

## **Affordable Housing**

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### **Purpose of this Note**

1. This note seeks to:
  - provide additional evidence regarding anticipated affordable housing provision in York over the Plan Period to 2032/33, as well as further background information on York's Affordable Housing delivery.
2. It supplements CYC's response to Matters 2 – Housing Requirement at Phase 1 of the City of York Council Local Plan Examination (Q 2.6 relating to the affordable housing requirement) [EX/HS/M2/HR/0].
3. As noted in the Phase 1 hearings, it covers the following areas:
  - The number of affordable homes to be provided through proposed allocations and sites with consent applying policy H10;
  - Information on other sources of affordable homes including through the Council's Housing Delivery Programme;
  - Affordable housing delivery from 2012; and
  - Right to Buy

### **Affordable Housing supply over the Plan period**

#### **Introduction**

4. This section of the note deals with the first two points set out above.
5. To make accurate affordable housing projections over the Plan period we have separated out the sources of potential supply and summarised the results to make realistic projections of supply.
6. In projecting affordable housing delivery on draft housing allocations we have applied Policy H10: Affordable Housing thresholds whereby:
  - Brownfield sites => 15 dwellings will provide 20% affordable homes on-site; and
  - Greenfield sites => 15 dwellings will provide 30% affordable homes on-site.
7. Targets for affordable housing on sites below these thresholds will be subject to varying levels of affordable housing requirements, most likely through off site financial contributions as required in policy H10. This will include contributions for 'windfall sites' in line with the approach to windfalls within the submitted Local Plan. This approach is detailed in the SHLAA (2018) [SD049A] and appendices [SD049B]. This provision will provide a source of revenue to enable future provision of affordable homes through the Council's

Housing Delivery Programme. A projection for contributions to be obtained through future 'windfall sites' has been made below.

8. City of York Council have committed to develop 600 new homes across York on 8 council owned sites as part of the Housing Delivery Programme. As part of this Programme, the Council have also committed to 40% or more affordable homes on these sites. These figures are also set out below.
9. The calculation of affordable housing supply also takes account of recent consents to reflect the current position. A calculation has been made for affordable housing delivery on the following larger strategic sites based on the delivery of dwellings forecast to be completed within the Plan period (to 2032/33) based on the submitted housing trajectory [EX/CYC/16]; Further affordable housing will be provided beyond the plan period on these sites:
  - ST5: York Central;
  - ST7: land East of Metcalfe Lane;
  - ST14: Land West of Wigginton Road;
  - ST15: Land West of Elvington Lane; and
  - ST36: Imphal Barracks.
10. These calculations are explained further below before a summary of the figures is provided. The figures are set out under the following headings:
  - Proposed Strategic housing allocations;
  - Other draft housing allocations;
  - Extant consents at 1st April 2017;
  - Consents granted since 1<sup>st</sup> April 2017;
  - CYC Housing Delivery Programme;
  - CYC Older Persons Programme;
  - Windfalls.

### **Affordable Housing from proposed Strategic Housing Allocations (Housing Allocations > 5ha)**

11. Table 1 (see Annex 1) has been compiled using draft Strategic Site Allocations (ST Sites) identified in the housing trajectory Figure 6 of the SHLAA [EX/CYC/16] and updated Figure 5.1 and Table 5.2 of the Local Plan [EX/CYC/17a].
12. Adjustments made to represent the actual affordable housing percentage achieved from those sites with planning permission are set out in the table.
13. Based on the delivery assumptions at 1<sup>st</sup> April 2017 a total of **11,067** housing completions are anticipated from Draft Strategic Sites over the Plan period. A total of **2,534** affordable homes are estimated to be provided on these sites

within the Plan period.

14. Therefore, **22.9%** of this total are estimated to be affordable homes.

### **Affordable Housing from draft Housing Allocation Sites (Housing Allocations < 5ha)**

15. Table 2 (Annex 1) has been compiled using proposed housing allocations (H Sites) identified in the housing trajectory Figure 6 of the SHLAA [EX/CYC/16] and updated Figure 5.1 and Table 5.2 of the Local Plan [EX/CYC/17a].
16. Adjustments made to represent the actual affordable housing percentage achieved from those sites with planning permission are set out in the table.
17. It should be noted that all the housing allocations are anticipated for full completion within the Plan period.
18. Based on the delivery assumptions at 1<sup>st</sup> April 2017 a total of 1,452 housing completions were anticipated from draft housing allocations (H Sites) over the Plan period. A total of **429 affordable homes** are estimated to be provided within this category during the Plan period.
19. Therefore, **29.55%** of this total are estimated to be affordable homes.

### **Total projections of Affordable Homes from all draft Housing Allocations**

20. There is an anticipated 12,519 housing completions from draft site allocations over the Plan period to 2032/33, of which **2,963 are estimated to be affordable homes**. The affordable housing resulting from the development overall therefore represents **23.7%** of this total supply.
21. As set out above, this figure has been adjusted to take account of more recent consents and conditions associated with all draft housing allocations.

### **Affordable Housing from Extant Consents at 1<sup>st</sup> April 2017**

22. At 1<sup>st</sup> April 2017 there were a total of 3,578 extant housing consents on un-allocated sites. From these sites a total of **380 affordable homes (10.62%)** have been identified as being deliverable within the Plan period.
23. Table 3 (See Annex 1) provides details of sites consented to deliver affordable homes within the overall development. The table takes account of any

adjustments to the consented sites to provide the most up to date affordable housing estimates.

### **Affordable Homes Projected from Approvals Granted Since 1<sup>st</sup> April 2017**

24. Following submission of our housing trajectory with a base date of 1.4.17 a number of sites have been granted on non-allocated sites that will deliver affordable homes or contributions towards affordable housing provision.
25. Table 4 shows that a total of **12** additional affordable homes are anticipated to be delivered within the Plan period from this source of housing supply.

**Table 4: Affordable Homes Projected from Approvals Granted Since 1st April 2017**

Planning Application Reference	Site Name/Address	Greenfield/ Brownfield/ Mixed	Total Dwellings Assessed for Site	% of Site Assessed as Being Affordable Homes	Total Affordable Homes Assessed for Site	Total Dwellings Assessed for Site During Plan Period to 2032/33	Total Affordable Homes Assessed for Site During Plan Period to 2032/33	Notes  (See also Table 8: Commuted Payments on Sites with Extant Consent)
18/02853/FULM	Dean Court Secure Car Park R/O Portland Street	Brownfield	16	0%	0	16	0	Application approved at Planning Committee on 6/6/19 - legal agreement awaiting sign off (commuted sum of <b>£288,500</b> agreed for off site affordable housing contribution) <sup>1</sup>
18/01778/FULM	North And East Of Grid House Metcalfe Lane	Mixed	40	20%	9	40	9	Application approved at Planning Committee on 17/7/19 - legal agreement awaiting sign off
17/03027/FULM	Quickslide Windows Direct 1 Redeness Street	Brownfield	32	0%	0	32	0	Application approved on 7/12/18 - legal agreement includes for a commuted sum of <b>£498,700</b> to provide for off site affordable housing provision. <sup>1</sup>
18/01655/FULM	The Groundsmans House (No 24) & Land to R/O Mount Vale Drive	Greenfield	12	0%	0	12	0	Application approved on 26/7/19 - legal agreement includes for a commuted sum of <b>£398,500</b> to provide for off site affordable housing provision. <sup>1</sup>
17/02874/FULM	Former Terry's Factory - Proposed Apartment Block Clock Tower Way (Part of Phase II)	Brownfield	12	25%	3	12	3	Application approved at Planning Committee on 15/7/18 - decision issued on 1/4/19 following legal agreement sign off
							<b>12</b>	

<sup>1</sup> See also site approval granted since 1<sup>st</sup> April 2017 in Table 9

## Affordable Homes Projected from CYC Housing Delivery Programme

26. City of York Council have committed to develop over 600 new homes over the next 5 years on 8 council owned sites as part of the Housing Delivery Programme (HDP). As part of this Programme, the Council has committed to a minimum of 40% affordable homes on these sites. The HDP operates on a cross subsidy model whereby the market sale homes on each site help to fund the development costs of the affordable homes. This way the programme is financially sustainable in the long term, allowing the council to develop a second phase of the HDP beyond the initial 8 sites identified. It is anticipated that additional windfall sites will be identified to support this ambition.
27. Table 5 sets out the sites in the Housing Delivery Programme. To avoid double counting, we have applied the applicable percentage to the sites and estimate at least **70** further affordable homes will result from the development of these sites on sites which are not already identified allocations. The totals represent the most accurate estimates at this time but are subject to change as applications for each of the sites are progressed. The total may therefore rise as applications are submitted.
28. The following link provides further details of these sites:

[https://www.york.gov.uk/info/20012/housing/2462/housing\\_delivery\\_programme](https://www.york.gov.uk/info/20012/housing/2462/housing_delivery_programme)

**Table 5: CYC Housing Delivery Programme Sites**

Site Name/Address	Already Accounted For as Draft Allocations?	Housing Delivery Programme (HDP) Estimated Capacity	Minimum Percentage of Affordable Housing estimated as part of HDP	Additional Potential Affordable Housing Provision
Lowfield Green	Yes - Allocation (H5)			N/A
Duncombe Barracks	No	40	40%	16
Burnholme	Yes - Allocation (H3)			N/A
Askham Bar	Yes - Allocation (H8)			N/A
Former Manor School	Yes - Allocation (ST1b)			N/A
Hospital Fields Road and Ordnance Lane	No	105	40%	42
Clifton Without Primary School	Yes - Allocation (H58)			N/A
Woolnough House	No	12	100%	12

<b>TOTAL</b>				<b>70</b>
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## City of York Council Older Persons Programme

29. There are currently plans to expand three current older persons sites within the York Local Authority area that will provide additional affordable residential accommodation that will all be completed in the early years of the Plan period.
30. Table 6 below provides details of the net additional homes these schemes will provide.

**Table 6: CYC Older Person Programme Sites**

<b>Application Ref</b>	<b>Site Name/Address</b>	<b>Net Additional Homes to be Provided</b>
18/00082/GRG3	Marjorie Waite Court	33
19/00083/FULM	Lincoln Court	9
15/00758/FULM	Red Lodge New Earswick	41
		<b>83</b>

## Windfall Allowance

31. The submitted Local Plan housing trajectory [EX/CYC/16] includes a windfall allowance of 169 dwellings per annum. This windfall allowance is detailed in the SHLAA [SD049A] and appendices [SD049B] and is based on the previous ten years (2007 to 2017) of housing development within the City. A period of ten years has been used to ensure a full housing market cycle has been monitored rather than shorter periods that could result in unsustainable trends. The windfall allowance is calculated based on windfall trends from small sites of less than 0.2ha (below the allocation threshold) and through conversions of existing properties and changes of use.
32. In order to calculate the potential affordable housing contribution from the windfall allowance we have applied Policy H10: Affordable Housing to historic windfalls<sup>2</sup>. The figures projected for affordable housing have excluded any past development on windfall sites with a capacity of less than 10 homes, as it is unlikely that sites within this range will include over 1000 sq. metres of

<sup>2</sup> Historic windfalls equate to 169 windfalls per annum from year 3 of the housing trajectory as set out in EX/CYC/16.

floorspace, which is a requirement for affordable housing commuted payments within the policy.

### On-site provision

33. Windfall sites of <0.2ha and changes of use or conversions to existing properties generating 15 or more homes have historically provided a requirement for 2.4 affordable homes per year. Projected over the Plan period, we calculate that an additional **31** affordable homes would be provided through this source of supply\*.

**Table 7: Historic very small windfalls (<0.2ha) and change of use/conversions**

Reference	Address:	Site Size (ha)	Total Dwellings Planned for Development	Windfall Type	No. Dwellings Built 07-17	No. Dwellings (Net)
04/00922/FUL	20 Fetter Lane	0.044	15	VS	15	14
05/00253/REMM	137 Lawrence Street	0.157	15	VS	15	15
03/02435/FUL	New China Palace 162 Gale Lane	0.145	17	VS	17	17
15/00281/CLU	Macmillan House 60 York Road Acomb	0.125	17	COU	17	17
13/02559/FULM	The White Swan Hotel 2-16 Piccadilly	0.060	18	COU	18	18
04/03811/FUL	Clarence Gardens Hotel Haxby Road	0.133	19	VS	19	19
04/04261/FULM	Magpie Inn Townend Street	0.054	20	VS	20	20
						120
<p>* NB: Calculation for affordable housing percentage:            120 dwellings/10 years (2007-2017) = 12 dwellings per annum            12 x 20% (brownfield affordable housing requirement) = 2.4 affordable dwellings per annum            2.4 affordable dwellings pa x 13 years (year 3-16 of trajectory) = 31 affordable dwellings</p>						

## Projections for Commuted Payments for Affordable Housing from windfall sites

34. Policy H10 requires that sites with a capacity of 11 to 14 homes provide a commuted sum payment (calculated at £33,208.40 per home<sup>3</sup>). Based on an historic average of 21 homes per year (see Table 8, Annex 1) being completed on windfall sites within this category we anticipate that £9,065,893.40<sup>4</sup> will be generated as commuted payments for the remainder of the Plan period.
35. In addition to this sum we have calculated that there is a commitment for a further £6,655,598 commuted payments (see Table 9) on consented sites (including sites gaining approval since 1<sup>st</sup> April 2017).
36. A combined total of **£15,721,491** has been estimated to provide funding for off-site affordable housing delivery during the Plan period with further sums likely from the Hungate development as it progresses to full completion.
37. There have been and may continue to be a small number of purchases from the open market to use as affordable housing but this will be small in scale by comparison to the Housing Delivery Programme, as set out above. The level of contributions used can vary significantly by scheme and there are complex rules applicable depending on the funding profile e.g. investment from the council's Housing Revenue Account, Right to Buy receipts, and Homes England grant.

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<sup>3</sup> Based on figures correct at March 2017 – see Policy H10 for full details of the calculation applied.

<sup>4</sup> Index linked

**Table 9: Commuted Payments on Sites with Extant Consent**

Reference	Address/Site Name	Agreed Commuted Payment	Notes
<b>Draft Allocations (see also Tables 1 and 2, Annex 1)</b>			
ST16	Terrys Extension Site - Terry's Clock Tower (Phase I)	£113,929	
ST32	Hungate (remaining development)	TBA	Hungate development site continues to progress the through the development process but however the final capacity if not yet confirmed so it not yet possible to quantify the exact commuted payments that result from this scheme.
H23	Former Grove House EPH	£212,800	
<b>Extant Consents (see also Table 3, Annex 1)</b>			
15/02833/FULM	Grove Chapel, Union Terrace	£125,000	
15/02645/FULM	Oliver House, Bishophill Junior	£564,000	
14/01478/OUTM	Del Monte Skelton Park Trading Estate Skelton	£80,000	Site capacity increased through 18/01558/REMM - commuted sum agreed
14/02091/FULM	1-9 St Leonard Place	£298,169	
13/03015/FULM	Hungate (Phase II)	£2,500,000	Commuted sum in lieu of 31 affordable homes
12/02282/OUTM	Hungate (Block F)	£1,576,000	
<b>Sites Granted Since 1st April 2017 (see also Table 4)</b>			
17/03027/FULM	Quickside Windows Direct 1 Redeness Street	£498,700	
18/02853/FULM	Dean Court Secure Car Park R/O Portland Street	£288,500	
18/01655/FULM	The Groundsmans House (No 24) And Land To Rear Mount Vale Drive	£398,500	
<b>Total</b>		<b>£6,655,598</b>	

## Summary of Affordable Housing Projections over the Plan Period

38. Table 9 summarises the sources of affordable housing supply anticipated during the Plan period.
39. It is projected that **a total of 3,539 affordable homes will be** provided with **an average of 221 affordable homes per annum** from these sources up to 2032/33.
40. The 2016 Strategic Housing Market Assessment (SHMA) (2016) [SD051] sets out a need for 573 affordable homes per annum. As noted in the SHMA that this need calculated using the affordable housing needs model includes existing households who may require a different size or tenure of accommodation rather than new accommodation and that furthermore many households will secure suitable housing within the private rented sector supported by housing benefit.
41. The Housing Needs Update (2019) [EX/CYC/14a] considers this affordable housing need as part of the updated assessment of Objectively Assessed Housing need (OAN). GL Hearn conclude that an uplift to the demographic need figure to improve delivery of affordable housing may be justified. Key judgements including Kings Lynn v Elm Park Holdings (2015) were examined. In paragraph 35 of the judgement Justice Dove says 'the Framework makes clear that these needs (affordable housing needs) should be addressed in determining the full OAN, but neither the Framework or the PPG suggest that they have to be met in full when determining the full OAN'. The judgement is clear that an assessment of affordable housing need should be carried out but that the level of affordable housing need does not have to meet in full in the assessment of OAN. This is a similar conclusion to the Inspector at the Cornwall Local Plan EIP who concluded that 'National guidance requires consideration of an uplift; it does not automatically require a mechanistic increase to the overall housing requirement to achieve all affordable housing needs based on the proportions required from market sites'.
42. It was concluded that it may be necessary, based on affordable need evidence, to consider an adjustment to enhance delivery of affordable homes but that this does not need to be done in a mechanical way whereby the affordable need on its own drives the OAN.
43. The updated market signals show that affordability is a worsening issue in York and therefore in accordance with the PPG an uplift to the demographic projections is appropriate and considering the evidence, GL Hearn proposes a 15% uplift. When applied to the demographic starting point (484 dpa) this 15% uplift would result in an OAN of 557 dpa which is some way short of both the adjusted demographic growth (679) the economic led need (790). GL Hearn conclude that the OAN should remain at 790 to achieve both improvements to household formation and economic growth which represents a 63% uplift on the demographic starting point.

44. Based upon an estimated delivery of 221 affordable homes per annum the Plan seeks to provide around 38.6% of the affordable housing need requirement. Whilst the Plan will not deliver the full affordable housing need it does seek to provide a significant uplift to the provision of affordable homes secured through the application of policy H10 and the provision of rural exceptions sites through the application of policy GB4. It should be noted that these figures do not include affordable housing contributions that will be received by the Council, or housing from further sources of supply through Housing Associations' and Government led schemes which will add to the projections for affordable housing over the Plan period. These sites are not possible to predict at this time, and, therefore, have not been included within our projected supply table.

**Table 10: Summary of all affordable housing supply**

<b>Source of Affordable Housing Supply</b>	<b>Anticipated Affordable Housing Provision During Plan Period</b>
Draft Strategic Housing Allocations (ST Sites) - Sites > 5ha	2,534
Draft Housing Allocations (H Sites) - Sites < 5ha	429
Extant Housing Consents at 1st April 2017	380
Housing Delivery Programme Sites	70
Housing Sites Approved Since 1st April 2017 with Affordable Housing Provision	12
Older Persons Programme	83
Windfall Projections	31
	<b>3,539</b>

## Historic Affordable Housing Delivery

45. Over the previous ten full monitoring years<sup>5</sup> (2009/10 to 2018/19) City of York Local Authority has had a total of 1,231 affordable housing completions. These figures have been taken from MHCLG Affordable Housing Supply Statistics Live Tables (Table 1008c)<sup>6</sup>.
46. Table 11 replicates this data and shows that the highest level of affordable housing completions were carried out in 2010/11 (266) and the lowest level was in 2018/19 (56).

<sup>5</sup> Monitoring year runs from 1<sup>st</sup> April to 31<sup>st</sup> March each year.

<sup>6</sup> <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

**Table 11: Historic Affordable Housing Completions**

Year	All Total affordable completions
2009/10	117
2010/11	266
2011/12	155
2012/13	129
2013/14	75
2014/15	128
2015/16	100
2016/17	136
2017/18	69
2018/19	56

**1231**

47. We consider that to make a direct comparison between affordable housing completions and net housing completions, only sites resulting from planning consent should be analysed. This would, for example, exclude schemes brought about by government incentives and properties acquired by housing associations where there is no requirement for planning permission and outside the control of City of York Council.
48. Table 12 below highlights all net housing completions (as assessed through the City of York Council housing updates<sup>7</sup>) and compares these figures with affordable homes completed in York as a result of planning permission.
49. The table covers the period from 2013/14 (the year that Policy H10: Affordable Housing in the City of York Local Plan – Publication Draft February 2018 (Regulation 19 Consultation) was introduced) to 2018/19. Analysis shows that almost 10% (461 homes) of all completions (4695 homes) during this period were affordable homes.

**Table 12: Affordable Housing Delivery from Housing Consents**

Year	Net Housing Completions	All Affordable Housing Completions (resulting from planning consent)	% of All AH Completions Compared to All Net Housing Completions
2013/14	345	43	12.46%
2014/15	507	129	25.44%
2015/16	1121	109	9.72%
2016/17	977	90	9.21%
2017/18	1296	45	3.47%
2018/19	449	45	10.02%
<b>Totals</b>	<b>4695</b>	<b>461</b>	<b>9.82%</b>

<sup>7</sup> <https://www.york.gov.uk/downloads/download/819/annual-monitoring-reports>

50. When analysis is restricted to sites that meet the thresholds set within Policy H10 i.e. restricted to Brownfield or Greenfield sites => 15 dwellings (see table below) almost 25% (461 homes) of net completions on these sites resulted in affordable housing provision. This is a mid-point within the target of 20% for Brownfield sites and 30% for Greenfield sites meeting the threshold to achieve affordable homes.

**Table 13: Affordable Housing from Sites Meeting Policy H10 Thresholds**

Year	Net Housing Completions on Sites within Affordable Housing Threshold	Potential Affordable Housing on Sites within Affordable Housing Threshold	Actual Affordable Housing Completions Through Planning Applications	% of Actual AH completions compared to Sites Within Threshold Requiring AH Through Policy H10
2013/14	194	39	43	22.16%
2014/15	323	76	129	39.94%
2015/16	240	61	109	45.42%
2016/17	432	99	90	20.83%
2017/18	475	102	45	9.47%
2018/19	184	45	45	24.46%
<b>Totals</b>	<b>1848</b>	<b>422</b>	<b>461</b>	<b>24.95%</b>

51. Table 13 only analyses sites that meet the affordable housing requirement through the set threshold and excludes all sites falling below the capacity levels that rarely result in affordable housing provision, other than through the provision of commuted sums.
52. This table indicates that almost 25% of completions on sites completed since 2013/14 are affordable homes. The result indicates a mid-point between Policy H10 aim for 20% and 30% affordable housing provision on brownfield and greenfield sites respectively. This analysis demonstrates that the applications of thresholds to previous net completions demonstrates that the Council has a reasonable rate of affordable housing delivery against its policy targets. The projections of affordable housing delivery over the plan period will provide a realistic uplift in provision to meet identified needs through the delivery of draft strategic and non-strategic housing allocations providing an uplift in overall housing delivery levels, including affordable housing delivery.

## Right to Buy

53. Right to Buy sales of council housing stock are a national government initiative with Local Authorities having little control over the policies surrounding this process. In York this has resulted in a reduction of social rented housing stock each year, as affordable homes are taken out of the sector and moved to the open market.
54. There are substantial restrictions on the use of receipts for re-investment and, in practice, it has not been possible to achieve replacement of this stock at any level approaching the government's stated "1:1" aim.
55. A small number of properties have been re-purchased from the open market by the Council in recent years, at a typical cost of £180,000 to £200,000 from affordable housing budgets. This includes 85 affordable homes delivered by the Council using commuted sum expenditure between 2014/15 to 2018/19.
56. Sales in York had fallen to around 10% per year by 2012 to 2013. However from 2013 onwards the government relaunched the scheme with increased discounts which have rapidly increased sales which have subsequently been maintained as demonstrated in table 14.
57. Right to Buy homes can be sold on at the open market value after they have been purchased by a tenant. However, for the first five years a proportion of the discount must be repaid. This is calculated on a sliding scale from 100% of the discount within the first year after purchase, to 20% of the discount in the fifth year and no repayment thereafter.

**Table 14: Right to Buy Sales in York**

Year	Right to Buy Sales
2009/2010	5
2010/2011	10
2011/2012	6
2012/2013	24
2013/2014	53
2014/2015	52
2015/2016	68
2016/2017	79
2017/2018	72
2018/2019	60
Total	429

**Annex 1: Detailed Tables for Affordable Housing Delivery****Table 1: Affordable Housing from proposed Strategic Site Allocations (ST Sites) (> 5 ha)**

Site Ref:	Site Name/ Address	Greenfield / Brownfield/ Mixed	Total Dwellings for Site	Policy H10 % of Site Assessed as Being Affordable Homes	Total Affordable Homes Assessed for Site based on Policy H10	Total Dwellings Assessed for Site During Plan Period to 2032/33	Revised/ Updated % of Site Assessed as Being Affordable Homes	Revised Total Affordable Homes Assessed for Site During Plan Period to 2032/33	Notes
ST1a	British Sugar/Manor School	Brownfield	1100	20%	220	1100	3%	33	15/00524/OUTM allowed on appeal (28/9/18) - viability appraisal resulted in a baseline figure of <b>3%</b> affordable homes. (May increase following a viability re-assessment for each phase after 1st)
ST1b	Manor School	Mixed	100	25%	25	100	40%	40	Part of CYC Housing Delivery Programme - 40% affordable anticipated
ST2	Former Civil Service Sports Ground Millfield Lane	Greenfield	266	30%	80	266	30%	80	14/02979/FULM allowed on appeal (23/10/19) and provision of 30% affordable housing confirmed
ST4	Land Adjacent to Hull Road and Grimston Bar	Greenfield	211	30%	63	211	30%	63	Applications (15/00166/FULM & 15/00167/FULM) for 180 and 69 homes (Total 249 ) yet to be determined - submitted Planning

									Statements include 30% affordable homes (subject to viability)
ST5	York Central	Brownfield	1700	20%	340	1500	20%	300	Application 18/01884/OUTM (approved 23/12/19) for up to 2500 new homes includes 20% affordable housing Due to the scale of this site the total number of homes is not anticipated to be built out during Plan period. An estimation for delivery of housing (and pro-rata affordable housing) has been made.
ST7	Land East of Metcalfe Lane	Greenfield	845	30%	254	840	30%	252	
ST8	Land North of Monks Cross	Greenfield	968	30%	290	968	30%	290	Outline application for around 970 homes (18/00017/OUTM) pending consideration at January 2020 - submitted Planning Case Report allows for 30% affordable homes (subject to viability)
ST9	Land North of Haxby	Greenfield	735	30%	221	735	30%	221	
ST14	Land West of Wigginton Road	Greenfield	1348	30%	404	1260	30%	378	Due to the scale of this site the total number of homes is not anticipated to be built out during Plan period. An estimation for delivery of housing (and pro-rata

									affordable housing) has been made.
ST15	Land West of Elvington Lane	Mixed	3339	25%	835	2380	25%	595	Due to the scale of this site the total number of homes is not anticipated to be built out during Plan period. An estimation for delivery of housing (and pro-rata affordable housing) has been made.
ST16	Terry's Extension Site - Terry's Clock Tower (Phase 1)	Brownfield	22	20%	4	22	20%	0	Committed sum of £113,929 for off site affordable housing provision (index linked) following approval 16/01646/FULM on 20/6/19 <sup>8</sup> .
ST16	Terry's Extension Site - Terry's Car Par (Phase 2)	Brownfield	33	20%	7	33	20%	7	
ST16	Terry's Extension Site - Land to Rear of Terry's Factory (Phase 3)	Brownfield	56	20%	11	56	20%	11	Currently application 18/02582/FULM pending consideration for 123 apartments, 25 (20%) of which are proposed as affordable homes.
ST17	Nestle South (Phase 1)	Brownfield	263	20%	53	263	30%	83	Application 19/01509/FULM (approved 3/3/20) for 279 homes of which 83 are to be affordable.
ST17	Nestle South (Phase 2)	Brownfield	600	20%	120	600	20%	85	Outline application for 425 homes (18/01011/OUTM) approved at planning committee on 15.11.18

<sup>8</sup> See Draft Allocations in Table 9

									awaiting legal agreement (includes 85 affordable homes)
ST31	Land to the South of Tadcaster Road, Copmanthorpe	Greenfield	158	30%	47	158	30%	47	
ST32	Hungate (Phases 5+) (Block D/H)	Brownfield	328	20%	66	328	20%	0	Most likely to be commuted sum based on the difference between market housing values and affordable housing values subject to application.
ST33	Station Yard Wheldrake	Mixed	147	20%	29	147	20%	29	
ST36	Imphal Barracks, Fulford Road	Brownfield	769	20%	154	100	20%	20	The site is not due to be disposed of by the MOD until 2031 therefore the total number of homes is not anticipated to be built out during Plan period. An estimation for delivery of housing (and pro-rata affordable housing) has been made.
TOTAL								<b>2,534</b>	

**Table 2: Affordable housing from draft Housing Allocations (H Sites) (< 5 ha)**

Site Ref:	Site Name/Address	Greenfield/ Brownfield/ Mixed	Total Dwellings for Site	% of Site Assessed as Being Affordable Homes	Total Affordable Homes Assessed for Site	Total Dwellings Assessed for Site During Plan Period to 2032/33	Revised/ Updated % of Site Assessed as Being Affordable Homes	Revised Total Affordable Homes Assessed for Site During Plan Period to 2032/33	Notes
H1a	Former Gas Works, 24 Heworth Green (National Grid Properties)	Brownfield	271	20%	54	271	20%	54	Application 19/00979/OUT submitted for 625 homes on the whole site, currently pending consideration. 20% affordable housing will be sought subject to a viability appraisal.
H1b	Former Gas Works, 24 Heworth Green (Northern Gas Networks)	Brownfield	65	20%	13	65	20%	13	
H3	Burnholme School	Mixed	72	25%	18	72	40%	29	CYC Site in Housing Delivery Programme, therefore, <b>40%</b> affordable planned
H5	Lowfield School	Mixed	162	25%	41	162	34%	56	CYC Site and <b>34%</b> affordable planned (See approvals: 17/02429/OUTM, 17/02428/FULM & 18/02925/FULM) - approved scheme provides a capacity of 165 homes
H6	Land R/O The Square	Greenfield	0	0%	0	0	0	0	Specialist Housing Proposed (see applications 17/02619/FULM & 19/00818/FUL) - Extra Care Housing
H7	Bootham Crescent	Brownfield	86	20%	17	86	20%	17	Application 19/00246/FULM for 97 homes pending decision at

									January 2020. Potentially 2 additional affordable homes @20% subject to viability appraisal.
H8	Askham Bar Park & Ride	Brownfield	60	20%	12	60	40%	24	CYC Site in Housing Delivery Programme, therefore, <b>40%</b> affordable planned
H10	The Barbican	Brownfield	187	20%	37	187	6.50%	12	Application 13/02135/FULM (approved 24/8/17) viability assessment identifies provision of 12 affordable homes at <b>6.5%</b> affordable
H20	Former Oakhaven EPH	Brownfield	56	20%	11	56	20%	11	
H22	Former Heworth Lighthouse, Sixth Avenue (extension to Glen Lodge)	Brownfield	15	20%	3	15	100%	27	CYC site - scheme now complete at <b>100%</b> affordable - see application 15/02486/FULM (approved 5/2/16)
H23	Former Grove House EPH	Brownfield	11	20%	2	11	0%	0	Now complete - Commuted sum agreed for £212,800 for off site affordable housing contribution (see: 17/01129/FULM & 18/00337/FULM) ( <b>0% affordable</b> ) <sup>9</sup>
H29	Land at Moor Lane Copmanthorpe	Greenfield	88	30%	26	88	30%	26	N.B. Application 19/00602/FULM for 97 dwellings pending consideration at January 2020
H31	Eastfield Lane Dunnington	Greenfield	76	30%	23	76	30%	23	
H38	Land RO Rufforth Primary School Rufforth	Greenfield	33	30%	10	33	30%	10	

<sup>9</sup> See Draft Allocations in Table 9

H39	North of Church Lane Elvington	Greenfield	32	30%	10	32	30%	10	
H46	Land to North of Willow Bank and East of Haxby Road, New Earswick	Greenfield	104	30%	31	104	30%	31	
H52	Willow House EPH, 34 Long Close Lane	Brownfield	15	20%	3	15	20%	3	
H53	Land at Knapton Village	Greenfield	4	0%	0	4	0%	0	No requirement for on-site affordable home provision. Commuted sum required in line with policy H10.
H55	Land at Layerthorpe	Brownfield	20	20%	4	20	20%	4	
H56	Land at Hull Road	Greenfield	70	30%	21	70	100%	69	Application 18/02824/REMM submitted by Yorkshire Housing for 69 homes (approved 7.8.19) <b>100%</b> affordable housing scheme
H58	Clifton Without Primary school	Mixed	25	25%	6	25	40%	10	CYC Site in Housing Delivery Programme, therefore, <b>40%</b> affordable planned
TOTAL								<b>429</b>	

**Table 3: Extant Consents as at 1<sup>st</sup> April 2017**

Planning Application Reference	Site Name/Address	Greenfield/ Brownfield/Mixed	Total Dwellings for Site	% of Site Assessed as Being Affordable Homes	Total Affordable Homes Assessed for Site	Total Dwellings Assessed for Site During Plan Period to 2032/33	Revised Total Affordable Homes Assessed for Site During Plan Period to 2032/33	Notes
14/01517/GRG3	G1 Newbury Avenue	Brownfield	9	100%	9	9	5	Application 18/00410/GRG3 for 5 homes (approved 4.5.18) superseded this application - development now complete
15/02833/FULM	Groves Chapel Union Terrace	Brownfield	16	0%	0	16	0	£125,000 commuted sum for off site affordable housing - development now complete <sup>10</sup>
15/02645/FULM	Oliver House Bishophill Junior	Brownfield	34	0%	0	34	0	£564,000 commuted sum for off site affordable housing - development now complete <sup>10</sup>
14/01478/OUTM	Del Monte Skelton Park Trading Estate Skelton	Brownfield	60	20%	12	60	14	Capacity increased to 77 homes - see application 18/01558/REMM (approved 5.4.19) includes £80,000 off site affordable housing contribution - construction ongoing <sup>10</sup>
16/02631/ORC	Land Registry James House James Street	Brownfield	60	0%	0	60	0	Supported living application superseded this application (see app:17/02657/GRG3)
14/00713/FUL	Land to East of 51-57 Fenwick Street	Greenfield	8	100%	8	8	8	Development now complete

<sup>10</sup> See also Extant Consents in Table 9

14/02091/FULM	1-9 St Leonard Place	Brownfield	40	0%	0	5	0	£298,169 commuted sum for off site affordable housing - development now complete <sup>10</sup>
13/03429/REMM	Former Terrys Factory Bishopthorpe Road Phase I	Brownfield	85	20%	64	28	60	Construction ongoing
15/00456/FULM	Former Terrys Factory Bishopthorpe Road Phase III		173			41		
14/01716/FULM	Former Terrys Factory Bishopthorpe Road Phase II		229			218		
13/03015/FULM	( Phase 2) Hungate Development Site	Brownfield	195	0%	0	195	0	Committed sum of £2.5m paid in lieu of 31x affordable homes - development now complete <sup>10</sup>
12/02282/OUTM	(Remaining) Hungate Development Site	Brownfield	355		0	355	0	Committed sum of £1.576m paid in respect of Block F (101 homes). Further committed sums to be provided on outstanding part of development programme. <sup>10</sup>
15/00121/REMM	The Grain Stores Water Lane	Brownfield	215	0%	0	175	0	Development now complete
15/00473/FULM	Land Adj to and R/O Windy Ridge & Brecks Lane Huntington	Greenfield	87	30%	26	13	1	Development now complete
12/01878/REMM	(Phase 3 & 4) Land to West of Metcalfe Lane Osbaldwick	Greenfield	299	40%	216	156	63	At 1/4/17 a total of 63 affordable homes were still to be provided on site

16/00342/FULM	(Phase 4 - amended) Land to West of Metcalfe Lane Osbaldwick		36			36		
12/00384/REMM	Germany Beck Site East of Fordlands Road	Greenfield	655	35%	229	655	229	Construction ongoing
TOTAL							<b>380</b>	

**Table 8: Historic Windfall Completions on Sites Between 11 and 14 Homes**

DC Reference:	Address:	Site Size (ha)	Total Dwellings Planned for Development	Windfall Type	No. Dwellings Built 07-17	No. Dwellings (Net)
07/00516/FULM	Site of Garages 1-6 Fifth Avenue	0.150	11	VS	11	11
07/00846/FUL	Elliots Hotel 2 Sycamore Place	0.063	11	VS	2	2
				COU	9	9
10/01401/FULM	23 Clifford Street	0.020	11	VS	8	8
				COU	3	3
04/02017/FUL	1-5 Walmgate (Former FR Stubbs)	0.089	12	VS	12	12
04/02647/FUL	Southlands Huntington Road	0.148	12	VS	12	12
06/02042/FULM	4 Ogleforth	0.073	12	COU	10	10
				COU	2	2
07/01160/FULM	Charlie Brown Autocentres 31 Bootham	0.085	12	VS	12	12
07/01279/FUL	Groves WMC Penleys Grove Street	0.134	12	VS	12	12
08/00317/FULM	180 Fulford Road	0.158	12	COU	12	12
08/00421/FULM	Hallfield Motors 7 Hallfield Road	0.040	12	VS	12	12
13/02712/FULM	Shepherd Group Social Club 131 Holgate Road	0.109	12	VS	4	4
				COU	8	8
14/00169/FULM	Blue Bridge Hotel 39 Fishergate	0.078	12	COU	12	12
02/02717/FUL	44 Clarence Street	0.046	13	VS	13	13
06/00261/FULM	13 Bishophill Senior	0.047	14	COU	14	14
10/01094/FUL	The French House Antiques 74 Micklegate	0.092	14	COU	14	14
14/00763/FULM	Pack of Cards 164 Lindsay Avenue	0.095	14	VS	14	14
14/02446/FUL	Hunter House 57 Goodramgate	0.090	14	COU	14	14

**210**