	2093	3239	3722	3997	4187	4426	4689	4997	5268

## **7. Detailed Housing Trajectory**

7.1 Figure 3 sets out the detailed housing trajectory. The trajectory sets out the projected housing delivery including:

- Housing target (790 dwellings);
- Shortfall (32 dwellings pa between 2020/21-2032/33)
- Delivery of anticipated strategic and general housing site allocations incorporating the assumptions (including 10% non-implementation rate);
- The anticipated delivery of extant planning permissions (including a 10% non-implementation rate);
- Windfall assumptions from year 2023/24 of the plan period;
- 20% buffer applied for flexibility.

7.2 See Annex 1 for a detailed breakdown of extant planning permissions included within the trajectory.

Figure 3: Detailed Housing Trajectory Updated (Housing Requirement 822 dpa / 790 dpa OAN) (Base Date 1 April 2020)

	Total	Actual Completions																				Post 2038
		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	
<b>1. Net Housing Completions 2017 to 2020</b>																						
Net Housing Completion		1296	449	560																		
Net Communal Establishment and Student Accommodation Completions (Ratios applied)		35	2	67																		
<b>Total</b>		<b>1331</b>	<b>451</b>	<b>627</b>																		
<b>2. Housing Allocations Below 5 ha (H Sites)</b>																						
H1a & b Former Gas Works, 24 Heworth Green (National Grid Properties)	607							215		392												
H3 Burnholme School	72							35	37													
H5 Lowfield School	165				31	128	6															
H6 Land R/O The Square	N/A																					
H7 Bootham Crescent	86							35	35	16												
H8 Askham Bar Park & Ride	60							35	25													
H10 The Barbican	187									187												
H20 Former Oakhaven EPH	56							35	21													
H23 Former Grove House EPH	Complete																					
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	69					69																
H58 Clifton Without Primary school	25							15	10													
<b>Annualised Projected Completions H Sites (Hide)</b>					31	197	270	513	93	595	0	0	0	0	0	0	0	0	0	0	0	
<b>3. Housing Allocations Above 5 ha (ST Sites)</b>																						
ST1a British Sugar/Manor School	1100									150	150	150	150	150	150	50						
ST1b Manor School	100									35	35	30										
ST2 Former Civil Service Sports Ground Millfield Lane	266				0	35	70	70	70	21												
ST4 Land Adj. Hull Road and Grimston Bar	211						35	35	35	35	35	36										
ST5 York Central	2500					45	107	107	107	107	119	119	119	143	143	143	143	143	143	145	145	403
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	968						35	70	70	70	105	105	105	105	105	93						
ST9 Land North of Haxby	735						35	35	35	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	88			
ST15 Land to West of Elvington Lane	3339						35	70	105	105	105	140	210	210	280	280	280	280	280	280	280	399
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)	279					162	117															
ST17 Nestle South (Phase 2)	425							50	50	50	50	50	50	50	25							
ST31 Land to the South of Tadcaster Road, Copmanthorpe	158						35	35	35	35	18											
ST32 Hungate (Phases 5+) (Blocks D & H)	375									196	179											
ST33 Station Yard Wheldarke	147						35	35	35	35	7											
ST36 Impfal Barracks, Fulford Road	769															100	100	100	100	100	100	169
<b>Annualised Projected Completions for ST Sites</b>					0	264	539	610	668	1084	1048	840	809	879	903	948	911	768	698	681	530	525
<b>4. Projected Housing Completions From Non Allocated Unimplemented Consents</b>																						
<b>Total</b>	<b>2206</b>				<b>477</b>	<b>396</b>	<b>529</b>	<b>347</b>	<b>211</b>	<b>75</b>	<b>75</b>	<b>75</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>5. Projected Housing Completions From Communal Establishments/Student Accommodation</b>																						
<b>Total</b>	<b>783</b>				<b>88</b>	<b>163</b>	<b>154</b>	<b>193</b>	<b>153</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Supply Trajectory</b>																						
Actual Net Completions (2017 to 2020)		1331	451	627																		
Projected Completions (all sites)					596	1020	1492	1663	1125	1786	1123	915	830	879	903	948	911	768	698	681	530	525
Windfalls					0	0	0	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182
Projected Housing Completions (Inc Windfall Allowance)					596	1020	1492	1845	1307	1968	1305	1097	1012	1061	1085	1130	1093	950	880	863	712	707
Cumulative Completions (Including Windfalls)		1331	1782	2409	3005	4025	5517	7362	8669	10637	11942	13039	14051	15112	16197	17327	18420	19370	20250	21113	21825	22532
Requirement (790dpa plus 32 under supply) 822dpa		822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	790	790	790	790	790	790
Cumulative Requirement		822	1644	2466	3288	4110	4932	5754	6576	7398	8220	9042	9864	10686	11508	12330	13152	13942	14732	15522	16312	17102
Over/Under Supply		509	138	-57	-283	-85	585	1608	2093	3239	3722	3997	4187	4426	4689	4997	5268	5428	5518	5591	5513	5430
<b>Detailed Trajectory (including 10% Non-Implementation Rate)</b>																						
Projected Completions (all sites)					596	1020	1492	1663	1125	1786	1123	915	830	879	903	948	911	768	698	681	530	525
Projected Completions (all sites) - 10% Non-implementation Rate Applied					536	918	1343	1497	1013	1607	1011	824	747	791	813	853	820	691	628	613	477	473
Windfall Allowance								182	182	182	182	182	182	182	182	182	182	182	182	182	182	182
Total Projected Completions (with 10% Non implementation rate applied and windfalls) + Actual completions 2017-2020		1331	451	627	536	918	1343	1679	1195	1789	1193	1006	929	973	995	1035	1002	873	810	795	659	655
Cumulative Completions (with 10% non implementation rate applied and windfalls)		1331	1782	2409	2945	3863	5206	6885	8079	9869	11062	12067	12996	13969	14964	15999	17001	17874	18684	19479	20138	20793
Annual Housing Target					790	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790	790
Inherited Shortfall Annualised over Plan Period					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	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)		509	138	-57	-343	-247	274	1131	1503	2471	2842	3025	3132	3283	3456	3669	3849	3932	3952	3957	3826	3691

**Annex 1: Extant Housing, Communal Establishments and Student  
Accommodation Consents and Projections**

**Communal Establishment Projections**

Ward	Parish	SITE NAME	Easting	Northing	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Huntington	New Earswick	Red Lodge New Earswick Haxby Road York	460846	455318	15/00758/FULM	48	151	103	38		38				
Dringhouses & Wood		Abbeyfield House Regency Mews	458572	449721	17/01419/FULM	0	25	25	25			25			
Heworth		Burnholme Community Hub Bad Bargain Lane York	462476	452453	17/01925/FULM	0	80	80	80	80					
Rawcliffe & Clifton W		Land To South East Of Ryedale Caravan Site Green Lane Clifton York	459386	454534	17/02420/FULM	66	66	0	0						
Dringhouses & Wood		Land To East Of St Leonards Hospice And 13 To 20 The Square Dringhouses	458470	448705	17/02619/FULM	0	30	30	30		30				
Guildhall		James House James Street	461312	451565	17/02657/GRG3	57	57	57	57	57					
Clifton		Burton Stone Community Centre Evelyn Crescent	459798	453527	18/00082/GRG3	0	33	33	33		33				
Fulford & H	Fulford	Site Of Former Fordlands House 1 Fordlands Road	461201	448819	18/00495/FULM	-31	64	64	33	33					
Westfield		Windsor House 22 Ascot Way	457827	450614	18/01467/GRG3	0	8	8	8	8					
Haxby & W	Wigginton	Rosevale Private Residential Home 33 The Village Wigginton	460012	458504	18/01781/FUL	0	11	11	-2		-2				
Westfield		Lincoln Court Ascot Way	457797	450605	19/00083/FULM	0	10	10	10	10					
Hull Road		Residential Accommodation Woodlands Respite Care Centre 120 Thief Lane	462487	451180	19/01041/FUL	0	12	12	12					12	
Rawcliffe & Clifton W		Ashbank 1 Shipton Road Clifton	459155	453158	19/01042/FULM	0	96	96	96				96		
Heworth		56 Heworth Green	461305	452668	19/01394/FUL	0	10	10	10	10					
Rural West	Hessay	Moor Villa Farm Low Moor Lane Hessay	452816	453096	20/00121/CPU	6	6	0	0						
		Ordnance Lane Homeless Hostel			N/A	-40	-40	-40	-40	-40					

Total 158 99 25 96 12 0

Total (using HFR Ratio) 88 55 14 53 7 0

**Student Accommodation Projections (University Managed)**

Ward	Parish	SITE NAME	Easting	Northing	Applic. Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Hull Road	Heslington	Land To The South Of Field Lane Heslington	463469	450523	18/01416/REMM	0	1480	1480	1480		350	350	350	350	80
Guildhall		York St John University Lord Mayors Walk	460485	452477	18/02819/FULM	0	-80	-80	-80		-80				
Holgate		Bishops Hotel (Part of Melton College) 135 Holgate Road	458919	451249	19/01319/FUL	0	16	16	16					16	

Total 0 270 350 350 366 80

Total (using HFR Ratio) 0 108 140 140 146 32

**Total Projections from both communal establishments and student accommodation**

88 163 154 193 153 32

Ward	Parish	SITE NAME	Easting	Northing	Application Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Rural W	Upper Pog	Grange Farm Hodgson Lane Upper Poppleton	455098	453725	04/00186/FUL	0	6	6	6				6					
Mick		All Saints Church North Street	460054	451755	05/00048/FUL	0	3	3	3					3				
Hunt & Ne	Huntington	59 The Old Village Huntington	461707	456309	05/01581/FUL	0	1	1	1					1				
Heslington	Heslington	Enclosure Farm Main Street Heslington	462858	450298	07/01046/FUL	2	3	1	1			1						
Westfld		48 Wetherby Road	456732	451446	09/01338/FUL	0	1	1	1					1				
Fisher		4 Derwent Road	460950	449874	10/00287/FUL	1	2	1	1	1								
Strensall	Earswick	4 Willow Grove Earswick	462125	457288	10/00297/FUL	0	2	2	1			1						
Strensall	Stockton o	Stockton Lodge Sandy Lane Stockton on Forest	466396	456849	10/00617/FUL	0	1	1	1					1				
HewW	HewW	Rowes Farm Bungalow Stockton Lane	463564	454215	11/02928/FUL	0	2	2	2					2				
Hunt & Ne	Huntington	Beechwood Beechwood Hopgrove	463789	455565	11/03113/FUL	0	1	1	1					1				
Strensall	Stockton o	Methodist Chapel The Village Stockton on Forest	465557	455953	12/00241/FUL	0	1	1	1	1								
Fulfrd		Germany Beck Site East of Forlands Road	461663	449121	12/00384/REM	59	655	596	596	50	75	75	75	75	75	75	75	21
Strensall	Stockton o	Chapel Farm 111 The Village Stockton on Forest	465801	456231	12/01216/FUL	0	1	1	1		1							
Mick		JW Frame (Plumbers) Ltd 9a Smates Street	460068	451439	13/00271/FUL	0	1	1	1			1						
Strensall	Stockton o	Stockton Lodge Sandy Lane Stockton on Forest	466396	456849	13/02626/FUL	0	1	1	1					1				
Acomb		1A Danebury Crescent	457092	451686	13/02665/FUL	0	2	2	2		2							
Fulford & H	Fulford	Royal Masonic Benevolent Institute Connaught Court St	460688	449521	13/03481/FULM	6	14	8	8	8								
Rural W	Copmanthorpe	105 Temple Lane Copmanthorpe	457748	446020	14/00099/FUL	0	1	1	1			1						
Fulford	Fulford	Raddon House 4 Fenwicks Lane	460846	449312	14/00613/FUL	0	1	1	0				0					
Mick		Former Terrys Factory Bishopthorpe Road Phase II	459961	449909	14/01716/FULM	143	224	81	81	27	35	19						
Derwt	Holtby	Piker Thorn Farm Bad Bargain Lane	465016	454232	14/01761/FUL	0	1	1	0					0				
Dring & W/tp		306 Tadcaster Road	458910	450128	14/02074/FUL	0	1	1	1		1							
Bishopthorpe	Bishopthorpe	Manor Farm Bishopthorpe Road	460029	449213	14/02859/ABC3	0	1	1	1		1							
Strensall	Earswick	OS Field 2424 Wiskey Lane Earswick	463262	457225	15/00060/ABC3	0	3	3	3			3						
Holg		Orchard House 8 Hamilton Drive East	458913	451166	15/00561/FUL	0	1	1	1			1						
Wheldrake	Elvington	The Barn Dauby Lane Elvington	469492	448599	15/00638/ABC3	0	1	1	1			1						
Mick		211 Bishopthorpe Road	460041	450149	15/00820/FUL	0	1	1	1				1					
Mick		7 Charlton Street	460204	450903	15/01083/FUL	0	1	1	1		1							
Hax & Wig	Wigginton	Wigginton Grange Farm Corban Lane Wigginton	458978	458765	15/01441/FUL	0	1	1	0	0								
Guilhi		6 Peckitt Street	460362	451464	15/01447/FUL	0	1	1	1	1								
Guilhi		Barry Crux 20 Castlegate	460414	451605	15/01522/FUL	0	2	2	2			2						
Westfld		Beau & Joli Ltd 1st & 2nd Floors 43 York Road Acomb	457670	451437	15/01578/RFPR	0	1	1	1					1				
Dring & W/tp		26 Tadcaster Road Dringhouses	458759	449783	15/02726/FULM	8	11	3	3	3								
Fulford & H	Fulford	Former Saxon House 71-73 Fulford Road	460813	450842	15/02888/FULM	4	10	6	6					6				
Skelt/Rawcliff	Rawcliffe	11A Rosecroft Way	458395	453912	16/00054/FUL	0	1	1	1			1						
Guilhi		Hilary House St Saviours Place	460665	451993	16/00701/FUL	0	1	1	1	1								
Dring & W/tp		5 Mayfield Grove	458745	449814	16/00725/FUL	0	3	3	2			2						
Westfld		Mustelgear Ltd 43 Front Street Acomb	457306	451280	16/01014/FUL	0	2	2	2			2						
Heworth W	HewW	306 Stockton Lane	462930	453578	16/01154/FUL	0	1	1	1			1						
Rural W	Upper Pog	Crossfields Main Street Upper Poppleton	455611	454584	16/01181/FUL	1	3	2	2		2							
Guilhi		Unidec Systems Ltd Manor Chambers 26a manygate	459900	452257	16/01428/ORC	0	3	3	3	3								
Westfld		36 Danesfort Avenue	457551	450662	16/01496/FUL	0	1	1	1	1								
Guilhi		51 Huntington Road	460923	452849	16/01835/FUL	0	1	1	1	1								
Rural W	Hessay	Glebe farm Hessay to Moor Bridge Hessay	451559	453294	16/02202/FUL	0	2	2	2					2				
Raw & Cliff	Rawcliffe	Site to Side of 2 Holyrood Drive fronting onto Manor Lan	457981	455023	16/02230/FUL	3	4	1	1	1								
Dring & W/tp		Aldersyde House Aldersyde	458345	449101	16/02511/FUL	0	2	2	2		2							
Osbaldwick	Kexby	Woodhouse Farm Dauby Lane Kexby	468905	449631	16/02558/FUL	0	1	1	1		1							
Osbaldwick	Dunnington	The Ridings 95 York Street Dunnington	466499	452324	16/02663/FUL	0	1	1	1			1						
Guilhi		Mack & Lawter Builders Ltd 2a Low Ousegate	460245	451681	16/02710/ORC	0	8	8	8				8					
Strensall	Stren & To	Middleton House 2 Redmayne Square Strensall	463784	461237	17/00308/FUL	0	1	1	1			1						
Guilhi		Hill Gifware Ltd 46 Goodramgate	460462	452098	17/00321/FUL	0	1	1	1					1				
Mick		Hudson House Toft Green	459759	451619	17/00578/FULM	0	127	127	127		127							
Wheldrake	Wheldrake	Wheldrake Hall Farm 6 Church Lane Wheldrake	468350	444879	17/00636/ABC	0	1	1	1	1								
Wheldrake	Elvington	Home Lea Elvington Lane Elvington	467908	448792	17/00712/FUL	0	1	1	1		1							
Westfld		Acorn 7 Front Street Acomb	457472	451370	17/00848/FUL	0	1	1	1			1						
Westfld		63 Green Lane Acomb	457646	451081	17/00884/FUL	0	4	4	3	1	2							
Fisher		134 Lawrence Street	461610	451316	17/01045/FUL	0	2	2	2	2								
Osbaldwick	Dunnington	Lodge Farm Hull Road Dunnington	468309	451491	17/01088/FUL	0	3	3	3				3					
Bishopthorpe	Bishopthorpe	Cavendish Jewellers Ltd Garth Cottage Sim Balk Lane	459095	447979	17/01182/FUL	0	1	1	1	1								
Mick		20 Priory Street	459897	451451	17/01238/FUL	0	2	2	1			1						

Ward	Parish	SITE NAME	Easting	Northing	Application Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Strensall	Stockton	Garage at 30 The Limes Stockton on Forest	465422	455752	17/01418/FUL	0	1	1	1				1					
Raw & Cliff	Rawcliffe	North Lodge Clifton Park Avenue	458481	453848	17/01437/FULM	0	14	14	14	14								
Westfld		24 Kir Crescent	457372	451034	17/01440/FUL	0	1	1	1					1				
Guihl		First Floor Flat 24 Gillygate	460160	452324	17/01451/FUL	0	3	3	2				2					
Mick		The Falcon Tap 94 Micklegate	459842	451594	17/01468/FULM	0	11	11	10	10								
Guihl		Colin Hicks Motors Garage & Yard to R/O 33 Bootham	460061	452367	17/01546/FUL	0	14	14	14	14								
Guihl		1 Paver Lane	460893	451554	17/01637/FUL	1	2	1	1	1								
Mick		4 Scarcroft Lane	459825	451211	17/01722/FUL	0	1	1	1		1							
Fisher		Alma House 15 Alma Terrace	460764	450524	17/01763/FUL	0	7	7	6					6				
Clifton		2 Ratcliffe Street	459977	453314	17/01787/FUL	0	1	1	1	1								
Mick		4 Bridge Street	460163	451623	17/01816/FUL	0	1	1	1				1					
Holgate		9 Holly Bank Grove	458703	450739	17/01912/FUL	0	1	1	1		1							
Rural W	Upper Pop	5 Cherry Grove Upper Poppleton	455978	454314	17/01968/FUL	0	1	1	1				1					
Guihl		Richardson & Co Ltd 1 Peckitt Street	460390	451478	17/02156/FUL	0	6	6	6		6							
Guihl		Fiesta Latina 14 Clifford Street	460335	451555	17/02224/FULM	0	10	10	10	10								
Guihl		The Jorvik Hotel 52 Marygate	459821	452189	17/02250/FUL	0	2	2	2		2							
Bishopthorpe	Bishopthorpe	Site of Ferry Cottage 6 Ferry Lane Bishopthorpe	459846	447665	17/02304/FUL	0	1	1	0	0								
Osbaldwick	Murton	Prospect Farm Murton Way	464827	452550	17/02408/FUL	0	2	2	2				2					
Guihl		York Post Office Employees Social Club 26 Marygate	459896	452282	17/02418/FUL	0	2	2	1		1							
Heworth		Heworth Post Office 73 East Parade	461498	452576	17/02444/FUL	0	1	1	1	1								
Fisher		Platinum E-Liquid 18 Fishergate	460656	451252	17/02484/FUL	0	1	1	1	1								
Hunt & Ner	Huntington	285 Huntington Road	461149	454154	17/02486/FUL	0	4	4	3			3						
Heworth		Thomas Dick Ltd Halfield Road	461193	452118	17/02576/FULM	0	14	14	14	14								
Guihl		23 Piccadilly	460662	451543	17/02624/IRC	0	24	24	24					24				
Clifton		Archbishop Holgate Boathouse Sycamore Terrace	459504	452136	17/02717/FUL	0	1	1	1	1								
Clifton		338 Burton Stone Lane	460122	453949	17/02798/FUL	0	1	1	1	1								
Guihl		La Salle UK Venture Property 14 Coppergate	460418	451669	17/02866/FUL	0	3	3	3					3				
Mick		Proposed Apartment Block Clock Tower Way	459819	450038	17/02874/FULM	0	18	18	18	18								
Guihl		Aaron Services 92a Huntington Road	460929	452905	17/02885/FUL	0	1	1	1			1						
Holgate		107 Carr Lane	457619	451885	17/02973/FUL	0	5	5	4		4							
Osbaldwick	Holby	Former Piggeries R/O Willow Court Main Street Holby	467356	454428	17/02982/FUL	0	4	4	4			4						
Guihl		Simons Auto Services 17 Mansfield Street	460937	452100	17/02991/FULM	0	10	10	10		10							
Mick		77 Micklegate	459904	451598	17/03012/FUL	0	1	1	1		1							
Guihl		Quickslide Windows Direct 1 Redeness Street	461107	452223	17/03027/FULM	0	32	32	32		32							
Guihl		Hungate Development Site (Block G)	460784	451839	17/03032/REM	0	196	196	196				196					
Guihl		147 Lawrence Street	461673	451359	17/03063/FUL	0	4	4	3		3							
Raw & Cliff	Clifton W	Land to West of Block D Aviator Court	458918	455075	17/03067/FUL	0	6	6	6	6								
Heworth		81 Fifth Avenue	461423	452107	18/00058/FUL	0	2	2	1				1					
Guihl		Ryedale House 58-60 Piccadilly	460639	451481	18/00103/IRC	0	77	77	77	77								
Rural W	Nether Pop	32 Church Lane Nether Poppleton	456267	455009	18/00195/FUL	0	1	1	-1	-1								
Fisher		1-12 Kensal Rise	460997	450731	18/00262/FUL	0	6	6	6					6				
Mick		Shepherd Engineering Services Mill Mount	459536	451028	18/00339/IRC	0	21	21	21	21								
Guihl		Rear of 25 Bootham	460080	452317	18/00378/FUL	0	9	9	9		9							
Hax & Wic	Haxby	Millfield house Linley Avenue Haxby	461356	458051	18/00517/FUL	0	1	1	1			1						
Rural W	Nether Pop	Land to R/O 70 Millfield Lane Nether Poppleton	456285	454362	18/00541/FUL	0	1	1	1	1								
Guihl		Savilles (UK) Ltd 48 Bootham	459955	452355	18/00550/FULM	0	14	14	14	14								
Westfld		Acomb Bowling Club Front Street	457289	451170	18/00586/FULM	0	10	10	10	10								
Fishergate		St Josephs Convent of Poor Clare Collatines Lawrence	461378	451279	18/00638/FULM	0	14	14	14	14								
Fulford & H	Heslington	Pool Bridge Farm Wheldrake Lane Crockey Hill	464121	446360	18/00696/REM	0	1	1	1	1								
Strensall	Earswick	Fossbank Boarding Kennels Strensall Road	461850	457772	18/00731/FUL	0	4	4	4	4								
Raw & Cliff	Clifton W	Nova 2 George Cayley Drive	459242	454822	18/00739/FUL	0	9	9	9		9							
Mick		90 The Mount	459508	451213	18/00746/FUL	0	1	1	1				1					
Rural W	Rufforth &	Algarth Wetherby Road Rufforth	453110	451298	18/00758/FUL	0	1	1	1			1						
Bishopthorpe	Bishopthorpe	2 The Orchard Bishopthorpe	459137	447305	18/00796/FUL	0	1	1	1	1								
Mick		The Mount Royal Hotel 117/119 The Mount	459417	451002	18/00848/FUL	0	2	2	1			1						
Hunt & Ner	Huntington	1 Meadow Way Huntington	461869	455736	18/00858/FUL	0	1	1	1				1					
Holgate		23 Holly Bank Road	458814	450881	18/00865/FUL	0	1	1	1			1						
Heworth		Wall to Wall Ltd 71 East Parade	461494	452574	18/00933/FUL	0	1	1	1	1								
Mick		Bathurst House 86 Micklegate	459873	451610	18/00939/FUL	0	1	1	1	1								
Heworth W	HewW	76 Burnholme Avenue	462710	452656	18/00991/FUL	0	1	1	1				1					





Ward	Parish	SITE NAME	Easting	Northing	Application Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Fisher		Macmillan Cancer Relief hamilton House 3 Fawcett Stre	460751	451208	19/00129/IRC	0	9	9	9				9					
Hax & Wic	Haxby	14 The Avenue Haxby	461016	457701	19/00135/FUL	0	1	1	1			1						
Dring & W/tp		98b Tadcaster Road	458481	449466	19/00165/OUT	0	1	1	1				1					
Heworth		21 Crossway	461329	453658	19/00172/FUL	0	1	1	1					1				
Hunt & Nel	Huntington	39 Strensall Road	461841	456654	19/00193/FUL	0	1	1	0	0								
Dring & W/tp		251 Thanet Road	457870	450058	19/00229/OUT	0	1	1	1				1					
Heworth		75 Penygent Avenue	462512	452135	19/00248/FUL	0	1	1	1				1					
Hunt & Nel	New Earsw	Land East of 42 Park Avenue New Earswick	460673	456090	19/00274/FUL	0	1	1	1	1								
Osbaldwick	Dunnington	George Blade & Son 2 Common Road Dunnington	467050	452578	19/00348/FUL	0	1	1	1	1								
Hunt & Nel	Huntington	61 The Old Village Huntington	461737	456310	19/00357/FUL	0	1	1	1				1					
Mick		2 Butcher Terrace	460122	450414	19/00492/FUL	0	1	1	1	1								
Heworth W	Heworth W	290 Stockton Lane	462824	453509	19/00505/FUL	0	1	1	1				1					
Guihl		Bank of Scotland 6 Nessgate	460328	451657	19/00520/IRC	0	18	18	18		18							
Guihl		Redmayne & Bentley Stockbrokers 20 Bootham	460038	452299	19/00524/FUL	0	1	1	1				1					
Clifton		Bubbles Discount 195 Buirton Stone Lane	459953	453331	19/00577/FUL	0	1	1	1		1							
Westfd		61a Gale Lane	457284	450825	19/00583/FULM	0	9	9	8				8					
Wheldrake	Deighton	Church Cottage York Road Deighton	462781	443178	19/00732/FUL	0	1	1	1					1				
Copmanth	Copmanth	26 Flaxman Croft Copmanthorpe	457041	447297	19/00778/FUL	0	1	1	1				1					
Hunt & Nel	Huntington	Sunny Lands North Lane Huntington	464324	456410	19/00866/FUL	0	1	1	0	0								
Mick		2 The Crescent	459567	451323	19/00894/FUL	0	4	4	4				4					
Hunt & Nel	Huntington	23 New Lane Huntington	461820	455546	19/00968/OUT	0	1	1	1				1					
Guihl		Site to R/O 21 Wigginton Road	460366	453217	19/01020/FUL	0	3	3	3	3								
Hunt & Nel	Huntington	22 Hopgrove Lane North	463431	455348	19/01043/FUL	0	1	1	1	1								
Osbaldwick	Dunnington	Fishers Catering Ltd Unit 4 Thorn Hill Stamford Brideg F	465494	451882	19/01091/FUL	0	2	2	2	2								
Dring & W/tp		28 The Horseshoe	458326	449313	19/01140/FUL	0	1	1	0	0								
Fisher		28 Sandringham Street	460743	450870	19/01234/FUL	0	1	1	1		1							
Strensall	Stren & To	Copperfield Lords Moor Lane Strensall	463939	460870	19/01262/FUL	0	1	1	0	0			0					
Rural W	Upper Pop	Site to West of 131 Long Ridge Lane Upper Poppleton	456037	454121	19/01321/OUT	0	1	1	1				1					
Heworth		Z Curry & Sons Ltd Workshop R/O 2 Hawthorne Street	461196	452344	19/01328/FUL	0	10	10	10				10					
Guihl		Marygate Orthodontic Practice 64 Marygate	459784	452144	19/01335/FUL	0	1	1	1					1				
Hax & Wic	Haxby	69 The Avenue Haxby	460913	457572	19/01349/REM	0	1	1	1				1					
Mick		Reubens Court Prospect Terrace	460033	451409	19/01355/FUL	0	2	2	1					1				
Mick		62 Balmoral Terrace	459904	450299	19/01424/FUL	0	7	7	7				7					
Mick		Campbell & Penty 40-42 Holgate Road	459447	451263	19/01442/FUL	0	1	1	1	1								
Mick		Southlands Guest House 69 Nunmill Street	460077	450739	19/01498/FUL	0	1	1	1		1							
Guihl		Land Adj to 15 Monk Bar Court	460521	452246	19/01523/FUL	0	1	1	1		1							
Mick		Land to R/O 113 Nunmery Lane	460144	451081	19/01548/FUL	0	1	1	1				1					
Guihl		19 Penleys Grove Street	460668	452574	19/01560/FUL	0	3	3	3				3					
Dring & W/tp		20 Aintree Court	458502	449946	19/01607/FUL	0	1	1	1				1					
Raw & Cliff	Clifton W/	The Bloosbury Hotel 127 Clifton	459256	453096	19/01628/FUL	0	1	1	1				1					
Holgate		9 Upper Hanover Street	458553	452313	19/01740/FUL	0	3	3	2				2					
Mick		13 Ebor Street	460228	450991	19/01747/FUL	0	2	2	1		1							
Osbaldwick	Kexby	Oak Farm Intake Lane Dunnington	468045	452735	19/01862/FUL	0	1	1	1				1					
Copmanth	Copmanth	Holme Lees 57 Temple Lane Copmanthorpe	457428	446210	19/01863/FUL	0	1	1	1				1					
Bishopthor	Bishopthor	11 Lang Road Bishopthorpe	458987	447777	19/01898/FUL	0	1	1	0	0								
Mick		6 Finsbury Street	460178	450434	19/01958/FUL	0	2	2	1				1					
Guihl		Hair (York) Ltd 19 Market Street	460334	451794	19/01994/FUL	0	1	1	1				1					
Guihl		St Olaves House 48 Marygate	459833	452206	19/02055/FUL	0	1	1	-1				-1					
Copmanth	Copmanth	4 Croft Farm Close Copmanthorpe	456642	447058	19/02109/FUL	0	1	1	1				1					
Bishopthor	Acaster M	Fairholme Mill Lane Acaster Malbis	458803	445258	19/02164/FUL	0	1	1	1				1					
Fisher		Pine Alley Workshop Carey Street	460776	450504	19/02193/LIC3	0	1	1	1				1					
Hull Road		Studio 105 105 Millfield Lane	462466	451528	19/02195/FUL	0	4	4	3				3					
Mick		Rougier House 5 Rougier Street	459989	451793	19/02401/IRC	0	10	10	10					10				
Mick		Northern House Rougier Street	459973	451809	19/02402/IRC	0	58	58	58					58				
Guihl		Land to R/O 20 & 22 Lord Mayors Walk	460523	452337	19/02505/FUL	0	1	1	1				1					
Acomb		16 Lochrin Place	456634	451874	19/02512/FUL	0	1	1	1				1					
Guihl		Stone Trough Books 51 Walmgate	460776	451564	19/02516/FUL	0	1	1	1				1					
Holgate		117 Carr Lane	457635	451926	19/02566/FUL	0	4	4	4				4					
Wheldrake	Wheldrake	Wheldrake Hall Farm Church Lane Wheldrake	468446	444628	19/02613/ABC3	0	4	4	4				4					
Guihl		26 Marygate	459896	452282	19/02667/FUL	0	1	1	1				1					

Ward	Parish	SITE NAME	Easting	Northing	Application Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	20/20/21	20/21/22	20/22/23	20/23/24	20/24/25	20/25/26	20/26/27	20/27/28	20/28/29		
Wheldrake	Naburn	The Old Vicarage Vicarage Lane Naburn	459978	445467	20/00192/CLD	0	1	1	1			1								
										1959	1912	477	396	235	347	211	75	75	75	21

N.B. Sites with resolution to grant consent to be added to the above (Note: Heworth Green is an allocated site)

Ward	Parish	SITE NAME	Easting	Northing	Application Number	Total Built	Total Capacity	Total Remaining	Net Total Remaining	20/20/21	20/21/22	20/22/23	20/23/24	20/24/25	20/25/26	20/26/27	20/27/28	20/28/29		
Fisher		Frederick House Fulford Road	460900	450480	19/00603/FULM	0	232	232	232			232								
Guihl		Vacant Site Eboracum Way	461063	452346	19/01467/FULM	0	62	62	62			62								
										294	294	0	0	294	0	0	0	0	0	0

# Annex 2: Updated Delivery Assumptions

<b>GENERAL SITE ALLOCATIONS (H SITES)</b> .....	<b>2</b>
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## General Site allocations (H sites)

<b>Allocation Reference</b>	<b>H1a &amp; b</b>	
<b>Site Name/Address</b>	Former Gas Works, 24 Heworth Green (National Grid Properties)	
<b>Capacity in 2020 Trajectory</b>	<b>607</b>	
<b>2020 Delivery Projections and Assumptions</b>	2023/24 - 215 homes 2025/26 - 352 homes	
<b>Justification</b>	<p>These delivery projections are based on agent information provided in 2020 following permission through application 19/00979/OUTM</p> <p>Based on an e-mail received from O'Neill Associates on 12.08.2020 a total of 215 homes are anticipated for completion in 2023/24 with the remaining 352 homes estimated to be complete in 2025/26</p>	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	3.45 ha
	<b>Estimated Yield</b>	<b>336</b>
<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	Short to Medium Term (Years 1 - 10)
<b>Delivery Assumptions in SHLAA 2018 (2017 based housing trajectory)</b>	2019/20 to 2020/21 - 35 homes per annum 2021/22 to 2022/23 - 70 homes per annum 2023/24 - 96 homes 2024/25 - 30 homes	
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	ID615 (O'Neill Associates): O'Neill's believe site capacity should be greater than that indicated in the Local Plan with around 490 new homes estimated for this site compared to 336 assessed by CYC. The site size/developable area is not in dispute. However, the delivery timescales have been challenged and O'Neill's state that completion of a higher capacity of homes can take place within the short term (years 1 to 5 of the Plan) as an outline application is to be submitted within a year, the site is being promoted, contamination is not a 'showstopper, clearance can take place concurrently with the	

	planning process and a revised design of apartment blocks would lead to faster delivery.
<b>Proposed Modifications Consultation (2019) Response</b>	None
<b>Recent Planning History to April 2020</b>	19/00979/OUTM: Outline application with all matters reserved except for access, layout and scale, for the erection of a maximum of 607 residential apartments (use class C3), 130 sqm (GIA) retail or community use floorspace (flexible use incorporating use classes A1-A4/ D1), 2no. gas governor compounds, site remediation, associated access, car parking, amenity space and landscaping after demolition of existing pipework, structures and telephone mast. approved at Committee on 12.3.20 for 607 homes decision issued 1.7.20

<b>Allocation Reference</b>	<b>H3</b>
<b>Site Name/Address</b>	Burnholme School
<b>Capacity in 2020 Trajectory</b>	<b>72</b>
<b>2020 Delivery Projections and Assumptions</b>	2022/23 - 35 homes 2023/24 - 37 homes
<b>Justification</b>	These delivery projections are based on information from CYC Housing Delivery Programme Officers who have informed that the site is anticipated to commence in December 2021 with completion anticipated during Summer 2023. This land is owned by CYC and forms one of its Housing Delivery Programme sites - a capacity of 72 homes has been estimated with a planning application to be submitted early 2021 with a 2 year delivery programme starting in 2022/23

<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>  <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	1.9 ha
	<b>Estimated Yield</b>	72
	<b>Estimated Phasing</b>	Short Term (Years 1 - 5)
<b>Delivery Assumptions in SHLAA 2018</b>  <b>(2017 based housing trajectory)</b>	2020/21 - 35 homes 2021/22 - 37 homes	
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	None	
<b>Proposed Modifications Consultation (2019) Response</b>	None	
<b>Recent Planning History to April 2020</b>	N.B. 20/01916/OUTM submitted in October 2020 for 83 homes - pending consideration	

<b>Allocation Reference</b>	<b>H5</b>
<b>Site Name/Address</b>	Lowfield School
<b>Capacity in 2020 Trajectory</b>	<b>165</b>
<b>2020 Delivery Projections and Assumptions</b>	2020/21 - 31 homes 2021/22 - 128 homes 2022/23 - 6 homes

<b>Justification</b>	<p>This site forms part of the CYC Housing Delivery Programme. The delivery projections are based on CYC information provided in 2020 following permission through applications 17/02429/OUTM, 17/02428/FULM &amp; 18/02925/FULM</p> <p>Based on contact with CYC Housing Manager in April 2020, Start date of Summer/Autumn 2019 with a two year build programme was still the timescale being worked to. A 3 week delay had been incurred due to Covid-19 new work practices and also informed of potential materials delays that may impact delivery. Funding of the 19 community build homes from Central Government needs further confirmation and may delay progress of this part of scheme, Confirmed site capacity and delivery rates</p> <p>6 Self Build plots advertised for sale with bidding to start 1st November 2019. Demand for self build is set out in CYC Self Build Register –322 registrations as at 10/10/19. Outline Planning permission granted for plots.</p>
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**Background**

<b>Capacity in Local Plan (2018)</b> <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	3.64 ha
	<b>Estimated Yield</b>	<b>163</b>
	<b>Estimated Phasing</b>	Short to Medium Term (Years 1 - 10)
<b>Delivery Assumptions in SHLAA 2018</b> <b>(2017 based housing trajectory)</b>	2019/20 to 2022/23 - 35 homes per annum 2023/24 - 22 homes	
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	None	
<b>Proposed Modifications Consultation (2019) Response</b>	None	

<b>Recent Planning History to April 2020</b>	<p>17/02429/OUTM: Outline application for 165 dwellings, care home (approx. 80 bed), health and public service building and associated green space, access and infrastructure Approved: 21.08.2018</p> <p>17/02428/FULM: Erection of 96no. two and three storey houses, 26no. bungalows and three storey 18no. apartment building with new access and associated infrastructure (Total of 140 homes) Approved: 21.08.2018</p> <p>18/02925/FULM: Erection of 5no. apartments, 5no. two bedroom housing units, 6no. three bedroom housing units, 3no. four bedroom housing units and a shared common house/amenity block and associated infrastructure to form community housing development (Total of 19 community homes) Approved: 25.03.2019</p>
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<b>Allocation Reference</b>	H6
<b>Site Name/Address</b>	Land R/O The Square
<b>Capacity in 2020 Trajectory</b>	<b>N/A</b>
<b>2020 Delivery Projections and Assumptions</b>	<p>Please Note this site falls into the Communal Establishment provision of housing category within the Housing Trajectory</p> <p>Delivery Projections 2021/22 - 17 homes</p>
<b>Justification</b>	<p>This delivery projections is based on landowner information received in 2020 following permission through applications 17/02619/FULM &amp; 19/00818/FUL confirming in October 2019 and May 2020 completion of 17/02619/FULM anticipated during first or second quarter of 2021.</p> <p>17 dwellings included in housing trajectory based on 17/02619/FULM using calculation: Dwelling houses = (Communal bedspaces (30) / national ratio (1.8))</p>
<b>Background</b>	



<b>Capacity in Local Plan (2018)</b> <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	1.53 ha
	<b>Estimated Yield</b>	<b>0*</b> Noted as specialist housing (C3b use) for residential extra care facilities in association with the Wilberforce Trust.
	<b>Estimated Phasing</b>	Short to Medium Term (Years 1 - 10)
<b>Delivery Assumptions in SHLAA 2018</b>  <b>(2017 based housing trajectory)</b>		0
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>		ID215 (O'Neill Associates OBO Wilberforce Trust) O'Neill's believe site capacity should be greater and that 60-65 Use Class C3a homes can be provided on this site. They contest that the housing falls within Use Class C3a not C3b as proposals are to provide independent living with limited support The site size/developable area differs by 0.5ha. This is a result of the inclusion of land to the east of St Leonard's Hospice proposed by O'Neill's. Delivery timescales differ in as much as O'Neill's believe completion can take place within the short term (years 1 to 5 of the Plan), whereas the draft Plan indicates development over the short to medium term.
<b>Proposed Modifications Consultation (2019) Response</b>		None
<b>Recent Planning History to April 2020</b>		17/02619/FULM: Erection of three-storey building comprising 30no. apartments (C3b use), community hub and offices (use class B1) for Wilberforce Trust with associated access and parking. Construction of 13 car parking spaces for adjacent hospice use. Approved: 05.04.2019 following Planning Committee approval on 19.04.2018  19/00818/FUL: Variation of condition 2 (approved plans) of permission 17/02619/FULM for internal and external alterations including: additional accommodation above laundry, change to internal layout of Hub, 'winter gardens' omitted and space included in apartments, changes to car parking layout, and removal of communal balcony and windows to apartments (revised description) – N.B. This applications includes for an additional 30 no. apartments Approved: 02.10.2019

<b>Allocation Reference</b>	<b>H7</b>	
<b>Site Name/Address</b>	Bootham Crescent	
<b>Capacity in 2020 Trajectory</b>	<b>86</b>	
<b>2020 Delivery Projections and Assumptions</b>	2023/24 to 2024/25 - 35 homes per annum 2025/26 - 16 homes	
<b>Justification</b>	<p>These delivery projections are based on the CYC standard delivery and lead in time estimates - moved back by two years compared to the 2018 trajectory to take account of delays in move to the Community Stadium for YCFC</p> <p>Delivery at 01.04.2020 estimated at same rate but projected to start in 2023/24 and complete in 2025/26 - taking account of delayed move by YCFC to Community Stadium.</p>	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	1.72 ha
	<b>Estimated Yield</b>	<b>86</b>
<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	Short to Medium Term (Years 1 - 10)
<b>Delivery Assumptions in SHLAA 2018 (2017 based housing trajectory)</b>	2021/22 to 2022/23 - 35 homes per annum 2023/24 - 16 homes	
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	ID125 (Persimmon Homes): Persimmon Homes state that an extant application will be superseded by a new application and that they have a legal agreement with the football club allowing them to redevelop the site. The site size/developable area are not in dispute. Delivery timescales have not been commented upon.	

<p><b>Proposed Modifications Consultation (2019) Response</b></p>	<p>ID898 (PB Planning on behalf of Persimmon Homes): The capacity and site area is not in dispute. Delivery can be achieved in the first 5 years of the Plan.</p>
<p><b>Recent Planning History to April 2020</b></p>	<p>Two significant applications have been submitted on this site – see below:</p> <p>Application 02/02212/FULM for the residential redevelopment of York City Football Club ground comprising 48 apartments and 45 houses with public open space (Now Expired)</p> <p>Application 19/00246/FULM for the erection of 80 Dwellings with associated access, infrastructure, landscaping, public open space and parking. (Pending consideration at 01.04.2020)</p>

<b>Allocation Reference</b>	<b>H8</b>	
<b>Site Name/Address</b>	Askham Bar Park & Ride	
<b>Capacity in 2020 Trajectory</b>	<b>60</b>	
<b>2020 Delivery Projections and Assumptions</b>	2022/23 - 35 homes 2023/24 - 25 homes	
<b>Justification</b>	<p>These delivery projections are based on the CYC standard delivery and lead in time estimates - moved back by two years compared to the 2018 trajectory</p> <p>Site in the Housing Delivery Programme.</p> <p>[Currently used as for the ongoing pandemic]</p>	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>  <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	1.57 ha
	<b>Estimated Yield</b>	<b>60</b>
	<b>Estimated Phasing</b>	Short Term (Years 1 - 5)
<b>Delivery Assumptions in SHLAA 2018</b>  <b>(2017 based housing trajectory)</b>	2020/21 - 35 homes 2021/22 - 25 homes	
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	None	
<b>Proposed Modifications Consultation (2019) Response</b>	None	
<b>Recent Planning History to April 2020</b>	None	

<b>Allocation Reference</b>	<b>H10</b>	
<b>Site Name/Address</b>	The Barbican	
<b>Capacity in 2020 Trajectory</b>	<b>187</b>	
<b>2020 Delivery Projections and Assumptions</b>	2025/26 - 187 homes	
<b>Justification</b>	<p>This site has been removed from the 5 year housing land supply due to the current uncertainty given by landowners (persimmon Homes)</p> <p>Based on contact with developer in May 2019 and April 2020 the site was for sale on the open market in November 2019 Unable to confirm residential use to be brought forward. Site removed from the 5 year housing supply projections due to current uncertainty. Now starts in Year 6: 2025/26.</p>	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	0.96 ha
	<b>Estimated Yield</b>	<b>187</b>
<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	Short to Medium Term (Years 1 - 10)
<b>Delivery Assumptions in SHLAA 2018 (2017 based housing trajectory)</b>	2022/23 to 2023/24 - 70 homes per annum 2024/25 - 47 homes	
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	None	
<b>Proposed Modifications Consultation (2019) Response</b>	None	

<b>Recent Planning History to April 2020</b>	<p>13/02135/FULM: Erection of 1 no. part 4/part 5 storey building comprising 175no. apartments and 1 no. 3 storey building comprising 12no. apartments with associated access, parking and landscaping (Total of 187 apartments)</p> <p>Approved: 24.08.2017 following Planning Committee approval on 04.06.2015</p> <p>N.B. Consent not due to expire until May 2021 as a result of changes to the planning system due to covid-19</p>
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<b>Allocation Reference</b>		<b>H20</b>
<b>Site Name/Address</b>		Former Oakhaven EPH
<b>Capacity in 2020 Trajectory</b>		<b>56</b>
<b>2020 Delivery Projections and Assumptions</b>		2022/23 - 35 homes 2023/24 - 21 homes
<b>Justification</b>		<p>These delivery projections are based on the CYC standard delivery and lead in time estimates - moved back by three years compared to the 2018 trajectory</p> <p>This is a CYC site - not in Housing Delivery Programme. Vacant property potentially to be sold off by CYC.</p> <p>See also recent Press Article: <a href="https://www.yorkpress.co.uk/news/18892653.revealed-5-sites-set-sold-redeveloped-cash-strapped-council/">https://www.yorkpress.co.uk/news/18892653.revealed-5-sites-set-sold-redeveloped-cash-strapped-council/</a></p>
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	0.33 ha
	<b>Estimated Yield</b>	<b>56</b>
<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	Short Term (Years 1 - 5)

<b>Delivery Assumptions in SHLAA 2018</b> <b>(2017 based housing trajectory)</b>	2019/20 - 35 homes 2022/23 - 21 homes
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	None
<b>Proposed Modifications Consultation (2019) Response</b>	None
<b>Recent Planning History to April 2020</b>	None

<b>Allocation Reference</b>	<b>H22</b>	
<b>Site Name/Address</b>	Former Heworth Lighthouse, Sixth Avenue (extension to Glen Lodge)	
<b>Capacity in 2020 Trajectory</b>	<b>Complete</b>	
<b>2020 Delivery Projections and Assumptions</b>	15 homes accounted for in 2017/18 Actual Completions Category in 2020 Housing Trajectory	
<b>Justification</b>	<p>Please Note this site falls into the Communal Establishment provision of housing category within the Housing Trajectory</p> <p>15 dwellings included in housing trajectory based on 15/02486/FULM using calculation: Dwelling houses = (Communal bedspaces (27) / national ratio (1.8))</p>	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	0.29 ha
	<b>Estimated Yield</b>	15
<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	Short Term (Years 1 - 5)

<b>Delivery Assumptions in SHLAA 2018</b> <b>(2017 based housing trajectory)</b>	2017/18 - 15 homes
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	None
<b>Proposed Modifications Consultation (2019) Response</b>	None
<b>Recent Planning History to April 2020</b>	15/02486/FULM: Three storey extension to provide 25no. flats and communal facilities, erection of 2no. semi-detached bungalows and alterations to access road Approved: 05.02.2016

<b>Allocation Reference</b>	<b>H23</b>	
<b>Site Name/Address</b>	Former Grove House EPH	
<b>Capacity in 2020 Trajectory</b>	<b>Complete</b>	
<b>2020 Delivery Projections and Assumptions</b>	This site for 32 homes was completed in 2019/20	
<b>Justification</b>	32 homes accounted for in 2019/20 Actual Completions Category in 2020 Housing Trajectory	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b> <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	0.25 ha
	<b>Estimated Yield</b>	11
	<b>Estimated Phasing</b>	Short Term (Years 1 - 5)
<b>Delivery Assumptions in SHLAA 2018</b> <b>(2017 based housing trajectory)</b>	2020/21 - 5 homes 2021/22 - 6 homes	
<b>Publication Draft (Regulation 19)</b>	None	



<b>Consultation Response (2018)</b>	
<b>Proposed Modifications Consultation (2019) Response</b>	None
<b>Recent Planning History to April 2020</b>	<p>17/01129/FULM: Conversion and part demolition of former care home (use class C2) to provide 32 no. apartments (use class C3) with external alterations, new raised roof and first floor rear extension Approved: 13.02.2018</p> <p>18/00337/FULM: Variation of condition 2 of permitted application 17/01129/FULM (conversion part demolition and alteration of former care home to provide 32 no. apartments) to reduce number of units from 32 to 29 Approved: 23.08.2018 following Planning Committee approval on 09.08.2018</p>

<b>Allocation Reference</b>	<b>H29</b>	
<b>Site Name/Address</b>	Land at Moor Lane Copmanthorpe	
<b>Capacity in 2020 Trajectory</b>	<b>88</b>	
<b>2020 Delivery Projections and Assumptions</b>	2022/23 to 2023/24 - 35 homes pa 2024/25 - 18 homes	
<b>Justification</b>	These delivery projections are based on the CYC standard delivery and lead in time estimates - moved back by two years compared to the 2018 trajectory .	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	2.65 ha
	<b>Estimated Yield</b>	<b>88</b>
<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	Short Term (Years 1 - 5)
<b>Delivery Assumptions in SHLAA 2018 (2017 based housing trajectory)</b>	2020/21 to 2021/22 - 35 homes pa 2022/23 - 18 homes	

<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	ID596 (PB Planning): Neither the site capacity or site size/developable area are in dispute. Delivery timescales are very similar but differ in as much as the SHLAA places housing completions in years 3 to 5 whilst Planning Agent submitted details that anticipated delivery over years 2 to 4 of the Plan.
<b>Proposed Modifications Consultation (2019) Response</b>	None
<b>Recent Planning History to April 2020</b>	Application 19/00602/FULM for the erection of 97 dwellings, landscaping, public open space and associated infrastructure. (Currently pending decision)

<b>Allocation Reference</b>	<b>H31</b>	
<b>Site Name/Address</b>	Eastfield Lane Dunnington	
<b>Capacity in 2020 Trajectory</b>	<b>76</b>	
<b>2020 Delivery Projections and Assumptions</b>	2022/23 to 2023/24 - 35 homes pa 2024/25 - 6 homes	
<b>Justification</b>	These delivery projections are based on the CYC standard delivery and lead in time estimates - moved back by two years compared to the 2018 trajectory .	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	2.51 ha
	<b>Estimated Yield</b>	<b>76</b>
<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	Short Term (Years 1 - 5)
<b>Delivery Assumptions in SHLAA 2018 (2017 based housing trajectory)</b>	2020/21 to 2021/22 - 35 homes pa 2022/23 - 6 homes	

<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	ID259 (PB Planning on behalf of David Wilson Homes) Both the site capacity and site size/developable area differ between CYC and PB Planning. Delivery timescales are very similar but differ in as much as the SHLAA places housing completions in years 3 to 5 whilst PB Planning submitted details that anticipated delivery over years 2 to 4.
<b>Proposed Modifications Consultation (2019) Response</b>	None
<b>Recent Planning History to April 2020</b>	Application 20/01626/FULM submitted by Barratt Homes for the erection of 78 dwellings, landscaping, public open space and associated infrastructure. (Currently pending decision)

<b>Allocation Reference</b>	<b>H38</b>	
<b>Site Name/Address</b>	Land RO Rufforth Primary School Rufforth	
<b>Capacity in 2020 Trajectory</b>	<b>33</b>	
<b>2020 Delivery Projections and Assumptions</b>	2022/23 - 18 homes 2023/24 - 15 homes	
<b>Justification</b>	These delivery projections are based on the CYC standard delivery and lead in time estimates - moved back by two years compared to the 2018 trajectory .	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>  <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	0.99 ha
	<b>Estimated Yield</b>	<b>33</b>
	<b>Estimated Phasing</b>	Short Term (Years 1 - 5)
<b>Delivery Assumptions in SHLAA 2018</b>  <b>(2017 based housing trajectory)</b>	2020/21 - 18 homes 2021/22 - 15 homes	

<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	ID598 (DPP Planning OBO Linden Homes): Whilst DPP Planning do not specify when completions will take place they state that 'there is a realistic prospect that housing will be delivered on the site within five years'. They also state that Linden Homes 'have confirmed the land is available for immediate development and will be brought forward at the earliest opportunity'.
<b>Proposed Modifications Consultation (2019) Response</b>	ID 598 (DPP Planning OBO Linden Homes): No further comment made relating to delivery other than confirmation that the site can delivered within the Plan period.
<b>Recent Planning History to April 2020</b>	None

<b>Allocation Reference</b>	<b>H39</b>	
<b>Site Name/Address</b>	North of Church Lane Elvington	
<b>Capacity in 2020 Trajectory</b>	<b>32</b>	
<b>2020 Delivery Projections and Assumptions</b>	2022/23 - 17 homes 2023/24 - 15 homes	
<b>Justification</b>	These delivery projections are based on the CYC standard delivery and lead in time estimates - moved back by two years compared to the 2018 trajectory .	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	0.92 ha
	<b>Estimated Yield</b>	<b>32</b>
<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	Short Term (Years 1 - 5)
<b>Delivery Assumptions in SHLAA 2018 (2017 based housing trajectory)</b>	2020/21 - 17 homes 2021/22 - 15 homes	

<b>Publication Draft (Regulation 19) Consultation (2018) Response</b>	ID401 (Directions Planning Consultancy OBO Landowners): Neither the site capacity or site size/developable area differ between the assessment made by CYC and DPP Planning. The delivery timescales differ between the CYC estimations and those proposed by Directions Planning Consultancy that propose delivery will take place within years 1-10 whilst CYC estimate full completion in years 1-5.
<b>Proposed Modifications Consultation (2019) Response</b>	None
<b>Recent Planning History to April 2020</b>	None

<b>Allocation Reference</b>	<b>H46</b>	
<b>Site Name/Address</b>	Land to North of Willow Bank and East of Haxby Road, New Earswick	
<b>Capacity in 2020 Trajectory</b>	<b>104</b>	
<b>2020 Delivery Projections and Assumptions</b>	2022/23 to 2023/24 - 35 homes pa 2024/25 - 34 homes	
<b>Justification</b>	These delivery projections are based on the CYC standard delivery and lead in time estimates - moved back by three years compared to the 2018 trajectory	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	2.74 ha
	<b>Estimated Yield</b>	<b>104</b>
<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	Short Term (Years 1 - 5)
<b>Delivery Assumptions in SHLAA 2018 (2017 based housing trajectory)</b>	2019/20 to 2020/21 - 35 homes pa 2021/22 - 34 homes	

<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	None
<b>Proposed Modifications Consultation (2019) Response</b>	None
<b>Recent Planning History to April 2020</b>	None  N.B. During September 2020 JRHT carried out a public consultation on a proposed development of 117 affordable homes for this site

<b>Allocation Reference</b>	<b>H52</b>	
<b>Site Name/Address</b>	Willow House EPH, 34 Long Close Lane	
<b>Capacity in 2020 Trajectory</b>	15	
<b>2020 Delivery Projections and Assumptions</b>	2023/24 - 15 homes	
<b>Justification</b>	This property is owned by CYC and forms one of the Housing Delivery Programme sites with an estimated capacity of 15 homes and a 1 year delivery programme starting in 2023/24	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>  <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	0.20 ha
	<b>Estimated Yield</b>	15
	<b>Estimated Phasing</b>	Short Term (Years 1 - 5)

<b>Delivery Assumptions in SHLAA 2018</b> <b>(2017 based housing trajectory)</b>	2021/22 - 15 homes
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	None
<b>Proposed Modifications Consultation (2019) Response</b>	None
<b>Recent Planning History to April 2020</b>	None

<b>Allocation Reference</b>	<b>H53</b>	
<b>Site Name/Address</b>	Land at Knapton Village	
<b>Capacity in 2020 Trajectory</b>	4	
<b>2020 Delivery Projections and Assumptions</b>	2022/23 - 4 homes	
<b>Justification</b>	Due to delays in the Local Plan process this site has been moved back by 3 years to allow for more certainty	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b> <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	0.33 ha
	<b>Estimated Yield</b>	4
	<b>Estimated Phasing</b>	Short Term (Years 1 - 5)
<b>Delivery Assumptions in SHLAA 2018</b> <b>(2017 based housing trajectory)</b>	2019/20 - 4 homes	
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	None	
<b>Proposed Modifications Consultation (2019) Response</b>	None	

<b>Recent Planning History to April 2020</b>	Application 16/00542/FUL: Erection of 4no. Dwellings Refused: 10.10.2016 following Planning Committee Refusal on 06.10.2016
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<b>Allocation Reference</b>	<b>H55</b>	
<b>Site Name/Address</b>	Land at Layerthorpe	
<b>Capacity in 2020 Trajectory</b>	<b>20</b>	
<b>2020 Delivery Projections and Assumptions</b>	2023/24 - 20homes	
<b>Justification</b>	Due to delays in the Local Plan process this site has been moved back by 2 years to allow for more certainty	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>  <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	0.20 ha
	<b>Estimated Yield</b>	<b>20</b>
	<b>Estimated Phasing</b>	Short Term (Years 1 - 5)
<b>Delivery Assumptions in SHLAA 2018</b>  <b>(2017 based housing trajectory)</b>	2021/22 - 20 homes	
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	None	
<b>Proposed Modifications Consultation (2019) Response</b>	None	
<b>Recent Planning History to April 2020</b>	None	



<b>Allocation Reference</b>		<b>H56</b>
<b>Site Name/Address</b>		Land at Hull Road
<b>Capacity in 2020 Trajectory</b>		<b>69</b>
<b>2020 Delivery Projections and Assumptions</b>		2021/22 - 69 homes
<b>Justification</b>		<p>This delivery projection is based on agent information provided in 2020 following permission through application 18/02824/REMM for 69 homes. N.B. Reserved Matters approval applies as at 1st April 2020</p> <p>Based on contact with Developers (Lindum Ltd) in May 2020 they anticipate full completion by end of November 2021 provided that Covid-19 new working practices do not make significant impact to the development programme</p>
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	4.00 ha
	<b>Estimated Yield</b>	<b>70</b>
<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	Short Term (Years 1 - 5)
<b>Delivery Assumptions in SHLAA 2018 (2017 based housing trajectory)</b>		<p>2019/20 - 30 homes 2020/21 - 40 homes</p>
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>		None
<b>Proposed Modifications Consultation (2019) Response</b>		None

<b>Recent Planning History to April 2020</b>	<p>16/02358/OUTM: Outline application for residential development (circa 70 dwellings) with associated access and demolition of existing buildings.</p> <p>Approved: 29.05.2018 following Planning Committee approval on 15.06.2017. (Application submitted by York St John University)</p> <p>18/02824/REMM: Approval of reserved matters for appearance, landscaping, layout and scale for a residential development of 69 dwellings with associated access roads and public open space</p> <p>Approved: 07.08.2019 following Planning Committee approval on 18.04.2019 (Application submitted by: Yorkshire Housing).</p>
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<b>Allocation Reference</b>		<b>H58</b>
<b>Site Name/Address</b>		Clifton Without Primary school
<b>Capacity in 2020 Trajectory</b>		<b>25</b>
<b>2020 Delivery Projections and Assumptions</b>		2022/23 - 15 homes 2023/24 - 10 homes
<b>Justification</b>		This property is owned by CYC and forms one of the Housing Delivery Programme sites with an estimated capacity of 25 homes and a 2 year delivery programme starting in 2022/23. These delivery projections are based on the CYC standard delivery and lead in time estimates and has been moved back by three years compared to the 2018 trajectory .
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	0.70 ha
	<b>Estimated Yield</b>	<b>25</b>
<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	Short Term (Years 1 - 5)

<b>Delivery Assumptions in SHLAA 2018</b>  <b>(2017 based housing trajectory)</b>	2019/20 - 15 homes 2020/21 - 10 homes
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	None
<b>Proposed Modifications Consultation (2019) Response</b>	None
<b>Recent Planning History to April 2020</b>	None

## Strategic Sites

<b>Allocation Reference</b>	<b>ST1a</b>	
<b>Site Name/Address</b>	British Sugar/Manor School	
<b>Capacity in 2020 Trajectory</b>	<b>1100</b>	
<b>2020 Delivery Projections and Assumptions</b>	2025/26 to 2031/32 - 150 homes per annum 2032/33 - 50 homes	
<b>Justification</b>	<p>These delivery projections are based on agent information provided in 2020 following permission through application 15/00524/OUTM</p> <p>Based on contact with landowner (Rapleys) in May 2020 the anticipated start date is confirmed as 2025.</p> <p>Manor School forms part of the Council's Housing Delivery Programme as agreed in July 2018 by the council's Executive. No application has yet been submitted.</p> <p>Based on above both ST1a and ST1b have not been included within the 5 year housing land supply.</p>	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>  <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	39.62 ha
	<b>Estimated Yield</b>	<b>1100</b> (Yield and density assumptions taken from pending planning application: 15/00524/OUTM that refers to whole of ST1)
	<b>Estimated Phasing</b>	Lifetime of the Plan (Years 1 - 16)
<b>Delivery Assumptions in SHLAA 2018</b>  <b>(2017 based housing trajectory)</b>	2021/22 - 35 homes 2022/23 to 2028/29 - 140 homes per annum 2029/30 - 85 homes	

<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	Rapleys on behalf of British Sugar Plc: The site capacity and developable area/site boundary have been agreed by both the agent representing the landowner and City of York Council. The delivery timescale differs by 2 years for a start to the building programme, whilst completion of the site would differ by just one year. (See Annex 5 of the 2018 SHLAA for full details of CYCs delivery assumptions)
<b>Proposed Modifications Consultation (2019) Response</b>	None
<b>Recent Planning History to April 2020</b>	15/00524/OUTM: Outline application for the development of the site comprising up to 1,100 residential units, community uses (D1/D2) and new public open space with details of access (to include new access points at Millfield Lane and Boroughbridge Road and a new link road, crossing the Former Manor School Site) and demolition of the Former Manor School buildings (duplicate application) Allowed on appeal: 28.09.2018 following refusal at Planning Committee on 25.10.2017

<b>Allocation Reference</b>	<b>ST1b</b>
<b>Site Name/Address</b>	Manor School
<b>Capacity in 2020 Trajectory</b>	<b>100</b>
<b>2020 Delivery Projections and Assumptions</b>	2025/26 to 2026/27 - 35 homes per annum 2027/28 - 30 homes
<b>Justification</b>	<p>This land is owned by CYC and forms part of the Housing Delivery Programme. The site is anticipated for development alongside the British Sugar Strategic Site (ST1a) and has had the standard lead in times and delivery estimates applied from 2025/26.</p> <p>Manor School forms part of the Council's Housing Delivery Programme as agreed in July 2018 by the council's Executive. No application has yet been submitted.</p> <p>Based on above both ST1a and ST1b have not been included within the 5 year housing land supply.</p>

<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>  <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	6.68 ha
	<b>Estimated Yield</b>	<b>100</b> (Yield and density assumptions taken from pending planning application: 15/00524/OUTM that refers to whole of ST1)
	<b>Estimated Phasing</b>	Lifetime of the Plan (Years 1 - 16)
<b>Delivery Assumptions in SHLAA 2018</b>  (2017 based housing trajectory)		2021/22 - 35 homes 2022/23 - 65 homes
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>		None
<b>Proposed Modifications Consultation (2019) Response</b>		None
<b>Recent Planning History to April 2020</b>		None

<b>Allocation Reference</b>	<b>ST2</b>
<b>Site Name/Address</b>	Former Civil Service Sports Ground Millfield Lane
<b>Capacity in 2020 Trajectory</b>	<b>266</b>
<b>2020 Delivery Projections and Assumptions</b>	2021/22 - 35 homes 2022/23 to 2024/25 - 70 homes per annum 2025/26 - 35 homes
<b>Justification</b>	<p>This delivery projection is based on agent information following e-mail received from Planning Prospects Ltd. provided in May 2020 following permission of application 14/02979/FULM (allowed on appeal) Based on e-mail received, the programme has been moved on by one year compared to earlier estimates as pre-commencement conditions have still to be signed off and Covid-19 is impacting on working practices</p> <p>The trajectory has been moved on by one year compared to 2018. Delivery rates adhere to</p>

		CYC standard calculations.
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>  <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	10.40 ha
	<b>Estimated Yield</b>	<b>266</b> (Yield and density assumptions taken from pending planning application: 14/02979/FULM)
	<b>Estimated Phasing</b>	Short to Medium Term (Years 1 - 10)
<b>Delivery Assumptions in SHLAA 2018</b>  <b>(2017 based housing trajectory)</b>		2019/20 to 2025/26 - 35 homes per annum 2026/27 - 21 homes
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>		Planning Prospects OBO Miller Homes: The site capacity and been agreed by both the agent representing the landowner and City of York Council. The site size/deliverable area differs between CYCs assessment of the site and representations made as the agent believes that additional land adjoining the site should also be included (i.e. adjoining land fronting Millfield Lane and adjacent to Manor School). The delivery timescale differs with representations made by the agent who estimate the site being developed out within the first 5 years of the Plan. Whereas, CYC have estimated full completion of the site in 2026/27, some 4 years later. This has resulted as CYC have applied the standardised build out rate of 35 dwellings per outlet pa. (See Annex 5 of the 2018 SHLAA for full details)
<b>Proposed Modifications Consultation (2019) Response</b>		None
<b>Recent Planning History to April 2020</b>		14/02979/FULM: Residential development of 266 dwellings with associated access, public open space, landscaping and infrastructure Allowed on Appeal: 25.10.2019

<b>Allocation Reference</b>	<b>ST4</b>	
<b>Site Name/Address</b>	Land Adj. Hull Road and Grimston Bar	
<b>Capacity in 2020 Trajectory</b>	<b>211</b>	
<b>2020 Delivery Projections and Assumptions</b>	2022/23 to 2026/27 - 35 homes per annum 2027/28 - 36 homes	
<b>Justification</b>	<p>These delivery projections are based on the CYC standard delivery and lead in time estimates - moved back by three years compared to the 2018 trajectory</p> <p>Start date revised to 2022/23 at a rate of 35dph.</p>	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>  <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	7.54 ha
	<b>Estimated Yield</b>	<b>211</b> (Yield and density assumptions taken from pending planning application: 15/00166/FULM & 15/00167/FULM)
	<b>Estimated Phasing</b>	Short to Medium Term (Years 1 - 10)
<b>Delivery Assumptions in SHLAA 2018</b>  <b>(2017 based housing trajectory)</b>	2019/20 to 2023/24 - 35 homes per annum 2024/25 - 36 homes	
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	ID125 (Persimmon Homes Ltd): Persimmon Homes believe site capacity should be greater than that indicated in the Local Plan with around 240 new homes estimated for this site compared to 211 assessed by CYC. Neither site size/developable area nor delivery timescales have been commented upon within the representations made by Persimmon Homes.	



<p><b>Proposed Modifications Consultation (2019) Response</b></p>	<p>ID125 (Persimmon Homes Ltd):          Delivery Timescales - If the 2 submitted applications are approved in 2019/20 Persimmon believe 35 dpa can be achieved from 2020/21 onwards (resulting in 175 homes in the first 5 years proposed adoption of the Plan. Site to be completed by 2027.          Persimmon Homes believe site capacity should be greater than that indicated in the Local Plan with applications amounting to 249 new homes submitted for this site compared to 211 assessed by CYC.          Persimmon indicate a start in 2020/21 and complete in 2027.</p>
<p><b>Recent Planning History to April 2020</b></p>	<p>Application 15/00167/FULM for Residential development of 69 dwellings with associated access, highways and open space (Area provided within application given as 5.4ha), and</p> <p>Application for 15/00166/FULM Residential development of 180 dwellings with associated access, highways and open space (Area provided within application given as 1.6ha)</p> <p>Both applications are pending a decision</p>

<p><b>Allocation Reference</b></p>	<p><b>ST5</b></p>
<p><b>Site Name/Address</b></p>	<p>York Central</p>
<p><b>Capacity in 2020 Trajectory</b></p>	<p><b>2500</b></p>
<p><b>2020 Delivery Projections and Assumptions</b></p>	<p>2021/22 - 45 homes          2022/23 to 2025/26 - 107 homes per annum          2026/27 to 2029/30 - 119 homes per annum          2030/31 to 2035/36 - 143 homes per annum          2036/37 and beyond - 145 homes per annum</p>
<p><b>Justification</b></p>	<p>Homes England provided delivery assumptions by e-mail on 18.06.2020 with up to 2500 homes being delivered on site in line with planning permission. 1700 within consortium ownership, c.200 in private ownership and potential for increase in capacity and delivery rates over</p>

	<p>time for c.450 if release of operational land by Network Rail.</p> <p>CYC support aspiration to develop the site and there the full extent of the planning permission is anticipated to be developed.</p> <p>NB: Delivery of this site is anticipated beyond the Plan period - capacity is dependent on future decisions by landowners outside the control of the York Central Partnership and will need to be re-assessed throughout the Plan period if negotiations result in release of additional land.</p>						
<p><b>Background</b></p>							
<p><b>Capacity in Local Plan (2018)</b></p> <p><b>Policy H1, Table 5.1</b></p>	<table border="1"> <tr> <td data-bbox="376 759 687 846"> <p><b>Site Size</b></p> </td> <td data-bbox="687 759 1398 846"> <p>35.0 ha</p> </td> </tr> <tr> <td data-bbox="376 846 687 1182"> <p><b>Estimated Yield</b></p> </td> <td data-bbox="687 846 1398 1182"> <p><b>1700</b></p> <p><b>Based on information known at the time of submission.</b></p> <p>Densities range between 95-125 dph across the residential area of the site for a scheme delivering 1,700 homes, with 1,500 units in the plan period and are based on emerging masterplanning. These are net densities excluding strategic open space).</p> </td> </tr> <tr> <td data-bbox="376 1182 687 1267"> <p><b>Estimated Phasing</b></p> </td> <td data-bbox="687 1182 1398 1267"> <p>Lifetime of the Plan and Post Plan period (Years 1 - 21)</p> </td> </tr> </table>	<p><b>Site Size</b></p>	<p>35.0 ha</p>	<p><b>Estimated Yield</b></p>	<p><b>1700</b></p> <p><b>Based on information known at the time of submission.</b></p> <p>Densities range between 95-125 dph across the residential area of the site for a scheme delivering 1,700 homes, with 1,500 units in the plan period and are based on emerging masterplanning. These are net densities excluding strategic open space).</p>	<p><b>Estimated Phasing</b></p>	<p>Lifetime of the Plan and Post Plan period (Years 1 - 21)</p>
<p><b>Site Size</b></p>	<p>35.0 ha</p>						
<p><b>Estimated Yield</b></p>	<p><b>1700</b></p> <p><b>Based on information known at the time of submission.</b></p> <p>Densities range between 95-125 dph across the residential area of the site for a scheme delivering 1,700 homes, with 1,500 units in the plan period and are based on emerging masterplanning. These are net densities excluding strategic open space).</p>						
<p><b>Estimated Phasing</b></p>	<p>Lifetime of the Plan and Post Plan period (Years 1 - 21)</p>						
<p><b>Delivery Assumptions in SHLAA 2018</b></p> <p><b>(2017 based housing trajectory)</b></p>	<p>2020/21 to 2028/29 - 100 homes per annum</p> <p>2029/30 to 2032/33 - 150 homes per annum</p> <p>2033/34 - 200 homes</p>						
<p><b>Publication Draft (Regulation 19) Consultation Response (2018)</b></p>	<p>ID388 (Arup OBO York Central Partnership (YCP)):</p> <p>Delivery Timescales: The representation to this site states that York Central is a Home Zone, therefore, there will be a drive to ensure early delivery of homes on site (subject to planning consent). 400 homes are hoped to be completed within Phase I of the development, during the early part of the Plan period. YCP aim to produce a trajectory of delivery prior to the Examination hearings to assist in producing answers to Inspector questions on York's housing supply. 1,500 new homes are assessed as being achievable during the Plan period with a further 203 (making a total of 1,703) homes indicated as being deliverable over the next 2 years.</p> <p>Land beyond the control of YCP could increase housing</p>						

	<p>supply during the Plan period to an estimated 1,664 and increasing the overall capacity to 2,387 beyond the Plan period.</p> <p>The delivery timescales for this site are almost identical when comparing YCPs anticipated housing trajectory with that produced by CYC. However, should land outside the control of YCP come forward through the planning system for residential development the delivery timescales would need to be re-visited.</p>
<b>Proposed Modifications Consultation (2019) Response</b>	None
<b>Recent Planning History to April 2020</b>	<p>18/01884/OUTM: Outline planning application with all matters reserved for the redevelopment of York Central, Leeman Road to provide a mixed-use development of up to 379,729 m2 of floorspace Gross External Area (GEA) primarily comprising up to 2,500 homes (Class C3), between 70,000 m2 and 87,693 m2 of office use (Class B1a), up to 11,991 m2 GEA of retail and leisure uses (Classes A1-A5 or D2), hotel with up to 400 bedrooms (Class C1), up to 12,120 m2 GEA of non-residential institutions (Class D1) for expansion of the National Railway Museum, multi-storey car parks and provision of community uses all with associated works including new open space, ancillary car parking, demolition of and alterations to existing buildings and associated vehicular, rail, cycle and pedestrian access improvements.</p> <p>Approved: 25.03.2019 at Planning Committee – Decision Notice issued on 24.12.2019</p>

<b>Allocation Reference</b>	<b>ST7</b>
<b>Site Name/Address</b>	Land East of Metcalfe Lane
<b>Capacity in 2020 Trajectory</b>	<b>845</b>
<b>2020 Delivery Projections and Assumptions</b>	<p>2023/24 to 2024/25 - 35 homes per annum</p> <p>2025/26 to 2035/36 - 70 homes per annum</p> <p>2036/37 - 5 homes</p>
<b>Justification</b>	<p>These delivery projections are based on the CYC standard delivery and lead in time estimates - this site has moved back by three years compared to the 2018 trajectory</p> <p>Start: 2023/24</p>

<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	34.5 ha
	<b>Estimated Yield</b>	<b>845</b> (Strategic Site – 70% net site area at 35dph)
<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	Lifetime of the Plan (Years 1 - 16)
<b>Delivery Assumptions in SHLAA 2018</b>  <b>(2017 based housing trajectory)</b>	2020/21 to 2021/22 - 35 homes per annum 2022/23 to 2032/33 - 70 homes per annum 2033/24 - 5 homes	
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	ID594 (PB Planning on behalf of TW Fields (TWF)): Total capacity of Site: Publication Draft Submission - Range between 845 and 1,225 new homes (PB Planning) Site Size/Developable Area: Publication Draft Submission - Range between 43.53 ha to 57.27ha	
<b>Proposed Modifications Consultation (2019) Response</b>	ID594 (PB Planning on behalf of TW Fields (TWF)): Total capacity of Site: identical to Publication Draft response (PB Planning) ID339 (Barton Wilmore on behalf of Barratt and David Wilson Homes): <ul style="list-style-type: none"> <li>• Total capacity of Site:– 784 units</li> <li>• Site Size/Developable Area: agree with Publication Draft</li> <li>• Submission - Range between 43.53 ha to 57.27ha</li> <li>• Proposed Mods – 41 ha (net developable area 18.6ha)</li> </ul>	
<b>Recent Planning History to April 2020</b>	None	

<b>Allocation Reference</b>	<b>ST8</b>
<b>Site Name/Address</b>	Land North of Monks Cross
<b>Capacity in 2020 Trajectory</b>	<b>968</b>
<b>2020 Delivery Projections and Assumptions</b>	2022/23 - 35 homes 2023/24 to 2025/26 - 70 homes per annum 2026/27 to 2031/32 - 105 homes per annum 2032/33 - 93 homes

<b>Justification</b>		These delivery projections are based on the CYC standard delivery and lead in time estimates - this site has moved back by three years compared to the 2018 trajectory Start: 2022/2023
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	39.5 ha
	<b>Estimated Yield</b>	<b>968</b> (Village/rural exceptional archetype (70% @ 35dph))
<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	Lifetime of the Plan (Years 1 - 16)
<b>Delivery Assumptions in SHLAA 2018 (2017 based housing trajectory)</b>		2019/20 - 35 homes 2020/21 to 2022/23 - 70 homes per annum 2023/24 to 2028/29 - 105 homes per annum 2029/30 - 93 homes
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>		<p>ID595 (PB Planning on behalf of Barratt Homes and David Wilson Homes (BDW)): The site capacity and developable area have been agreed by both the agent representing the landowner and City of York Council. The delivery timescale differs by just one year. This has resulted as CYC have applied the standardised build out rate of 35 dwellings per outlet pa applied in multiples as the number of outlets is likely to increase as the site is developed. (See Annex 5 of the 2018 SHLAA for full details)</p> <p>ID583 (Johnson Mowat on behalf of Redrow Homes, and private landowners): The site capacity is agreed, however, developable area differs between that assessed by CYC and Johnson Mowat. No timescales have been put forward through the representation received. However, CYC have applied the standardised build out rate of 35 dwellings per outlet pa applied in multiples as the number of outlets is likely to increase as the site is developed. (See Annex 5 of the 2018 SHLAA for full details)</p>

<p><b>Proposed Modifications Consultation (2019) Response</b></p>	<p>ID583 &amp; 891 (Johnson Mowat on behalf of Redrow Homes, and private landowners): No reference made within representation relating to site area. Redrow application 18/00017/OUT gives a site area of 59.48ha The site capacity is agreed, however, developable area differs between that assessed by CYC and Johnson Mowat. No timescales have been put forward through the representation received. However, CYC have applied the standardised build out rate of 35 dwellings per outlet pa applied in multiples as the number of outlets is likely to increase as the site is developed.</p>
<p><b>Recent Planning History to April 2020</b></p>	<p>On 4th January 2018 CYC received application 18/00017/OUTM from Redrow Homes (Yorkshire) Limited on this site for: Outline planning application with full details of means of access for residential development of circa 970 dwellings with associated demolition, infrastructure works, open space, primary school, community facilities and convenience store (use class A1) on land west of Monks Cross Link Road and a country park with drainage infrastructure east of Monks Cross Link Road This application is pending consideration</p>

<p><b>Allocation Reference</b></p>		<p><b>ST9</b></p>
<p><b>Site Name/Address</b></p>		<p>Land North of Haxby</p>
<p><b>Capacity in 2020 Trajectory</b></p>		<p><b>735</b></p>
<p><b>2020 Delivery Projections and Assumptions</b></p>		<p>2022/23 to 2024/25 - 35 homes per annum 2025/26 to 2033/34 - 70 homes per annum</p>
<p><b>Justification</b></p>		<p>These delivery projections are based on the CYC standard delivery and lead in time estimates - this site has moved back by two years compared to the 2018 trajectory Start date: 2022/2023</p>
<p><b>Background</b></p>		
<p><b>Capacity in Local Plan (2018)</b></p>	<p><b>Site Size</b></p>	<p>35.0 ha</p>
	<p><b>Estimated Yield</b></p>	<p><b>735</b> (Strategic Site – 60% net site area at 35 dph)</p>

<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	Lifetime of the Plan (Years 1 - 16)
<b>Delivery Assumptions in SHLAA 2018 (2017 based housing trajectory)</b>		2020/21 to 2022/23 - 35 homes per annum 2023/24 to 2031/32 - 70 homes per annum
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	ID264 (DPP Planning on behalf of Linden Homes Strategic Land and Barratt Homes and David Wilson Homes Yorkshire East Division)): Delivery Timescales: The representation anticipated completion of this site within the Plan period. When the representation was submitted an outline application was anticipated to be submitted in summer of 2018 and commencement of the development in spring 2022 – following anticipated planning procedural matters. Based on an assumed delivery rate of 90dpa completions should be carried out in just over 8 years i.e. in 2030 (within the Plan period). NB: The site capacity and developable area/site boundary have been agreed by both the agent representing the developers and City of York Council. The delivery timescale differs by 1 year for a start and completion of the site . CYC have based the start to development on a more optimistic timescale whilst the representation on this site indicates a more optimistic build out rate of 90dpa compared to a rate increasing to 70dpa. The result of this would be for the site to be completed ahead of the CYC estimate by 1 year.	
<b>Proposed Modifications Consultation (2019) Response</b>	ID264 (DPP Planning on behalf of Linden Homes Strategic Land ): Delivery Timescales: Site is available and suitable for residential development and can be achieved within the Plan period. NB: The site capacity and developable area/site boundary have been agreed by both the agent representing the developers and City of York Council. The delivery timescale differs by 1 year for a start and completion of the site . CYC have based the start to development on a more optimistic timescale whilst the representation on this site indicates a more optimistic build out rate of 90dpa compared to a rate increasing to 70dpa. The result of this would be for the site to be completed ahead of the CYC estimate by 1 year..	
<b>Recent Planning History to April 2020</b>	None	

<b>Allocation Reference</b>	<b>ST14</b>	
<b>Site Name/Address</b>	Land to West of Wigginton Road	
<b>Capacity in 2020 Trajectory</b>	<b>1348</b>	
<b>2020 Delivery Projections and Assumptions</b>	2022/23 - 35 homes 2023/24 - 70 homes 2024/25 to 2034/35 - 105 homes per annum 2035/36 - 88 homes	
<b>Justification</b>	These delivery projections are based on the CYC standard delivery and lead in time estimates - this site has moved back by two years compared to the 2018 trajectory Start date : 2022/23	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	55
	<b>Estimated Yield</b>	<b>1348</b> (Strategic Site – 70% net site area at 35dph)
<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	(Years 1 - 21)
<b>Delivery Assumptions in SHLAA 2018 (2017 based housing trajectory)</b>	2020/21 - 35 homes 2021/22 - 70 homes 2022/23 to 2032/33 - 105 homes per annum 2033/34 - 88 homes	
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	ID621 (PB Planning on behalf of Barratt Homes & David Wilson Homes (BDW) and TW Fields): Summary: alternative options presented through the representation process. Option 1 aligns with that assessed for the site by CYC, whilst options 2 and 3 at 1,725 and 2,200 respectively, exceed CYC's capacity assessment for this site significantly. Similarly, alternative developable area/site size is submitted through the representation process. The appropriate gross site area put forward by PB Planning ranges from 65.56ha to 101.53 ha and they state that the site boundary should be expanded in order to enhance the community and green infrastructure that the site can deliver. PB Planning believe 420 homes are achievable and calculate at least 1,725 are deliverable over the same period. This compares to CYC's 210 within the first 5	



	years of the Plan and up to 1,260 new homes in the Plan period.
<b>Proposed Modifications Consultation (2019) Response</b>	ID621 (PB Planning on behalf of Barratt Homes & David Wilson Homes (BDW) and TW Fields): Summary: Resubmitted Publication Draft representation (see above).
<b>Recent Planning History to April 2020</b>	None

<b>Allocation Reference</b>	<b>ST15</b>	
<b>Site Name/Address</b>	Land to West of Elvington Lane	
<b>Capacity in 2020 Trajectory</b>	<b>3339</b>	
<b>2020 Delivery Projections and Assumptions</b>	2023/24 - 35 homes 2024/25 - 70 homes 2025/26 to 2027/28 - 105 homes per annum 2028/29 - 140 homes 2031/32 and beyond - 280 homes per annum until build out	
<b>Justification</b>	These delivery projections are based on the CYC standard delivery and lead in time estimates - this site has moved back by three years compared to the 2018 trajectory to allow for infrastructure requirements Start date: 2023/2024	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	159.0 ha
	<b>Estimated Yield</b>	<b>3339</b> (New Settlement (60% @ 35dph))
<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	Lifetime of the Plan and Post Plan period (Years 1 - 21)
<b>Delivery Assumptions in SHLAA 2018 (2017 based housing trajectory)</b>	2020/21 - 35 homes 2021/22 - 70 homes 2022/23 to 2024/25 - 105 homes per annum 2025/26 - 140 homes 2028/29 to 2035/36 - 280 homes per annum 2036/37 - 119 homes	

<p><b>Publication Draft (Regulation 19) Consultation Response (2018)</b></p>	<p>ID378 (QUOD OBO Langwith Development Partnership Limited):  Total capacity of Site: 4,018 new homes  Site Size/Developable Area: 204ha  Delivery Timescales: QUOD believe the delivery timescales estimated by CYC to be too optimistic. Support for alternative larger boundary and site capacity for c 2,400 homes could be delivered over the Plan period starting in 2021. The delivery timescale differs marginally. However, QUOD consider similar delivery rates can be achieved should the site be brought forward with a higher capacity and larger site boundary.</p> <p>Note: The site capacity and developable area differ when comparing submissions by the agent representing the landowners and those used by City of York Council in their housing trajectory.</p>
<p><b>Proposed Modifications Consultation (2019) Response</b></p>	<p>ID378 (QUOD OBO Langwith Development Partnership Limited):  Total capacity of Site: Scenario 1 &amp; 2 = 4,012 new homes  Site Size/Developable Area: Alternative larger sites supported with higher housing number.  Delivery Timescales: Scenario 1 – peak of 223 dpa with total of 1940 homes during Plan period. The delivery timescale differs marginally. However, QUOD consider similar delivery rates can be achieved should the site be brought forward with a higher capacity and larger site boundary.</p> <p>Note: The site capacity and developable area differ when comparing submissions by the agent representing the landowners and those used by City of York Council in their housing trajectory.</p>
<p><b>Recent Planning History to April 2020</b></p>	<p>None</p>

<p><b>Allocation Reference</b></p>	<p><b>ST16 (Phase 1)</b></p>
<p><b>Site Name/Address</b></p>	<p>Terrys Extension Site - Terrys Clock Tower (Phase 1)</p>
<p><b>Capacity in 2020 Trajectory</b></p>	<p>22</p>
<p><b>2020 Delivery Projections and Assumptions</b></p>	<p>2021/22 - 22 homes</p>

<b>Justification</b>	Based on contact with agents (PJ Livesey Ltd) on 20.04.2020 all 22 flats are anticipated for completion in 2021/22 Development has commenced based on site visit in September 2019 and March 2020. Contact with developer in April 2020 anticipated completion in 2021/22 – this included for a delay in the programme due to Covid-19 new working arrangements within a very confined/restricted development site	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>  <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	2.18 ha (covering sites ST16 Clock Tower, ST16 Car Park and ST 16 Land to R/O Factory)
	<b>Estimated Yield</b>	<b>22</b> (Dwelling number taken from approved application (16/01646/FULM))
	<b>Estimated Phasing</b>	Short Term (Years 1 - 5)
<b>Delivery Assumptions in SHLAA 2018</b>  <b>(2017 based housing trajectory)</b>	2018/19 - 22 homes	
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	None	
<b>Proposed Modifications Consultation (2019) Response</b>	None	
<b>Recent Planning History to April 2020</b>	16/01646/FULM: Conversion of Clock Tower and former Boiler House to form 22no. apartments with Museum Space and associated car parking Approved: 20.06.2019 following Planning Committee approval on 05.01.2017	

<b>Allocation Reference</b>	<b>ST16 (Phase 2)</b>
<b>Site Name/Address</b>	Terrys Extension Site - Terrys Car park (Phase 2)
<b>Capacity in 2020 Trajectory</b>	<b>33</b>
<b>2020 Delivery Projections and Assumptions</b>	2022/23 - 17 homes 2023/24 - 16 homes

<b>Justification</b>		These delivery projections are based on the CYC standard delivery and lead in time estimates (for this site estimated over a 12 month period and covering 2 monitoring years) - moved back by two years compared to the 2018 trajectory .
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	2.18 ha (covering sites ST16 Clock Tower, ST16 Car Park and ST 16 Land to R/O Factory)
	<b>Estimated Yield</b>	<b>33</b> (Suburban medium archetype (95% @ 40 dph))
<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	Short to Medium Term (Years 1 - 10)
<b>Delivery Assumptions in SHLAA 2018</b> <b>(2017 based housing trajectory)</b>		2020/21 - 17 homes 2021/22 - 16 homes
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	<p>ID257 (ELG Planning on behalf of Henry Boot Developments Ltd): HBD disagree with the site capacity determined by CYC and believes that the standard methodology used to determine yield for this site is inappropriate. They cite that the low profile residential units this methodology has used would be out of scale and keeping with local residential developments and would indicate a higher yield would be appropriate. Development of three or more storeys would be appropriate for this location. The site size/developable area has been questioned by HBD in their submitted representation and they have submitted details of an enlarged site boundary to the south and east of the draft allocation that would extend into the Green Belt. This would enlarge the site boundary and potentially the residential yield achievable for this site if it were to be approved. No delivery timescales were submitted by HBD for this site.</p>	
<b>Proposed Modifications Consultation (2019) Response</b>	<p>ID394 (PB Planning on behalf of McCarthy &amp; Stone): 72 retirement living plus units of C2 use have been included for consideration on this site in line with ongoing discussions with CYC. Note - No delivery timescales were submitted by HBD for this site. However PB Planning consider 72 retirement homes can be completed within the first 5 years of the</p>	

	Plan. CYC consider a capacity of 33 may be delivered within the early years of the plan.
<b>Recent Planning History to April 2020</b>	Application 17/02816/FUL for the retention of existing car park as overflow car parking area for existing residents of the Residence and future residents of the Clock Tower developments and temporary construction compound approved in January 2018

<b>Allocation Reference</b>		<b>ST16 (Phase 3)</b>
<b>Site Name/Address</b>		Terrys Extension Site - Land to rear of Terrys Factory (Phase 3)
<b>Capacity in 2020 Trajectory</b>		<b>56</b>
<b>2020 Delivery Projections and Assumptions</b>		2022/23 - 18 homes 2023/24 - 17 homes 2024/25 - 21 homes
<b>Justification</b>		These delivery projections have not been based on the CYC standard delivery and lead in time estimates, rather a longer build programme has been anticipated for remediation of the site and has also been moved back by two years compared to the 2018 trajectory .
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>  <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	2.18 ha (covering sites ST16 Clock Tower, ST16 Car Park and ST 16 Land to R/O Factory)
	<b>Estimated Yield</b>	<b>56</b> (Urban large archetype (95% @ 50 dph))
	<b>Estimated Phasing</b>	Short to Medium Term (Years 1 - 10)
<b>Delivery Assumptions in SHLAA 2018</b>  <b>(2017 based housing trajectory)</b>		2020/21 - 18 homes 2021/22 - 17 homes 2022/23 - 21 homes

<p><b>Publication Draft (Regulation 19) Consultation Response (2018)</b></p>	<p>ID257 (ELG Planning OBO Henry Boot Developments Ltd):  HBD disagree with the site capacity determined by CYC and believes that the standard methodology used to determine yield for this site is inappropriate. They cite that the low profile residential units this methodology has used would be inappropriate and would miss an opportunity that this site provides to allow for a larger capacity at least double that estimated that would not compromise views of the Multi Storey Factory building to the north.  The site size/developable area has not been referred to within the submitted representation and CYC have included this site within the larger inclusive area for all phases of the Terry's Extension Site. No challenge has been made to this approach.  No delivery timescales were submitted by HBD for this site</p>
<p><b>Proposed Modifications Consultation (2019) Response</b></p>	<p>None</p>
<p><b>Recent Planning History to April 2020</b></p>	<p>Application 18/02582/FULM (submitted on 27.11.2018 by ELG Planning on behalf of Stonebridge Homes Ltd and Henry Boot Developments Ltd) for Erection of 85 apartments in two blocks with seven town houses with associated parking, cycle storage and landscaping (revised scheme) refused on 13.10.2020 following refusal at Planning Committee on 08.10.2020.</p>

<p><b>Allocation Reference</b></p>	<p><b>ST17 (Phase 1)</b></p>
<p><b>Site Name/Address</b></p>	<p>Nestle South (Phase 1)</p>
<p><b>Capacity in 2020 Trajectory</b></p>	<p><b>279</b></p>
<p><b>2020 Delivery Projections and Assumptions</b></p>	<p>2021/22 - 162 homes  2022/23 - 117 homes</p>

<b>Justification</b>		<p>Based on contact with developers (Clarion Housing) on 17.04.2020 all 279 homes are anticipated for completion by 2022/23 (provided Covid working practices do not delay the programme)</p> <p>Based on contact with Clarion Housing Group in September 2019 confirmation that the new scheme for 279 homes (rather than the original consent for 258) would all be completed during 2021/22, subject to approval.</p> <p>Now approved Clarion Housing in e-mail of 17.04.2020 provided delivery assumptions with completion due in 2022/23 provided Covid-19 does not delay the build programme</p>
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>  <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	2.35 ha
	<b>Estimated Yield</b>	<b>263</b> (Estimated yield is based on previously approved mixed use scheme (10/01960/FULM) which has recently expired).
	<b>Estimated Phasing</b>	Short to Medium Term (Years 1 - 10)
<b>Delivery Assumptions in SHLAA 2018</b>  <b>(2017 based housing trajectory)</b>		<p>2019/20 - 50 homes</p> <p>2020/21 to 2021/22 - 70 homes per annum</p> <p>2022/23 - 73 homes</p>
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	<p>ID591 (O'Neill Associates OBO Newby Developments):</p> <p>The site capacity and developable area/site boundary have been agreed by both the agent representing the landowner and City of York Council. The delivery timescale has been estimated on this site by CYC and a completion date within 2022/23 has been deemed appropriate. No indication of delivery has been provided through the Local Plan representation process.</p>	
<b>Proposed Modifications Consultation (2019) Response</b>	None	

<b>Recent Planning History to April 2020</b>	<p>17/00284/FULM: Conversion and extension of the former Almond and Cream blocks to form 258no. apartments; demolition of buildings to the rear of the Joseph Rowntree Library and rear extension to accommodate concierge and community room; erection of convenience store and associated access, car parking, cycle stores and landscaping Approved: 14.09.2017 following Planning Committee approval on 15.06.2017. (Application submitted by: York 123 Ltd)</p> <p>19/01509/FULM: Variation of condition 2 of permitted application 17/00284/FULM to make the following changes - increase the number of dwellings from 258 to 279; change the mix of dwellings; changes to the external appearance of the building; rear extension to the library building and changes to parking and landscaping. Approved 03.03.2020. (Application submitted by: Clarion Housing Group)</p>
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<b>Allocation Reference</b>		<b>ST17 (Phase 2)</b>
<b>Site Name/Address</b>		Nestle South (Phase 2)
<b>Capacity in 2020 Trajectory</b>		<b>425</b>
<b>2020 Delivery Projections and Assumptions</b>		2023/24 to 2030/31 - 50 homes per annum 2031/32 - 25 homes
<b>Justification</b>		Based on contact with agents O'Neill Associates) on 12.06.2020 delivery has been projected at 50 dpa from 2023. Start date of 2023/24 with 50 dpa (Lead in time required for remediation, infrastructure and access to be achieved)
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	4.70 ha
	<b>Estimated Yield</b>	<b>600</b> (Estimated yield is based on previously approved mixed use scheme (10/01960/FULM) which has recently expired).
<b>Policy H1, Table 5.1</b>	<b>Estimated Phasing</b>	Medium to Long Term (Years 6 - 15)



<b>Delivery Assumptions in SHLAA 2018</b>  <b>(2017 based housing trajectory)</b>	Delivery Projections in 2018 SHLAA 2023/24 to 2030/31 - 70 homes pa 2031/32 - 40 homes
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	ID591 (O'Neill Associates on behalf of Newby Developments): The developable area/site boundary has been agreed by both the agent representing the landowner and City of York Council. CYC estimated the housing capacity for this site at 600 new homes. However, an outline planning application for a mixed use scheme has lowered this number to 425 new homes. The agents estimated a more optimistic delivery timescale for the site based on an assumption that a scheme for 595 homes being considered for the site at that time would be developed out within the first 10 years of the Plan. Timescales will need to be revisited should the outline application for 425 homes be approved.
<b>Proposed Modifications Consultation (2019) Response</b>	None
<b>Recent Planning History to April 2020</b>	18/01011/OUTM: Outline planning application with all matters reserved except for means of access for a mix of uses including 425no. dwellings, offices, retail, a crèche and community uses with associated car parking, landscaping, highways infrastructure and other ancillary works Status: Approved at Planning Committee on 15.11.2018 – Decision Notice issued on 18.02.2020.

<b>Allocation Reference</b>	<b>ST31</b>
<b>Site Name/Address</b>	Land to the South of Tadcaster Road, Copmanthorpe
<b>Capacity in 2020 Trajectory</b>	<b>158</b>
<b>2020 Delivery Projections and Assumptions</b>	2022/23 to 2025/26 - 35 homes pa 2026/27 - 18 homes
<b>Justification</b>	These delivery projections are based on the CYC standard delivery and lead in time estimates - this site has moved back by two years compared to the

	2018 trajectory to allow for delays in the Local Plan process	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>	<b>Site Size</b>	8.10 ha
	<b>Estimated Yield</b>	<b>158</b> (Village/rural exception archetype (60% @ 35dph))
	<b>Estimated Phasing</b>	Short to Medium Term (Years 1 - 10)
<b>Policy H1, Table 5.1</b>		
<b>Delivery Assumptions in SHLAA 2018</b> <b>(2017 based housing trajectory)</b>	2020/21 to 2023/24 - 35 homes pa 2024/25 - 18 homes	
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	ID372 (Agent OBO Gladman Developments): The site capacity and developable area/site boundary are similar when comparing both the assessment of the site by City of York Council and that submitted through the representation process by Gladman. However, Gladman object to the total identified by CYC (158 units) and state 'following detailed due diligence work, Gladman consider this site is capable of delivering up to 160 dwellings and recommend that Policy SS16 is amended to reflect this'. As Gladman have not submitted a specific delivery timescale, only stating the site would contribute to the 5 year housing supply, it may be assumed that the timescale estimated by CYC is reasonable at this time.	
<b>Proposed Modifications Consultation (2019) Response</b>	ID372 (Agent OBO Gladman Developments): Comments on capacity, developable area/site boundary and delivery as per Publication Draft submission	
<b>Recent Planning History to April 2020</b>	None	

<b>Allocation Reference</b>	<b>ST32</b>	
<b>Site Name/Address</b>	Hungate (Phases 5+) (Blocks D & H)	
<b>Capacity in 2020 Trajectory</b>	<b>375</b>	
<b>2020 Delivery Projections and Assumptions</b>	2025/26 - 196 homes (Block D) 2026/27 - 179 homes (Block H)	
<b>Justification</b>	Based on e-mail from the developer (Lendlease) on 23rd May 2020 delivery confirmed as: Block D completion for 196 homes in 2025/26 Block H anticipated completion for 179 homes in 2026/27 but subject to reserved matters approval. Block D has revised delivery assumption following contact with developer.	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>  <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	2.17 ha
	<b>Estimated Yield</b>	<b>328</b> (Site has existing consent for 720 dwellings and masterplan approved at planning committee for Phase 5+ which will provide up to 305 additional dwellings over and above the original extant scheme).
	<b>Estimated Phasing</b>	Short to Medium Term (Years 1 - 10)
<b>Delivery Assumptions in SHLAA 2018</b>  <b>(2017 based housing trajectory)</b>	2020/21 - 186 homes 2022/23 - 142 homes	
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	ID380 (Lichfields OBO Hungate York Regeneration Limited): The site size/developable area of 2.17ha represents the remaining undeveloped residential site size from the original 4.1ha Hungate developable area. The delivery timescales differ as CYC based its calculations on 328 remaining units to be complete. Whereas, following approval of outline consent 17/02019/OUTM this figure has been increased to 662 units – more or less doubling the anticipated capacity. Following contact with the developer full completion of the remaining units is anticipated within the first 5 years of the Plan. Note: City of York Council assessed a capacity of the remaining site area for 328 additional homes – this was based on the original outline consent for 720 homes for	

	the whole site granted in July 2006 through the outline application 02/03741/OUT. A more recent application (17/02019/OUTM) was granted permission in December 2017 (after CYC had prepared details of the housing supply in the Local Plan Submission Documents) that increased the remaining homes achievable on the site to 662 new homes.
<b>Proposed Modifications Consultation (2019) Response</b>	None
<b>Recent Planning History to April 2020</b>	<p><b>For Blocks H, F (now complete) and D</b>  15/01709/OUTM: Outline application for erection of two buildings (Block G and <b>Block H</b>) to comprise either residential units (use class C3), residential institution/elderly accommodation (use class C2), or a mixture of the two and flexible commercial uses (within use classes A1, A2, A3, A4, A5, B1 or D2) and associated infrastructure works.  Full application for erection of part 5/part 6/part 7 storey building (Block D) comprising 186 residential units; erection of part 5/part 6/part 7 storey building (Block F) comprising 101 residential units (now complete), community centre (use class D1) and multi-storey car park; development of new public spaces (St John's Square and Friar's Quay) and riverside walk and associated infrastructure works  Approved: 19.02.2018 following Planning Committee approval on 14.02.2018  Revised Application for Block D  18/02946/FULM: Erection of a residential apartment block, landscaping and associated works (Block D). This <b>increased the capacity of Block D from 186 to 196 homes.</b>  Approved: 23.10.2019 following Planning Committee approval on 18.04.2019</p>

<b>Allocation Reference</b>	<b>ST33</b>
<b>Site Name/Address</b>	Station Yard Wheldarke
<b>Capacity in 2020 Trajectory</b>	<b>147</b>
<b>2020 Delivery Projections and Assumptions</b>	2022/23 to 2025/26 - 35 homes per annum 2026/27 - 7 homes

<b>Justification</b>	These delivery projections are based on the CYC standard delivery and lead in time estimates - this site has moved back by two years compared to the 2018 trajectory to allow for delays in the Local Plan process	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>  <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	6.00 ha
	<b>Estimated Yield</b>	147 (Village/rural exception archetype (70% @ 35dph))
	<b>Estimated Phasing</b>	Short to Medium Term (Years 1 - 10)
<b>Delivery Assumptions in SHLAA 2018</b>  <b>(2017 based housing trajectory)</b>	2020/21 to 2023/24 - 35 homes per annum 2024/25 - 7 homes	
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	ID354 (Vernon & Co.): Site Size/Developable Area: No specific quantum for the overall site size/developable area is referred to through the Local Plan representation process. However, comments were made claiming that the actual site boundary of the proposed allocation (specifically at the area adjacent to the site entrance) needs amending.	
<b>Proposed Modifications Consultation (2019) Response</b>	None	
<b>Recent Planning History to April 2020</b>	N.B. Application 20/00761/FUL for the change of use of outdoor area to play area in association with use of building as a nursery, including the erection of 4no. outdoor classrooms, perimeter fence and installation of 3no. doors to south elevation that forms part of the larger site was approved in July 2020 (this will affect the boundary and capacity of the draft allocation?)	

<b>Allocation Reference</b>	<b>ST36</b>	
<b>Site Name/Address</b>	Imphal Barracks, Fulford Road	
<b>Capacity in 2020 Trajectory</b>	<b>769</b>	
<b>2020 Delivery Projections and Assumptions</b>	2032/33 and beyond - 100 homes per annum until build out	
<b>Justification</b>	These delivery projections are closely based on the CYC standard delivery and lead in time estimates and align with realist projections for this site at this time.	
<b>Background</b>		
<b>Capacity in Local Plan (2018)</b>  <b>Policy H1, Table 5.1</b>	<b>Site Size</b>	18.0 ha
	<b>Estimated Yield</b>	<b>769</b> (Dwelling numbers are based upon emerging masterplan through developer submission).
	<b>Estimated Phasing</b>	Post Plan period (Years 16 - 21)
<b>Delivery Assumptions in SHLAA 2018</b>  <b>(2017 based housing trajectory)</b>	2032/33 and beyond - 100 homes per annum until build out	
<b>Publication Draft (Regulation 19) Consultation Response (2018)</b>	<p>ID345 (Defence infrastructure Organisation): The housing capacity of the site is identical in both Defence Infrastructure Organisations and City of York Council's assessment of the site A variation on the assessed developable area for this site exists of 1 ha. This may be the result of netting off for non residential use and is not viewed as being significant. The delivery timescales differ slightly and will depend on the actual disposal date for the site and commencement and resulting completions thereafter.</p>	
<b>Proposed Modifications Consultation (2019) Response</b>	<p>ID345 (Avison Young OBO Defence infrastructure Organisation): Disputes site area within the Local Plan; the size of the allocation will need to be re-calculated when the new boundary is assumed.</p>	
<b>Recent Planning History to April 2020</b>	None	

## **Annex 3: Annual Housing Monitoring Updates 2017 - 2020**

## **Full Year Housing Monitoring Update for Monitoring Year 2017/18<sup>1</sup>**

### **Housing Completions – Summary**

Between 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2018 there were a total of **1,296 net housing completions**:

Some of the main elements making up this figure have been;

- 1,111 (85.7%) of all completions were new build
- 637 homes (49.2%) were a result of off campus privately managed student accommodation schemes that include St Josephs Convent, Lawrence Street (526), St Lawrence WMC, 29-33 Lawrence Street (108) and 2-14 George Hudson Street (3).
- 589 homes (45.4%) were completed on traditional (Use Class C3) housing sites
- 68 homes (5.2%) were from sites benefitting from relaxed permitted development rights to allow conversion to residential use,
- Changes of use of existing buildings to residential use and conversions to existing residential properties accounted for 195 (15%) of all completions, and
- Development sites including Hungate (Phase II) (195), Former Terry's Factory site (88), Former Grain Stores Water Lane (82), Land West of Metcalfe Lane (46) and the change of use of offices at Rowntree Wharf Navigation Road (28) all contributed much needed new housing stock over the monitoring period.

### **Housing Consents – Summary**

Net housing consents over the monitoring period totalled **1,104 net additional homes** and represent a return to a higher level of residential approvals following a decline experienced during the 2016/17 monitoring year.

The main features of the approvals in the 2017/18 monitoring period were;

- 932<sup>2</sup> of all net homes consented (84.4%) were granted on traditional (Use Class C3) housing sites.
- 157 net new homes (14.2%) were permitted as a result of relaxed permitted development rights, and
- A further consent at the Hungate Development Site (Blocks D, F, G & H) increased the site capacity by 305<sup>3</sup> additional homes, whilst The Cocoa Works Haxby Road (258), York Barbican, Paragon Street (187) and Grove House, Penleys Grove Street (32) were all approved during the monitoring period for significant future housing developments.

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<sup>1</sup> Monitoring year runs from 1<sup>st</sup> April to 31<sup>st</sup> March each year.

<sup>2</sup> This total takes account of reductions to previously consented C3 homes following new approvals

<sup>3</sup> This total has been reduced from 328 units to take account of a reduced capacity of Block G by 23 homes.



## Housing Monitoring Update – May 2018

### 1. Housing Completions 2017/18

1.1. A total of **1,296 net housing completions**<sup>4</sup> took place during the full 2017/18 monitoring year<sup>5</sup> (see Table 1 below).

1.2. This figure is the result of compiling data from a number of sources including:-

- Results from 6 monthly site visits to verify the number of housing completions which have been carried out on each consented housing site,
- Analysis of monthly Building Control completions returns that provide information of both City of York Council and private building inspection records,
- Regular contact with developers/applicants for each site over 10 dwellings to accurately monitor completions and to estimate the likely level of completions over the term of the build programme, and
- Monitoring of extant consents, new permissions and inclusion of development through certificates of lawful development previously not included within housing returns

**Table 1: Housing Completions 2017-18 (1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018)**

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
1 <sup>st</sup> April 2017 – 30 <sup>th</sup> September 2017	1066	943	5	96	8	1036
1 <sup>st</sup> October 2017 – 31 <sup>st</sup> March 2018	270	168	7	87	2	260
<b>2017/2018</b>	<b>1336</b>	<b>1111</b>	<b>12</b>	<b>183</b>	<b>10</b>	<b>1296</b>

1.3. Table 2, below, highlights the more significant developments that resulted in housing completions on traditional housing sites (Use Class C3) over the full monitoring period.

1.4. Notably Phase II of the Hungate Development Site provided a total of 195 completions, whilst the Terry's Former Factory Site (88), Former Grain Stores, Water Lane (82) and Derwenthorpe (Land West of

<sup>4</sup> Net housing completions are calculated as the sum of new build completions, minus demolitions, plus any gains or losses through change of use or conversions to existing properties

<sup>5</sup> Each monitoring year starts on 1<sup>st</sup> April and ends the following year on 31<sup>st</sup> March

Metcalfe Lane, Osbaldwick) with 46 new homes, all provided healthy completion numbers within the monitoring period.

**Table 2: Traditional (Use Class C3) Housing Completion Sites**

Site Name	Net Completions (1 <sup>st</sup> April 2017 to 30 <sup>th</sup> Sept 2017)	Net Completions (1 <sup>st</sup> October 2017 to 31 <sup>st</sup> March 2018)	Net Completions 2017/18
1-9 St Leonards Place	0	5	5
279 Huntington Road	6	0	6
Catering Support Services St Maurice's Road	0	7	7
29c Walmgate	0	8	8
Land to East of 51-57 Fenwick Street	8	0	8
Land Adj to & R/O Windy Ridge & Brecks Lane Huntington	13	0	13
Groves Chapel Union Terrace	0	16	16
Rowntree Wharf Navigation Road (Phase I)	0	28	28
Land West of Metcalfe Lane Osbaldwick (Phase 3 & 4)	3	43	46
Former Grain Stores Water Lane	43	39	82
Terrys Former Factory Bishopthorpe Road	53	35	88
Hungate Development Site Phase II	195	0	195
Sites providing 5 dwellings or less during the year	50	37	87
<b>All Sites</b>	<b>371</b>	<b>218</b>	<b>589</b>

1.5. Table 3, below, provides a breakdown of the categories making up the overall housing completions for the full monitoring period. These categories are analysed further and Tables 4 & 5 reference significant individual sites and their associated completion numbers.

**Table 3: Components of Housing Completion Sites**

Year	Type of Approval	Number of Sites with Completions	Gross Additional Homes Completed	Net Additional Homes Completed
1 <sup>st</sup> April 2017 – 30 <sup>th</sup> September 2017	Residential (Use Class 3) <sup>6</sup> Approval	57	398	371
	Sites Granted Certificates of Lawful Use/Development	0	0	0
	Sites Benefiting from the Relaxation of Permitted Development Rights	7	29	28
	Privately Managed Off Campus Student Accommodation	3	639	637
1 <sup>st</sup> October 2017 – 31 <sup>st</sup> March 2018	Residential (Use Class 3) Approval	52	227	218
	Sites Granted Certificates of Lawful Use/Development	2	2	2
	Sites Benefiting from the Relaxation of Permitted Development Rights	7	41	40
	Privately Managed Off Campus Student Accommodation	0	0	0
<b>2017/18</b>			<b>1336</b>	<b>1296</b>

1.6. By way of background information regulations came into force on 30th May 2013 that increased permitted development and change of use rights in England so that some building work could be undertaken without the need to apply for full planning permission<sup>7</sup>. This was to be a temporary arrangement for 3 years until 30th May 2016. However, on 13<sup>th</sup> October 2015 the Housing and Planning Minister announced new measures proposed in the Housing and Planning Bill that the then temporary relaxation of permitted development rights allowing for office to residential conversions (ORCs) together with certain retail, financial services and existing agricultural buildings were to become permanent. This type of development is now often referred to as 'Prior Approval'.

<sup>6</sup> Dwelling houses – for full definition see the Town and Country Planning (Use Classes) Order 1987 (as amended) 30<sup>th</sup> May 2013

<sup>7</sup> subject to prior approval covering flooding, highways and transport issues and contamination

- 1.7. Table 4, below, provides details of the seven sites where completions took place within this category during the full monitoring period with the largest sites, Merchant Chambers 44-46 Fossgate and Buildmark House, George Cayley Drive each providing an additional 16 new homes.
- 1.8. A total of 68 net completions resulted from this type of development over the twelve month period. This is a relatively low level of completions when compared to the previous supply from this source. However, there are several large schemes with extant consent that are under construction that may well boost this total in future monitoring reports

**Table 4: Housing Completions Resulting from Relaxed Permitted Development Rights**

	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 <sup>st</sup> April 2017 – 30 <sup>th</sup> September 2017	Merchant Chambers 44-46 Fossgate	16	16
	Partners in Training Ltd 4 Marsden Park	2	2
	9 Marsden Park	2	2
	York Associates St Christopher House George Cayley Drive	6	6
	Cockerill & Sons 107 Millfield Lane	1	1
	Shipton Road Stores 218 Shipton Road	1	0
	Ryethorpe Grange Stockton Lane	1	1
1 <sup>st</sup> October 2017 – 31 <sup>st</sup> March 2018	The Diocese of York Diocese House Aviator Court	8	8
	First York 45 Tanner Row	13	13
	Buildmark House George Cayley Drive	16	16
	Cow Slip Farm Lords Moor Lane Strensall	1	1
	Ryethorpe Grange Stockton Lane	1	1
	Hagg House Farm Westwood Lane Askham Bryan	1	1
	Hair Station 10 Railway View	1	0
		<b>70</b>	<b>68</b>

- 1.9. Significantly three privately managed off campus student accommodation developments were completed during the first six month monitoring period. These comprised the developments at St Josephs' Convent Lawrence Street, St Lawrence WMC and 2-14 George Hudson Street that provided a total of 637 net additional student units. (Please see paragraph 1.10 and the note at the end of this update that explains how student accommodation is assessed in terms of housing completions). No completions were experienced within this category during the second half year period.

**Table 5: Completions via Off Campus Privately Managed Student Accommodation Sites**

	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 <sup>st</sup> April 2017 – 30 <sup>th</sup> September 2017	2-14 George Hudson Street (Rathmell Hall) - retrospective	3	3
	St Lawrence WMC 29-33 Lawrence Street	110	108
	St Josephs Convent of Poor Clare Collentines Lawrence Street	526	526
1 <sup>st</sup> October 2017 – 31 <sup>st</sup> March 2018	None	0	0
		<b>639</b>	<b>637</b>

1.10. In line with DCLG dwelling definitions, student accommodation ‘can be included towards the housing provision in local development plans’ (see link - <https://www.gov.uk/definitions-of-general-housing-terms> which states that “purpose-built (separate) homes (eg self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling”.

1.11. The National Planning Practice Guidance (NPPG) provides further information on how local planning authorities should deal with student housing in their housing supply in the section on housing and economic land availability assessment methodology - Paragraph: 038 Reference ID: 3-038-20140306 (See link – <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#methodology--stage-5-final-evidence-base>

which states that “All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market. Notwithstanding, local authorities should take steps to avoid double-counting.”

1.12. Each housing site including off campus privately managed student accommodation has been assessed in these terms by CYC in calculating housing capacity and is represented in Table 5 above. This table indicates sites within this category that have provided completions during the full 2017/18 monitoring year.

**Table 6: Housing Completed on Sites Granted Certificates of Lawful Use/Development**

	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 <sup>st</sup> April 2017 – 30 <sup>th</sup> September 2017	None	0	0
1 <sup>st</sup> October 2017 – 31 <sup>st</sup> March 2018	16 New Forge Court Haxby	1	1
	The Annex 20 Asquith Avenue	1	1
		<b>2</b>	<b>2</b>

1.13. Certificates of Lawful Use (CLUs) together with Certificates of Lawful Development (CLDs) are included within our completions returns at the point of consent when they add or decrease to the net housing supply during the monitoring period. Checks are carried out to ensure that no double counting takes place.

1.14. Whilst no specific advice is provided within the National Planning Policy Framework (NPPF) or NPPG for the inclusion of additional housing through CLU/CLDs, contact with neighbouring Local Authorities reveals that it is standard practice for net completions from this source to be included within the year consent is granted.

1.15. By way of context Table 6, below, provides details of net housing completions for the previous 10 monitoring years.

**Table 6: Dwelling completions and Demolitions by Year, 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2018**

Year	Completions	New Build	Net Conversions/ COU	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2008-2009	502	391	73	23	50	13	451
2009-2010	606	513	64	-2	66	70	507
2010-2011	571	489	65	9	56	40	514
2011-2012	354	279	45	5	40	3	321
2012-2013	540	441	70	9	61	29	482
2013-2014	374	302	57	3	54	14	345
2014-2015	523	378	139	7	132	10	507
2015-2016	1171	908	219	1	218	6	1121
2016-2017	996	420	564	21	543	7	977
2017-2018	1336	1111	195	12	183	10	1296
<b>2008-2018</b>	<b>6973</b>	<b>5232</b>	<b>1491</b>	<b>88</b>	<b>1403</b>	<b>202</b>	<b>6521</b>

1.16. Figures reveal that York experienced a mean average<sup>8</sup> of **652.1** annual completions over the last 10 monitoring years (2008 to 2018). This compares to a median average of **507** over the same period. For the last 5 years a mean average of **849.2** additional homes per year have been built (2013 to 2018), this compares to a median average of **977** over the same time period.

<sup>8</sup> See note at end of this report that explains the difference between both a mean and median average

## 2. Housing Consents 2017/18

- 2.1. Following a dip in net housing consents over the last two monitoring years compared to both 2013/14 (1531) and 2014/15 (1264) York experienced **1,104 net housing consents** for the full 2017/18 monitoring period. This figure reflects the more favourable housing market conditions being experienced and is reflected by both this and the completions resulting over the twelve months period.
- 2.2. This figure could have been greater but for a series of applications that reduced down previously consented schemes. These included reductions of approved schemes at;
- The Land Registry, James House, James Street now approved for a homeless hostel that cannot be included within these figures as it will provide temporary accommodation. This resulted in a loss of 60 approved homes that appeared in previous reports.
  - Hungate development site was corrected to a reduced capacity of Block G by 23 homes compared to previously reported figures
  - The latest proposal for Hudson House reduced the capacity of the previously approved scheme by a total of 12 flats, and
  - The Coal Yard, Mansfield Street had further approval that reduced capacity by 9 student units compared to an earlier approved scheme

Overall capacities of previously approved schemes were reduced down by 104 units. This reduction is taken into account in the overall reported consents for this monitoring period.

- 2.3. Table 7, below, shows that York has experienced a mean average of **645.5** annual consents granted over the last 10 full monitoring years (2008 to 2018). This compares to a median average of **492.5** annual consents over the same period. For the last 5 years a mean average of **1,006** annual consents have been granted (2013 to 2018), this compares to a median average of **1,104** for the same time period.

**Table 7: Housing Consents Granted Between 1<sup>st</sup> April 2008 and 31<sup>st</sup> March 2018**

Year	Gross Housing Permissions	Net Housing Permissions
2008/2009	665	534
2009/2010	207	182
2010/2011	224	198
2011/2012	203	174
2012/2013	365	337
2013/2014	1556	1531
2014/2015	1294	1264
2015/2016	710	680
2016/2017	487	451
2017/2018	1147	1104
<b>2008 to 2018</b>	<b>6858</b>	<b>6455</b>

2.4. Table 8, below, reveals that for the full 2017/18 monitoring period residential approval levels appear to have experienced an uplift compared to lower levels achieved during the last two full monitoring periods. With a total of 1,104 net additional homes gaining consent this may well indicate a more confident housing market with reason to believe that maintained high levels of completions can continue into future years.

**Table 8: Housing Consents (1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018)**

Year	Consents (Gross)	Proposed New Build	Proposed Net Conversions	Proposed Net Change of Use	Proposed Demolitions	Potential Net Dwelling Gain
1 <sup>st</sup> April 2017 – 30 <sup>th</sup> September 2017	956	556	13	369	10	928
1 <sup>st</sup> October 2017 – 31 <sup>st</sup> March 2018	191	44	14	123	5	176
<b>2017-2018</b>	<b>1147</b>	<b>600</b>	<b>27</b>	<b>492</b>	<b>15</b>	<b>1104</b>

2.4. By far the largest proportion of housing consents making up a total of 1,104 net additional homes granted approval over the monitoring period were the result of 932 net homes being approved on traditional Use Class C3 sites. Table 9 below provides details of the largest contributors within this total with approvals for an increase to the Hungate Development Site capacity (328)<sup>9</sup>, The Cocoa Works, Haxby Road (258), York Barbican, Paragon Street (187) and Grove House, Penleys

<sup>9</sup> This total was later reduced to 305 following amendments to Block G reducing capacity by 23 units



Grove Street (32) accounting for the major part of the overall approvals in this category.

**Table 9: Traditional (Use Class C3) Housing Consents**

	Site Name	Gross Additional Homes Allowed	Net Additional Homes Allowed
1 <sup>st</sup> April 2017 – 30 <sup>th</sup> September 2017	61a Gale Lane	7	6
	Pizza Hut Ltd 10 Pavement	8	8
	Buildmark House George Cayley Drive	8	8
	Garden Lying to R/O 79-85 Stockton Lane	9	9
	Former Saxon House 71-73 Fulford Road	10	10
	York Barbican Paragon Street	187	187
	The Cocoa Works Haxby Road	258	258
	Hungate Development Site (Blocks D, F, G & H)	328	328
	Sites Granted Consent for 5 or less Homes	77	50
	Reductions Resulting from Amended Applications	-12 <sup>10</sup>	-12
	1 <sup>st</sup> October 2017 – 31 <sup>st</sup> March 2018	Alma House 15 Alma Terrace	7
Land to West of Block D Aviator Court		6	6
Rear of 25 Bootham		8	8
Proposed Hotel 46-50 Piccadilly (Residential Part of Scheme)		8	8
The Falcon Tap 94 Micklegate		11	10
Fiesta Latina 14 Clifford Street		10	10
26 Tadcaster Road Dringhouses		11	11
Rowntree Wharf Navigation Road		14	14
Grove House 40-48 Penleys Grove Street		32	32
Sites Granted Consent for 5 or less Homes		68	58
Reductions Resulting from Amended Applications		-83	-83
		<b>972</b>	<b>932</b>

2.5. Table 10, below, provides a detailed breakdown of the various categories that make up the consented totals, this being a combination of traditional (Use Class 3) residential approvals, sites granted consent through lawful use or lawful development, sites allowed through relaxed permitted development rights, together with schemes providing off campus privately managed student accommodation. Tables 11 and 12 respectively provide more specific details of the types of site where permission has been granted during the monitoring period.

<sup>10</sup> This represents the reduced total units at Hudson House following further approval

**Table 10: Components of Housing Consents (1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018)**

Year	Type of Approval	Number of Sites Granted Consent for Housing	Gross Additional Homes Consented	Net Additional Homes Consented
1 <sup>st</sup> April 2017 – 30 <sup>th</sup> September 2017	Residential (Use Class 3) Approval	53	892	864
	Sites Granted Certificates of Lawful Use/Development	0	0	0
	Sites benefiting from the relaxation of permitted development rights	4	73	73
	Privately managed off campus student accommodation	1	3	3
	Sites with reductions in housing numbers due to amendments to original approval <sup>11</sup>	1	-12	-12
1 <sup>st</sup> October 2017 – 31 <sup>st</sup> March 2018	Residential (Use Class 3) Approval	47	175	163
	Sites Granted Certificates of Lawful Use/Development	2	2	2
	Sites benefiting from the relaxation of permitted development rights	7	85	84
	Privately managed off campus student accommodation	2	20	19
	Sites with reductions in housing numbers due to amendments to original approval <sup>12</sup>	3	-92	-92
<b>2017/18</b>			<b>1146</b>	<b>1104</b>

2.6. Table 11, below, provides details of the privately managed off campus student accommodation schemes approved during the monitoring period

<sup>11</sup> This represents the reduced capacity of the Hudson House, Toft Green site (17/00576/FUL) compared to the previous approval (15/02965/ORC) for 12 fewer residential units.

<sup>12</sup> This total includes the reduced capacities at Land Registry, James Street (-60) Hungate (-23) and Coal Yard Mansfield Street (-9) as a result of changes to original consents/re-assessment of capacities.

and include the 2-14 George Hudson Street site that increases the previously approved scheme by a total of 3 additional units, The Fleeting Arms in Gillygate (17) and Abbeyfield Veterinary Centre, Clarence Street (2). These gains are offset somewhat with the reduction of the previously approved scheme at The Coal Yard, Mansfield Street by a reduction of 9 units.

- 2.7. Compared to previous updates this is a particularly low total of consents for this category of housing supply. However, when reference is made to the completions of this type of housing over the same period it would appear that this part of the housing market is still providing significant amounts of new homes and analysis over the next six month period will reveal if this trend is to continue.

**Table 11: Consents Granted for Off Campus Privately Managed Student Accommodation Sites**

	Site Name	Gross Additional Homes Allowed	Net Additional Homes Allowed
1 <sup>st</sup> April 2017 – 30 <sup>th</sup> September 2017	2-14 George Hudson Street (Rathmell Hall)	3	3
1 <sup>st</sup> October 2017 – 31 <sup>st</sup> March 2018	The Fleeting Arms 54 Gillygate	18	17
	Abbeyfield Veterinary Centre 49 Clarence Street	2	2
	Reductions Resulting from Amended Applications	-9	-9
		<b>14</b>	<b>13</b>

- 2.8. On a total of eleven sites allowed through the relaxation of permitted development rights (Prior Approval Sites) via Office-Residential Conversions (ORCs), Agricultural Buildings to Residential (ABC) and Retail or Financial to Residential (RFPRES) a further 157 net additional homes have been allowed (see Table 12 below).

**Table 12: Sites Consented as a Result of Relaxed Permitted Development Rights**

	Site Name	Gross Additional Homes Allowed	Net Additional Homes Allowed
1 <sup>st</sup> April 2017 – 30 <sup>th</sup> September 2017	Guildford Construction Ltd 10 Roland Court Huntington	2	2
	British Red Cross 5-6 Marsden Park	4	4
	Arabesque House Monks Cross Drive Huntington	56	56
	Smiths Gore 48 Bootham	11	11
1 <sup>st</sup> October 2017 – 31 <sup>st</sup> March 2018	Environment Agency Coverdale House Aviator Court	29	29
	Hair Station 10 Railway View	1	0
	Bank of Scotland 6 Nessgate	16	16
	23 Piccadilly	24	24
	YH Training Services Ltd York House 15 Clifford Street	4	4
	Environment Agency Coverdale House Aviator Court	5	5
	Ryedale House 58-60 Piccadilly <sup>13</sup>	6	6
		<b>158</b>	<b>157</b>

**Note Re: Calculation of Student Accommodation Units within the Housing Figures**

DCLG produced a “Definition of “General Housing Terms” in November 2012 (see link below) <https://www.gov.uk/definitions-of-general-housing-terms>

which states that “*purpose-built (separate) homes (eg self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling*”.

The NPPG provides guidance covering how local planning authorities should deal with student housing in their housing supply (Paragraph: 038 Reference ID: 3-038-20140306 – see link below) <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#methodology--stage-5-final-evidence-base>

which states that “*All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market. Notwithstanding, local authorities should take steps to avoid double-counting.*”

Each housing site including off campus privately managed student accommodation has been assessed in these terms by CYC in calculating housing capacity and is represented in the tables above.

For example the Proposed Student Accommodation at Hallfield Road comprises 326 bed spaces in 28 x 1, 2 x 3, 17 x 4, 40 x 5 and 4 x 6 bed cluster units and has been calculated as **91** housing units when the DCLG definition is applied. Whereas, St Josephs Convent,

<sup>13</sup> This relates to an increase in total units compared to the previous consent (16/02022/ORC)

Lawrence Street will include 660 bed spaces in 514 x 1, 1 x 3, 19 x 5 and 8 x 6 bed cluster units which equates to **542** housing units when the DCLG definition is applied.

**Note Re: Averages used within this document**

For clarity;

A mean average results from adding up all the numbers and then dividing by the number of numbers – this is the usual way of displaying an average and takes account of all figures.

The median average is the "middle" value in the list of numbers. To find the median the numbers need to be listed in numerical order from smallest to largest and the mid point is taken. The potential advantage of using a median average is that very large and very small values don't affect it.

## **Full Year Housing Monitoring Update for Monitoring Year 2018/19<sup>1</sup>**

### **Housing Completions – Summary**

Between 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2019 there were a total of **449 net housing completions**:

Some of the main developments have been;

- 347 homes (77.3%) were completed on (Use Class C3) housing sites
- 40 homes (8.9%) were a result of off campus privately managed student accommodation schemes at the Former Herbert Todd & Son site in Percy's Lane (38) and Abbeyfields Veterinary Centre, 49 Clarence Street (2).
- 28 homes (6.2%) resulted from 'prior approval' i.e. sites benefitting from relaxed permitted development rights to allow conversion to residential use,
- Changes of use of existing buildings to residential use and conversions to existing residential properties accounted for 155 (34.5%) of all completions, and
- Development sites including Land at Metcalfe Lane (80), the Former Grain Stores, Water Lane (68), the former Oliver House site in Bishophill Senior (34)<sup>2</sup>, and the change of use of offices at Rowtree Wharf (25) all provided notable completions over the monitoring period.

### **Housing Consents – Summary**

Housing consents over the monitoring period totalled **1628 net additional homes** and represent a continuation of a greater level of residential approvals over the last two years following a decline experienced during the 2016/17 monitoring year.

The main features of the consents approved during the full 2018/19 monitoring period were;

- 1569 of all net homes consented (96.4%) were granted on traditional (Use Class C3) housing sites.
- Outline consent for up to 1100 new homes at the Former British Sugar site together with 165 new homes proposed for the Former Lowfield School Site and outline approval for 70 homes on the York St John University Playing Field Site were all approved during the monitoring period for significant future planned housing developments for the City, and
- 40 net new homes (2.5%) were permitted through 'prior approval' as a result of relaxed permitted development rights.

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<sup>1</sup> Monitoring year runs from 1<sup>st</sup> April to 31<sup>st</sup> March each year.

<sup>2</sup> This is a development for over 55s /assisted living accommodation (C3 Use Class)

## Housing Monitoring Update – May 2019

### 1. Housing Completions 2018/19

1.1. A total of **449 net housing completions**<sup>3</sup> took place during the full 2018/19 monitoring year<sup>4</sup> (see Table 1 below).

1.2. This figure is the result of compiling data from a number of sources comprising;-

- Results from 6 monthly site visits to verify the number of housing completions which have been carried out on each consented housing site,
- Analysis of monthly Building Control completions returns that provide information of both City of York Council and private building inspection records,
- Regular contact with developers/applicants for each site over 10 dwellings to accurately monitor completions and to estimate the likely level of completions over the term of the build programme, and
- Monitoring of extant consents, new permissions and inclusion of development through certificates of lawful development previously not included within housing returns

**Table 1: Housing Completions 2018-19 (1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019)**

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
1 <sup>st</sup> April 2018 – 30 <sup>th</sup> September 2018	310	196	3	95	3	291
1 <sup>st</sup> October 2018 – 31 <sup>st</sup> March 2019	171	103	15	42	2	158
<b>2018/2019</b>	<b>481</b>	<b>299</b>	<b>18</b>	<b>137</b>	<b>5</b>	<b>449</b>

1.3. Table 2, below, highlights the more significant developments that resulted in housing completions on traditional housing sites (Use Class C3) over the full monitoring period.

1.4. Notably the Land at Metcalfe Lane provided a total of 80 new homes over the full monitoring year, whilst the Former Grain Stores, Water Lane

<sup>3</sup> Net housing completions are calculated as the sum of new build completions, minus demolitions, plus any gains or losses through change of use or conversions to existing properties

<sup>4</sup> Each monitoring year starts on 1<sup>st</sup> April and ends the following year on 31<sup>st</sup> March

Site (68) and the change of use of offices at Rowntree Wharf - Phases I & II (25) all provided notable completions within the monitoring period.

**Table 2: (Use Class C3) Housing Completion Sites**

<b>Site Name</b>	<b>Net Completions (1<sup>st</sup> April 2018 to 30<sup>th</sup> Sept 2018)</b>	<b>Net Completions (1<sup>st</sup> October 2018 to 31<sup>st</sup> March 2019)</b>	<b>Net Completions (2018/19)</b>
Land to West of Metcalfe Lane Osbaldwick (Phases 3 & 4)	25	55	80
Former Grain Stores Water Lane	68	0	68
Rowntree Wharf Navigation Road (Phases 1 & 2)	17	8	25
Former Londons 31a Hawthorne Grove	10	0	10
128 Acomb Road	10	0	10
Newington Hotel 147 Mount Vale	6	1	7
Melbourne Hotel 6 Cemetery Road	6	0	6
Sites providing 5 dwellings or less during the monitoring period	54	87	141
<b>All Sites</b>	<b>196</b>	<b>151</b>	<b>347</b>

1.5. Table 3, below, provides a breakdown of the categories making up the overall housing completions for the full monitoring period. These categories are analysed further and Tables 4 & 5 reference significant individual sites and their associated completion numbers.



**Table 3: Components of Housing Completion Sites**

Year	Type of Approval	Number of Sites with Completions	Gross Additional Homes Completed	Net Additional Homes Completed
1 <sup>st</sup> April 2018 – 30 <sup>th</sup> September 2018	Residential (Use Class 3) <sup>5</sup> Approval	48	214	196
	Sites Granted Certificates of Lawful Use/Development	0	0	0
	'Prior Approval' Sites (see paragraph 1.6 below for details)	4	28	27
	Development of Over 55s accommodation/Elderly Homes with limited care <sup>6</sup>	1	28	28
	Privately Managed Off Campus Student Accommodation	2	40	40
1 <sup>st</sup> October 2018 – 31 <sup>st</sup> March 2019	Residential (Use Class 3) Approval	57	164	151
	Sites Granted Certificates of Lawful Use/Development	0	0	0
	'Prior Approval' Sites (see paragraph 1.6 below for details)	1	1	1
	Development of Over 55s accommodation/Elderly Homes with limited care	1	6	6
	Privately Managed Off Campus Student Accommodation	0	0	0
<b>2018/19</b>			<b>481</b>	<b>449</b>

1.6. By way of background information, regulations came into force in May 2013 that increased permitted development and change of use rights in England so that some building work could be undertaken without the need for full planning permission<sup>7</sup>. This was to be a temporary arrangement for 3 years until May 2016. However, in October 2015 the Housing and Planning Minister announced new measures proposed in the Housing and Planning Bill that the then temporary relaxation of permitted development rights allowing for office to residential

<sup>5</sup> Dwelling houses – for full definition see the Town and Country Planning (Use Classes) Order 1987 (as amended) 25th February 2016. See also the 2018/19 Housing Flows Reconciliation (HFR) form.

<sup>6</sup> 34 homes were provided on the Former Oliver House, Bishophill for Over 55's accommodation during the full year (28 in the first half year, 4 during the second) (see Notes towards the end of this update for further information)

<sup>7</sup> subject to prior approval covering flooding, highways and transport issues and contamination

conversions (ORCs) together with certain retail, financial services and existing agricultural buildings were to become permanent.

- 1.7. Table 4, below, provides details of the five sites where completions took place within the 'prior approval' category during the full monitoring period with the largest site, Stonebow House, The Stonebow providing 13 new homes.
- 1.8. A total of 28 net completions resulted from this type of development over the twelve month period. This is a lower level of completions when compared to the more recent historic supply from this source. However, we still anticipate a considerable future supply of homes from this category of development as construction concludes on a number of significant sites throughout the city with Ryedale House (79) and Shepherd Engineering Services, Mill Mount (21) being just two such schemes under construction.

**Table 4: Housing Completions Resulting from 'Prior Approval' Sites**

	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 <sup>st</sup> April 2018 – 30 <sup>th</sup> September 2018	Stonebow House The Stonebow	13	13
	The Diocese of York Diocese House Aviator Court	10	10
	British Red Cross 5-6 Marsden Park	4	4
	Osbalwick News 175 Osbalwick Lane <sup>8</sup>	1	0
1 <sup>st</sup> October 2018 – 31 <sup>st</sup> March 2019	Sandburn Farm Malton Road Stockton on Forest	1	1
		<b>29</b>	<b>28</b>

- 1.9. Two privately managed off campus student accommodation developments were completed during the first six months of the monitoring year. These comprised the developments at the Former Herbert Todd & Son site in Percy's Lane and Abbeyfield Veterinary Centre, 49 Clarence Street that provided a total of 40 net additional student units. (Please see paragraph 1.11 and the note at the end of this update that explains how student accommodation is assessed in terms of housing completions).
- 1.10. Whilst no completions took place within this category within the last six months it is normal practice that developer's aim for completion prior to the start of the academic year. We anticipate that developments of student cluster flats at the Coal Yard, 11 Mansfield Street (21) and The Fleeting Arms, 54 Gillygate (18) sites will be completed within the next six months.

<sup>8</sup> Please note this site involved the change of use of a shop and home into a single dwelling, therefore, no net gain of housing took place.

**Table 5: Completions via Off Campus Privately Managed Student Accommodation Sites**

	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 <sup>st</sup> April 2018 – 30 <sup>th</sup> September 2018	Herbert Todd & Son Percys Lane	38	38
	Abbeyfield Veterinary Centre 49 Clarence Street	2	2
1 <sup>st</sup> October 2018 – 31 <sup>st</sup> March 2019	None completed during monitoring period	0	0
		<b>40</b>	<b>40</b>

1.11. In line with HMCLG dwelling definitions, student accommodation ‘*can be included towards the housing provision in local development plans*’ (see link - <https://www.gov.uk/definitions-of-general-housing-terms> which states that “*purpose-built (separate) homes (eg self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling*”.

1.12. The National Planning Practice Guidance (NPPG) provides further information on how local planning authorities should deal with student housing in their housing supply in the section on housing and economic land availability assessment methodology - Paragraph: 038 Reference ID: 3-038-20140306 (See link – <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#methodology--stage-5-final-evidence-base>

*which states that “All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market. Notwithstanding, local authorities should take steps to avoid double-counting.”*

1.13. Each housing site, including off campus privately managed student accommodation, has been assessed in these terms by CYC in calculating housing capacity and is represented in Table 5 above. This table indicates sites within this category that have provided completions during the 2018/19 monitoring year.

1.14. We have in previous updates included sites granted Certificates of Lawful Use (CLUs) together with Certificates of Lawful Development (CLDs) within our completions returns at the point of consent when they add or decrease to the net housing supply during the monitoring period. However, during the monitoring period no such consents were granted.

1.15. By way of context Table 6, below, provides details of net housing completions for the previous 10 monitoring years.

**Table 6: Dwelling completions and Demolitions by Year, 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2019**

Year	Completions	New Build	Net Conversions/ COU	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2009-2010	606	513	64	-2	66	70	507
2010-2011	571	489	65	9	56	40	514
2011-2012	354	279	45	5	40	3	321
2012-2013	540	441	70	9	61	29	482
2013-2014	374	302	57	3	54	14	345
2014-2015	523	378	139	7	132	10	507
2015-2016	1171	908	219	1	218	6	1121
2016-2017	996	420	564	21	543	7	977
2017-2018	1336	1111	195	12	183	10	1296
2018-2019	481	299	155	18	137	5	449
<b>2009-2019</b>	<b>6952</b>	<b>5140</b>	<b>1573</b>	<b>83</b>	<b>1490</b>	<b>194</b>	<b>6519</b>

1.16. Figures reveal that York experienced a mean average<sup>9</sup> of **651.9** annual completions over the last 10 monitoring years (2009/10 to 2018/19). This compares to a median average of **507** over the same period. For the last 5 years a mean average of **870** additional homes per year have been built (2014/15 to 2018/19), this compares to a median average of **977** for the same time period.

## 2. Housing Consents 2018/19

2.1. During the full 2018/19 monitoring year a total of **1,626 net new homes** were approved within the City of York authority area. Table 7, below, reveals that the current residential approval rate is healthy, reflecting a confident housing market that should translate into good levels of housing completions over the coming years.

**Table 7: Housing Consents (1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019)**

Year	Consents (Gross)	Proposed New Build	Proposed Net Conversions	Proposed Net Change of Use	Proposed Demolitions	Potential Net Dwelling Gain
1 <sup>st</sup> April 2018 – 30 <sup>th</sup> September 2018	1458	1386	8	54	1	1447
1 <sup>st</sup> October 2018 – 31 <sup>st</sup> March 2019	200	114	2	69	6	179
<b>2018-2019</b>	<b>1658</b>	<b>1500</b>	<b>10</b>	<b>123</b>	<b>7</b>	<b>1626</b>

2.2. By far the largest proportion of housing schemes granted approval over the monitoring period were the result of 1557 net homes being approved on standard housing sites (Use Class C3). Table 8 below provides details of the largest contributors within this total including the outline

<sup>9</sup> See note at end of this report that explains the difference between both a mean and median average

consent for up to 1,100 homes at the Former British Sugar Corporation Site off Plantation Drive. A further 165 additional homes were granted consent at the Former Lowfield School Site off Dijon Avenue, whilst outline consent was also granted at the York St John University Playing Fields Site off Windmill Lane for 70 new homes. The most significant approval within the last six months was for 32 new homes at Quickslide Windows in Layerthorpe.

**Table 8: Traditional (Use Class C3) Housing Consents**

	<b>Site Name</b>	<b>Gross Additional Homes Allowed</b>	<b>Net Additional Homes Allowed</b>
1 <sup>st</sup> April 2018 – 30 <sup>th</sup> September 2018	British Sugar Corporation Ltd Plantation Drive	1100	1100
	Former Lowfield School Dijon Avenue	165	165
	York St John University Playing Fields Windmill Lane	70	70
	Resource & Day Care Centre 126 Acomb Road	10	10
	Simons Auto Services 17 Mansfield Street	10	10
	79 Fulford Road	9	7
	Sites Granted Consent for 5 or less Homes	69	61
	Reductions Resulting from Amended Applications	-9	-9
1 <sup>st</sup> October 2018 – 31 <sup>st</sup> March 2019	Quickslide Windows Direct 1 Redeness Street	32	32
	Thomas Dick Ltd Hallfield Road	14	14
	Acomb Bowling Club Front Street	10	10
	Rowntree Wharf Navigation Road	9	9
	Old Vic Guest House 2 Wenlock Terrace	8	8
	York Post Office Employees Social Club 26 Marygate	7	7
	Richardson & Co Ltd 1 Peckitt Street	6	6
	Sites Granted Consent for 5 or less Homes	<b>81</b>	<b>60</b>
Reductions Resulting from Amended Applications	<b>-3</b>	<b>-3</b>	
		<b>1588</b>	<b>1557</b>

2.3. Table 9, below, provides a detailed breakdown of the various categories of housing approvals that make up the consented totals, this being a combination of traditional (Use Class 3) residential approvals, sites granted consent through lawful use or lawful development, sites with 'prior approval', together with schemes providing off campus privately managed student accommodation and also development of Over 55's Accommodation/Homes with Limited care. Tables 10 and 11 respectively provide more specific details of the types of site where permission has been granted during the monitoring period.

**Table 9: Components of Housing Consents (1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019)**

Year	Type of Approval	Number of Sites Granted Consent for Housing	Gross Additional Homes Consented	Net Additional Homes Consented
1 <sup>st</sup> April 2018 – 30 <sup>th</sup> September 2018	Residential (Use Class 3) Approval	48	1433	1423
	Sites Granted Certificates of Lawful Use/Development	0	0	0
	'Prior Approval' Sites (see paragraph 1.6 above for details)	5	30	29
	Privately managed off campus student accommodation	1	4	4
	Sites with reductions in housing numbers due to amendments to original approval <sup>10</sup>	3	-9	-9
1 <sup>st</sup> October 2018 – 31 <sup>st</sup> March 2019	Residential (Use Class 3) Approval	60	167	146
	Sites Granted Certificates of Lawful Use/Development	0	0	0
	'Prior Approval' Sites (see paragraph 1.6 above for details)	3	11	11
	Privately managed off campus student accommodation	1	19	19
	Development of Over 55's accommodation/Homes with limited care	2	12	12
	Sites with reductions in housing numbers due to amendments to original approval <sup>11</sup>	2	-9	-9
<b>2018/19</b>			<b>1658</b>	<b>1626</b>

2.4. Table 10, below, provides details of the privately managed off campus student accommodation schemes approved during the monitoring period. In the first half of 2018/19 the Coal Yard Site, 11 Mansfield Street was increased in capacity from the originally consented scheme by a

<sup>10</sup> This represents the reduced capacity of the Garage Court Site, Newbury Avenue (-4), Grove House, 40-48 Penley's Grove Street (-3) and St Joseph Convent, Lawrence Street (-2) compared to earlier approvals.

<sup>11</sup> This represents the reduced capacity of the Coal Yard, 11 Mansfield Street (-6) and 8 Wenlock Terrace (-3) compared to earlier approvals.

total of 4 additional units and York Dance Works in Layethorpe gained consent for 19 cluster units. During the second half of the monitoring year the Coal Yard site was then reduced by 6 cluster units from the original approval, this is reflected in the table below.

**Table 10: Consents Granted for Off Campus Privately Managed Student Accommodation Sites**

Site Name		Gross Additional Homes Allowed	Net Additional Homes Allowed
1 <sup>st</sup> April 2018 – 30 <sup>th</sup> September 2018	Coal Yard 11 Mansfield Street	4	4
1 <sup>st</sup> October 2018 – 31 <sup>st</sup> March 2019	York Dance Works 11 Redeness Street	19	19
	Reductions Resulting from Amended Applications	-6	-6
		<b>17</b>	<b>17</b>

2.5. On a total of eight sites benefitting from 'prior approval' through Office-Residential Conversions (ORCs), Agricultural Buildings to Residential (ABC) and Retail or Financial to Residential (RFPRES) a further 40 net additional homes have been allowed (see Table 11 below).

**Table 11: Sites Consented as a Result of 'Prior Approval'**

Site Name		Gross Additional Homes Allowed	Net Additional Homes Allowed
1 <sup>st</sup> April 2018 – 30 <sup>th</sup> September 2018	Shepherd Engineering Services Mill Mount	21	21
	Unit B Aviator Court	4	4
	Lloyds 130 Haxby Road	3	3
	Capricorn His 'n Hers Salon 32 Eastholme Drive	1	1
	Osbalwick News 175 Osbalwick Lane	1	0
1 <sup>st</sup> October 2018 – 31 <sup>st</sup> March 2019	Macmillan Cancer Relief Hamilton House 3 Fawcett Street	9	9
	Showroom Vehicle Lettering 77 Gillygate	1	1
	Cowslip Hill Brecks Lane Strensall	1	1
		<b>41</b>	<b>40</b>

2.6. During the second half of the monitoring year two consents for 12 homes were granted for retirement homes/over 55's living accommodation, full details of which can be found in Table 12 below.

**Table 12: Sites Consented for Over 55's Accommodation/Homes with Limited Care**

Site Name		Gross Additional Homes Allowed	Net Additional Homes Allowed
1 <sup>st</sup> April 2018 – 30 <sup>th</sup> September 2018	None Approved During Monitoring Period	0	0
1 <sup>st</sup> October 2018 – 31 <sup>st</sup> March 2019	Land to SE of Ryedale Caravan Site Green Lane Clifton	8	8
	Hazelwood Guest House 24-25 Portland Street	4	4
		<b>12</b>	<b>12</b>

2.7. In order to provide some context to recent approvals, Table 13, shows that York has experienced a mean average of **754.7** annual housing consents over the last 10 full monitoring years. This compares to a median average of **565.5** annual consents over the same period. For the last 5 years a mean average of **1025** annual consents have been granted (2014 to 2019), this compares to a median average of **1104** for the same time period.

**Table 13: Housing Consents Granted Between 1<sup>st</sup> April 2008 and 31<sup>st</sup> March 2018**

Year	Gross Housing Permissions	Net Housing Permissions
2009/2010	207	182
2010/2011	224	198
2011/2012	203	174
2012/2013	365	337
2013/2014	1556	1531
2014/2015	1294	1264
2015/2016	710	680
2016/2017	487	451
2017/2018	1147	1104
2018/2019	1658	1626
<b>2009 to 2019</b>	<b>7851</b>	<b>7547</b>

**Note Re: Calculation of Student Accommodation Units within the Housing Figures**

DCLG produced a "Definition of "General Housing Terms" in November 2012 (see link below) <https://www.gov.uk/definitions-of-general-housing-terms>

which states that "*purpose-built (separate) homes (eg self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling*".



The NPPG provides guidance covering how local planning authorities should deal with student housing in their housing supply (Paragraph: 038 Reference ID: 3-038-20140306 – see link below)

<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#methodology--stage-5-final-evidence-base>

*which states that “All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market. Notwithstanding, local authorities should take steps to avoid double-counting.”*

Each housing site including off campus privately managed student accommodation has been assessed in these terms by CYC in calculating housing capacity and is represented in the tables above.

For example the Proposed Student Accommodation at Hallfield Road comprised 326 bed spaces in 28 x 1, 2 x 3, 17 x 4, 40 x 5 and 4 x 6 bed cluster units and was calculated as **91** housing units when the DCLG definition was applied. Whereas, St Josephs Convent, Lawrence Street included 660 bed spaces in 514 x 1, 1 x 3, 19 x 5 and 8 x 6 bed cluster units which equated to **542** housing units when the DCLG definition was applied.

#### **Note Re: Assisted Living/Over 55's Accommodation**

Please refer to Policies H3: balancing the Housing Market and H9: Older Persons Specialist Housing of the emerging Local Plan (Publication Draft February 2018 – Regulation 19 Consultation) that provides the annually assessed need for this type of accommodation which has been evidenced through the SHMA (2016), SHMA Addendum (2016) and SHMA Update (2017). The need for this type of accommodation has been calculated and forms part of our objectively assessed housing need (OAN) and we now monitor completions against this demand figure. The City of York Council SHMA and Addendum (2016) analysis identifies that over the 2012-2033 period there is an identified need for 84 specialist units of accommodation for older people (generally considered to be sheltered or extra-care housing) per annum. Such provision would normally be within a C3 use class and is part of the objective assessment of housing need

#### **Note Re: Averages used within this document**

For clarity;

A mean average results from adding up all the numbers and then dividing by the number of numbers – this is the usual way of displaying an average and takes account of all figures.

The median average is the "middle" value in the list of numbers. To find the median the numbers need to be listed in numerical order from smallest to largest and the mid point is taken. The potential advantage of using a median average is that very large and very small values don't affect it.

#### **Note Re: On Campus Student Accommodation and other Communal Accommodation**

Due to time constraints and ongoing collation of evidence, an adjustment to the overall housing figure in accordance with Paragraph 9 of the Housing Delivery Test Rulebook, (whereby on campus student accommodation and other communal accommodation that have two nationally set ratios applied, based on England Census data), has not been included within this report.

## Full Year Housing Monitoring Update for Monitoring Year 2019/20<sup>12</sup>

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### Housing Completions – Summary

Between 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2020 there were a total of **560 net housing completions**:

Some of the main developments have been;

- 492 homes (87.9%) were completed on (Use Class C3) housing sites
- 39 homes (7%) were a result of off campus privately managed student accommodation schemes at the Coal Yard, 11 Mansfield Street (21) and The Fleeting Arms, 54 Gillygate (18),
- 21 homes (3.8%) resulted from 'prior approval' i.e. sites benefitting from relaxed permitted development rights to allow conversion to residential use,
- Changes of use of existing buildings to residential use and conversions to existing residential properties accounted for 134 (23.9%) of all completions, and
- Development sites including the Hungate Development Site (101), the Former Terry's Factory Site (97), Germany Beck (55), and the Derwenthorpe Development Site (30) all provided notable completions during the monitoring period.

### Housing Consents – Summary

Housing consents over the monitoring period totalled a significant **3,466 net additional homes**. This total represents a sustained increase in residential approvals over the last three years following a decline experienced during the 2016/17 monitoring year.

The main features of the consents approved during the full 2019/20 monitoring period were;

- 3,391 of all net homes consented (97.8%) were granted on traditional (Use Class C3) housing sites,
- Outline consent for up to 2,500 new homes at the York Central site and a further 425 at The Cocoa Works (Nestle Phase II) site have been granted, whilst full approval, following appeal, for 266 homes at the Former Civil Service Sports Club, Boroughbridge Road site were all approved during the monitoring period for significant future planned housing developments for the City, and
- 75 net new homes (2.2%) were permitted through 'prior approval' as a result of relaxed permitted development rights.

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<sup>1</sup> Monitoring year runs from 1<sup>st</sup> April to 31<sup>st</sup> March each year.

<sup>2</sup> Please note that this update does not include data relating to completions or consents of communal establishments as required by MHCLG as part of their Housing Flows Reconciliation Return for 2019/20 – these details will be collated and confirmed in readiness of the annual return later in the year.

## Housing Monitoring Update

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### 1. Housing Completions 2019/20

1.1. A total of **560 net housing completions**<sup>3</sup> took place during the full 2019/20 monitoring year<sup>4</sup> (see Table 1 below).

1.2. This figure is the result of compiling data from a number of sources comprising;-

- Results from 6 monthly site visits to verify the number of housing completions which have been carried out on each consented housing site,
- Analysis of monthly Building Control completions returns that provide information of both City of York Council and private building inspection records,
- Regular contact with developers/applicants for each site over 10 dwellings to accurately monitor completions and to estimate the likely level of completions over the term of the build programme, and
- Monitoring of extant consents, new permissions, developments allowed on appeal and the inclusion of development through certificates of lawful development previously not included within housing returns

**Table 1: Housing Completions 2019-20 (1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020)**

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
1 <sup>st</sup> April 2019 – 30 <sup>th</sup> September 2019	344	250	10	73	5	328
1 <sup>st</sup> October 2019 – 31 <sup>st</sup> March 2020	252	187	1	50	6	232
<b>2019/2020</b>	<b>596</b>	<b>437</b>	<b>11</b>	<b>123</b>	<b>11</b>	<b>560</b>

<sup>3</sup> Net housing completions are calculated as the sum of new build completions, minus demolitions, plus any gains or losses through change of use or conversions to existing properties

<sup>4</sup> Each monitoring year starts on 1<sup>st</sup> April and ends the following year on 31<sup>st</sup> March

- 1.3. Table 2 highlights the more significant developments that resulted in housing completions on traditional housing sites (Use Class C3) over the full monitoring period.
- 1.4. Full completion of Block F of the Hungate Development site provided a total of 101 new homes over the full monitoring year, whilst further significant completions took place at the Former Terry’s Factory site (97) and the Germany Beck site (55) added significant family housing stock. The final homes on the Former Grain Stores site on Water Lane (25) were completed over the 12 month period, whilst Grove House, Penleys Grove Street (29) was fully converted and a further 30 homes were completed at the Derwenthorpe site in Osbaldwick.

**Table 2: (Use Class C3) Housing Completion Sites**

Site Name	Net Completions (1 <sup>st</sup> April 2019 to 30 <sup>th</sup> Sept 2019)	Net Completions (1 <sup>st</sup> October 2019 to 31 <sup>st</sup> March 2020)	Net Completions (2019/20)
26 Tadcaster Road Dringhouses	0	6	6
Pizza Hut Ltd 10 Pavement	8	0	8
Rowntree Wharf Navigation Road	9	0	9
Resource & Daycare Centre 126 Acomb Road	0	10	10
Former Del Monte Site Shipton Road Skelton	0	10	10
Site to R/O 1-9 Beckfield Lane	11	0	11
Fire Station 18 Clifford Street	14	0	14
Former Grain Stores Water Lane	25	0	25
Grove House 40-48 Penleys Grove Street	29	0	29
Land to West of Metcalfe Lane Osbaldwick (Phases III & IV)	30	0	30
Germany Beck East of Fordlands Road	25	30	55
Factory (Terry's) Bishopthorpe Road	41	56	97
Hungate Development Site (Block F)	50	51	101
Sites providing 5 dwellings or less during the monitoring period	47	39	86
<b>All Sites</b>	<b>289</b>	<b>203</b>	<b>492</b>

- 1.5. Table 3 provides a breakdown of the categories that make up the overall housing completions for the full monitoring period. These categories are analysed further in this update and Tables 4 to 7 reference significant individual sites and their associated completion numbers.

**Table 3: Components of Housing Completion Sites**

Year	Type of Approval	Number of Sites with Completions	Gross Additional Homes Completed	Net Additional Homes Completed
1 <sup>st</sup> April 2019 – 30 <sup>th</sup> September 2019	Residential (Use Class 3) <sup>5</sup> Approval	46	303	289
	Sites Granted Certificates of Lawful Use/Development	1	4	3
	'Prior Approval' Sites (see paragraph 1.6 below for details)	5	16	16
	Development of Over 55s accommodation/Elderly Homes with limited care	0	0	0
	Privately Managed Off Campus Student Accommodation	1	21	21
	Sites Lost to Housing Through Change of Use	1	N/A	-1
1 <sup>st</sup> October 2019 – 31 <sup>st</sup> March 2020	Residential (Use Class 3) Approval	42	216	203
	Sites Granted Certificates of Lawful Use/Development	1	1	-1
	'Prior Approval' Sites (see paragraph 1.6 below for details)	2	5	5
	Development of Over 55s accommodation/Elderly Homes with limited care	2	12	12
	Privately Managed Off Campus Student Accommodation	1	18	18
	Sites Lost to Housing Through Change of Use	4	N/A	-5
<b>2019/20</b>			<b>596</b>	<b>560</b>

1.6. Regulations came into force in May 2013 that increased permitted development and change of use rights in England so that some building work could be undertaken without the need for full planning permission<sup>6</sup>. This was to be a temporary arrangement for 3 years until May 2016. However, in October 2015 the Housing and Planning Minister announced new measures proposed in the Housing and Planning Bill that the then temporary relaxation of permitted development rights allowing for office to residential conversions (ORCs) together with certain retail,

<sup>5</sup> Dwelling houses – for full definition see the Town and Country Planning (Use Classes) Order 1987 (as amended) 25th February 2016. See also the 2018/19 Housing Flows Reconciliation (HFR) form.

<sup>6</sup> subject to prior approval covering flooding, highways and transport issues and contamination

financial services and existing agricultural buildings were to become permanent.

- 1.7. Table 4 provides details of the seven sites where completions took place within the ‘prior approval’ category during the full monitoring period with the largest site, Diocese House, Aviator Court providing 7 new homes.
- 1.8. A total of 21 net completions resulted from this type of development over the twelve month period. This continues a lower trend in this category of completions when compared to the historic supply from this source. However, it is anticipated that a considerable future supply of homes from this category of development as construction continues on a number of significant sites throughout the city with Ryedale House (79) and Shepherd Engineering Services, Mill Mount (21) being just two such schemes still under construction, whilst several sites have, as yet, unimplemented consent.

**Table 4: Housing Completions Resulting from ‘Prior Approval’ Sites**

	<b>Site Name</b>	<b>Gross Additional Homes Completed</b>	<b>Net Additional Homes Completed</b>
1 <sup>st</sup> April 2019 – 30 <sup>th</sup> September 2019	Sandburn Farm Malton Road Stockton on Forest	1	1
	Unit B Aviator Court	4	4
	Cowslip Hill Brecks Lane Strensall	1	1
	Lloyds 130 Haxby Road	3	3
	The Diocese of York Diocese House Aviator Court	7	7
1 <sup>st</sup> October 2019 – 31 <sup>st</sup> March 2020	Showroom Vehicle Lettering 77 Gillygate	1	1
	Yh Training Services Ltd York House 15 Clifford Street	4	4
<b>2019/20</b>		<b>21</b>	<b>21</b>

- 1.9. Two privately managed off campus student accommodation developments were completed during the monitoring year. These were the developments at the Coal Yard, 11 Mansfield Street (21) and The Fleeting Arms, 54 Gillygate (18) sites that provided a total of 39 net additional student units. Please see paragraph 1.10 and Appendix 1 which explain how student accommodation is assessed in terms of housing completions.

**Table 5: Completions via Off Campus Privately Managed Student Accommodation Sites**

	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1st April 2019 – 30th September 2019	Coal Yard 11 Mansfield Street	21	21
1st October 2019 – 31st March 2020	The Fleeting Arms 54 Gillygate	18	18
<b>2019/20</b>		<b>39</b>	<b>39</b>

1.10. In line with MHCLG dwelling definitions<sup>7</sup>, student accommodation ‘*can be included towards the housing provision in local development plans*’ and “*purpose-built (separate) homes (eg self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling*”.

1.11. Last year the National Planning Practice Guidance (NPPG) provided further information on how local planning authorities should deal with student housing in their housing supply in the section on housing and economic land availability assessment methodology - Paragraph: 038 Reference ID: 3-038-20140306. This reference has since been removed.

1.12. However, MHCLG through their dwelling definition in the Housing Flow Reconciliation (HFR) returns form and guidance notes<sup>8</sup> have in the meantime provided clarity to local authorities in how to deal with student accommodation and communal accommodation in their assessment of completions.

1.13. Each housing site, including off campus privately managed student accommodation, has been assessed in accordance with these terms by CYC in calculating housing capacity and is represented in Table 5 above. This table indicates sites within this category that have provided completions during the 2019/20 monitoring year.

1.14. No completions within the category covering development of over 55’s accommodation/homes for the elderly or homes with limited care took place during the first 6 months of the monitoring period. However, two sites (see table 6 for details) provided an additional 12 homes during the remaining part of the year.

<sup>7</sup> see: <https://www.gov.uk/guidance/housing-statistics-and-england-housing-survey-glossary/a-to-z>

<sup>8</sup> see: <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>

**Table 6: Completions carried out on Developments for over 55's/Elderly and Homes providing Limited Care.**

Time period	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 <sup>st</sup> April 2019 – 30 <sup>th</sup> September 2019	None	0	0
1 <sup>st</sup> October 2019 – 31 <sup>st</sup> March 2020	Hazelwood Guest House 24-25 Portland Street	8	8
	Land to SE of Ryedale Caravan Site Green Lane Clifton	4	4
<b>2019/20</b>		<b>12</b>	<b>12</b>

1.15. Sites granted Certificates of Lawful Use (CLUs), Certificates of Permitted Use (CPU) together with Certificates of Lawful Development (CLDs) accounted for a net additional 2 homes within our completions returns for the full 2019/20 monitoring year (see Table 7 below for detail).

**Table 7: Completions through Certificates of Lawful Use and Permitted Use**

Time period	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 <sup>st</sup> April 2019 – 30 <sup>th</sup> September 2019	78 Burnholme Avenue	4	3
1 <sup>st</sup> October 2019 – 31 <sup>st</sup> March 2020	32 Stockton Lane	1	-1
<b>2019/20</b>		<b>5</b>	<b>2</b>

1.16. To put this in an overall context of completions over time, Table 8 provides details of net housing completions for the previous 10 monitoring years.

**Table 8: Dwelling completions and Demolitions by Year, 1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2020**

Year	Completions	New Build	Net Conversions/ COU	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2010-2011	571	489	65	9	56	40	514
2011-2012	354	279	45	5	40	3	321
2012-2013	540	441	70	9	61	29	482
2013-2014	374	302	57	3	54	14	345
2014-2015	523	378	139	7	132	10	507
2015-2016	1171	908	219	1	218	6	1121
2016-2017	996	420	564	21	543	7	977
2017-2018	1336	1111	195	12	183	10	1296
2018-2019	481	299	155	18	137	5	449
2019-2020	596	437	134	11	123	11	560
<b>2010-2020</b>	<b>6942</b>	<b>5064</b>	<b>1643</b>	<b>96</b>	<b>1547</b>	<b>135</b>	<b>6572</b>



1.17. The figures reveal that York experienced a mean average<sup>9</sup> of **657.2** annual completions over the last 10 monitoring years (2010/11 to 2019/20). This compares to a median average of **510.5** over the same period. For the last 5 years, a mean average of **880.6** additional homes per year have been built (2015/16 to 2019/20), this compares to a median average of **977** for the same time period.

## 2. Housing Consents 2019/20

2.1. During the full 2019/20 monitoring year a total of **3,466 net new homes** were approved within the City of York authority area. Table 9 reveals that the approval rate has been healthy and reflects a confident housing market over the monitoring period.

2.2. These figures indicate a strong projection for future housing completions over the coming years. However, continued monitoring and contact with the building industry is required to determine estimates of the future consents in order to understand the impact of the current Covid-19 situation on the development industry.

**Table 9: Housing Consents (1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020)**

Year	Consents (Gross)	Proposed New Build	Proposed Net Conversions	Proposed Net Change of Use	Proposed Demolitions	Potential Net Dwelling Gain
1 <sup>st</sup> April 2019 – 30 <sup>th</sup> Sept 2019	129	77	8	37	2	120
1 <sup>st</sup> Oct 2019 – 31 <sup>st</sup> March 2020	3359	3221	9	119	3	3346
<b>2019-2020</b>	<b>3488</b>	<b>3298</b>	<b>17</b>	<b>156</b>	<b>5</b>	<b>3466</b>

2.2. Analysis of our consents records reveals that by far the largest proportion of housing schemes granted approval over the monitoring period were the result of 3,391 net homes being approved on standard housing sites (Use Class C3).

2.3. Table 10 provides details of the contributors to this total, the largest of which is the outline consent for up to 2,500 homes at the proposed York

<sup>9</sup> See note at end of this report that explains the difference between both a mean and median average

Central Development site<sup>10</sup>. A further 425 additional homes were granted outline consent at the Cocoa Works Site, Haxby Road (Phase II)<sup>11</sup>, whilst full consent was also granted for 266 homes the Former Civil Service Sports Ground, Boroughbridge Road<sup>12</sup>, following appeal. These three sites make up for 3,191 homes approved during the 12 month period and equate to 92% of all approvals.

**Table 10: Traditional (Use Class C3) Housing Consents**

	Site Name	Gross Additional Homes Allowed	Net Additional Homes Allowed
1 <sup>st</sup> April 2019 – 30 <sup>th</sup> September 2019	Z Curry & Sons Ltd Workshop R/O 2 Hawthorn Street	10	10
	The Groundsmans House (No 24) & Land to R/O Mount Vale Drive	12	11
	Proposed Apartment Block Clock Tower Way	12	12
	Former Del Monte Site Skelton Park Trading Estate Shipton Road Skelton <sup>13</sup>	17	17
	The Clock Tower Bishopthorpe Road	22	22
	Sites Granted Consent for 5 or less Homes	50	45
1 <sup>st</sup> October 2019 – 31 <sup>st</sup> March 2020	62 Balmoral Terrace	7	7
	Hungate Development Site (Block D) <sup>14</sup>	10	10
	Hotel Noir Ltd 3-5 Clifton Green	10	10
	The Cocoa Works Haxby Road (Phase 1) <sup>15</sup>	21	21
	Former Civil Service Club & Agricultural Land North of Boroughbridge Road	266	266
	The Cocoa Works Haxby Road (Phase 2)	425	425
	York Central Leeman Road	2500	2500
Sites Granted Consent for 5 or less Homes	48	35	
<b>2019/20</b>		<b>3410</b>	<b>3391</b>

2.4. Table 11 provides a detailed breakdown of the various categories of housing approvals that make up the consented totals comprising of traditional (Use Class 3) residential approvals, sites granted consent through lawful use or lawful development and sites with 'prior approval'. Tables 12 provides specific details of the sites benefitting from 'prior approval' over the full monitoring period.

<sup>10</sup> Allocation ST5 'York Central' in the submitted Local Plan Publication Draft (2018) currently under examination.

<sup>11</sup> Allocation ST17 'Nestle South' in the submitted Local Plan Publication Draft (2018) currently under examination.

<sup>12</sup> Allocation ST2 'Former Civil Service Sports Ground' in the submitted Local Plan Publication Draft (2018) currently under examination.

<sup>13</sup> This figure relates to the addition of a further 17 homes compared to earlier approval for 60 homes on this site.

<sup>14</sup> This figure relates to the addition of a further 10 homes compared to earlier approval for 186 homes on this site.

<sup>15</sup> This figure relates to the addition of a further 21 homes compared to earlier approval for 258 homes on this site.

**Table 11: Components of Housing Consents (1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020)**

Year	Type of Approval	Number of Sites Granted Consent for Housing	Gross Additional Homes Consented	Net Additional Homes Consented
1 <sup>st</sup> April 2019 – 30 <sup>th</sup> September 2020	Residential (Use Class 3) Approval	41	123	117
	Sites Granted Certificates of Lawful Use/Development <sup>16</sup>	2	5	2
	'Prior Approval' Sites (see paragraph 1.6 above for details)	1	2	2
	Sites with reductions in housing numbers due to amendments to original approval <sup>17</sup>	1	-1	-1
1 <sup>st</sup> October 2019 – 31 <sup>st</sup> March 2020	Residential (Use Class 3) Approval	38	3287	3274
	'Prior Approval' Sites (see paragraph 1.6 above for details)	4	73	73
	Sites with reductions in housing numbers due to amendments to original approval <sup>18</sup>	1	-1	-1
<b>2019/20</b>			<b>3488</b>	<b>3466</b>

2.5. Table 12 provides details of the 5 sites benefitting from 'prior approval' through Office-Residential Conversions (ORCs), Agricultural Buildings to Residential (ABC) and Light Industrial to Residential (LIC) and a further 75 net additional homes have been allowed within this category. Two sites in Rougier Street (Rougier House and Northern House accounting for 10 and 58 homes respectively) make up more than 90% of this figure.

<sup>16</sup> See Table 7 for full details (please note approval for development at 32 Stockton Lane made in first 6 months of this monitoring year, completion took place in second half of year)

<sup>17</sup> This represents the reduced capacity of the York St John University Playing Fields, Hull Road site by 1 home compared to an earlier approval for 70 homes.

<sup>18</sup> This represents the reduced capacity of the 26 Marygate site by 1 home compared to an earlier approval for 2 homes.

**Table 12: Sites Consented as a Result of 'Prior Approval'**

Site Name		Gross Additional Homes Allowed	Net Additional Homes Allowed
1 <sup>st</sup> April 2019 – 30 <sup>th</sup> September 2019	Bank of Scotland 6 Nessgate <sup>19</sup>	2	2
1 <sup>st</sup> October 2019 – 31 <sup>st</sup> March 2020	Pine Alley Workshop Carey Street	1	1
	Wheldrake Hall Farm Church Lane Wheldrake	4	4
	Rougier House 5 Rougier Street	10	10
	Northern House Rougier Street	58	58
		<b>75</b>	<b>75</b>

- 2.6. During the full monitoring year no consents were granted for retirement homes/over 55's living accommodation, homes providing limited care or for off campus privately managed student accommodation.
- 2.7. In order to provide context of approvals over time, Table 13 shows that York has experienced a mean average of **1,083.1** annual housing consents over the last 10 full monitoring years. This compares to a median average of **892** annual consents over the same period. For the last 5 years a mean average of **1,465.4** annual consents have been granted (2015 to 2020), this compares to a median average of **1,104** for the same time period.

**Table 13: Housing Consents Granted Between 1<sup>st</sup> April 2010 and 31<sup>st</sup> March 2020**

Year	Gross Housing Permissions	Net Housing Permissions
2010/2011	224	198
2011/2012	203	174
2012/2013	365	337
2013/2014	1556	1531
2014/2015	1294	1264
2015/2016	710	680
2016/2017	487	451
2017/2018	1147	1104
2018/2019	1658	1626
2019/2020	3488	3466
<b>2010 to 2020</b>	<b>11132</b>	<b>10831</b>

<sup>19</sup> This figure relates to the addition of a further 2 homes compared to earlier approval for 16 homes on this site

## Appendix 1: Notes

### Calculation of Student Accommodation Units within the Housing Figures

DCLG produced a “Definition of “General Housing Terms” in November 2012 (see link below)

<https://www.gov.uk/definitions-of-general-housing-terms>

which states that “*purpose-built (separate) homes (eg self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling*”.

It should be noted that as recently as last year the National Planning Practice Guidance (NPPG) provided further information on how local planning authorities should deal with student housing in their housing supply in the section on housing and economic land availability assessment methodology - Paragraph: 038 Reference ID: 3-038-20140306. This reference has since been removed.

However, MHCLG through their dwelling definition in the Housing Flow Reconciliation returns form and guidance notes

(see link: <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>)

have in the meantime provided clarity to local authorities in how to deal with student accommodation and communal accommodation in their assessment of completions.

Each housing site including off campus privately managed student accommodation has been assessed in these terms by CYC in calculating housing capacity and is represented in the tables above.

For example the Proposed Student Accommodation at Hallfield Road comprised 326 bed spaces in 28 x 1, 2 x 3, 17 x 4, 40 x 5 and 4 x 6 bed cluster units and was calculated as **91** housing units when the DCLG definition was applied. Whereas, St Josephs Convent, Lawrence Street included 660 bed spaces in 514 x 1, 1 x 3, 19 x 5 and 8 x 6 bed cluster units which equated to **542** housing units when the MHCLG definition was applied.

### Assisted Living/Over 55's Accommodation

Please refer to Policies H3: balancing the Housing Market and H9: Older Persons Specialist Housing of the emerging Local Plan (Publication Draft February 2018 – Regulation 19 Consultation) that provides the annually assessed need for this type of accommodation which has been evidenced through the SHMA (2016), SHMA Addendum (2016) and SHMA Update (2017). The need for this type of accommodation has been calculated and forms part

of our objectively assessed housing need (OAN) and we now monitor completions against this demand figure. The City of York Council SHMA and Addendum (2016) analysis identifies that over the 2012-2033 period there is an identified need for 84 specialist units of accommodation for older people (generally considered to be sheltered or extra-care housing) per annum. Such provision would normally be within a C3 use class and is part of the objective assessment of housing need

### **Averages used within this document**

For clarity;

A mean average results from adding up all the numbers and then dividing by the number of numbers – this is the usual way of displaying an average and takes account of all figures.

The median average is the "middle" value in the list of numbers. To find the median the numbers need to be listed in numerical order from smallest to largest and the mid point is taken. The potential advantage of using a median average is that very large and very small values don't affect it.

### **On Campus Student Accommodation and other Communal Establishments**

Due to time constraints and ongoing collation of evidence, an adjustment to the overall housing figure in accordance with Paragraph 9 of the Housing Delivery Test Rulebook, (whereby on campus student accommodation and other communal accommodation that have two nationally set ratios applied, based on England Census data), has not been included within this report.

***N.B. Please note that a number of site visits for this 2019/20 housing update were carried out during March 2020, prior to lockdown, and information provided on site at that time has been used to complete the end of year totals. We accept that on a very small number of sites the new working practices may have affected the anticipated completion numbers, however, the Forward Planning Team are confident that our data is as accurate as practicably possible at this time.***

**Annex 4:**

**Windfall Update Technical Paper 2020**

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# **1 Introduction**

- 1.1 In addition to our previous Windfall Allowance Technical Papers that formed part of the evidence base to support the City of York Local Plan through consultation, this paper updates our evidence base to 1<sup>st</sup> April 2020 and provides additional evidence to help justify the inclusion of a windfall allowance within the future housing land supply.
- 1.2 This update has been prepared to aid discussion as to whether the City of York Council has sufficient reliable evidence to justify the inclusion of a qualified windfall allowance within the calculation of the five-year housing land supply, and over the longer Plan period up to 2033.
- 1.3 A summary of comments made to the Windfall Technical Paper during previous consultation exercises on the Draft Local Plan have been included in Annex 3. This takes account of representation made as a result of the City of York Local Plan Publication Draft (Regulation 19 Consultation) (February 2018) together with those received through the Proposed Modifications Consultation (June 2019) and a considered response to the issues raised has been provided.
- 1.4 Where appropriate reference is made to our previous Technical Papers to ensure this update is concise whilst it also aligns with current national policy and guidance.

## 2 Policy Context

### NPPF Windfall Definition

- 2.1 As the City of York Local Plan is being examined under the transitional arrangements set out in Annex 1 to the revised National Planning Policy Framework, the policies in the previous version of the framework published in 2012 will continue to apply, as will any previous guidance which has been superseded since the new framework was published in July 2018.
- 2.2 Paragraph 48 of the 2012 NPPF and revision note to the NPPG of March 2014 provides clarity on the appropriateness in the use of windfalls, whilst paragraphs 2.1 to 2.5 of the City of York Council Local Plan Windfall Allowance Technical Paper (July 2016) expands on these details. (See link below)

[https://www.york.gov.uk/downloads/file/11252/windfall\\_allowance\\_technical\\_paper\\_2016](https://www.york.gov.uk/downloads/file/11252/windfall_allowance_technical_paper_2016)

- 2.3 The Revised National Planning Policy Framework (NPPF) of February 2019 and National Planning Policy Guidance (NPPG) both provide direction on what constitutes a windfall and when it is appropriate to include an allowance within the future housing supply trajectory. However, as explained in paragraph 2.1, above, neither contemporary national policy nor guidance can be used in evidence based documents in our Plan whilst under examination.

### City of York Windfall Definition

- 2.4 Consistent with our earlier technical papers' windfall definition we have excluded all previously identified sites from our analysis and removed all historic garden infill sites. We have included changes of use brought about through relaxed permitted development rights (now made permanent), also known as 'prior approval' sites along with completions resulting from un-allocated off-campus privately managed student accommodation completions. Both Brownfield and Greenfield unidentified windfall sites are included within our calculations. A full explanation of this definition is included in paragraphs 2.7 to 2.12 of our earlier 2016 Technical Paper and can be viewed via the link provided below.

[https://www.york.gov.uk/downloads/file/11252/windfall\\_allowance\\_technical\\_paper\\_2016](https://www.york.gov.uk/downloads/file/11252/windfall_allowance_technical_paper_2016)

### 3 Analysis of Windfalls in the City of York

#### Historic Windfall Delivery and Trends Experienced in York's Housing Market

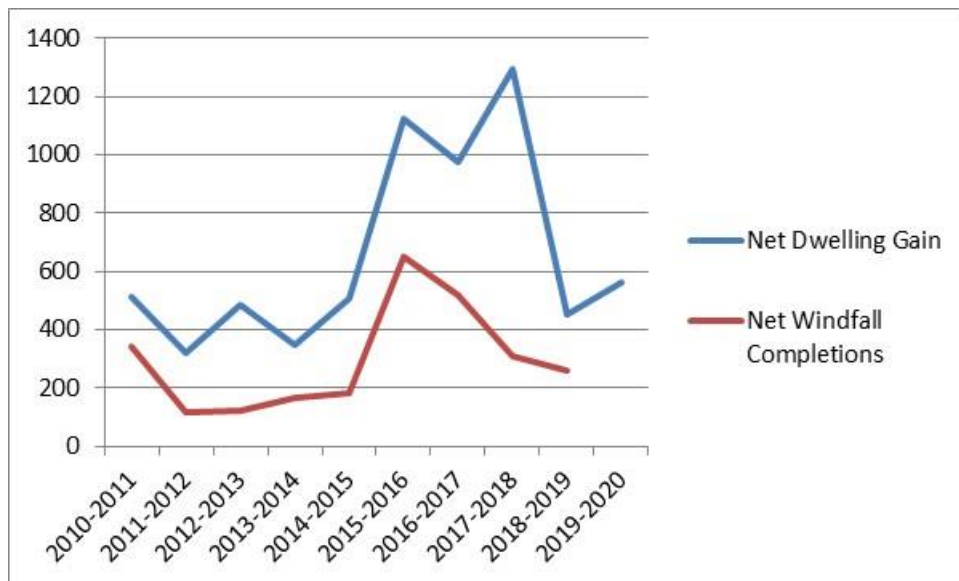
- 3.1 Analysis of our historic housing completion figures indicates that a considerable element of York's housing supply has been provided through un-identified windfall sites.
- 3.2 Table 1, below, shows that of 6,572 net additional homes built in York during the last 10 years (2010-2020), a total of 2,850 units have resulted from completions on windfall sites. This represents over 43% of all completions over that period.
- 3.3 During years 2011/12 to 2014/15 the proportion of housing through windfalls fell to levels well below the average of 285 per annum. However, during both the 2015/16 and 2016/17 monitoring years the largest numbers of windfall completions were experienced with a total of 1,166 completions. The smallest proportion of homes completed through windfall (23.77%) took place in 2017/18, however, with 308 completions this represented an above average total. The greatest proportion of windfall completions was experienced in 2010/11 when 66.93% of the housing supply was through windfall. In 2019/20 a lower than average number of windfall completions was experienced (187), this did however represent more than 33% of all completions carried out during the monitoring period.

**Table 1: Historic Annual Windfall Completions**

Year	Net Dwelling Gain	Net Windfall Completions	Proportion of Windfalls as a % of Overall Completions
2010-2011	514	344	66.93%
2011-2012	321	117	36.45%
2012-2013	482	122	25.31%
2013-2014	345	164	47.54%
2014-2015	507	182	35.90%
2015-2016	1121	650	57.98%
2016-2017	977	516	52.81%
2017-2018	1296	308	23.77%
2018-2019	449	260	57.91%
2019-2020	560	187	33.39%
<b>2010-2020</b>	<b>6572</b>	<b>2850</b>	<b>43.37%</b>

- 3.4 Graph 1 below shows how windfalls have generally mirrored overall trends of housing completions over the last ten years reflecting both periods of growth and recession. This has generally been true other than during 2017/18 that saw significant levels of housing development on allocated sites with 958<sup>1</sup> homes resulting from this source – none of which, by definition, can be counted as windfalls.
- 3.5 It should be noted that York did not have an adopted plan for the ten year monitoring period or an agreed objectively assessed housing need (OAHN). Similar high windfall levels are unlikely to continue in the future years if sites are identified early in the planning process via Strategic Housing Land Availability Assessments (SHLAAs) and recognised processes resulting in their allocation. This uncertainty should be taken into account in any qualified windfall projections.

**Graph 1: Historic Housing Completions Compared to Windfall Completions**



- 3.6 This is especially true in the case of **sites above 0.2 ha**, the threshold used to assess for the allocation of sites. This threshold

<sup>1</sup> The most significant allocated sites providing homes during 2017/18 were; St Joseph’s Convent, Lawrence Street (526) Hungate (195) Former Terry’s Factory Site Bishopthorpe Road (88) and Former Grain Stores Water lane (82)

has been used in both the 'call for sites' and SHLAAs that have assisted in identifying suitable draft housing allocations.

- 3.7 In general other Local Authorities use a larger threshold of around 0.4 ha for site identification within their urban capacity studies. City of York Council has adopted 0.2 ha as its threshold, which recognises that the supply of housing from this type of site has provided a significant contribution to past housing completions. Using a lower threshold will help to identify more sites as allocations and should theoretically reduce the number of unidentified windfall sites coming forward in the future housing supply.
- 3.8 Using the last ten year monitoring period to estimate the future supply of windfall delivery should ensure that neither an overly optimistic nor pessimistic projection for windfalls will be applied. As this document updates our previous technical papers with the inclusion of our 2019/20 completions it reflects the most recent market trends to ensure the most robust evidence base has been used.
- 3.9 Historic housing windfall rates for the entirety of City of York Council area have been recorded for a number of years and form a subset of the housing completions figures that have appeared within our previous Annual Monitoring Reports. The tables provided below show evidence of historic windfall completions based on size of site and type, and have been compared against overall housing completion figures by way of context.
- 3.10 All past completions that appear in the tables have been based on;
- Development Management housing consents – a record of decisions on planning applications is updated monthly
  - Completions returns provided by our Building Control team
  - Site visits carried out on a 6 monthly basis to check completions
  - Contact with applicants, developers and agents at regular intervals to confirm both completion and predicted completion levels, and
  - Monitoring of extant consents, new permissions and inclusion of development given lawful use through certificates of lawful development (previously not included within housing returns).
  - Council tax records

3.11 Table 2 below provides details of the number of housing windfall completions over the ten year period from April 2010 to March 2020, split by size and type. It should be noted that two of the main contributors to net additions to the housing windfall supply over that period came from conversions (inclusive of changes of use) with 1,387 and from sites below 0.2 hectares (very small windfall sites) with 428. These totals are significant in as much as they fall outside the threshold used to identify potential housing allocation sites in our emerging Local Plan and will not be identified in future years.

3.12 This analysis of previous windfalls is carried out using the following categories;-

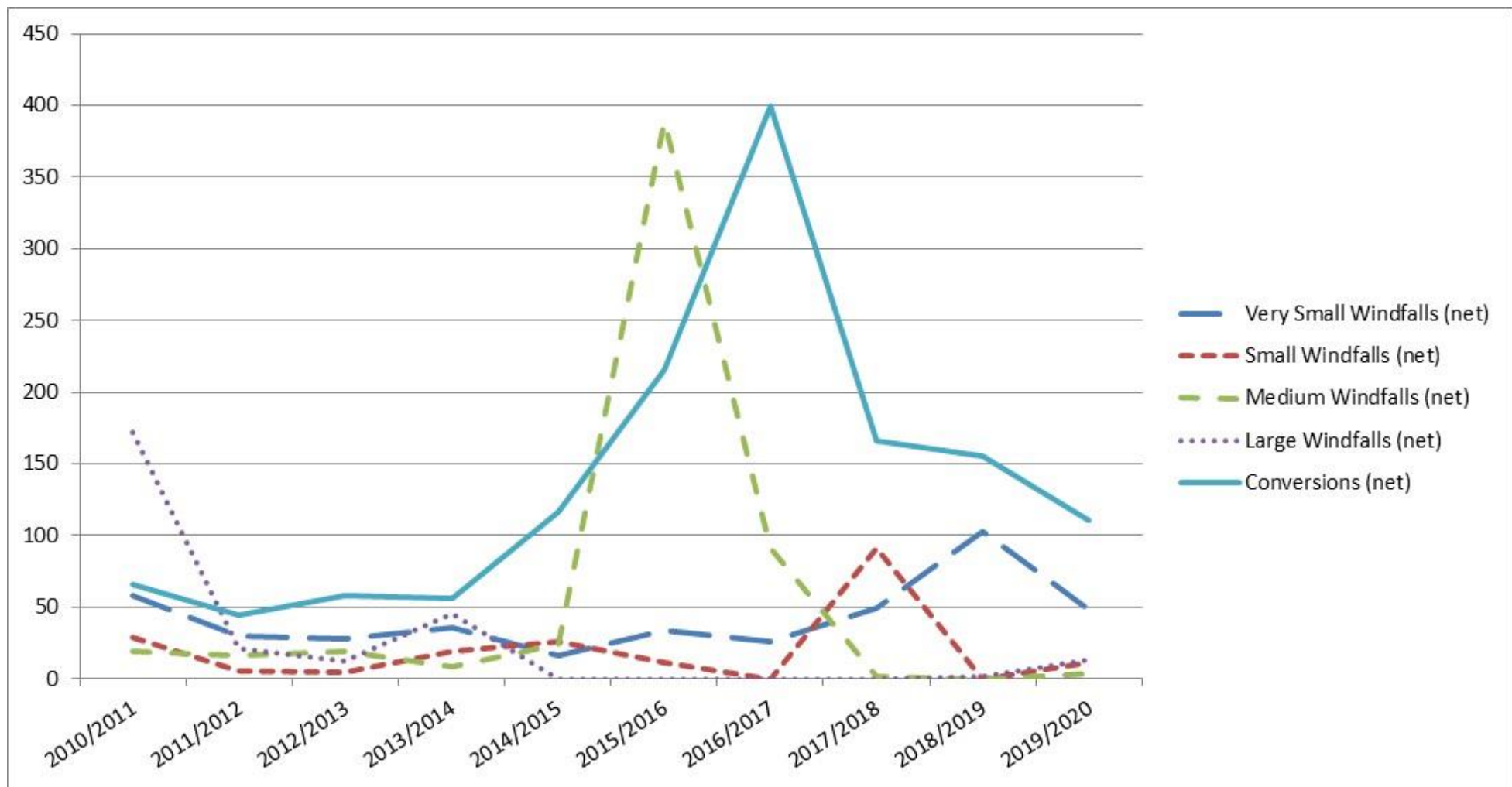
- **Very small windfalls** – on sites less than 0.2 hectares
- **Small windfalls** – on sites between 0.2 and 0.4 hectares
- **Medium windfalls** – on sites between 0.4 and 1.0 hectares
- **Large windfalls** – on sites over 1.0 hectares
- **Windfalls resulting from changes of use to residential properties and conversions to existing residential units**

**Table 2: Historic Annual Windfall Completions Separated into Size and Type**

Year	Very Small Windfalls (net)	Small Windfalls (net)	Medium Windfalls (net)	Large Windfalls (net)	Conversions (net)	Total (net)
2010/2011	58	29	19	172	66	344
2011/2012	30	6	16	21	44	117
2012/2013	28	5	19	12	58	122
2013/2014	36	19	8	45	56	164
2014/2015	16	26	24	0	116	182
2015/2016	34	11	389	0	216	650
2016/2017	26	0	91	0	399	516
2017/2018	49	91	2	0	166	308
2018/2019	103	0	0	2	155	260
2019/2020	48	11	4	13	111	187
Totals 10-20	428	198	572	265	1387	2850

3.13 Both Table 2 and Graph 2 provide a complete picture of the overall levels of windfall completions over the last ten years.

3.14 Graph 2 displays the fluctuations experienced in past windfall supply. It shows that on sites over 0.2 ha significant variations have taken place. By comparison sites below 0.2 ha and completions resulting from changes of use and conversions to existing homes vary less in their extremes and have provided a relatively constant source of new homes over the monitoring period.



Graph 2: Illustration of Historic Annual Windfall Completions by Size and Type



3.15 Some of the more significant completions making up these variations were carried out within the windfall categories resulted from the following:

- During 2010/11, of the 172 completions on large sites, all were a result of the development on the previously developed land to the Rear of the Letter Delivery Office (Birch Park).
- In 2015/16 a total of 389 homes were provided on medium sized sites, these arising from the student accommodation completed at the Old Yorkshire Evening Press Site, 76-86 Walmgate (361 homes) and the retirement homes completed on the former Fox & Hounds, Copmanthorpe (28 homes).
- 2015/16 also experienced significant levels of windfall completions through changes of use. Holgate Villa (50) 3 Pioneer Business Park (19) and Matmer House, Hull Road (14) being the three largest contributors in this category.
- In 2016/17 a total of 399 net new homes resulted from conversions or changes of use and of this number 252 homes came about through sites benefitting from relaxed permitted development rights to allow conversion to residential use. United House, Piccadilly (119) Castle Chambers, 7-13 Clifford Street (25), the William Birch & Sons Ltd former offices in Foss Place, Foss Islands Road (24) were the largest contributors within this category.
- During 2016/17 61 student accommodation units resulted from the change of use of 2-14 George Hudson Street.
- In 2017/18, a total of 89 new student flats were completed at St Lawrence WMC, 29-33 Lawrence Street on a small site (the scheme also resulted in a total of 19 net new flats as part of the change of use to the original structure)
- 2018/19 saw a rise in completions on sites of below 0.2 ha with 103 homes resulting from this source. Of this total 38 student flats were completed at the former Herbert Todd & Son land at Percy Lane, whilst a further 34 over 55's homes have been constructed at the former Oliver House site in Bishophill Junior.

- 61 sites provided 155 homes resulting from changes of use and conversion of residential properties during 2018/19. Of this total, 3 sites benefiting from prior approval (relaxed planning rules allowing conversion of office buildings) resulted in 27 new homes<sup>2</sup>, whilst the change of use to both Rowntree Wharf (25) and Former London's Toy Shop in Hawthorne Grove (10) made significant contributions within this category.
- During the 2019/20 monitoring year the largest contributions to windfall completions resulted from the changes of use and conversions category with a net total of 111 additional homes delivered on 45 sites, the most significant development being 17 student flats at the Fleeting Arms, Gillygate. Whilst a further 48 net new homes were completed on sites below 0.2ha with 21 student flats at the Coal Yard site in Mansfield Street and 14 dwellings at the former Fire Station, 18 Clifford Street being the most significant contributors to the housing supply within this sub-set.

3.16 Sites over 0.2 ha are shown to display more significant and varied levels of annual completions and greater ranges within the totals making any future trends more difficult to predict. As explained earlier these types of site are more likely to be identified in future years and, therefore, assessed as potential allocations. If a site, following full assessment is deemed appropriate for housing development and subsequently allocated it then falls outside the definition of windfalls.

3.17 A further breakdown of the windfall completion figures, as displayed in Table 3 below, highlights that over 63% of all windfall completions during the past 10 years took place either on very small sites below 0.2 ha or through changes of use to residential properties and conversion of existing homes. Neither of this type of site is likely to be picked up in housing land assessments and is, therefore, more appropriate for use in potential future windfall projections.

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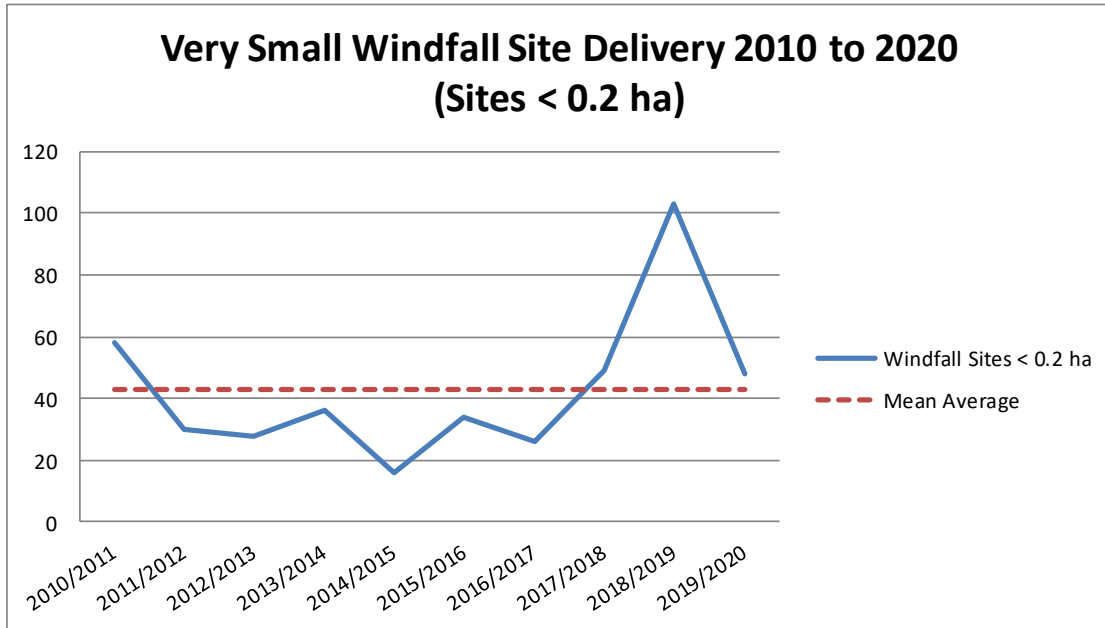
<sup>2</sup> Stonebow House, Diocese House (Aviator Court) and British Red Cross (Marsden Park) saw 13, 10 and 4 completions respectively during the monitoring period.

**Table 3: Breakdown of Windfall Completions by Size and Type**

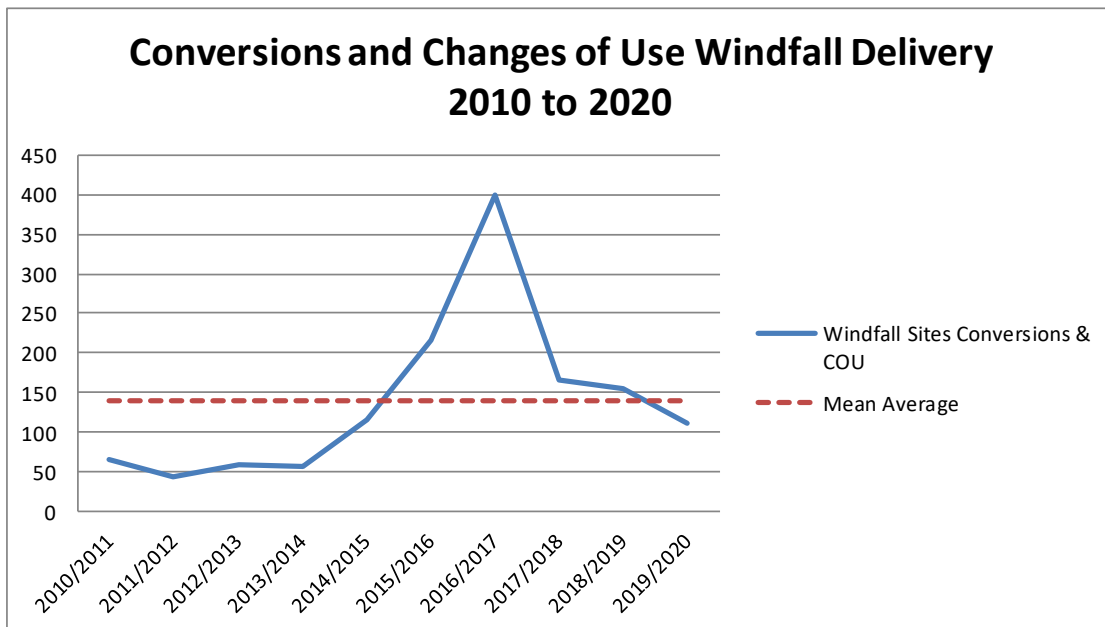
Size/Type of Windfall	Ten Year Total	Ten Year Mean Average	Windfall Types Represented as a Proportion of Total Windfalls (%)
Very Small Windfalls (Less than 0.2 ha)	428	42.8	15.02%
Small Windfalls (0.2 - 0.4 ha)	198	19.8	6.95%
Medium Windfalls (0.4 - 1.0 ha)	572	57.2	20.07%
Large Windfalls ( > 1.0 ha)	265	26.5	9.30%
Conversions/COU	1387	138.7	48.67%
<b>Totals</b>	<b>2850</b>	<b>285</b>	<b>100.00%</b>

- 3.18 Graphs 3 and 4 below show a representation of the last 10 years of windfall sites of less than 0.2 ha and conversions and changes of use. Both graphs display the range between the highest and lowest completion years.
- 3.19 For sites below 0.2ha housing completions reached 103 during 2018/19, the highest level achieved within this category over the ten year monitoring period. Prior to 2018/19 completions from this type of site have generally remained stable with the results from the 2019/20 completions reverting to similar levels of supply.
- 3.20 Completions through change of use and conversions of existing properties increased significantly in 2015/16 when over 200 new homes were created and almost 400 further homes coming from this category in 2016/17. This spike in delivery can be associated with the relaxation of permitted development rights introduced by central government in 2013. These ‘prior approval’ sites have become a continued, if less significant source of supply following the relaxation of rights that have now been made permanent. Since 2017/18 there has been a drop in completions from this source to 111 net new homes last year. However, this continues to represent a significant supply of homes within the authority area.

**Graph 3: Very Small Windfall Site Completions**



**Graph 4: Conversion & Changes of Use Windfall Site Completions**



## **4 Future Windfall Approach in the Local Plan**

### **Calculating an Appropriate Windfall Allowance**

4.1 A number of factors need to be considered before determining a realistic housing windfall allowance. The following issues are discussed within this part of the paper before setting our proposed approach to windfalls. These include;

- An appropriate timescale for historic windfall evidence;
- The threshold and type of windfall to be included;
- Trend analysis and the appropriate trend timescale to be used to ensure market conditions are reflected appropriately;
- When windfalls should appear in the housing trajectory;
- What level of windfalls should be applied to future housing projections;
- Should discount rates be applied to future windfall allowances; and
- What risks are there in including windfalls within a future housing land supply?

### **Timescale Used to Provide Historic Windfall Evidence**

4.2 The timescale for analysing historic windfall completions has been considered. Following a review of other local authority windfall papers, the use of the last ten years' figures is considered to be most appropriate, particularly as this period includes a wide range of market conditions.

4.3 Longer periods of historic completions records have been used in some authority windfall completions analysis whilst some reference shorter historic records. The advantage of using a 10 year trend ensures that the full cycle of market conditions that have taken place during that time should ensure that neither an overly optimistic or pessimistic projection for windfalls will be applied. A rolling 10 year windfall trend incorporated annually within the housing trajectory will ensure that any upturn or decrease in supply will be taken into account within future windfall allowances. By using a longer historic record this fluctuation could be lost within a larger dataset.

## Threshold and Type of Windfall to be Included

- 4.4 Research reveals that other planning authorities have set varying thresholds when considering what type of windfall site should be included within any allowance in future years. These have broadly been based on either capacity (potential number of homes that have been developed on individual sites, often set at 10 or more dwellings) or simply a size of site threshold.
- 4.5 City of York Council does not view a capacity threshold as providing the most meaningful approach to identifying sites. Site location tends to influence the number of acceptable homes appropriate for each site, and individual site constraints may affect capacity of each site. Over time this could result in similar sites being included within the figures or excluded elsewhere dependant on the location and changing market circumstances. These characteristics are difficult to monitor and can provide unbalanced evidence.
- 4.6 A size threshold, often of around 0.4 ha, has been used by a number of authority areas in analysing past windfall performance. This aligns with their SHLAA thresholds used in identifying potential future allocations.
- 4.7 Preference in York is for a size threshold of 0.2 ha throughout the authority area in our analysis of windfalls, and this accords with that set within the 'call for sites' to support the Local Plan. Use of this size threshold should help to capture more sizeable sites for potential housing allocations compared to a greater size threshold, and decrease the number of unidentified windfall sites coming forward in the future housing supply. Therefore, it is reasonable to assume that a qualified allowance for this type of development can be made in the future housing land supply.
- 4.8 Although we have recorded windfalls above the 0.2 ha threshold we do not intend to project forward an allowance for this type of site within the future housing supply for a number of reasons:
- The monitoring period covers a time in which we did not have a formally adopted development plan in place. Therefore, sites of this nature have not previously been identified as allocations. With a comprehensive Local Plan that includes identified site allocations for a full 15 year trajectory and regular SHLAAs

planned over the future years we expect to capture these sites as allocations rather than windfall sites.

- As can be seen from the graphs showing past delivery of this type of site, evidence reveals that the supply of housing from these sites is less predictable in the delivery of housing and projecting forward these rates could prove to be unreliable.

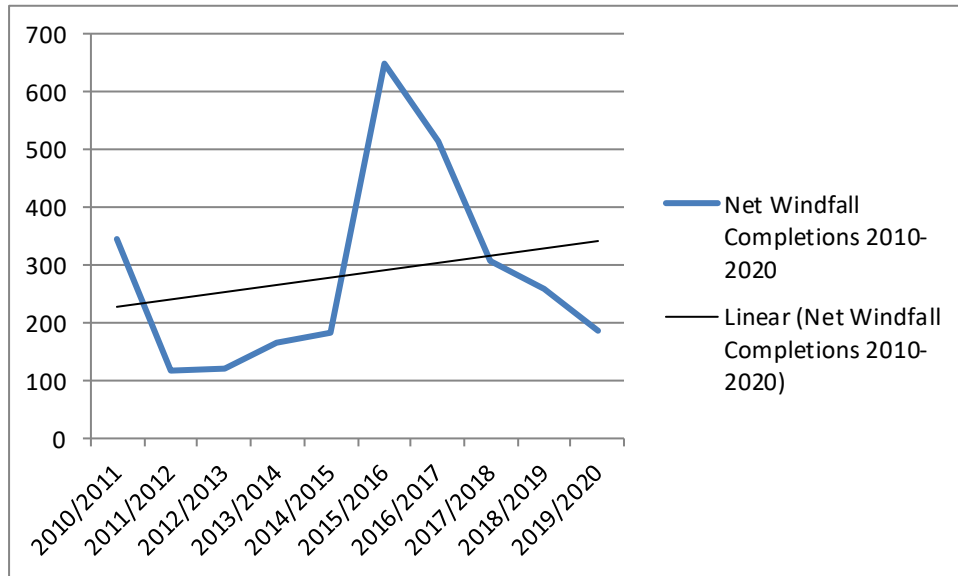
4.9 Changes of use and conversions of existing residential dwellings have delivered a steady and reliable source of housing in York throughout the monitoring period, even during recessionary times. This supply is likely to continue as a result of the announcement that the temporary measures introduced in 2013 to relax the permitted development rights, relating to the conversion of offices to residential use, have now been made permanent. As consented conversions of this type are already included within the unimplemented housing permissions and therefore accounted for within the housing trajectory, no increase in the rate of this type of windfall is proposed. However, future monitoring will take account of any variations and appropriate allowances will be made accordingly throughout the plan period.

### **Windfall Trend Analysis**

4.10 A relatively simple method for estimating a general trend in a set of data is to add a linear trend line to a chart. A trend line is similar to the line used to show results within a chart, but it doesn't connect each data point precisely as a line chart does. A trend line takes account of all the data meaning that minor exceptions or statistical anomalies will not distort the output. In some circumstances the use of a trend line is an aid in forecasting future figures.

4.11 When applying a trend line to overall windfall completions carried out between 2010 and 2020 the overall linear trend shows an increasing level over the monitoring period (see Graph 5 below).

**Graph 5: Net Windfall Completions 2010-2020**

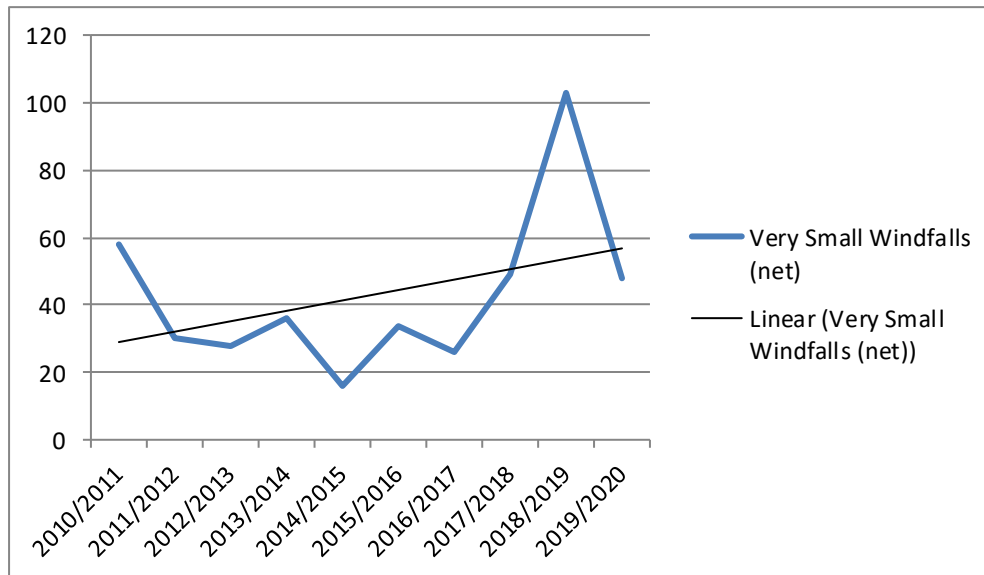


- 4.12 When we consider trend analysis of specific windfall rates we have included records for both the whole ten year monitoring period together with trends over the shorter term i.e. the last five years. In so doing we hope to pick up on any recovery or continued decline being experienced within the housing market to confirm that appropriate estimations are being applied to projected windfall delivery.
- 4.13 Further evidence shows that, for the two windfall types we deem appropriate for inclusion within our projected future housing supply, the following characteristics are apparent.
- 4.14 Graphs 6 and 7 reveal that in terms of very small windfalls (sites below 0.2 ha) the ten year trend is one of improving numbers, with over 150 homes being built within this category over the last two monitoring years helping to set the trend (see paragraph 3.18 earlier in this paper for details), similarly an upward trend is indicated over the last 5 years.
- 4.15 Conversions and changes of use completions (see Graphs 8 and 9) indicate an increasing trend over the longer term. However, over the shorter 5 year period the trend has decreased following a peak of 399 completions from this source in 2016/17 that was influenced greatly by the relaxed permitted development rights relating to office conversions introduced in 2013. With the 'prior approval' regulations now being made permanent this source is anticipated to provide a healthy supply of future housing completions, and even though the level of completions have decreased from the

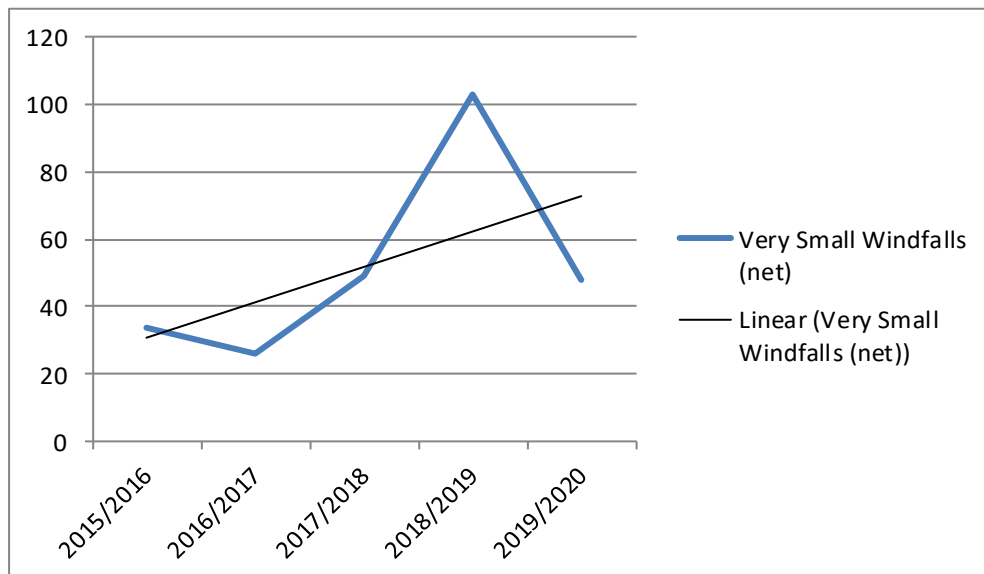


peak in 2016/17 over the last three years there has still been a healthy supply of over 430 homes.

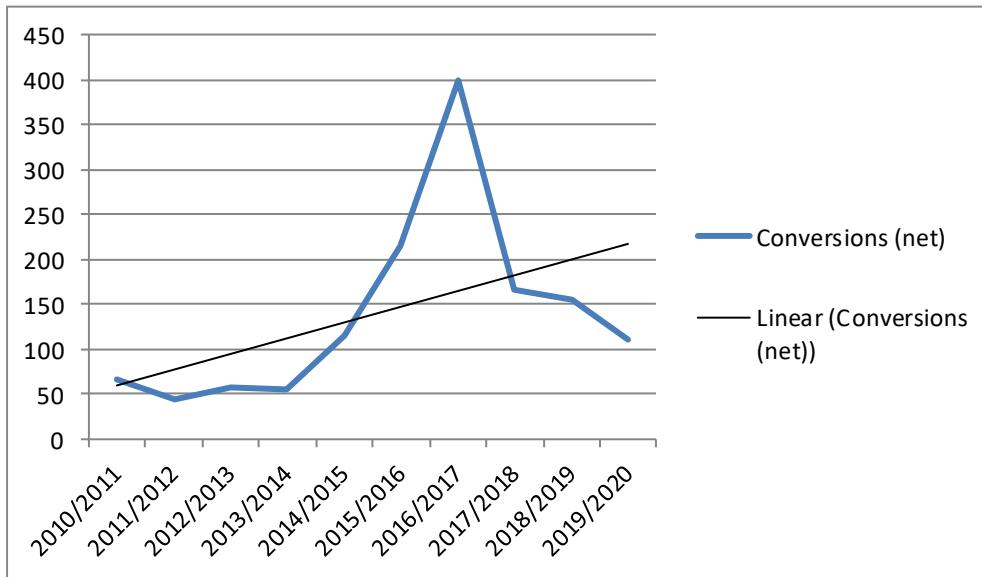
**Graph 6: Net Very Small Windfall Completions 2010-2020 (Sites <0.2ha)**



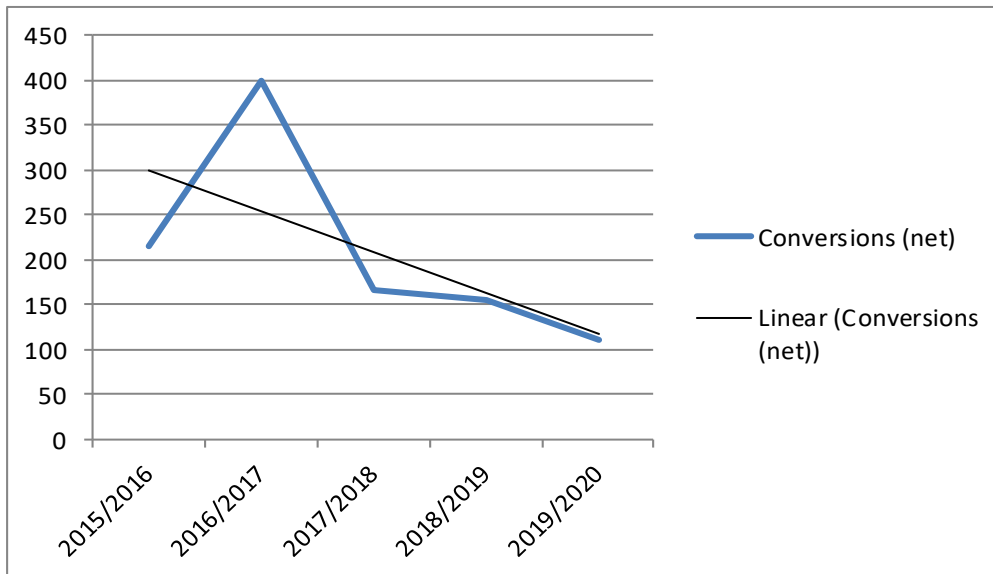
**Graph 7: Net Very Small Windfall Completions 2015-2020 (Sites <0.2ha)**



**Graph 8: Net Conversions and Changes of Use Windfall Completions 2010-2020**



**Graph 9: Net Conversions and Changes of Use Windfall Completions 2015-2020**



4.16 The following tables provide details of the trends associated with the different types of windfall over both the longer ten year and shorter five year historic monitoring periods.

**Table 4: Combined Brownfield & Greenfield Windfall Completion Trends**

Combined Brownfield and Greenfield Windfall Sites		
Type of Windfall	10 Year Trend	5 Year Trend
Very Small Sites (<0.2 ha)	↑	↑
Small Sites (0.2 to 0.4 ha)	↑	↔
Medium Sites (0.4 to 1.0 ha)	↑	↓
Large Sites (>1.0 ha)	↓	↑
Conversions and Changes of Use	↑	↓
All Brownfield/Greenfield Windfalls	↑	↓

**Key**

Decrease	↓
No Significant Change	↔
Increase	↑

The following tables (5 and 6) provide a breakdown of the preceding table's trends according to their type, whether greenfield or brownfield

**Table 5: Brownfield Windfall Completion Trends**

Brownfield Windfall Sites		
Type of Windfall	10 Year Trend	5 Year Trend
Very Small Sites (<0.2 ha)	↑	↑
Small Sites (0.2 to 0.4 ha)	↔	↔
Medium Sites (0.4 to 1.0 ha)	↔	↓
Large Sites (>1.0 ha)	↓	↑
Conversions and Changes of Use	↑	↓
All Brownfield Windfalls	↑	↓

**Table 6: Greenfield Windfall Completion Trends**

Greenfield Windfall Sites		
Type of Windfall	10 Year Trend	5 Year Trend
Very Small Sites (<0.2 ha)	↑	↑
Small Sites (0.2 to 0.4 ha)	↔	↔
Medium Sites (0.4 to 1.0 ha)	↔	↔
Large Sites (>1.0 ha)	N/A	N/A
Conversions and Changes of Use	↔	↔
All Greenfield Windfalls	↔	↔

- 4.17 This trend monitoring shows that the majority of categories have experienced either a levelling out or show an upward trend in housing delivery over the longer, 10 year monitoring period. However, following a general peak of windfall completions during both 2015/16 and 2016/17 the shorter 5 year trends tend to either stabilise or decrease.
- 4.18 Notably the type of windfall sites we intend to project forward within our housing trajectory such as those below 0.2ha show increased delivery trends in both the long and short term, whilst completion levels through changes of use and conversions remain relatively high, even though falling over the previous 5 year monitoring period. This provides the required evidence to project forward at least a mean average of past performance within these categories of windfall sites within the housing trajectory.
- 4.19 The downward trend in completions through large sites seen over the last 10 years will not form part of our evidence to inform future windfall projections as these sites should form the identified allocations within the Local Plan.
- 4.20 For a complete record of windfall trends separated into Greenfield and Brownfield sites and the full range of categories analysed over the last five and ten year periods see Annex 2 of this document.

## When should Windfalls appear in the Housing Trajectory?

4.21 Paragraph 70 of the Revised National Planning Policy Framework (February 2019) advises that ‘Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends’ (see paragraphs 2.1 to 2.4 within this paper for full reference). The following paragraphs describe our intended approach.

## Windfall Allowance in Years 1-5 of the Housing Trajectory

4.22 Our unimplemented housing consents records reveal that from a total of 7,306 homes with consent there were 869 net additional homes with extant consent at 1<sup>st</sup> April 2020 on sites regarded as windfalls (see Table 7). Of this total 639 had gained consent on sites of less than 0.2 ha or could result from changes of use or conversions to existing dwellings. Further scrutiny of the data shows that within this number 228 net homes have approval as a result of the relaxation of permitted development rights in terms of office to residential conversions (ORCs), whilst a further 19 are student cluster units that have gained approval on previously unidentified sites. All this evidence indicates that a continued supply of homes built on windfall sites should be maintained within the short term.

**Table 7: Potential Windfall Sites with Extant Consent at 1<sup>st</sup> April 2020**

Size/Type of Windfall	BF Sites	GF Sites	Total BF + GF	Windfall Types Represented as a Proportion of Total Windfalls (%)
Very Small Windfalls (Less than 0.2 ha)	216	11	227	26.12%
Small Windfalls (0.2 - 0.4 ha)	4	17	21	2.42%
Medium Windfalls (0.4 - 1.0 ha)	130	11	141	16.23%
Large Windfalls (> 1.0 ha)	64	4	68	7.83%
Conversions/COU	380	32	412	47.41%
<b>Totals</b>	<b>794</b>	<b>75</b>	<b>869</b>	<b>100.00%</b>

4.23 We do not consider it to be appropriate to include a windfall allowance within the first three years of the housing trajectory. This will provide an appropriate time scale for any applications on sites which would ultimately result in windfall completions to go through the development process. This timescale also allows for

completions of windfalls with extant consent to be built out at reasonable lead in times and, therefore, avoid double counting. The double counting of SHLAA sites and extant windfall consents within the allowance needs be avoided otherwise an over estimation of supply from this source would be deemed unsupportable during inspection of the Plan.

- 4.24 Phasing in a windfall allowance will provide more certainty in the early part of the trajectory and will avoid double counting. The estimation of housing supply will, therefore, be based on known consented development and anticipated delivery schedules provided by applicants/developers rather than relying on unidentified windfall sites providing homes in the early part of the Plan.
- 4.25 Consideration has also been given to an approach whereby windfalls were only to be accounted for beyond the first 5 years of the trajectory. Whilst this method would avoid any potential double counting and only rely on extant consents and identified draft allocations for completions in the 5 year housing supply, it would represent a very cautious view of windfall projections. Trend analysis shows that an increase in windfall completions within the categories to be projected forward has been evidenced in both the longer and short term. Further, with the relaxed permitted development rights now made permanent, and the consent analysis shows that this type of development continues to come forward, it is highly likely that windfalls will continue to contribute significant levels of new housing in future years.

### **Windfall Allowance in Years 6-15 of the Housing Trajectory**

- 4.26 The revision note to the NPPG on 22<sup>nd</sup> July 2019 states;
- “Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance (using the same criteria as set out in paragraph 67 of the National Planning Policy Framework)”*
- 4.27 In terms of geographical area we have included all land contained within the City of York local authority boundary. This aligns with the assessment of housing market sub areas undertaken as part of

our Strategic Housing Market Assessment (SHMA) of June 2016 and Updated SHMA of September 2017.

4.28 As with years 4 and 5, a windfall allowance based on historic mean average completions of sites <0.2 ha together with conversions of existing dwellings and homes resulting from changes of use is to be used from year 6 of the housing trajectory. This projection of windfalls is deemed justified and appropriate, though it will continue to be monitored annually to reflect any market fluctuations and to ensure that a realistic estimate of future housing windfall supply is maintained throughout the Plan period.

### **The Level of Windfalls to be included in Future Housing Projections**

4.29 In taking a proportionate approach to identifying land for development in the emerging Local Plan only sites above 0.2ha have been identified as draft allocations. To ensure that we properly understand the potential for development on very small sites below this allocation threshold an assessment of the trends in the historic rate of windfall delivery along with changes of use and conversions has been carried out.

4.30 It should be noted that this monitoring period covers a time in which York had no adopted development plan and, therefore, continued high levels of windfall supply are unlikely to be maintained over the plan period, especially in the case of larger windfall sites above 0.2 ha (the threshold used for the allocation of sites). This is important to note because the NPPF requires not just compelling evidence of historic windfall rates but also evidence of expected future trends in order to justify using a windfall allowance within housing supply.

4.31 During the last 10 years housing supply from net windfall sites, by far the largest proportion derives from conversions/change of use and from very small windfalls (sites below 0.2ha). These totals are significant in as much as they fall outside the threshold used to identify potential housing sites in the Local Plan and therefore will not otherwise be identified in future years. By including a qualified allowance for this type of windfall within the housing supply this would ensure that an appropriate estimate of future windfall supply is included within the housing trajectory. The figure for windfalls proposed to be projected forward is **182** dwellings per annum which is

effectively a mean average for these two categories of windfalls calculated over a 10 year period. (See Table 8, below, for details)

**Table 8: Projection of Windfall Sites <0.2 ha and Change of Use and Conversions**

Mean Average	
Average windfall completions on sites <0.2 ha	43
Average windfall completions on COU & Convs	139
<b>Mean Average Projected Annual Windfall Rate</b>	<b>182</b>

### Applying Discount Rates to the Future Windfall Allowance

- 4.32 A discount rate can be applied to both the delivery of identified consented sites and housing allocations to allow for uncertainty within the market. This discount rate is typically around 10% based on evidence of past housing delivery of consented sites and comparison with other local authority non-delivery rates. Alternatively, an additional allowance in housing supply can be made. A discount rate for the future supply of housing from windfall sites (i.e. as yet unidentified windfalls without the benefit of consent) has been considered especially in the case of small sites below 0.2 ha. This acknowledges that the capacity of unidentified sites to accommodate future windfall development is finite within a constrained urban area.
- 4.33 An increase in the delivery of homes resulting from changes of use from offices is currently being experienced largely a result of relaxed permitted development rights. Whilst this source of supply is finite and may reduce over time it is too early to predict such an outcome bearing in mind that we are only now experiencing completions resulting from the legislative change.
- 4.34 However, as a result of our analysis of delivery trends (see Section 3) indicating increasing levels of changes of use of existing properties over the last 10 years and maintained levels of housing resulting from sites below 0.2 hectares, the discounting of projected windfalls for these reasons is not deemed appropriate at this time.
- 4.35 Should planning policy change in future years this approach may be reconsidered and potentially a discount rate applied at that time.



## Risks Involved in Including a Windfall Projection

- 4.36 Recognition is made of the fact that there are no circumstances in which the inclusion of any category of windfall carries no risk at all. However, at the same time by not including a windfall allowance this also carries implied risks, especially in light of NPPF direction and associated guidance that this may result in significant underestimates of future housing land supply.
- 4.37 Annex 1 of this paper carries out an appraisal of risks associated with the inclusion of various elements that fall within each windfall category. Whilst this approach can result in a subjective analysis we have endeavoured to evaluate all potential risks involved in any windfall inclusion.
- 4.38 The tables highlight that the lowest risk options for inclusion within a windfall projection are associated with sites of less than 0.2 ha (both brownfield and greenfield) together with conversions and changes of use.

## 5 Conclusions

5.1 A number of factors have been considered in determining a realistic housing windfall allowance. The following sets out our intended approach:

- Timescale for historic windfall evidence  
Use of selected completions from the last 10 years ensures that the full cycle of market conditions that have taken place during that time are taken into account. See paragraphs 4.2 and 4.3.
- Threshold and type of windfall to be included  
Very small sites (below 0.2ha) and change of use/conversions will be monitored as the basis for our projections. See paras 4.4 to 4.9.
- When to introduce windfalls into the housing trajectory  
To avoid double counting and allow time for sites to continue through the development process, windfalls will be included from year 4. See paras 4.21 to 4.28.
- What level of windfalls should be included in the housing trajectory  
A figure of 182 dwellings per annum provides an appropriate level reflecting past development trends. See paras 4.29 and 4.31.
- Discounts  
We do not intend to apply a discount to windfall projections. See para 4.32 to 4.35.

## Annex 1

### Risk Analysis

1. The following tables provide a risk analysis for all potential windfall categories and each type has been designated a level of risk associated with their inclusion within a future windfall projection.
2. Whilst there are no circumstances in which the inclusion of any category of windfall carries no risk at all, there has also be a recognition that by not including a windfall allowance this also carries with it implied risks, especially in light of NPPF direction and associated guidance that may seriously underestimate the future housing land supply.
3. Assigning risk to the elements making up a potential windfall allowance can be seen as a subjective exercise. In adopting a system that classifies potential windfall types into seven levels of risk we have endeavoured to designate each one appropriately and have only considered low and moderate risk categories for potential inclusion within a windfall allowance.

Type of Windfall	Component	Potential net Annual Completion Rate	Risk Analysis	Risk Level
Unallocated Brownfield Land	Very Small Site (<0.2 ha)	37.6	Historically this type of site has provided a significant level of housing completions within the York Authority Area. There has been an upward trend associated with this type of site providing housing over both the last 10 years and last 5 years as the market has corrected itself following recessionary times experienced around 10 years ago. (see the trend analysis section). This type/size of site will not be picked up in any future capacity study (SHLAA, 'call for site') as it falls below the minimum site size capacity threshold. Should a downward trend be experienced in future years, this will be reflected in future windfall projections and will need to take account of any trend analysis associated with developments within this category of windfall.	+
	Small Site (0.2 to 0.4 ha)	18.6	Sites ranging from 0.2 to 1.0 ha should be picked up in our housing capacity studies as they fall above the minimum size thresholds we currently apply for site assessment. It should be stressed that historically sites of this nature are unlikely to have been allocated over the last ten year monitoring period (a time over which York did not have an adopted development plan) and, therefore, the total completions resulting on them reflect this and are undoubtedly inflated as a consequence. Over the previous 10 years the trend is reasonably stable in the number of houses resulting from both of these sizes of site. However, in more recent years a very limited number of homes have resulted from these categories with just 7 homes being completed over the last two years when combined .	
	Medium Site (0.4 to 1.0 ha)	51.6		
	Large Site (>1.0 ha)	26.3	Whilst it could be argued that this type of site may not necessarily be picked up in a SHLAA, or similar urban capacity study, and that market conditions tends to bring about the availability of this type of site at irregular intervals and the possibility of Government incentives that may take place over time, the random nature in which this type of site is made available is very hard to predict. For this reason we do not consider it wise to include a future windfall allowance for this type of site. A steady downward trend over the long term for housing completions from this type of site has been experienced. 2019/20 saw the first completions within this category for more than 6 years and resulted in an increased trend over the short term.	
	Changes of Use & conversions	133.3	An upward trend in the supply of homes from conversions and changes of use has taken place over the last ten years. The continuation of high numbers of completions from this source have been experienced in more recent years due to Government incentives, through the relaxation of permitted development rights (now made permanent). However, a downward trend has taken place over the last 5 years as the peak of completions took place in 2015/16 and 2016/17. The supply remains strong and 111 new homes were completed in this category during 2019/20. It is most unlikely that this type of development will be identified through a housing capacity study. Therefore, we consider that the inclusion of a justified projection of this type of housing windfall should be made as they have consistently become available in York and are likely to continue to provide a reliable source of housing supply. Whist long term evidence, over the last 10 years, reveals that upward trends in the supply of homes from this source could justify a higher projection for future years the use of a mean average based on the last ten years is deemed appropriate as it provides more certainty and justification for the inclusion windfalls within the housing trajectory. Should the more recent relatively lower completion numbers continue, this will be reflected in a projection of a lower average for future years within the windfall figures	+

Type of Windfall	Component	Potential net Annual Completion Rate	Risk Analysis	
Unallocated Greenfield Land	Very Small Site (<0.2 ha)	5.2	Historically this type of site has provided a relatively low level of housing completions within the York Authority Area, although in only one year (2013/14) were no housing completions experienced from this source. 2017/18 experienced the highest level of completions from this source with 15. An upward trend associated with this type of site providing housing has been experienced over the last ten years indicating a return to more favourable market conditions. An increased trend in housing supply from this source has also been experienced over the last five years as the market has shown signs of improvement. As with unallocated Brownfield sites of the same size, this type of site will not be identified in any future capacity study (SHLAA, 'call for site') as it falls below the minimum site size threshold. There is the possibility of future plan policies protecting small urban Greenfield sites from development which adds to the risk potential for inclusion of this type of site in windfalls. Previously Greenfield sites were excluded from any future windfall projections, however, the most recent NPPF defines windfall sites as 'sites not specifically identified in the development plan'. Therefore, Greenfield sites have not specifically been excluded from potential future projections.	+
	Small Site (0.2 to 0.4 ha)	1.2	Similar to brownfield sites ranging from 0.2 to 1.0 ha these sites should be picked up in our housing capacity studies as they fall above the minimum size thresholds we currently apply for site assessment. It should be stressed that historically sites of this type are unlikely to have been allocated over the last ten year monitoring period (a time over which York did not have an adopted development plan) and, therefore, the total completions resulting on them reflect this and are undoubtedly inflated as a consequence. Sequentially brownfield sites are prioritised for development over Greenfield sites – the future projection of delivery from Greenfield sites of this size is deemed too risky and not recommended.	
	Medium Site (0.4 to 1.0 ha)	5.6	A relatively stable trend in the supply of homes from these types of sites has been experienced over the last 10 years and evidence shows that this trend has continued over the shorter term (last 5 years).	
	Large Site (>1.0 ha)	0.2	Sites of this type have only provided additional homes once over the last ten years and other than being identified through the allocations process are unlikely to come forward in future years. Sequentially brownfield sites are prioritised for development over Greenfield sites – the future projection of delivery from Greenfield sites of this size is deemed too risky and not recommended.	+
	Changes of Use & conversions	5.4	Over the last ten years, every year has provided housing completions from this source – the majority of which are agricultural building/barn conversions. As York is a combined urban/rural authority area this type of development is likely to continue if not increase as a result of the relaxation of permitted development rights currently being experienced and likely to continue as the relaxed permitted development rights have now become permanent. A stable trend associated with this type of windfall type is evidenced over the last 10 monitoring years and this trend has continued over the shorter 5 year period.	+
	Garden Infill Developments	46.5	NPPF (March 2012) specifically excluded garden infill developments from windfall allowances with paragraph 48 stating windfalls 'should not include residential gardens'. There is no mention of exclusion of this development from windfall within the latest NPPF, however, we have not included any garden infill sites and consider them to be too high a risk to make any future allowance for at this time.	+

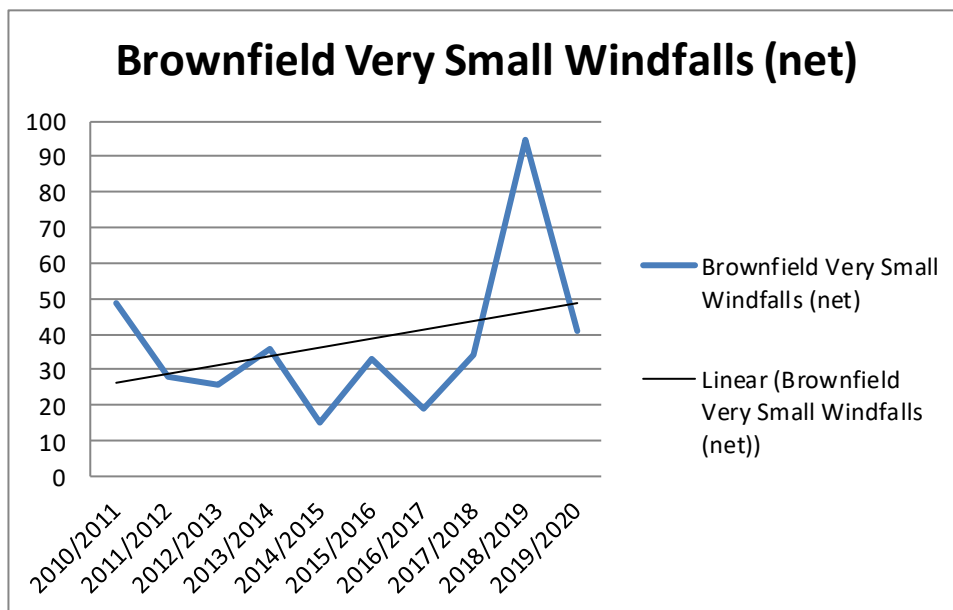
Symbol	Risk Level if Included Within Windfall
	No Risk – this position holds no significant risk for inclusion
	Very Low Risk – an extremely low risk is associated with the inclusion of this windfall type - our position should easily be defended if challenged
+	Low Risk – a low risk is associated with the inclusion of this windfall type. However, our position should be defensible if challenged
	Low to Medium Risk – the inclusion of this potential windfall holds a low/medium risk with a defensible reason for inclusion
+	Medium Risk – A balanced risk is associated with the inclusion of this type of windfall. It is probable that the inclusion is sound, however, there is no guarantee that under inspection this would be the case.
	High Risk – The inclusion of this windfall type carries a great risk and difficult to defend if under scrutiny
+	Very High Risk- significant risk is associated with the inclusion of this windfall type and extremely difficult to defend

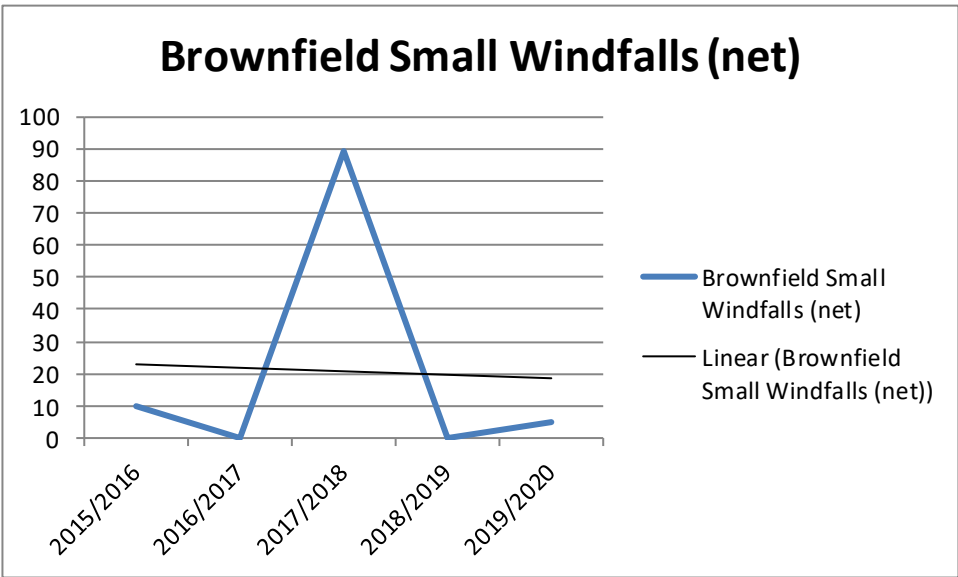
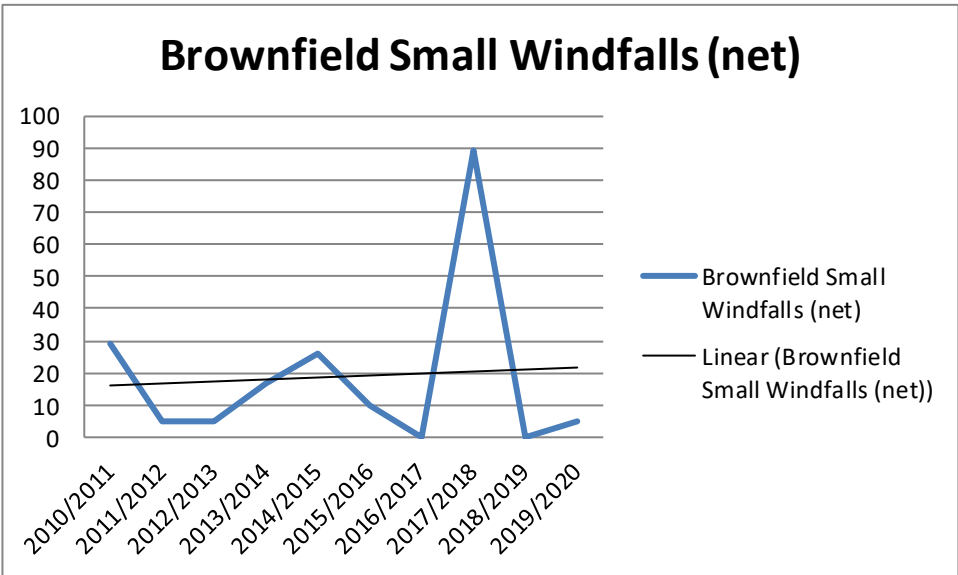
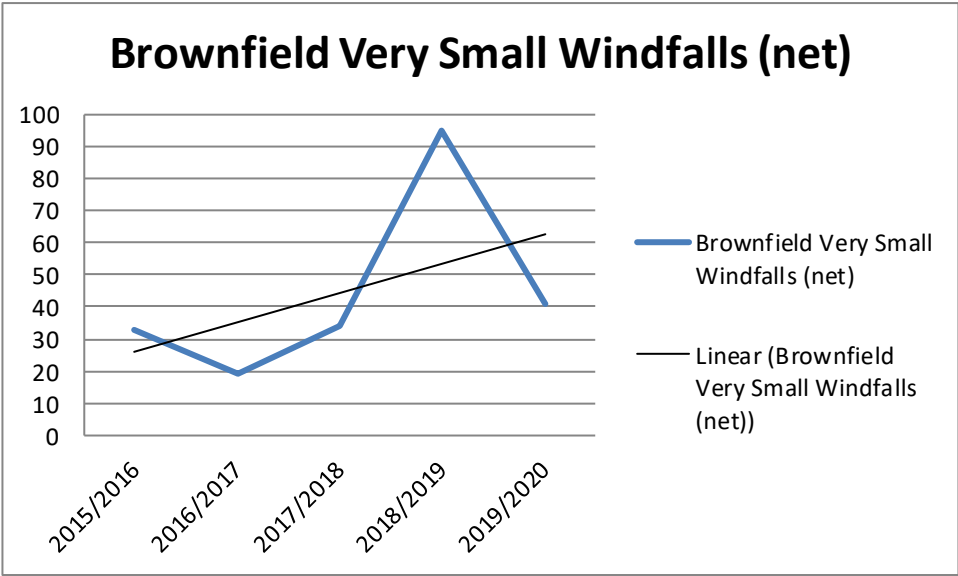
## Annex 2

### Full Windfall Trend Analysis

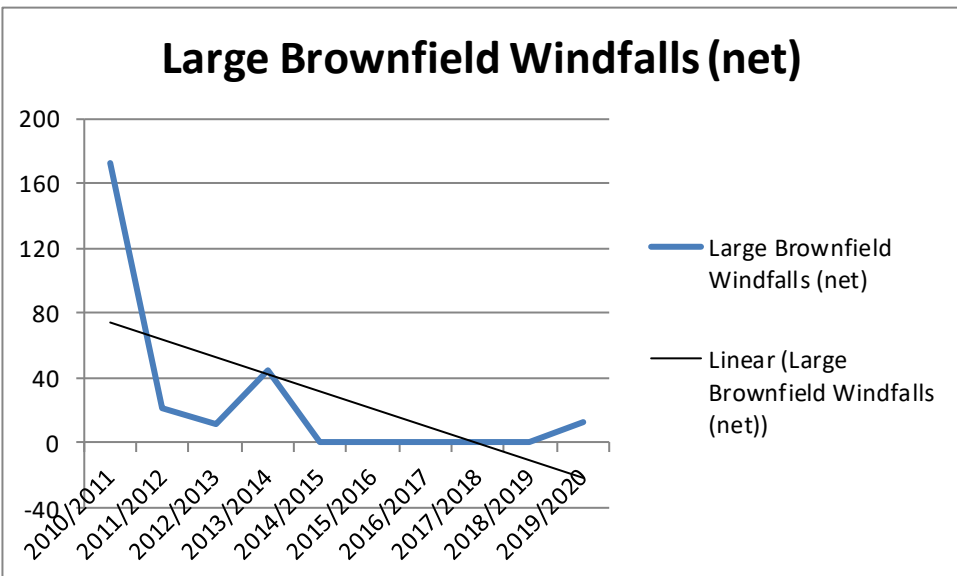
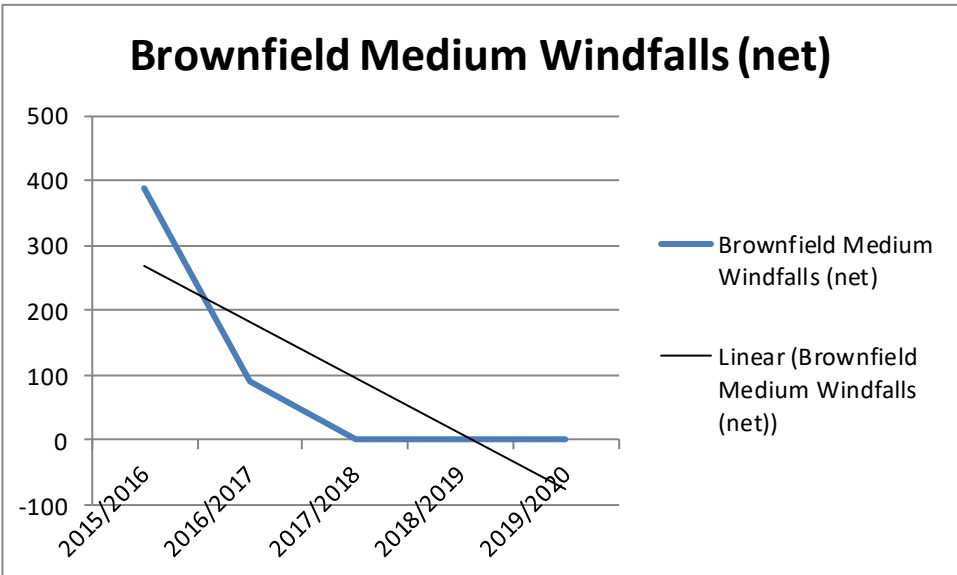
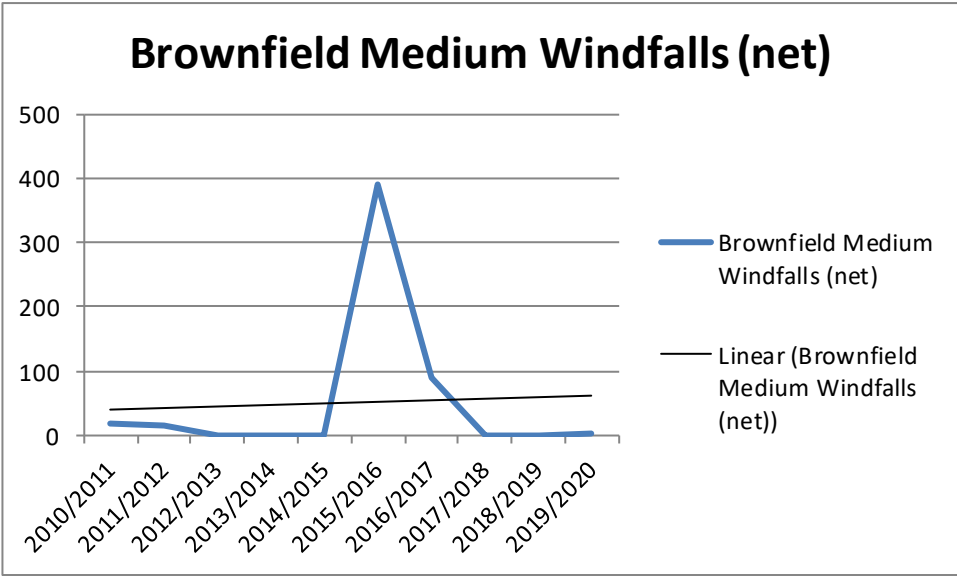
#### Brownfield Land Windfalls (2010-2020)

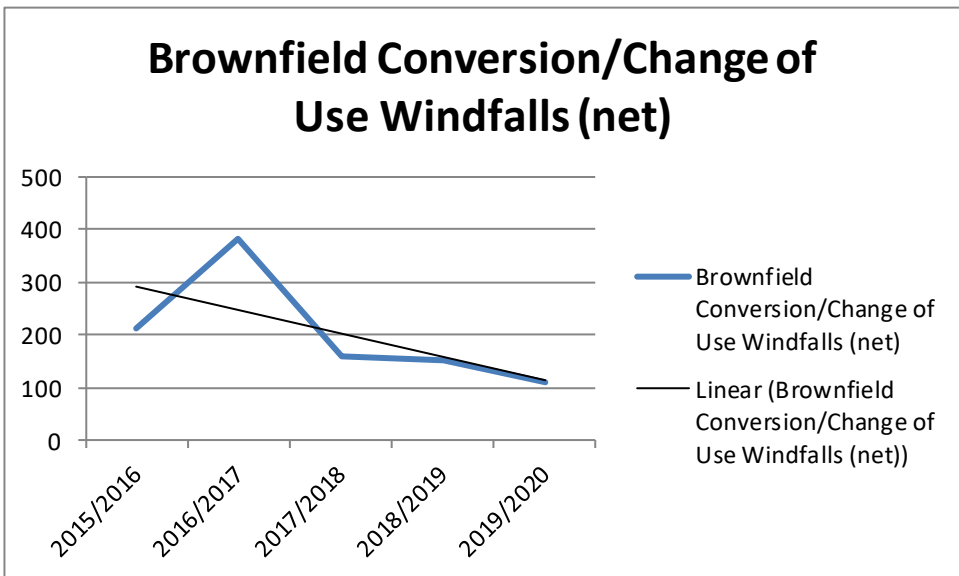
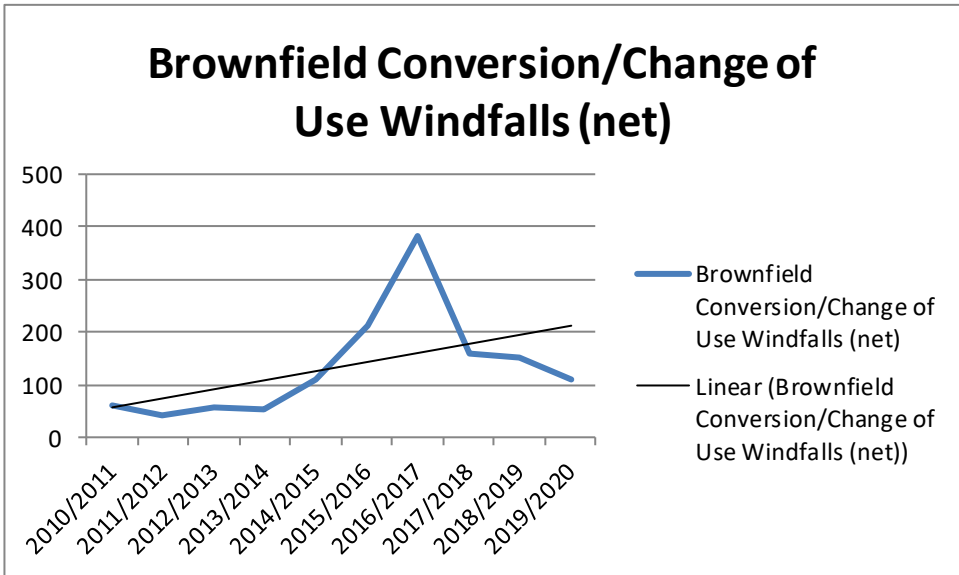
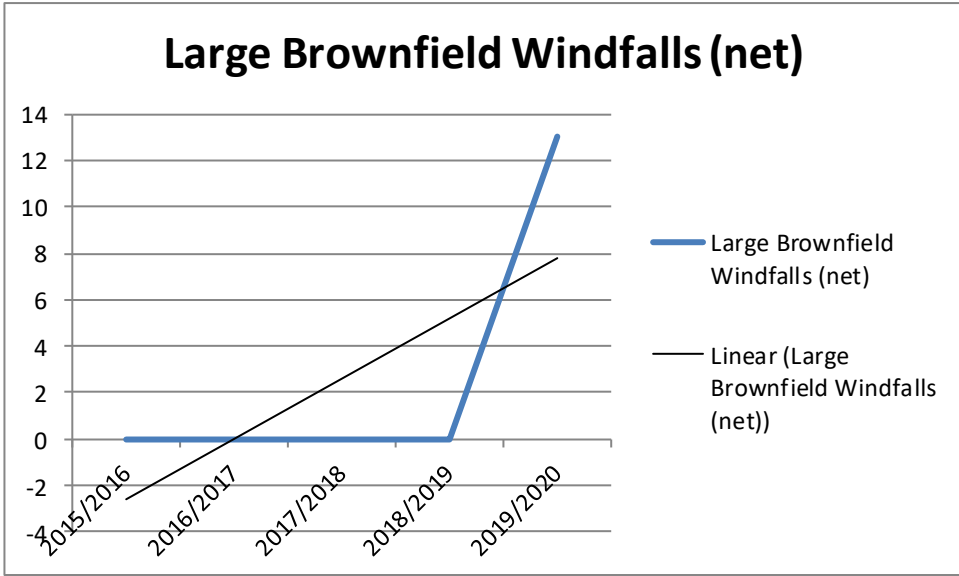
Year	Very Small Windfalls (net)	Small Windfalls (net)	Medium Windfalls (net)	Large Windfalls (net)	Conversions/ Changes of Use (net)	Total (net)
2010/2011	49	29	19	172	60	329
2011/2012	28	5	15	21	41	110
2012/2013	26	5	0	12	55	98
2013/2014	36	17	0	45	52	150
2014/2015	15	26	0	0	110	151
2015/2016	33	10	389	0	212	644
2016/2017	19	0	91	0	383	493
2017/2018	34	89	0	0	160	283
2018/2019	95	0	0	0	151	246
2019/2020	41	5	2	13	109	170
<b>Totals 10-20</b>	<b>376</b>	<b>186</b>	<b>516</b>	<b>263</b>	<b>1333</b>	<b>2674</b>



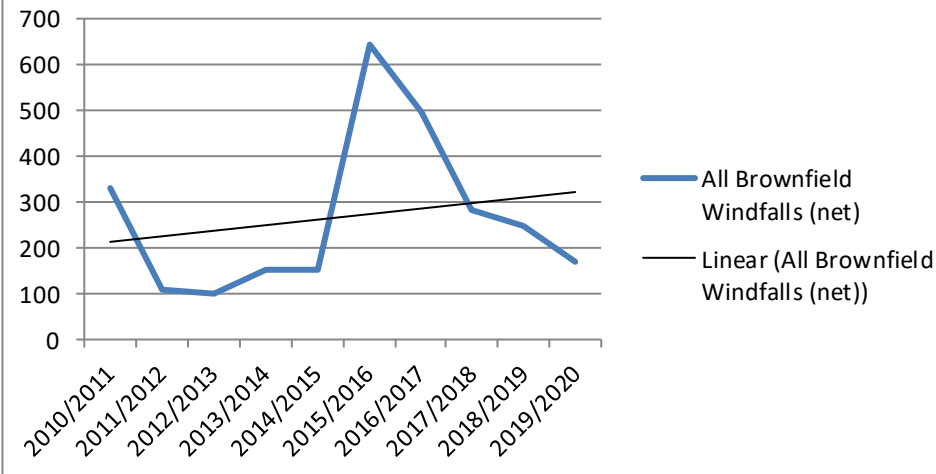




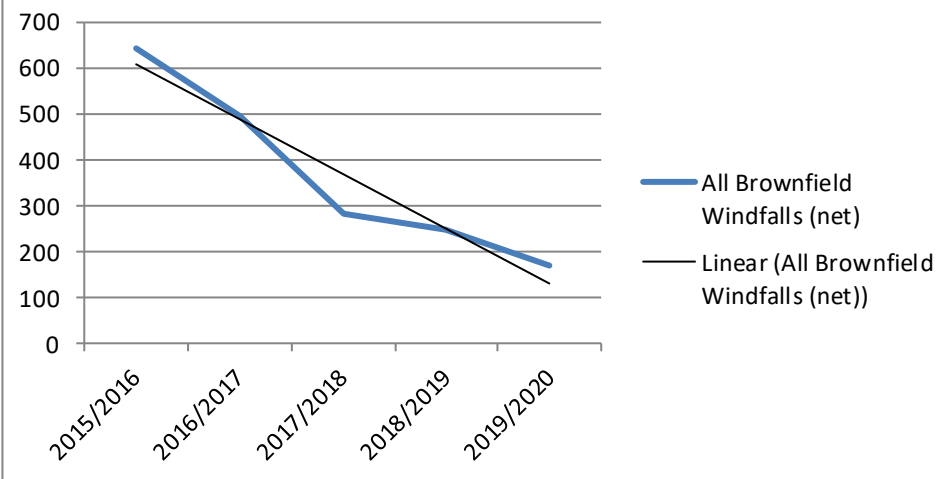




### All Brownfield Windfalls (net)

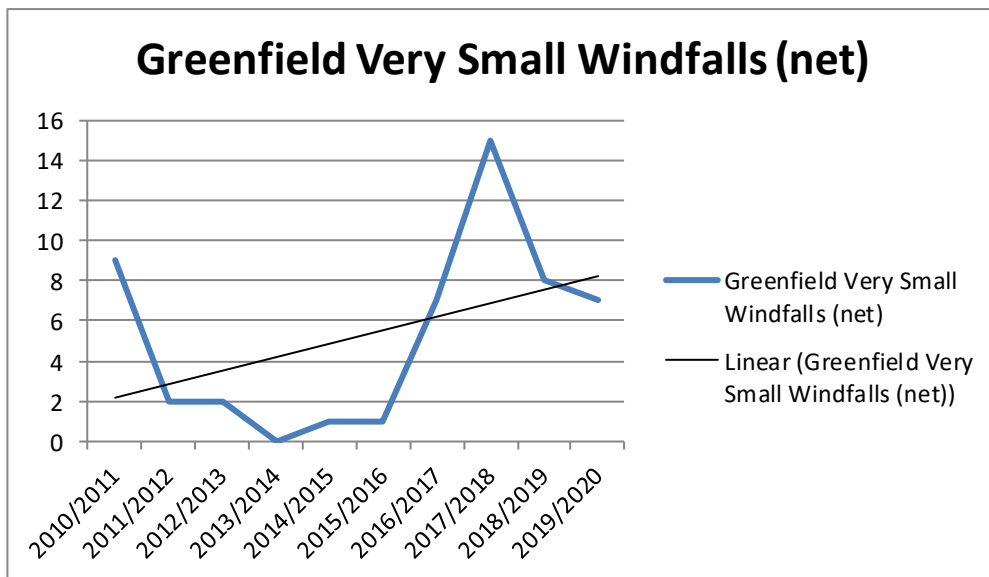


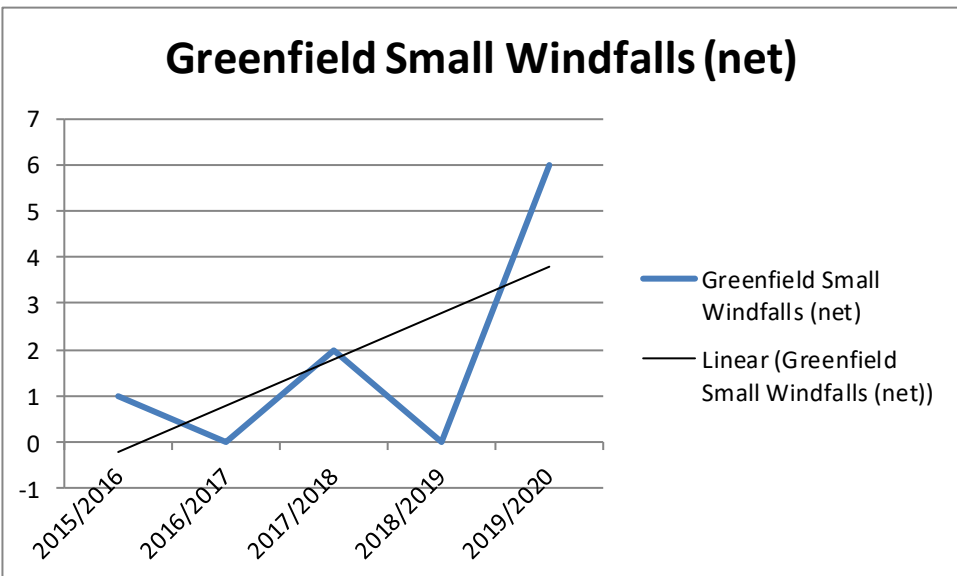
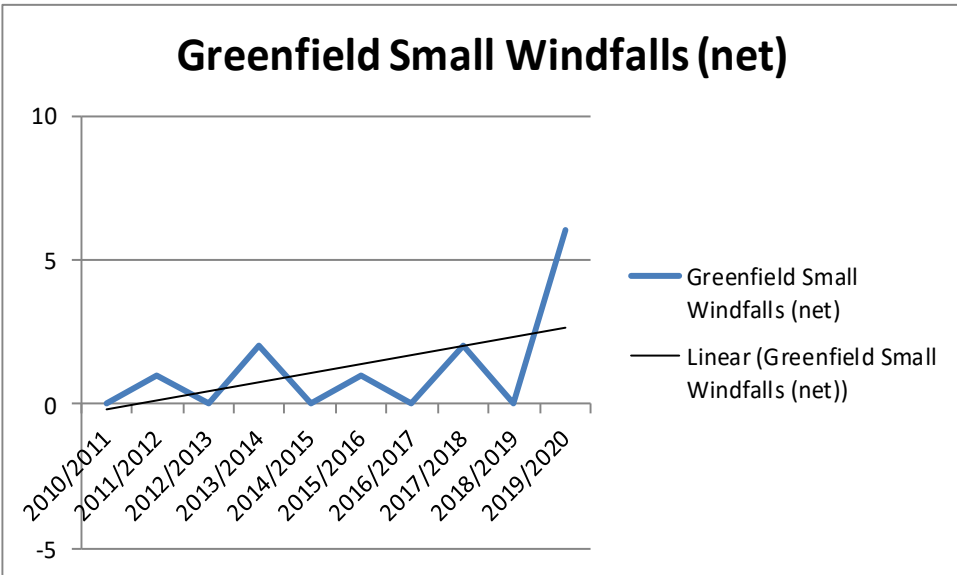
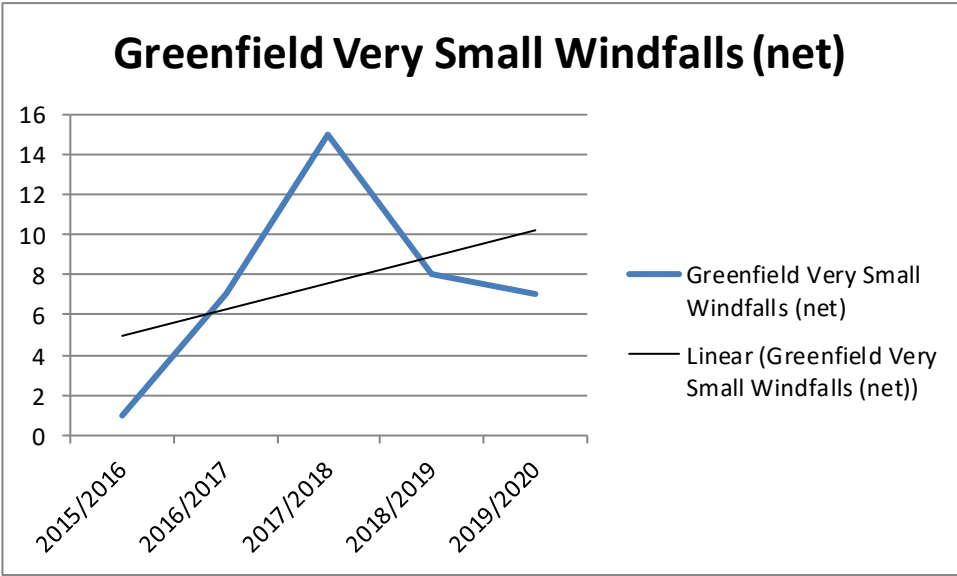
### All Brownfield Windfalls (net)

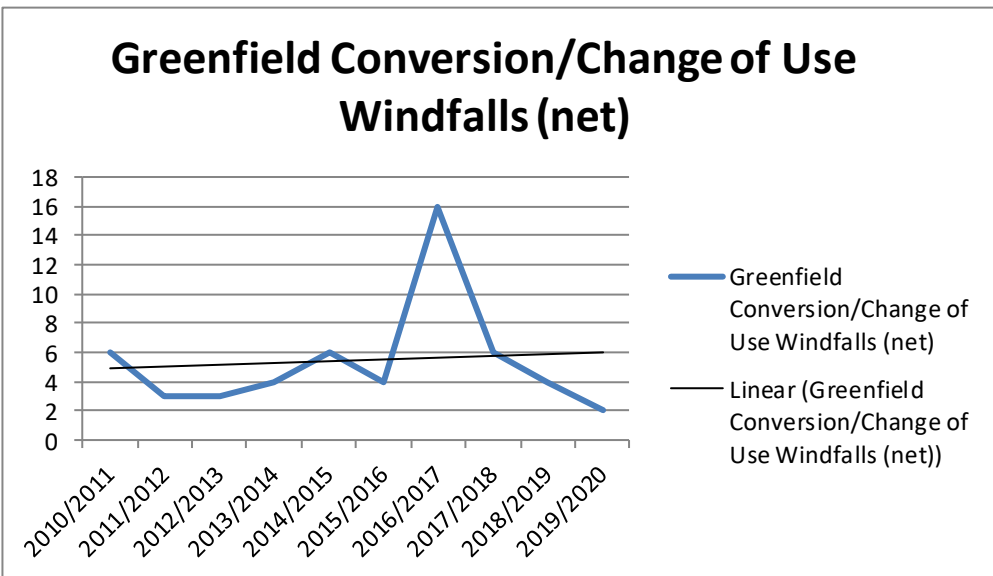
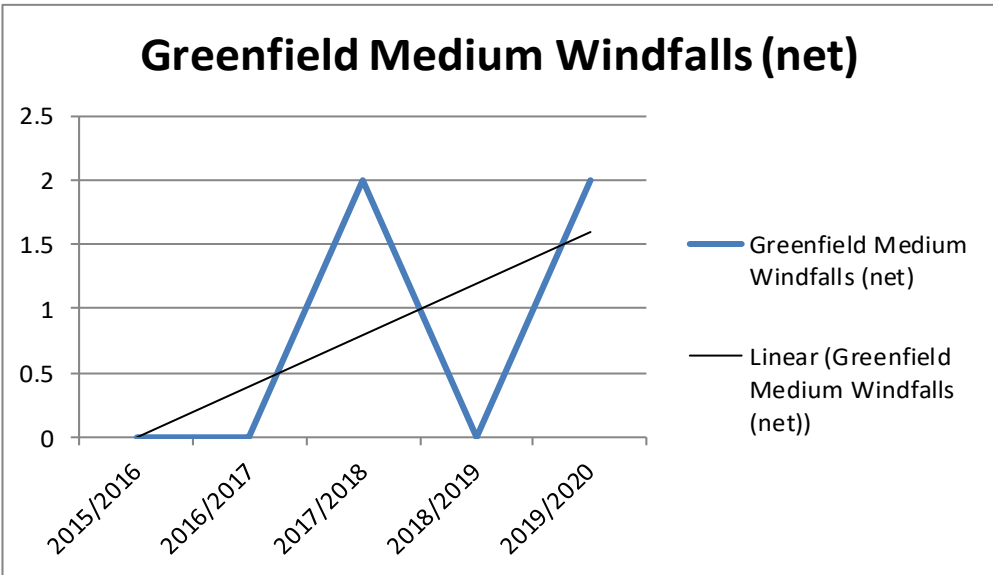
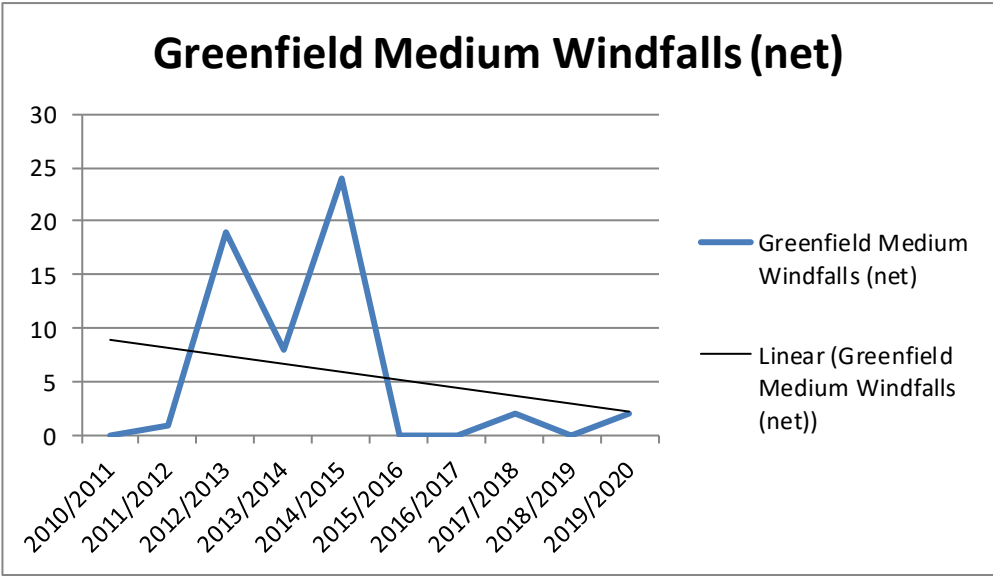


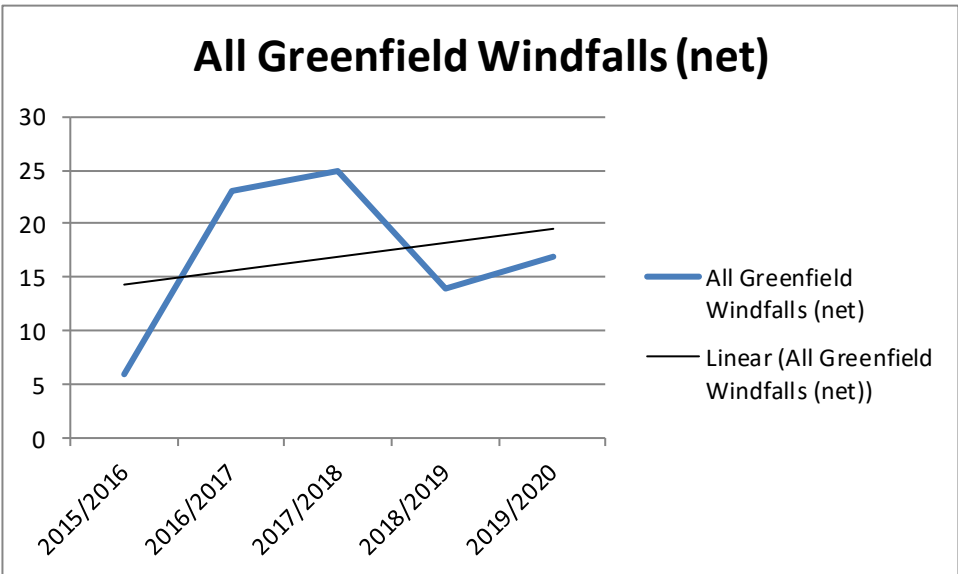
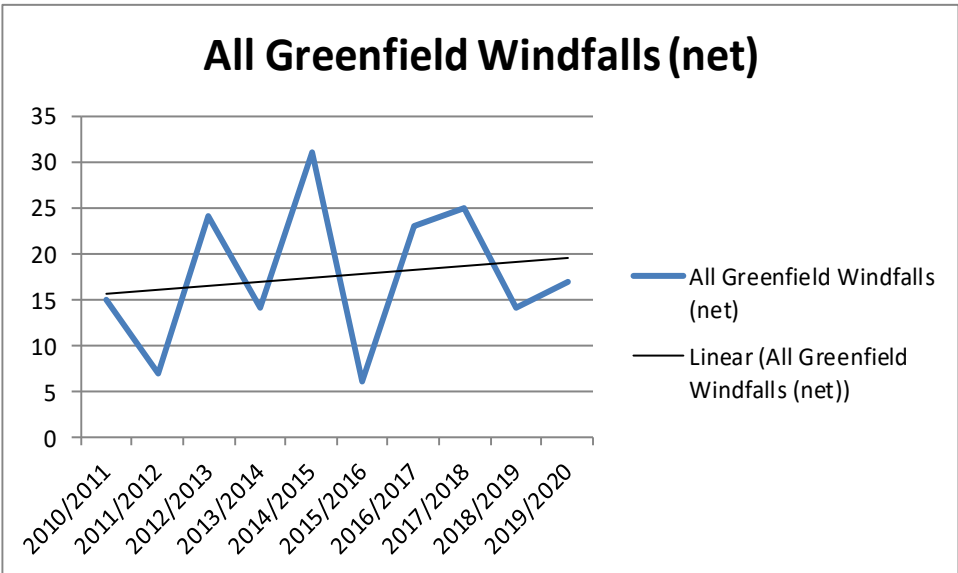
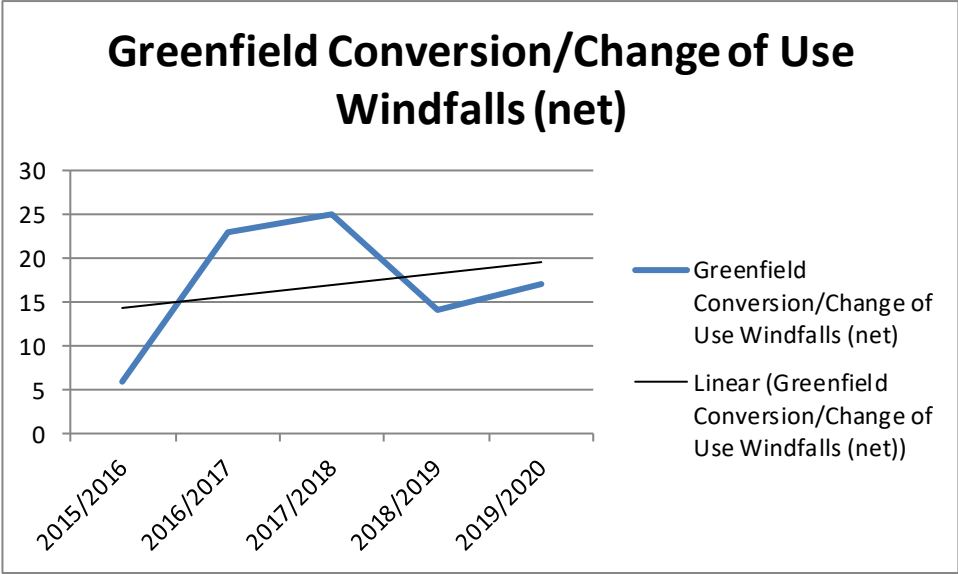
## Greenfield Land Windfalls (2010-2020)

Year	Very Small Windfalls (net)	Small Windfalls (net)	Medium Windfalls (net)	Large Windfalls (net)	Conversions/Change of Use (net)	Total (net)
2010/2011	9	0	0	0	6	15
2011/2012	2	1	1	0	3	7
2012/2013	2	0	19	0	3	24
2013/2014	0	2	8	0	4	14
2014/2015	1	0	24	0	6	31
2015/2016	1	1	0	0	4	6
2016/2017	7	0	0	0	16	23
2017/2018	15	2	2	0	6	25
2018/2019	8	0	0	2	4	14
2019/2020	7	6	2	0	2	17
<b>Totals</b>	<b>52</b>	<b>12</b>	<b>56</b>	<b>2</b>	<b>54</b>	<b>176</b>



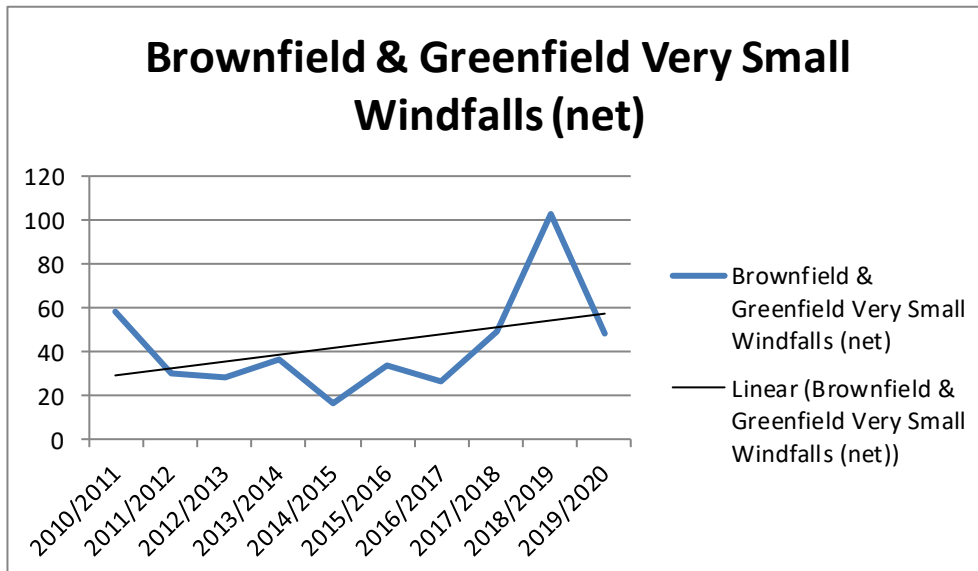






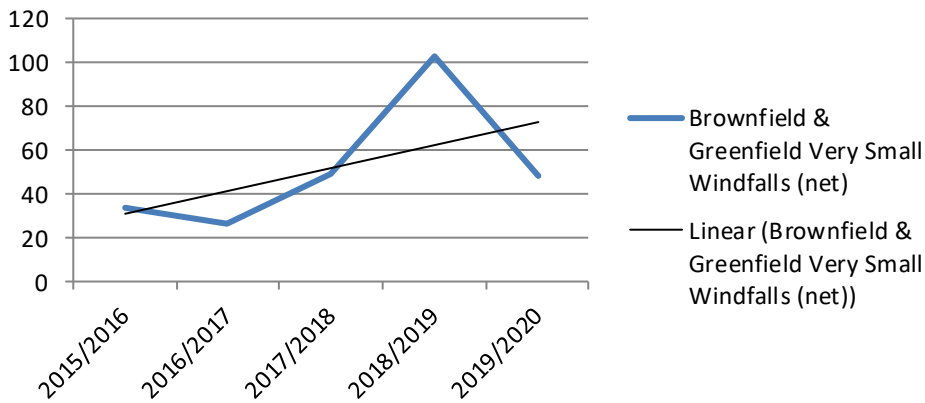
## Combined Brownfield and Greenfield Windfalls (2008-2018)

Year	Very Small Windfalls (net)	Small Windfalls (net)	Medium Windfalls (net)	Large Windfalls (net)	Conversions /Changes of Use (net)	Total (net)
2010/2011	58	29	19	172	66	344
2011/2012	30	6	16	21	44	117
2012/2013	28	5	19	12	58	122
2013/2014	36	19	8	45	56	164
2014/2015	16	26	24	0	116	182
2015/2016	34	11	389	0	216	650
2016/2017	26	0	91	0	399	516
2017/2018	49	91	2	0	166	308
2018/2019	103	0	0	2	155	260
2019/2020	48	11	4	13	111	187
<b>Totals</b>	<b>428</b>	<b>198</b>	<b>572</b>	<b>265</b>	<b>1387</b>	<b>2850</b>

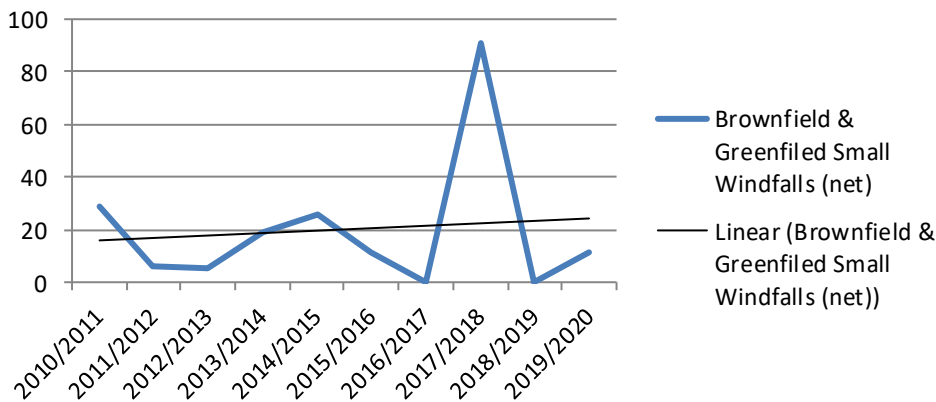




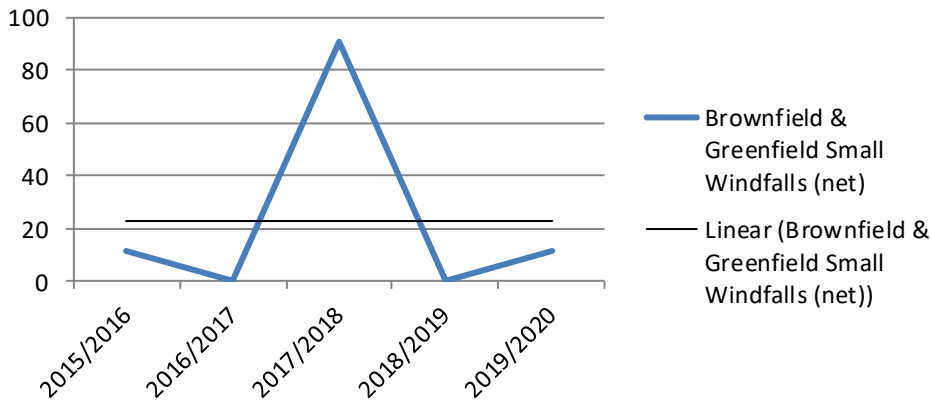
### Brownfield & Greenfield Very Small Windfalls (net)



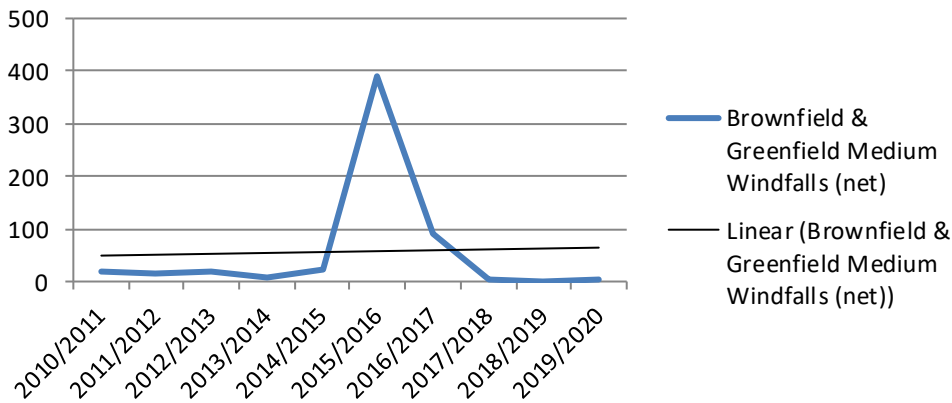
### Brownfield & Greenfield Small Windfalls (net)



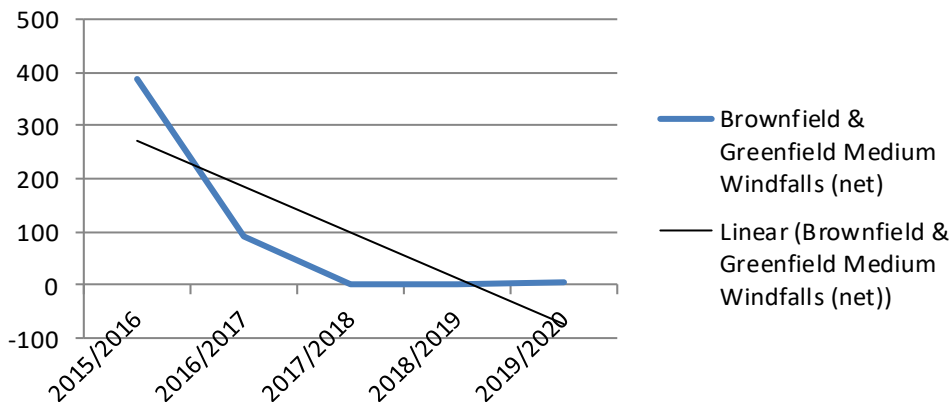
### Brownfield & Greenfield Small Windfalls (net)



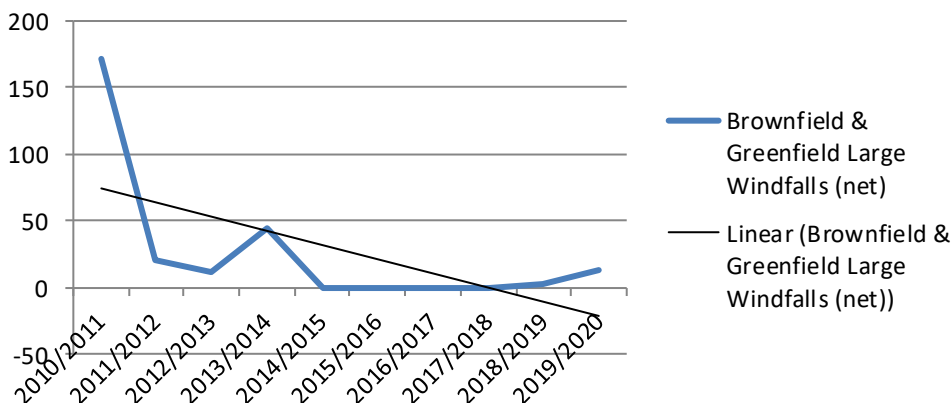
### Brownfield & Greenfield Medium Windfalls (net)



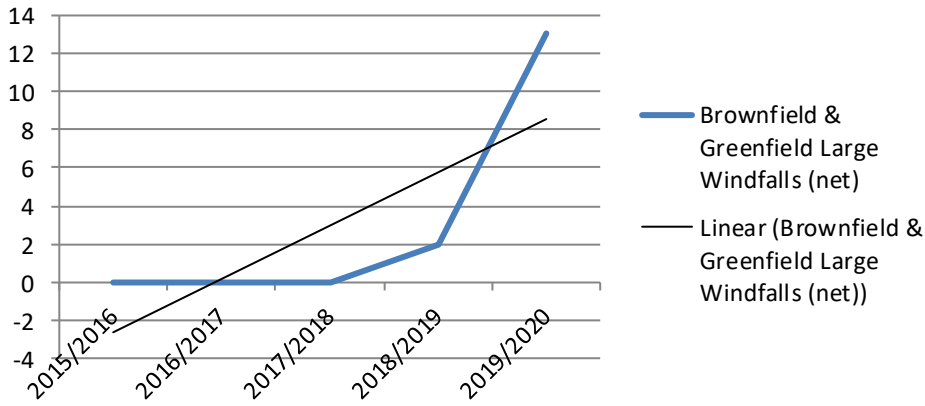
### Brownfield & Greenfield Medium Windfalls (net)



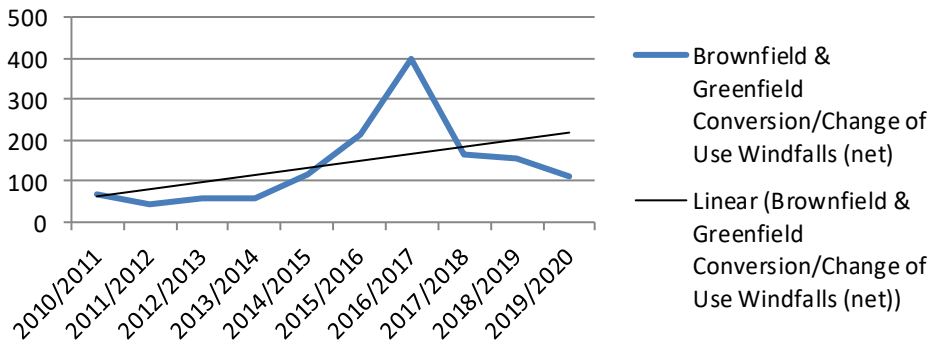
### Brownfield & Greenfield Large Windfalls (net)



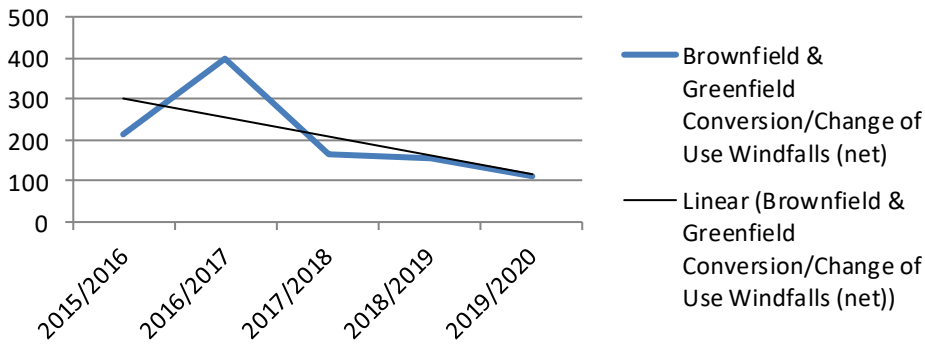
### Brownfield & Greenfield Large Windfalls (net)

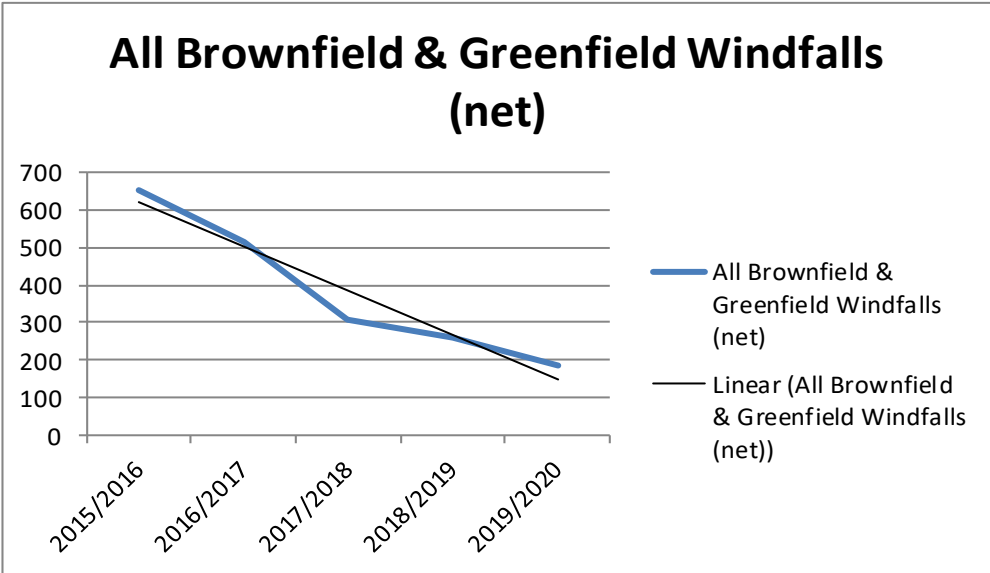
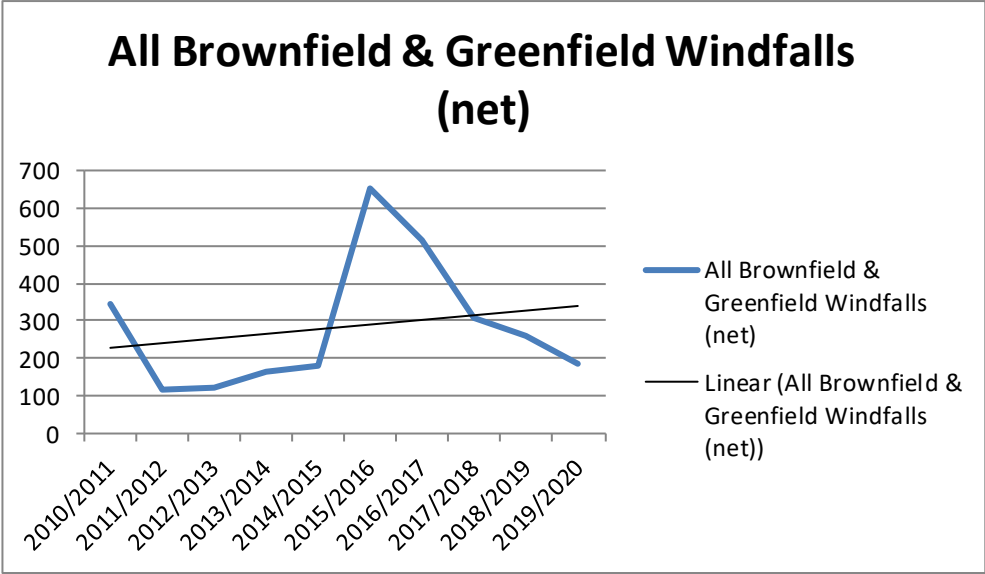


### Brownfield & Greenfield Conversion/Change of Use Windfalls (net)



### Brownfield & Greenfield Conversion/Change of Use Windfalls (net)





## **Annex 3**

### **Consultation Comments and Responses**

**Updated to take into account comments received as part of the City of York Local Plan Publication Draft (Regulation 19 Consultation) (February 2018)**

Support Comments	Response
<ul style="list-style-type: none"> <li>• Windfalls accurately reflect what actually happens within the City</li> <li>• Agree with the inclusion of windfalls – their omission in previous draft local plan artificially inflated housing need</li> <li>• The inclusion of windfalls is in line with the NPPF.</li> <li>• Support the overall strategy that includes windfall sites</li> <li>• Support windfall inclusion after 5 years</li> <li>• Agree sites over 0.2 should not be included within windfall projections</li> <li>• Agree windfalls should not be included within the first 3 years of the Plan</li> </ul>	<p>Our approach to a windfall allowance broadly follows that of the our earlier technical papers. As previously explained housing windfalls other than sites of less than 0.2 ha or conversions and changes of use will not be picked up in any ‘call for sites’ or allocations exercise as they either fall outside the thresholds currently set or in the case of conversions are extremely difficult to allocate on a site specific basis.</p> <p>The approach we support matches that detailed within the NPPF and NPPG (see paragraphs 2.1 to 2.5 of the 2016 technical paper)</p> <p>We intend to include a windfall allowance after year three to allow unimplemented consents and potential approvals time to progress through the planning system – this should ensure that double counting does not take place.</p> <p>Based on the historic housing completions figures for York, to not include a windfall allowance (based on past delivery on sites below 0.2 ha and conversions compared to overall housing completions) would under estimate and future housing supply by as much as 26% based on the last 10 years housing completions figures. This will obviously change in proportion to the target set for York in future years though it does demonstrate the importance windfalls have made to past housing delivery in York during a period in which a development plan was not in place.</p>

Objections & General Comments	Response
<ul style="list-style-type: none"> <li>• Inclusion of up to 169 windfalls per annum is a significant risk to the plan delivery</li> <li>• More detailed evidence base is required</li> <li>• This approach is not positively planned or effective and fails to meet the tests outlined in paragraph 182 of the NPPF</li> <li>• Projections are based on past delivery not based on certainty of the capacity of sources of windfall supply going forward</li> <li>• Phasing should be from year five not year three to avoid double counting</li> <li>• A 10% lapse rate should be considered</li> <li>• Object to a mechanism that provides uncertainty in housing delivery</li> <li>• A historic 10 year period used to calculate future supply should not be used – a less generic approach should be implemented</li> <li>• An allowance of 169 windfalls pa equates to 19% of future housing requirement which is too high.</li> <li>• The lack of an adopted plan has resulted in past high levels of windfall completions.</li> <li>• More housing should be planned for on allocated sites where they are needed.</li> </ul>	<p>Whilst responding to the objection comments to our windfall paper it is worth considering the following;</p> <p>Windfall sites, as defined in the National Planning Policy Framework (NPPF) (March 2012) are: “Sites which have not been specifically identified as available in the Local Plan process – they normally comprise previously developed sites that have unexpectedly become available.”</p> <p>To include a qualified windfall allowance we have to accept that there is no definitive guidance provided to direct a methodology for calculating future windfalls.</p> <p>Effectively, we have provided evidence showing that historically windfalls have consistently become available within York and have provided a reliable source of housing supply. Our SHLAA does not pick up sites below 0.2 ha due to the threshold set and conversions are extremely unlikely to be picked up in any urban capacity study. Our trend analysis shows in the case of very small windfalls that an increase in supply has been experienced over the last 5 years following a steep decline during a recessionary period. Conversions and changes of use have increased in both the long and short term and it could be argued that a greater allowance should be included within the future trajectory. We have projected a cautious level in future windfall supply compared to more recent trends, especially in terms of conversions, and we will adjust any future potential supply annually to</p>

<ul style="list-style-type: none"> <li>• Windfall sites should be viewed as a bonus not a component of supply</li> <li>• Using windfalls fails to respond to a plan led planning system, government policy requires evidence not only that windfall has provided a reliable source of supply but also that it will continue to be such a source.</li> <li>• Due to the restrictive nature of York contained within its Green Belt and with diminishing infill sites it is questionable whether the proposed windfall levels will be maintained</li> <li>• More sites should be allocated rather than being reliant on a future windfall supply</li> <li>• The Plan will not be effective as it relies too heavily on windfall sites and over development of York Central.</li> <li>• Windfall trends are based on a time when York did not have an adopted plan.</li> </ul>	<p>reflect market changes that will no doubt take place during the Plan period.</p> <p>Whilst considering our methodology we have looked at other approaches taken by local authorities nationwide and we are confident that our approach is robust by comparison.</p> <p>Our projections have been based on past delivery rates not on unimplemented consents. This should ensure our projections are based on actual events not on the promise of development that may change over time.</p> <p>We have used a rolling ten year evidence base that covers a full cycle of market conditions. A longer period would reflect more buoyant market conditions, whilst a shorter period may only reflect adverse or aggressive market condition over that shorter period of time.</p> <p>The methodology within our earlier paper considered a lapse rate to be applied to the windfall projection. However, due to current increasing trends within the windfall categories we intend to project forward a reduced rate does not appear to be appropriate at this time.</p> <p>Whilst the 10 year period used to evidence our windfall completion rates covered a time in which York had no adopted development plan (and hence limited allocation land) the categories we proposed to use to support a qualified windfall allowance would not have been picked up in</p>
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<ul style="list-style-type: none"> <li>• Appreciate windfalls have provided a consistent level of housing supply in the past, however, their inclusion reduces flexibility in supply if allocations do not deliver as anticipated</li> <li>• A more flexible approach should be taken throughout the plan period. A 10% reduction to windfalls should be considered especially given the high levels of conversions of office space in recent years that is a finite resource.</li> <li>• Previous high rate of windfall delivery is questionable and this uncertainty should be reflected.</li> <li>• Accept that windfalls should be included after 5 years of the plan. However, the evidence does not justify such high levels projected forward. Levels should relate to the average since 2009/10 of 31 per annum.</li> <li>• CYC do not adequately justify a windfall allowance of (up to 169) dwellings pa. The windfall allowance should be based upon a reconsideration of delivery, particularly from changes of use and conversions.</li> <li>• Projections of very small site windfalls below 0.2 ha are understandable. Changes of use and conversions are less predictable and viewed with caution.</li> <li>• Other authorities use alternative methods of incorporating a windfall allowance across the plan period.</li> </ul>	<p>a SHLAA or call for sites exercise due to threshold levels and difficulty in picking up specific conversions.</p> <p>When we allocate housing development we plan to build in flexibility within this supply to ensure no shortfall takes place at the end of the Plan period.</p>
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