



**Report Reference Number:** E/22/23

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**To:** Executive  
**Date:** 3 November 2022  
**Status:** Non-Key Decision  
**Ward(s) Affected:** All  
**Author:** Richard Welch, Principal Planning Officer  
**Lead Executive Member:** Councillor Mark Crane, Leader of the Council and Lead Executive Member for Place Shaping  
**Lead Officer:** Martin Grainger (Head of Planning and Interim Head of Regulatory Services)

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**Title:** 2022-2027 Five Year Housing Land Supply Report

**Summary:**

Each Local Authority is required by Central Government to provide a 5-year supply of deliverable housing land. Being able to demonstrate a 5-year housing supply means that planning applications for housing can be determined by the Council with all the policies in the District's Local Development Plan.

The 2022-2027 Five Year Housing Land Supply Report finds that the District has a deliverable housing supply of 6.1 years.

**Recommendation:**

**That Executive approve the Five-Year Housing Land Supply Report for the period 2022 to 2027.**

**Reasons for recommendation**

Executive are asked to approve the Five-Year Housing Land Supply Report and the supply figure within it, so that the report can be used as a material consideration in the determination of planning applications for housing.

## **1. Introduction and background**

- 1.1 The National Planning Policy Framework (NPPF), in paragraph 74, requires that Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement.
- 1.2 Being able to demonstrate a deliverable five-year supply of housing means that when determining planning applications for housing, policies in the development plan are considered up to date. Failure to demonstrate a 5-year supply means that relevant policies are out of date and applications for housing development should be granted unless:
  - I. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - II. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.
- 1.3 This assessment of the Council's Five-Year Housing Supply is carried out by the Planning Policy Team on an annual basis, with the start of each financial year being used as the base date. This report uses the base date of 01/04/2022.

## **2. Establishing the Housing Requirement**

- 2.1 Para 74 of the NPPF states that the housing requirement should either be those set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. As the Core Strategy Local Plan (2013) is more than 5 years old, the government's standard method has been used to calculate the target. For the 2022-23 financial year this requirement is 333 dwellings.
- 2.2 The annual requirement is then multiplied by 5 years (1665) and then a 5% buffer is added, as required by the NPPF to 'ensure choice and competition in the market for land'. This gives a final 5-year housing requirement for the base date of 01/04/2022 of **1748** houses.

## **3. Determining the supply and delivery of sites**

- 3.1 The Council has used a range of housing site types to meet this requirement, these being:
  - a. Small sites with planning permission (less than 10 dwellings).
  - b. Large sites with planning permission (10 or more dwellings)
  - c. Allocations remaining from the 2005 Selby District Local Plan.
  - d. Windfall sites (a projection of sites not allocated in the plan, having regard to previous rates of delivery for this type of site).
- 3.2 Separately to this, Potential sites are assessed and projected in Appendix C: The 2022 Strategic Housing Land Availability Assessment (SHLAA). These are sites which are not allocated and don't have permission and have been put forward by landowners and developers or have been identified by the Council, for

consideration as housing sites in the Site Allocations Local Plan. Potential sites do not make up any part of the 5-year housing land supply

- 3.3 The Council has to realistically project how these dwellings will be built over the next 5 years and a range of criteria are used to calculate this, including:
  - a. Lead in times (the time taken for a site to complete its first unit)
  - b. Build rates (number of dwellings built per year)
- 3.4 The criteria used for the projection of sites in the 5-year supply has been evidenced using information from completed and permitted housing sites in the District and it has also been undertaken in consultation with a working group, consisting of professionals from the housing industry, statutory consultees and neighbouring authorities. The details of this process can be seen in Appendix C; The 2022 Strategic Housing Land Availability Assessment (SHLAA).
- 3.5 The assessments and projections of the sites can be seen in Appendix B: 5YHLS Database. An interactive map of the 2022 draft sites can be seen here: <https://www.selby.gov.uk/strategic-housing-land-availability-assessment-shlaa>

#### **4. Determining the deliverability of sites**

- 4.1 All sites in the 5-year supply have to be evidenced to be deliverable and the NPPF sets burdens of proof for Local authorities, depending on the nature of the site:
  - a. Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years.
  - b. Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 4.2 Evidence for large sites (10 dwellings or more) was sought from landowners and housing professionals in the working group regarding the deliverability of the sites they represented. In the case of outline permissions on large sites, or allocated sites, extra evidence was gathered. If the deliverability of a site could not be proven against the test set in the NPPF for that type of site, it was removed from the 5-year supply.

#### **5. Calculating the 5 Year Supply**

- 5.1 The dwellings from deliverable sites that could be built out over the period 2022-2027 were added together (2,141) and were compared against the 5-year housing requirement (1748), to give a final five-year supply, at the 31<sup>st</sup> of March 2022 of **6.1 years** and a buffer of 393 dwellings above the minimum 5 year requirement. Please see table 7 in Appendix A for more details.

## **6. Alternative Options Considered**

- 6.1 It is an annual requirement from central government to calculate a 5-year supply and so no other alternate options were considered.

## **7. Implications**

### **7.1 Legal Implications**

The Council, as local planning authority, is required to prepare and publish a monitoring report under section 35 of the Planning and Compulsory Purchase Act 2004. That report must contain information relating to implementation of the Local Development Scheme and the extent that the policies within the Local Plan are being achieved. The report must be made available to the public. Information on the 5YHLS position will be repeated in the annual monitoring report, which will be published later this year. This is because it is intrinsically linked, through the National Planning Policy Framework and National Planning Policy Guidance, to achieving the policies in the plans.

### **7.2 Financial Implications**

There are no financial implications as a direct result of this report.

### **7.3 Policy and Risk Implications**

There are no financial implications as a direct result of this report.

### **7.4 Corporate Plan Implications**

The preparation of a new Local Plan will help the Council to deliver its Corporate Plan objectives to make Selby a great place to do business and to enjoy life. More specifically it will contribute to the objective to have a local plan in place which will deliver more houses in the District, business opportunities, promote health and well-being and protect and enhance the local environment.

### **7.5 Resource Implications**

There are no resource implications as a direct result of this report.

### **7.6 Other Implications**

There are no other resource implications identified as a direct result of this report.

### **7.7 Equalities Impact Assessment**

No significant impacts have been identified.

## **8. Conclusion**

- 8.1 The Council has undertaken an assessment of its housing supply in accordance with the NPPF and has determined that it has more than a 5-year supply of housing. This means that, in line with paragraph 11 of the new NPPF, relevant policies that relate to the supply of housing continue to be considered up to date.

## **9. Background Documents**

2021-2026 Five Year Housing Land Supply Report  
2021 Strategic Housing Land Availability Assessment (SHLAA).

## **10. Appendices**

Appendix A: 2022-2027 Five Year Housing Land Supply Report  
Appendix B: 5YHLS Database  
Appendix C: Summary of Sites  
Appendix D: SHLAA Report 2022  
Appendix E: 2022 SHLAA Database  
Appendix F: SHLAA Methodology Working Group Paper & Responses

An interactive map of the 2022 draft sites can be seen here:

<https://www.selby.gov.uk/strategic-housing-land-availability-assessment-shlaa>

### **Contact Officer:**

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