

Detailed Housing Delivery Trajectory Update (Base Date 1 April 2022) - DIO Version with Student Accommodation Included

	Total	Actual Completions																	DIO Comments on Deliverability			
		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
1. Net Housing Completions 2017 to 2021																						
		1298	449	560	622	402																
	Net Housing Completion	1298	449	560	622	402																
	Net Commercial Establishment and Student Accommodation Completions (Ratios excluded)	35	2	67	82	252																
	Total	1331	451	627	704	654																
2. Housing Allocations Below 5 ha (H Sites)																						
H1a & b	Former Gas Works, 24 Heworth Green (National Grid Properties)	607						215														
H3	Burnholme School	83																				
H5	Lowfield School	165					69	24														
H7	Rothham Crescent	93					25	35	33													
H8	Ashham Bay Park & Ride	60																				
H10	The Barbican	187																				
H20	Former Oakhaven EPH	6																				
H29	Land at Moor Lane, Copmanthorpe	92																				
H31	Eastfield Lane Dunnington	82					6	40	36													
H36	Land (DD) Rulworth Primary School Rulworth	21																				
H39	North of Church Lane, Elvington	39																				
H46	Land to North of Willow Bank and East of Hesty Road, New Farswick	117																				
H52	Willow House EPH, 34 Leam Close Lane	16																				
H53	Land at Knapton Village	4																				
H55	Land at Laverthorpe	20																				
H56	Clifton Without Primary school	16																				
Actualised Projected Completions H Sites (H1a)																						
							100	128	330	90	57	13	668	80	50	0	0	0	0	0	0	0
3. Housing Allocations Above 5 ha (ST Sites)																						
ST1a	British Sugar/Manor School	1100																				
ST1b	Manor School	100																				
ST2	Former Civil Service Sports Ground Millfield Lane	263																				
ST4	Land A4, Hull Road and Grimston Bar	211																				
ST5	York Central	2500																				
ST7	Land East of Metcalfe Lane	645																				
ST8	Land North of Monk Cross	970																				
ST9	Land North of Hesty	735																				
ST14	Land to West of Wigginton Road	1348																				
ST15	Land to West of Elvington Lane	3339																				
ST16	Terns Extension Site - Terns Clock Tower (Phase 1)	21																				
ST16	Terns Extension Site - Terns Car park (Phase 2)	0																				
ST16	Terns Extension Site - Land to rear of Terns Factory (Phase 3)	0																				
ST17	Nestle South (Phase 1)	279																				
ST17	Nestle South (Phase 2)	302																				
ST31	Land to the South of Tadcaster Road, Copmanthorpe	158																				
ST32	Hungate (Phases 5a) (Blocks D & H)	375																				
ST33	Station Yard Whealske	150																				
ST33	Orphal Barracks, Fulford Road	769																				
Actualised Projected Completions for ST Sites																						
							21	332	230	585	457	642	880	1144	944	897	986	953	923	793	631	523
4. Projected Housing Completions From Non-Allocated Unimplemented Consents																						
	Total	1909					483	333	363	250	105	143	232	0	0	0	0	0	0	0	0	0
5. Projected Housing Completions From Commercial Establishments/Student Accommodation																						
	Total	539					385	26	128	0	0	0	0	0	0	0	0	0	0	0	0	0
Supply Trajectory																						
	Actual Net Completions (2017 to 2022)	1331	451	627	704	654																
	Projected Completions (all sites)						989	820	1051	925	619	798	1780	1224	994	897	986	953	923	793	631	523
	Windfalls						0	0	0	199	199	199	199	199	199	199	199	199	199	199	199	199
	Projected Annual Housing Completions (inc Windfall Allowance)						989	820	1051	1128	818	997	1979	1423	1183	1096	1185	1153	1122	992	830	722
	Cumulative Completions (Including Windfalls)						1331	1782	2409	3113	3767	4756	5576	6627	7751	8569	9566	11545	12968	14161	15257	16442
	Over/Under Supply						509	138	-57	-175	-343	-176	-178	51	353	349	524	1681	2282	2653	2927	3290

DIO Comments on Deliverability

CYC assumes additional 392 in 5 year period. The 392 are proposed on land currently occupied by a Gas Holder. There is no scheme for this part of the site. It is not demonstrably suitable or available for housing now and there is no evidence of housing being achievable on this part of the site within 5 years. Site is not deliverable. 392 dwellings deferred until later in the Plan period.

Site is owned by CYC. OPP granted by steps to be taken before first homes constructed eg site sale; RM; discharge of conditions; technical approvals; site preparation. More appropriate to assume first homes delivered 2026 and revert to CYC's original delivery rates.

No evidence of site being available for housing development now, or of housing being achievable within 5 years. Site not deliverable. Defer assumed completions until later in the Plan period.

CYC accepts that this site is not 'deliverable' and so has pushed it back in the trajectory. DIO have deferred it a further year in case 5 years is calculated from 2023/24.

Application for full planning permission lodged in March 2019. Application still undetermined. No clear evidence of housing being achievable within 5 years. Site not deliverable. Assumed completions deferred until later in the Plan period.

No evidence of site being available for housing development now, or of housing being achievable within 5 years. Site not deliverable. Defer assumed completions until later in the Plan period.

Planning permission refused for a development of 4 dwellings. Site not stable and nor is it demonstrable available or achievable. Site not deliverable or developable. Defer.

Site is occupied by several businesses. It is not suitable or available now and there is no evidence of housing being achievable within 5 years. Site is not deliverable. Defer assumed completions until later in the Plan period.

Site is owned by CYC. Not subject to a planning application. Site not advertised for sale. Site is not demonstrably suitable or available and no evidence of housing being achievable within 5 years. Site is not deliverable. Defer assumed completions until later in the Plan period.

OPA submitted in 2015. OPP granted on appeal in 2018. Subsequent approvals granted for infrastructure. Site remains in hands of British Sugar. It is not available now and there is no evidence of housing being achievable within 5 years. Matter 5 Hearing Statement by Ropleys on behalf of British Sugar does not explain or evidence the development implementation process and the timescales associated with each stage. CYC SHAA update 2021 noted that site should not be included in the 5 year housing land supply. Site may only be included if there is evidence of it being available now and it is clear that housing is achievable within the next 5 years. Site not deliverable. Defer assumed completions until later in the Plan period.

Farms part of ST1. Defer assumed completions until later in the Plan period.

Site has full planning permission but developer (Miller Homes) is reprieving elements of the scheme. One such proposal has been rejected and an amended set of proposals were lodged earlier this year. That application is pending determination. Delivery of first homes deferred 12 months to reflect delays being incurred.

Application for full planning permission submitted in January 2015 (eventually validated in 2017) and remains undetermined. Site is within then general extent of the Green Belt. Officers are continuing to seek further information from the applicants. Given the history of the current planning application, the site is not demonstrably suitable and there is no evidence of housing being achievable within 5 years. Site is not deliverable. Defer assumed completions until later in the Plan period.

Site has householder involvement and is the subject of an appeal against the non-determination of an outline planning application submitted in 2018. The Inspector has referred his Report to the SoS and the Case Officer at PIN6 has indicated that a Decision will be issued on or before 16 June 2022. It is not clear how the appeal will be decided and whether the site will be found suitable for housing development. However, even if it is, and planning permission is granted in June, the trajectory still needs to be adjusted to reflect a more realistic lead-in time. With the need to secure RM, discharge conditions, secure technical approvals, deal with any residual land ownership issues, prep the site and delivery any infrastructure required, first homes unlikely to be completed before the end of 2024 and probably later. If planning permission refused in June, trajectory for this site will need a fundamental review in the light of the reasons for refusal.

Site has householder involvement but there has been no application for planning permission and timescales for preparation of an application are unclear. Site is in Green Belt. If, say, hybrid application were to be submitted on adoption of the Plan, first homes could possibly be delivered in the 27/29 monitoring year. Trajectory adjusted to reflect this.

As per ST9

Trajectory for this site left as is on basis that first homes forecast outside the first 5 years. However, if adoption of the Plan looks set to occur in the 2023/24 monitoring year, the Inspectors will need to satisfy themselves that this site is deliverable and on the current evidence it is not.

Site is being promoted for development by Gaidman. Site is the subject of an outline planning application that was submitted in 2018. There remain unresolved issues and it is not clear whether/when these will be resolved. However, even if planning permission is granted on adoption of the Plan, the first new homes are unlikely to be delivered on this site before the later part of 2027. Trajectory adjusted to reflect this.

Site has householder involvement. Application for full planning permission submitted in October 2021 but remains undetermined. Site is in the Green Belt. Assuming permission is granted on adoption of the Plan, first homes unlikely to be delivered before the 24/25 monitoring year. Trajectory adjusted to reflect this.