



**EXAMINATION OF THE CITY OF YORK LOCAL PLAN
2017-2033**

PHASE 2 HEARINGS

MATTER 5: HOUSING LAND SUPPLY

APPENDIX 1

Five Year Housing Land Supply Sites (Base date 1st April 2022)

		2021/22	2022/23	2023/24	2024/25	2025/26
Housing Allocations Below 5 ha (H Sites)						
H1a & b	Former Gas Works, 24 Heworth Green (National Grid Properties)			215		392
H3	Burnholme School		35	37		
H5	Lowfield School	85	71	6		
H6	Land R/O The Square					
H7	Bootham Crescent		15	35	35	8
H8	Askham Bar Park & Ride			35	25	
H10	The Barbican					
H20	Former Oakhaven EPH			35	21	
H23	Former Grove House EPH					
H29	Land at Moor Lane Copmanthorpe			35	35	18
H31	Eastfield Lane Dunnington		35	35	6	
H38	Land RO Rufforth Primary School Rufforth			18	15	
H39	North of Church Lane Elvington			17	15	
H46	Land to North of Willow Bank and East of Haxby Road, New Earswick			35	35	34
H52	Willow House EPH, 34 Long Close Lane			15		
H53	Land at Knapton Village			4		
H55	Land at Layerthorpe				20	
H56	Land at Hull Road	69				
H58	Clifton Without Primary school			15	10	
Annualised Projected Completions H Sites (Hide)		154	156	537	217	452
Housing Allocations Above 5 ha (ST Sites)						
ST1a	British Sugar/Manor School					
ST1b	Manor School					
ST2	Former Civil Service Sports Ground Millfield Lane		48	48	48	48
ST4	Land Adj. Hull Road and Grimston Bar			35	35	35
ST5	York Central			45	107	107
ST7	Land East of Metcalfe Lane				35	35
ST8	Land North of Monks Cross		35	70	70	70
ST9	Land North of Haxby				35	35
ST14	Land to West of Wigginton Road			35	70	105
ST15	Land to West of Elvington Lane				35	70
ST16	Terrys Extension Site - Terrys Clock Tower (Phase 1)	10	12			
ST16	Terrys Extension Site - Terrys Car park (Phase 2)			17	16	
ST16	Terrys Extension Site - Land to rear of Terrys Factory (Phase 3)			18	17	21
ST17	Nestle South (Phase 1)		35	244		
ST17	Nestle South (Phase 2)			50	50	50
ST31	Land to the South of Tadcaster Road, Copmanthorpe			35	35	35
ST32	Hungate (Phases 5+) (Blocks D & H)					196
ST33	Station Yard Wheldarke			35	35	35
ST36	Imphal Barracks, Fulford Road					
Annualised Projected Completions for ST Sites		10	130	632	588	842
Projected Housing Completions From Non Allocated Unimplemented Consents						
Total		298	459	543	112	223
Projected Housing Completions From Communal Establishments/Student Accommodation						
Total		183	469	62	0	6
Row in Table	Detailed Trajectory (including 10% Non-Implementation Rate)					
Row A	Annual Housing Requirement	790	790	790	790	790
Row B	Cumulative Housing Requirement	790	1580	2370	3160	3950
	Inherited Shortfall Annualised over Plan Period (2012 - 2017)	32	32	32	32	32
	Additional shortfall taking account of completions from 2017/18 to 2020/21	15	15	15	15	15
Row C	Residual Shortfall (2012 - 2021)	47	47	47	47	47
	Annual Requirement (Inclusive of Shortfall)	837	837	837	837	837
Row D	Cumulative Annual Requirement (Inclusive of Shortfall)	837	1674	2511	3348	4185
	Projected Completions (all sites)	645	1214	1809	917	1523
	Projected Completions (all sites) - 10% Non-implementation Rate Applied	581	1093	1628	825	1371
	Windfall Allowance				196	196
	Total Projected Completions (with 10% Non implementation rate applied and windfalls) + Actual completions 2017-2021	581	1093	1628	1021	1567
Row E	Cumulative Completions (with 10% non implementation rate applied and windfalls)	581	1674	3302	4323	5890
Row F	Over/Under Supply of Housing (calc = Cumulative completions - cumulative annual target)	-256	0	791	975	1705
Row G	20% Buffer	167	167	167	167	167
	Cumulative Target	1004	2008	3013	4017	5022
Row H	Surplus	-423	-335	289	306	868