City of York Council Examination of the City of York Local Plan 2017 – 2033

Phase 2 Hearings

Matter 5

Housing Land Supply

SUBMISSION ON BEHALF OF:

Galtres Garden Village Development Company

RESPONSE TO SCHEDULE OF MATTERS, ISSUES AND QUESTIONS FOR THE EXAMINATION



Chartered Town Planning Consultants

March 2022

Lancaster House James Nicolson Link Clifton Moor York YO30 4GR 01904 692313 www.oneill-associates.co.uk

CONTENTS

4.0 RESPONSE TO MATTER 5

APPENDICES

I Amended Calculation of Housing Delivery Trajectory

REF: 220227.gvdc.exam2

MATTER 5 – Housing Land Supply

Introduction

This statement has been prepared on behalf of Galtres Garden Village Development Company (GGVDC) who have submitted representations at all stages of the Emerging Local Plan. That is representations on:

- Local Plan Preferred Sites consultation August 2016
- Local Plan Pre-Publication Draft (regulation 18 Consultation) Sept 2017
- Submission Draft Local Plan May 2018
- Local Plan Proposed Modifications Consultation June 2019:
- Proposed Modifications and Evidence Base Consultation June 2021

The GGVDC refence is SID620

GDDVC also attend the Phase 1 hearings in December 2019 for Matters 1, 2 and 3.

National Policy Context

- (i) The NPPF 2012 sets out the process for local plan preparation and in particular the establishment of Green Belt boundaries. At its heart is the presumption in favour of sustainable development, (para14). One of the principles underpinning plan making is that local planning authorities are tasked to objectively identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. For housing, plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area (Para 17).
- (ii) To **boost significantly** the supply of housing (para 47) local Planning Authorities should use their evidence base:
 - to ensure their local plan meets the full objectively assesses needs for market housing;

- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements
- identify a supply of specific developable site or broad locations for growth
- for market and affordable housing illustrate the expected rate of housing delivery through a housing trajectory for the plan period
- (iii) Local plans should be consistent with the principles and policies set out in the Framework, including the presumption in favour of sustainable development, (para 151). They should be aspirational but realistic and they should address the spatial implications of economic, social and environmental change (para 154).
- (iv) Each LPA should ensure that the Local Plan is based on adequate, up to date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, (Para 158). They should have a clear understanding of housing need in their area and should prepare a Strategic Housing Market Assessment to ensure they meet household and population projections and cater for housing demand and the scale of housing supply necessary to meet this demand (Para 159).
- (v) The Local Plan submitted for examination should be 'sound', that is. positively prepared; justified; effective and consistent with national policy, (Para 182).

INSPECTORS QUESTIONS

The housing land supply overall

5.1 Does Policy SS1, and the Plan as a whole, provide an appropriate policy framework for the delivery of housing over the Plan period? If not, how is this to be addressed?

- 5.1.1 Policy SS1 can provide the policy framework for the delivery of housing with certain caveats and provided it is applied pragmatically. The caveats include the identification of a realistic housing requirement that provides for future population and household growth; accommodates aspirations for economic growth; and addresses the persistence and long run under provision of housing generally and the chronic under provision of affordable housing in particular.
- 5.1.2 With regard to the plan as a whole there are some key policy elements that are absent in a context where the Gren Belt boundaries are being defined for the first time in a local plan. The inspectors have corrected the Council's mistaken assumption that the "exceptional circumstances" test had to be satisfied to justify the "release" of land from the Green Belt.
- 5.1.3 With this correction the Council had an opportunity to reconsider what land it was not necessary to keep permanently open so that adequate provision could be made for housing allocations. They opportunity has not been taken and consequently for the reason set out in our representations, not enough land is allocated to meet the City's housing needs.
- 5.2 We understand through the latest housing trajectory update [EX/CYC/69] that the sources of housing land supply underpinning the Plan are as follows:
 - 8,642 dwellings on allocated new strategic housing sites (ST)
 - 1,703 dwellings on allocated housing sites (H)
 - 1,853 dwellings (commitments unimplemented permissions as at 1 April 2021)
 - 3,113 dwellings (cumulative completions between 2017-2021)
 - planning permission or resolution to grant planning permission as at 1 April 2021)
 - 720 dwellings in communal establishments /student accommodation
 - 1,764 dwellings on windfall sites (from 2024/25 2032/33 @196 per annum)

This provides a total housing supply of a minimum of 17,795 dwellings during the Plan period. Is this correct?

- 5.2.1 Numerically, the 17,795 figure is correct except that:
 - The number of student accommodation units included as housing completions has not been properly justified by the Council. The Council cannot explain how many dwellinghouses and apartments have returned to the general market as a result of new student housing.
 - The "ratios" used to convert student completions to housing completions has not been properly justified or explained.
 - As a consequence of including student units as housing completions the backlog is lower than it should be. We have addressed this issue in response to questions 2.4 and 2.5 under Matter 2.
 - The allowance for windfalls is too high. We address in response to questions 5.3 and 5.4.

5.3 We note that the windfall allowance per annum has been increased from 169 dwellings per annum in previous housing trajectories (e.g. [EX/CYC/17]) to 196 dwellings per annum in the 2021 Housing Trajectory [CYC/EX/69]. Is this correct? If so, what is the basis and justification for this change in the windfall allowance?

- 5.3.1 We have explained our reservations about the inclusion of a windfall allowance in the plan at paragraph 2.61 of our July 2019 representations on the Proposed Modifications and paragraph 2.14 (vi) of our July 2021 representations. We cannot find any evidence justifying the 196 windfall figure which seems to have just appeared in the publication of the revised trajectory.
- 5.3.2 The supply of windfall sites in York has in large part been driven by the absence of a Local Plan housing allocations that can deliver housing at the scale and speed required to assess York's housing crisis.
- 5.3.3 The figure of 196 represents almost 25% of the OAN or 2.2 years of delivery. The use of such a high windfall figure provides no certainty in delivery and results in low levels of affordable housing delivery as many windfalls are below affordable target thresholds.

- 5.3.4 The student accommodation the Council include in completion figures equates to 1.85 years of OAN delivery. Together, windfalls and student accommodation equate to over 4 years of OAN delivery delivering little or no affordable housing.
- 5.3.5 Windfalls do not bring the **certainty** of delivery that is at the heart of the **delivery** of the housing requirement.

5.4 Is the estimate of windfall numbers identified by the Plan appropriate and realistic? Is the approach consistent with the Framework? Given the time that has passed since the Plan was submitted, is the identified windfall allowance in the Plan (169 dwellings per annum) still appropriate, realistic and justified?

5.4.1 For the reasons set out in response to Question 5.3 and in our representations, we consider the use of a windfall allowance as neither appropriate, realistic or justified (See paragraph 2.61 of our 2019 representations.

5.5 Are the suggested rates of planned housing development realistic and achievable when considered in the context of the past completion rates? What actions are being taken to accelerate housing delivery? Where is the evidence to support the approach adopted?

5.5.1 We believe the rates of planned housing delivery are realistic and achievable and that even higher rates are achievable. In the past, in 2004/05, delivery rates of 1,000 units were achieved. Housing delivery has been held back by the lack of allocated development land. Without the certainty provided by allocations in an adopted plan, housebuilders will not invest in the staff and materials. Once the plan is adopted and allocations secured, the development industry will have more certainty that to invest in the workforce and materials to deliver the housing allocated.

5.6 Is the housing trajectory update [EX/CYC/69] realistic? In the context of footnote 11 of the NPPF, does it form an appropriate basis for assessing whether sites are deliverable?

- 5.6.1 We believe the housing trajectory in [EX/CYC/69] is completely unrealistic for the following reasons:
 - The trajectory for many sites remains unrealistic. For example, the trajectory assumes completions on ST14 in by the end of March 2023 (1 year away) and on

ST15 by the end of March 2024 (2 years away). Both schemes will be EiA development. No planning applications have been submitted and both schemes will require significant up-front infrastructure. The trajectory for those two sites and other sites such as ST8 and ST9 are unrealistic

- It is understood that site STI6 Land to the rear of the Terry's Factory (Phase 3) has planning permission for a hospital and is no longer available for residential use.
- We have therefore amended the trajectories for several sites and removed ST16 rear of Terrys factory from the trajectory update [EX/CYC/69]. In addition, we have amended the backlog to reflect the shortfall in completion for 2020/ 2021. Our amended trajectory is at Appendix 1.
- 5.6.2 These changes have obvious impacts on delivery in the first 5 years of the Plan, but also on the delivery overall and delivery of affordable housing in particular. For example, delivery on strategic sites falls from 8,642 as presented in the Council's version of [EX/CYC/69] to 7,650 in our version.

Five-year housing land supply

5.7 What is the five-year housing supply requirement upon adoption of the Plan?

- 5.7.1 Our successive representations since 2018 have provided our estimate of 5-year land supply. We have never seen a Council's estimate of 5 year land supply. We see no point in producing a further 5-year land supply calculation until we have some indication of what the outcome is on matters relating to OAN, windfall, student housing and trajectory. However, we would make the following observations:
 - In our assessment, with the exception of 2016/17, there has been a shortfall in completions against the 790 OAN requirement every year since 2012 (and indeed since 2008);
 - Recent planning inquiries have established that the Council do not have a five-year land supply;

APP/C2741/W/21/3271045 - Boroughbridge Road, York Sep-21	2.19 to 2.77 years
APP/C2741/W/19/3233973 - Land at Moor Lane	2.79 - 3.45 years
May-20 APP/C2741/W/19/3227359 - North of Boroughbridge	3.28 to 3.82 years
Rd Oct-19	

- The revised trajectory we have provided at Appendix 1 indicates the Council will struggle to meet the 5-year land requirement.
- The Council have failed to meet the Housing Delivery Test in 2020 and therefore triggering the requirement for an Action Plan to address shortfall.

5.8 Will the Council be able to demonstrate a rolling five-year housing land supply upon adoption of the Plan?

- 5.8.1 This question can only be answered once we have a clear view and agreement on the OAN, backlog, windfalls and housing trajectory. In light of our representations on all of these issues we believe the Council will struggle to meet a rolling five-year housing land supply.
- 5.9 The five-year housing supply, as set out in the latest housing trajectory update [EX/CYC/69], includes an allowance for windfall sites the aforementioned 196 per annum:
 - a) What is the compelling evidence that such sites have consistently become available in the local area and that they will continue to provide a reliable source of supply?
 - b) Is the allowance made realistic, having regard to paragraph 48 of the Framework?
- 5.9.1 See response to 5.4 above. We cannot find the compelling evidence that suggests the windfall supply will continue into the future and the approach adopted by the Council is contrary to guidance in paragraph 48 of the NPPF.
- 5.10 Does the five-year housing land supply position, as set out in the updated Housing Trajectory 2021 [EX/CYC/69], present the most up-to-date position? Is it consistent with all other remaining up-to-date housing evidence? If not, how is this to be addressed?
- 5.10.1 This question is addressed I our response to question 5.6.

- 5.11 Paragraph 5.9 of the submitted Plan identifies that the Council accepts that there has been a persistent under delivery of housing as defined by the NPPF. As such, does the submitted Plan, and any subsequent submitted evidence on meeting housing need and supply, take into account the requirement for a 20% buffer to be applied to the housing supply? Has this buffer been applied to any subsequent update of evidence or proposed modification to the Plan identified?
- 5.11.1 It is our understanding that the revised housing trajectory at [EX/CYC/69] is the first time the Council have acknowledged the requirement for a 20% buffer to be applied to the housing supply.

5.12 Overall, is there a supply of specific deliverable sites sufficient to provide five years' worth of housing, with an appropriate buffer (moved forward from later in the Plan) to ensure choice and competition in the market for land?

- 5.12.1 Bringing together our responses to all the questions under this matter, we do not believe there is a supply of specific deliverable site to provide five years worth of housing, and in particular to meet minimum objectives for delivery of affordable housing.
- 5.12.2 In addition the supply will not ensure choice or competition in the market for land. This is the issue at the heart of the affordable housing crisis in the city. As we have set out in our representations, the Council are anticipating that the strategic sites will deliver the major part of the future affordable housing requirement. Any interruption to the delivery of those strategic sites will severely impact ton affordable housing delivery. In other words, all the eggs are in one basket. We have made clear the case in our representations the need for additional strategic allocations to the widen the choice of land available and above all to ensure continuity of supply for housing generally and for affordable housing in particular.

Overall Conclusion

5.12.3 Overall, the housing supply identified in the Draft Plan will not meet need because the combination of incorrect assumptions about delivery trajectory; a high windfall allowance; a high proportion of student completions; and a low allowance for backlog act in combination to supress the true housing requirement and mask a proper

assessment of the land required to address housing needs and affordable housing in particular.

- 5.12.4 For this reason, we hold that the plan is unsound because it is neither **effective** (because it will not be deliverable) or **consistent with national policy** (because it will not enable the delivery of sustainable development in accordance with the policies in the Framework).
- 5.12.5 To make the Plan sound, we hold that the housing requirement needs to be increased and additional housing allocations included in the plan to ensure the delivery of an adequate and continuous supply of housing throughout the Local plan period.

City of York Council Local Plan Phase 2 Hearings Matter 5 – Housing Land Supply

APPENDIX I

Amended Calculation of Housing Delivery Trajectory

EX/CYC/69 - Amended

(Green highlights indicate changes made)	TOTAL 1	17/18 1	8/19 1	.9/20 2	20/21	21/22 2	2/23 2	23/24 2	24/25 2	5/26 2	6/27 2	7/28 2	8/29 2	9/30 3	0/31 3	1/32 3		Total for Plan Period	33/34	34/35 3	15/36	36/37 3	7/38	Total yr pos plan
1. Net Housing Completions 2017 to 2020		Actual 659	Completi 409	ions 521	603													2192						0
Net Housing Completion Net Communal Establishment and Student Accommodation Completions (Ratios		059	409	521	005													2192						
applied)		0	0	0	0													0						0
Total 2. Housing Allocations Below 5 ha (H Sites)		659	409	521	603													2192						
11a & b Former Gas Works, 24 Heworth Green (National Grid Properties)	607							215		392								607						0
H3 Burnholme School	72						35	37										72						0
15 Lowfield School	165					85	71	6										162						0
17 Bootham Crescent 18 Askham Bar Park & Ride	93	/ax centre					15	35	35	8 35	25							93 60						0
H10 The Barbican	187									55	187							187						0
H20 Former Oakhaven EPH	56							35	21									56						0
129 Land at Moor Lane Copmanthorpe	88							35	35	18								88						0
I31 Eastfield Lane Dunnington	76						35	35	6									76						0
138 Land RO Rufforth Primary School Rufforth 139 North of Church Lane Elvington	33 32							18 17	15 15									33 32						0
Land to North of Willow Bank and East of Haxby Road, New Earswick	104							35	35	34								104						0
152 Willow House EPH, 34 Long Close Lane	15							15										15						0
153 Land at Knapton Village	4							4										4						0
H55 Land at Layerthorpe	20								20									20						0
156 Land at Hull Road	69 25					69		15	10									69 25						0
H58 Clifton Without Primary school Annualised Projected Completions H Sites (Hide)	25				0	154	156	15 502	10 192	487	212	0	0	0	0	0	0	25 1703	0	0	0	0	0	
	_											-			-			1,00					-	
B. Housing allocations above 5ha (ST Sites) ST1a British Sugar/Manor School	1100										150	150	150	150	150	150	150	1050	50					50
ST1b Manor School	100										35	35	30	150	150	150	150	1050	50					0
T2 Former Civil Service Sports Ground Millfield Lane	266				0		48	48	48	48	48	26						266						0
Land Adj. Hull Road and Grimston Bar	211								35	35	35	35	35	36				211						0
ST5 York Central	2500								45	107	107	107	107	119	119	119	119	949	143	143	143	143	143	
Land East of Metcalfe Lane	845								35	35	70	70	70	70	70	70	70	560	70	70	70	70	5	285
Land North of Monks Cross	968								35	70	70	70	105	105	105	105	105	770	105	93	70	70		198
T19 Land North of Haxby ST14 Land to West of Wigginton Road	735 1348									35 35	35 70	35 105	70 105	70 105	70 105	70 105	70 105	455 735	70 105	70 105	70 105	70 105	105	280 525
ST15 Land to West of Elvington Lane	3339								35	35	70	105	105	105	105	210	210	1015	280	280	280	280	280	
ST16 Terrys Extension Site - Terrys Clock Tower (Phase 1)	22					10	12											22						0
ST16 Terrys Extension Site - Terrys Car park (Phase 2)	33							17	16									33						0
ST16 Terrys Extension Site - Land to rear of Terrys Factory (Phase 3)		lospital A	pproved															0						0
ST17 Nestle South (Phase 1)	279							35	244	50	50	50		50	50	50	25	279						0
ST17 Nestle South (Phase 2)									50	50	50	50	50	50	50	50	25							0
	425							25	25	25	25	10						425						0
ST31 Land to the South of Tadcaster Road, Copmanthorpe	158							35	35	35 196	35 179	18						158						0
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H)								35 35	35 35	35 196 35	35 179 35	18 7												
ST31Land to the South of Tadcaster Road, CopmanthorpeST32Hungate (Phases 5+) (Blocks D & H)	158 375									196	179						100	158 375	100	100	100	100	100	0 0
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST36 Imphal Barracks, Fulford Road	158 375 147				0	10	60			196	179		827	810	809	879	100 954	158 375 147	100 923	100 861	100 768	100 768	100 633	0 0 500
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke	158 375 147				0	<u>10</u> 298	60 459	35	35	196 35	179 35	7	827	810	809	879		158 375 147 100						0 0 500 3953
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST36 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents Total 5. Projected completions from communal establishments and student accommodation	158 375 147 769 1853				0	298	459	35 170 543	35 613 112	196 35 716 223	179 35 989 65	7 813 65	65	23	0	0	954	158 375 147 100 7650 1853	923 0	861 0	768 0	768 0	633	0 0 500 3953
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST36 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents Total 5. Projected completions from communal establishments and student accommodation	158 375 147 769				0			35 170	35 613	196 35 716	179 35 989	7 813					954	158 375 147 100 7650	923	861	768	768	633	0 0 500 3953
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST36 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents	158 375 147 769 1853	_	_	_	0	298	459	35 170 543	35 613 112	196 35 716 223	179 35 989 65	7 813 65	65	23	0	0	954	158 375 147 100 7650 1853	923 0	861 0	768 0	768 0	633	0 0 500 3953 0 0
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST34 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents Total 5. Projected completions from communal establishments and student accommodation Total Supply Trajectory	158 375 147 769 1853	659	409	521	0	298	459	35 170 543	35 613 112	196 35 716 223	179 35 989 65	7 813 65	65	23	0	0	954	158 375 147 100 7650 1853	923 0	861 0	768 0	768 0	633	0 500 3953 0 0 0
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST36 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents Total 5. Projected completions from communal establishments and student accommodation Total Supply Trajectory Actual Net Completions (2017 to 2020) Projected Completions (all sites)	158 375 147 769 1853	659	409	521	0 704 0	298 183 645	459 469 1144	35 170 543 62 1277	35 613 112 0 917	196 35 716 223 6 1432	179 35 989 65 0 1266	7 813 65 0 878	65 0 892	23 0 833	0 0 809	0	954 0 0 954	158 375 147 100 7650 1853 720 2293 11926	923 0 0 923	861 0 0 861	768 0 0 768	768 0 0 768	633 0 0 633	0 500 3953 0 0 0 0 3953
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST36 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents Total 5. Projected completions from communal establishments and student accommodation Total Supply Trajectory Actual Net Completions (2017 to 2020) Projected Completions (all sites) Windfalls	158 375 147 769 1853	659	409	521	0 704 0 0	298 183 645 0	459 469 1144 0	35 170 543 62 1277 0	35 613 112 0 917 196	196 35 716 223 6 1432 196	179 35 989 65 0 1266 196	7 813 65 0 878 196	65 0 892 196	23 0 833 196	0 0 809 196	0 0 879 196	954 0 954 196	158 375 147 100 7650 1853 720 2293 11926 1764	923 0 0 923 196	861 0 0 861 196	768 0 0 768 196	768 0 0 768 196	633 0 0 633 196	0 0 3953 0 0 0 0 3953 980
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST36 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents Total S. Projected completions from communal establishments and student accommodation Total Supply Trajectory Actual Net Completions (2017 to 2020) Projected Completions (all sites) Windfalls Actual and Projected Housing Completions (Inc Windfall Allowance)	158 375 147 769 1853				0 0	298 183 645 0 645	459 469 1144 0 1144	35 170 543 62 1277 0 1277	35 613 112 0 917 196 1113	196 35 716 223 6 1432 196 1628	179 35 989 65 0 1266 196 1462	7 813 65 0 878 196 1074	65 0 892 196 1088	23 0 833 196 1029	0 0 809 196 1005	0 0 879 196 1075	954 0 954 196	158 375 147 100 7650 1853 720 2293 11926	923 0 0 923 196 1119	861 0 0 861 196 1057	768 0 0 768 196 964	768 0 0 768 196 964	633 0 0 633 196 829	0 0 3953 0 0 0 0 0 3953 980 4933
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST36 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents Total Supply Trajectory Actual Net Completions (2017 to 2020) Projected Completions (all sites) Windfalls Actual and Projected Housing Completions (Inc Windfall Allowance) Cumulative Completions (Including Windfalls)	158 375 147 769 1853	659	1068	1589	0 0 2293	298 183 645 0 645 2938	459 469 1144 0 1144 4082	35 170 543 62 1277 0 1277 5359	35 613 112 0 917 196 1113 6472	196 35 716 223 6 1432 196 1628 8100	179 35 989 65 0 1266 196 1462 9562	7 813 65 0 878 196 1074 10636	65 0 892 196 1088 11724	23 0 833 196 1029 12753	0 0 809 196 1005 13758	0 0 879 196 1075 14833	954 0 954 196 1150 15983	158 375 147 100 7650 1853 720 2293 11926 1764 13690	923 0 923 196 1119 17102	861 0 0 861 196 1057 18159	768 0 0 768 196 964 19123	768 0 0 768 196 964 20087	633 0 0 633 196 829 20916	0 0 3953 0 0 0 0 3953 980 4933
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST36 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents Total Supply Trajectory Actual Net Completions (2017 to 2020) Projected Housing Completions (Inc Windfall Allowance) Cumulative Completions (Including Windfalls) Requirement (790pa plus 32 under supply) 822dpa	158 375 147 769 1853				0 0	298 183 645 0 645	459 469 1144 0 1144	35 170 543 62 1277 0 1277	35 613 112 0 917 196 1113	196 35 716 223 6 1432 196 1628	179 35 989 65 0 1266 196 1462	7 813 65 0 878 196 1074	65 0 892 196 1088 11724 822	23 0 833 196 1029 12753 822	0 0 809 196 1005	0 0 879 196 1075 14833 822	954 0 954 196	158 375 147 100 7650 1853 720 2293 11926 1764	923 0 0 923 196 1119	861 0 0 861 196 1057	768 0 0 768 196 964	768 0 0 768 196 964	633 0 0 633 196 829	0 0 500 3953 0 0 0 0 0 3953 980 4933 3950
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST34 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents Total 5. Projected completions from communal establishments and student accommodation Total Supply Trajectory Actual Net Completions (2017 to 2020) Projected Housing Completions (Inc Windfalls Actual and Projected Housing Completions (Inc Windfall Allowance) Cumulative Completions (Including Windfalls) Requirement (790pa plus 32 under supply) 822dpa Cumulative Requirement	158 375 147 769 1853	659 822	1068 822	1589 822	0 0 2293 822	298 183 645 0 645 2938 822	459 469 1144 0 1144 4082 822	35 170 543 62 1277 0 1277 5359 822	35 613 112 0 917 196 1113 6472 822	196 35 716 223 6 1432 196 1628 8100 822	179 35 989 65 0 1266 196 1462 9562 822	813 65 0 878 196 1074 10636 822	65 0 892 196 1088 11724 822	23 0 833 196 1029 12753 822	0 0 809 196 1005 13758 822	0 0 879 196 1075 14833 822	954 0 954 196 1150 15983 822	158 375 147 100 7650 1853 720 2293 11926 1764 13690	923 0 923 196 1119 17102 790	861 0 0 861 196 1057 18159 790	768 0 0 768 196 964 19123 790	768 0 0 768 196 964 20087 790	633 0 0 633 196 829 20916 790	0 0 500 3953 0 0 0 0 0 0 3953 980 4933 3950 0
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST34 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents Total 5. Projected completions from communal establishments and student accommodation Total Supply Trajectory Actual Net Completions (2017 to 2020) Projected Housing Completions (Inc Windfalls Actual and Projected Housing Completions (Inc Windfalls) Requirement (790pa plus 32 under supply) 822dpa Cumulative Requirement Over/Under Suppy	158 375 147 769 1853	659 822 822	1068 822 1644	1589 822 2466	0 0 2293 822 3288	298 183 645 0 645 2938 822 4110	459 469 1144 0 1144 4082 822 4932	35 170 543 62 1277 0 1277 5359 822 5754	35 613 112 0 917 196 1113 6472 822 6576	196 35 716 223 6 1432 196 1628 8100 822 7398	179 35 989 65 0 1266 196 1462 9562 822 8220	7 813 65 0 878 196 1074 10636 822 9042	65 0 892 196 1088 11724 822 9864	23 0 8333 196 1029 12753 822 10686	0 0 809 196 1005 13758 822 11508	0 0 879 196 1075 14833 822 12330	954 0 954 196 1150 15983 822 13152	158 375 147 100 7650 1853 720 2293 11926 1764 13690	923 0 923 196 1119 17102 790 13942	861 0 0 861 196 1057 18159 790 14732	768 0 0 768 196 964 19123 790 15522	768 0 0 768 196 964 20087 790 16312	633 0 0 633 196 829 20916 790 17102	0 0 3953 0 0 0 0 0 0 0 3953 980 4933 3950 0 0 0 0 0 0 0 0 0 0 0 0 0
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST34 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents Total 5. Projected completions from communal establishments and student accommodation Total Supply Trajectory Actual Net Completions (2017 to 2020) Projected Housing Completions (Inc Windfall Allowance) Cumulative Completions (Including Windfalls) Requirement (790pa plus 32 under supply) 822dpa Cumulative Requirement Over/Under Suppy	158 375 147 769 1853	659 822 822 - 163	1068 822 1644 - 576	1589 822 2466 -877	0 0 2293 822 3288 - 995	298 183 645 0 645 2938 822 4110 -1172	459 469 1144 0 1144 4082 822 4932 -850	35 170 543 62 1277 0 1277 5359 822 5754 -395	35 613 112 0 917 196 1113 6472 822 6576 -104	196 35 716 223 6 1432 196 1628 8100 822 7398 702	179 35 989 65 0 1266 196 1462 9562 822 8220 8220 1342	7 813 65 0 0 878 196 1074 10636 822 9042 1594	65 0 892 196 1088 11724 822 9864 1860	23 0 833 196 1029 12753 822 10686 2067	0 809 196 1005 13758 822 11508 2250	0 0 196 1075 14833 822 12330 2503	954 0 954 196 1150 15983 822 13152 2831	158 375 147 100 7650 1853 720 2293 11926 1764 13690 13152	923 0 923 196 1119 17102 790 13942 3160	861 0 0 861 196 1057 18159 790 14732 3427	768 0 768 996 9964 19123 790 15522 3601	768 0 768 964 20087 790 16312 3775	633 0 0 633 196 829 20916 790 17102 3814	0 0 500 3953 0 0 0 0 0 0 0 3953 980 4933 3950 0 0 0 0 0 0 0 0 0 0 0 0 0
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST34 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents Total 5. Projected completions from communal establishments and student accommodation Total Supply Trajectory Actual Net Completions (2017 to 2020) Projected Housing Completions (Inc Windfall Allowance) Cumulative Completions (Including Windfalls) Requirement (790pa plus 32 under supply) 822dpa Cumulative Requirement Over/Under Suppy Detailed Trajectory (including 10% Non-Implementation Rate) Projected Completions (all sites)	158 375 147 769 1853	659 822 822 -163	1068 822 1644 -576	1589 822 2466 -877 0	0 0 2293 822 3288	298 183 645 0 645 2938 822 4110 -1172 645	459 469 1144 0 1144 4082 822 4932 -850 1144	35 170 543 62 1277 0 1277 5359 822 5754 -395 1277	35 613 112 0 917 196 1113 6472 822 6576 -104 917	196 35 716 223 6 1432 196 1628 8100 822 7398 702 1432	179 35 989 65 0 1266 196 1462 9562 8220 8220 1342 1266	813 65 0 878 196 1074 10636 822 9042 1594	65 0 892 196 1088 11724 822 9864 1860 892	23 0 833 196 1029 12753 822 10686 2067 833	0 0 809 196 1005 13758 822 11508 2250 809	0 0 879 196 1075 14832 12330 2503 879	954 0 954 196 1150 15983 822 13152 2831	158 375 147 100 7650 1853 720 2293 11926 1764 13690 13152 <i>11926</i>	923 0 923 196 1119 17102 790 13942 3160 923	861 0 861 196 1057 18159 790 14732 3427 861	768 0 768 196 964 19123 790 15522 3601	768 0 768 196 964 20087 790 16312 3775 768	633 0 0 633 196 829 20916 790 17102 3814 633	0 0 3953 0 0 0 0 0 0 3953 3950 0 0 0 0 0 0 0 3955 3955 0 0 0 0 0 0 0 0 0 0 0 0 0
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST34 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents Total 5. Projected completions from communal establishments and student accommodation Total Supply Trajectory Actual Net Completions (2017 to 2020) Projected Housing Completions (Inc Windfall Allowance) Cumulative Completions (all sites) Windfalls Actual and Projected Housing Completions (Inc Windfall Allowance) Cumulative Completions (Including Windfalls) Requirement (790pa plus 32 under supply) 822dpa Cumulative Requirement Over/Under Suppy Detailed Trajectory (including 10% Non-Implementation Rate) Projected Completions (all sites) Projected Completions (all sites) Projected Completions (all sites)	158 375 147 769 1853	659 822 822 - 163	1068 822 1644 - 576	1589 822 2466 -877	0 0 2293 822 3288 - 995	298 183 645 0 645 2938 822 4110 -1172	459 469 1144 0 1144 4082 822 4932 -850	35 170 543 62 1277 0 1277 5359 822 5754 -395	35 613 112 0 917 196 1113 6472 822 6576 -104 917 825	196 35 716 223 6 1432 196 1628 8100 822 7398 702 7398 702	179 35 989 65 0 1266 196 1462 9562 822 8220 1342 1266 1139	813 65 0 878 196 1074 10636 822 9042 1594 1594	65 0 892 196 1088 11724 822 9864 1860 8892 803	23 0 833 196 1029 12753 822 10686 2067 833 750	0 809 196 1005 13758 822 11508 2250 809 728	0 879 196 1075 14833 822 12330 2503 879 791	954 0 954 196 1150 15983 822 13152 2831	158 375 147 100 7650 1853 720 2293 11926 1764 13690 13152 11926 10733.4	923 0 923 196 1119 17102 790 13942 3160	861 0 861 196 1057 18159 790 14732 3427 861 775	768 0 768 196 964 19123 790 15522 3601	768 0 768 196 964 20087 790 16312 3775 768 691	633 0 0 633 196 829 20916 790 17102 3814	0 0 3953 0 0 0 0 0 0 0 0 3953 3950 0 0 0 0 0 0 335557.
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST35 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites Annualised projected Completions From Non Allocated Unimplemented Consents Fotal S. Projected completions from communal establishments and student accommodation Fotal Supply Trajectory Actual Net Completions (2017 to 2020) Projected Housing Completions (Inc Windfall Allowance) Sumulative Completions (Including Windfalls) Actual and Projected Housing Completions (Inc Windfall Allowance) Cumulative Requirement Dver/Under Suppy Detailed Trajectory (including 10% Non-Implementation Rate) Projected Completions (all sites) Projected Completions (all sites) - 10% Non-implementation Rate Applied Windfall Allowance	158 375 147 769 1853 720	659 822 822 -163	1068 822 1644 -576	1589 822 2466 -877 0	0 0 2293 822 3288 - 995	298 183 645 0 645 2938 822 4110 -1172 645	459 469 1144 0 1144 4082 822 4932 -850 1144	35 170 543 62 1277 0 1277 5359 822 5754 -395 1277	35 613 112 0 917 196 1113 6472 822 6576 -104 917	196 35 716 223 6 1432 196 1628 8100 822 7398 702 1432	179 35 989 65 0 1266 196 1462 9562 8220 8220 1342 1266	813 65 0 878 196 1074 10636 822 9042 1594	65 0 892 196 1088 11724 822 9864 1860 892	23 0 833 196 1029 12753 822 10686 2067 833	0 0 809 196 1005 13758 822 11508 2250 809	0 0 879 196 1075 14833 822 12330 2503 879	954 0 954 196 1150 15983 822 13152 2831 954 859	158 375 147 100 7650 1853 720 2293 11926 1764 13690 13152 <i>11926</i>	923 0 923 196 1119 17102 790 13942 3160 923 831	861 0 861 196 1057 18159 790 14732 3427 861	768 0 768 196 964 19123 790 15522 3601	768 0 768 196 964 20087 790 16312 3775 768	633 0 633 196 829 20916 790 17102 3814 633 570	0 0 3953 0 0 0 0 0 0 3953 3950 0 0 0 0 0 0 39553 35557.
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST33 Station Yard Wheldarke ST33 Station Yard Wheldarke ST33 Station Yard Wheldarke ST34 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites Annualised projected Consents Forjected Housing Completions From Non Allocated Unimplemented Consents Total S. Projected completions from communal establishments and student accommodation Fotal Supply Trajectory Actual Net Completions (2017 to 2020) Projected Housing Completions (Inc Windfall Allowance) Actual and Projected Housing Completions (Inc Windfall Allowance) Cumulative Completions (Including Windfalls) Requirement (790pa plus 32 under supply) 822dpa Cumulative Requirement Dver/Under Suppy Detailed Trajectory (including 10% Non-Implementation Rate) Projected Completions (all sites) Projected Completions (all sites) - 10% Non-implementation Rate Applied Mindfalls) + Actual Vindfall Allowance Fotal Projected Completions (with 10% Non implementation rate applied and windfalls) + Actual	158 375 147 769 1853 720	659 822 822 -163	1068 822 1644 -576	1589 822 2466 -877 0	0 0 2293 822 3288 - 995	298 183 645 0 645 2938 822 4110 -1172 645	459 469 1144 0 1144 4082 822 4932 -850 1144	35 170 543 62 1277 0 1277 5359 822 5754 -395 1277 1149	35 613 112 0 917 196 1113 6472 822 6576 -104 917 825	196 35 716 223 6 1432 196 1628 8100 822 7398 702 7398 702	179 35 989 65 0 1266 196 1462 9562 822 8220 1342 1266 1139	813 65 0 878 196 1074 10636 822 9042 1594 1594	65 0 892 196 1088 11724 822 9864 1860 8892 803	23 0 833 196 1029 12753 822 10686 2067 833 750	0 809 196 1005 13758 822 11508 2250 809 728	0 879 196 1075 14833 822 12330 2503 879 791	954 0 954 196 1150 15983 822 13152 2831 954 859	158 375 147 100 7650 1853 720 2293 11926 1764 13690 13152 11926 10733.4	923 0 923 196 1119 17102 790 13942 3160 923 831	861 0 861 196 1057 18159 790 14732 3427 861 775	768 0 768 196 964 19123 790 15522 3601	768 0 768 196 964 20087 790 16312 3775 768 691	633 0 633 196 829 20916 790 17102 3814 633 570	0 0 3953 0 0 0 0 0 0 0 3955 3950 0 0 0 0 0 3955 3955 2 980
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST34 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites A A. Projected Housing Completions From Non Allocated Unimplemented Consents Total Supply Trajectory Supply Trajectory A Actual Net Completions (2017 to 2020) Projected Completions (all sites) Windfalls A Actual and Projected Housing Completions (Inc Windfalls) A Requirement (790pa plus 32 under supply) 822dpa Cumulative Requirement Dver/Under Suppy Detailed Trajectory (including 10% Non-Implementation Rate) Projected Completions (all sites) 10% Non-implementation Rate Applied Windfall Allowance Forigected Completions (with 10% Non implementation rate applied and windfalls) + Actus Completions 2017-2020 Cumulative Completions (with 10% non implementation rate applied and windfalls)	158 375 147 769 1853 720	659 822 822 - 163 0 0	1068 822 1644 -576 0 0	1589 822 2466 -877 <i>0</i> 0	0 0 2293 822 3288 -995 0 0	298 183 645 0 645 2938 822 4110 -1172 645 581 581 2773	459 469 1144 0 1144 4082 822 4932 -850 1144 1030 3802	35 170 543 62 1277 0 1277 5359 822 5754 -395 1277 1149 4951	35 613 112 0 0 917 196 1113 6472 822 6576 -104 917 825 196 917 825 196	196 35 716 223 6 1432 196 1628 8100 822 7398 702 1432 1289 196 1485 7458	179 35 989 65 0 1266 196 1462 9562 822 8220 1342 1266 1139 196 1335 8793	813 65 0 0 878 196 1074 10636 822 9042 9042 1594 8780 196 8790 196 986 9779	65 0 892 196 1088 11724 822 9864 1860 8892 803 196 999 10778	23 0 833 196 1029 12753 822 10686 2067 833 750 196 946 11724	0 809 196 1005 13758 822 11508 2250 809 728 196 924 12648	0 879 196 1075 14833 822 12330 2503 879 791 196 987 13635	954 0 954 1966 11598 15983 822 13152 2831 954 859 196 1055 14689	158 375 147 100 7650 1853 720 2293 11926 1764 13690 13152 11926 10733.4 1764 10733.4 1764	923 0 923 196 1119 17102 790 13942 3160 923 831 196 1027 15716	861 0 861 196 1057 18159 790 14732 3427 861 775 196 971 16687	768 0 768 196 964 19123 790 15522 3601 768 691 196 887 19574	768 0 768 196 964 20087 790 16312 3775 768 691 196 887 18461	633 0 0 633 196 829 20916 790 17102 3814 633 570 196 19227	0 0 500 3953 0 0 0 0 0 0 0 0 0 3953 3950 0 0 0 0 39557. 980 4537.
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST33 Station Yard Wheldarke ST36 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents Total 5. Projected completions from communal establishments and student accommodation Total Supply Trajectory Actual Net Completions (2017 to 2020) Projected Completions (all sites) Windfalls Actual and Projected Housing Completions (Inc Windfalls) Requirement (790pa plus 32 under supply) 822dpa Cumulative Requirement Over/Under Suppy Detailed Trajectory (including 10% Non-Implementation Rate) Projected Completions (all sites) Projected Completions (all sites) + 10% Non-implementation rate applied and windfalls) + Actuat Completions 2017-2020 Cumulative Completions (with 10% non implementation rate applied and windfalls)	158 375 147 769 1853 720	659 822 822 - 163 0 0 659	1068 822 1644 - 576 0 0 409	1589 822 2466 -877 0 0 521	0 0 2293 822 3288 -995 0 0 0 0	298 183 645 0 645 2938 822 4110 -1172 645 581 2773 790	459 469 1144 0 1144 4082 822 4932 -850 1144 1030 3802 790	35 170 543 62 1277 0 1277 5359 822 5754 -395 1277 1149 1149 4951 790	35 613 112 0 917 196 1113 6472 822 6576 -104 917 825 196 917 825 196	196 35 716 223 6 1432 196 1628 8100 822 7398 702 1432 1289 196 1435 7458 790	179 35 989 65 0 1266 196 1462 9562 8220 1342 1266 1139 196 1335 8793 790	813 65 0 0 878 196 1074 10636 822 9042 1594 8878 790 196 8878 790 196	65 892 196 1088 11724 822 9864 1860 892 803 196 999 10778 790	23 0 833 196 1029 12753 822 10686 2067 833 750 196 196 11724 790	0 809 196 1005 13758 822 11508 2250 809 728 196 924 12648 790	0 879 196 1075 14833 822 12330 2503 879 791 196 987 13635 790	954 0 0 954 150 15983 822 13152 2831 954 859 196 1055 14689 790	158 375 147 100 7650 1853 720 2293 11926 1764 13690 13152 11926 10733.4 1764 14689 9480	923 0 923 196 1119 17102 790 13942 3160 923 831 196	861 0 861 196 1057 18159 790 14732 3427 861 775 196 971	768 0 768 196 964 19123 790 15522 3601 768 691 196 887	768 0 768 196 964 20087 790 16312 3775 768 691 196 887	633 0 0 633 196 829 20916 790 17102 3814 633 570 196 766	0 0 3952 0 0 0 0 0 0 0 0 0 0 0 0 0
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST36 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites A. Projected Housing Completions From Non Allocated Unimplemented Consents Fordal S. Projected completions from communal establishments and student accommodation Fotal Supply Trajectory Actual Net Completions (2017 to 2020) Projected Housing Completions (Inc Windfall Allowance) Cumulative Completions (Including Windfalls) Requirement (790pa plus 32 under supply) 822dpa Cumulative Requirement Dver/Under Suppy Projected Completions (all sites) Projected Completions (with 10% Non-implementation Rate Applied Windfall Allowance Fotal Projected Completions (wit	158 375 147 769 1853 720	659 822 - 163 0 0 659 659	1068 822 1644 - 576 0 0 409 1068	1589 822 2466 - 877 0 0 521 1589	0 0 2293 822 3288 -995 0 0 0 603 2192	298 183 645 0 645 2938 822 4110 -1172 645 581 2773 790 68	459 469 1144 0 1144 4082 822 4932 -850 1144 1030 3802 790 68	35 170 543 62 1277 0 1277 5359 822 5754 -395 1277 1149 4951 790 68	35 613 112 0 917 196 1113 6472 822 6576 5576 4 704 917 825 196 1021 5973 790 68	196 35 716 223 6 1432 196 1628 8100 822 7398 702 1432 1289 196 1485 7458 790 68	179 35 989 65 0 1266 196 1462 9562 822 8220 1342 1266 1139 196 1335 8793 790 68	7 813 65 0 0 878 196 1074 1063 822 9042 1594 822 9042 1594 878 790 196 878 790 196	65 0 892 196 1088 11724 822 9864 1860 892 803 196 999 10778 790 68	23 0 833 196 1029 12753 822 10686 2067 833 750 196 196 11724 790 68	0 809 196 1005 13758 822 11508 2250 809 728 196 924 12648 790 68	0 879 196 1075 14833 822 12330 2503 879 791 196 987 13635 790 68	954 0 954 196 15983 822 13152 2831 954 859 196 1055 14689 790 68	158 375 147 100 7650 2293 11926 1764 13690 13152 11926 10733.4 1764 14689 9480 816	923 0 923 196 1119 17102 790 13942 3160 923 831 196 1027 15716 790	861 0 861 196 1057 18159 790 14732 3427 861 775 196 971 16687 790	768 0 768 196 964 19123 790 15522 3601 768 691 196 887 17574 790	768 0 768 196 964 20087 790 16312 3775 768 691 196 887 18461 790	633 0 0 633 196 829 20916 790 17102 3814 633 570 196 766 19227 790	0 0 3953 0 0 0 0 0 0 0 0 0 0 0 0 0
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST36 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites A. Projected Housing Completions From Non Allocated Unimplemented Consents Total S. Projected completions from communal establishments and student accommodation Total Supply Trajectory Actual Net Completions (2017 to 2020) Projected Completions (all sites) Windfalls Actual and Projected Housing Completions (Inc Windfall Allowance) Cumulative Completions (Including Windfalls) Requirement (790pa plus 32 under supply) 822dpa Cumulative Requirement Dver/Under Suppy Detailed Trajectory (including 10% Non-Implementation Rate) Projected Completions (all sites) Projected Completions (all sites) Projected Completions (with 10% Non implementation rate applied and windfalls) Annual Housing Target nherited Shortfall Annualised over Plan Period Annual Target (Inclusive of Shortfall after 20/21)	158 375 147 769 1853 720	659 822 822 -163 0 0 659 659 659 822	1068 822 1644 - 576 0 0 409 1068 822	1589 822 2466 -877 0 0 521 1589 822	0 0 2293 3288 -995 0 0 0 603 2192 822	298 183 645 0 645 2938 822 4110 -1172 645 581 2773 790 68 858	459 469 11144 0 1144 4082 822 4932 -850 11144 1030 3802 790 68 858	35 170 543 62 1277 0 1277 5359 822 5754 -395 1277 1149 1149 4951 790 68 858	35 613 112 0 917 196 1113 6472 822 6576 -104 917 825 196 1021 5973 790 68 858	196 35 716 223 6 1432 196 1628 8100 822 7398 702 1432 1289 196 1485 7458 7458 790 68 858	179 35 989 65 0 1266 196 1462 9562 8220 1342 1266 1139 196 1335 8793 790 68 858	813 65 0 878 196 1074 10636 822 9042 1594 878 905 9159 922 9361 9379 9709 68 858	65 0 892 196 1088 11724 822 9864 1860 892 803 196 892 803 196 999 10778 790 68 858	23 0 833 196 1029 12753 822 10686 2067 833 750 196 196 11724 790 68 858	0 809 196 1005 13758 822 11508 2250 809 728 196 924 12648 790 68 858	0 879 196 1075 14833 822 12330 2503 879 791 196 987 13635 790 68 858	954 0 954 196 15983 822 13152 2831 954 859 196 1055 14689 790 68 858	158 375 147 100 7650 1853 720 2293 11926 1764 13690 13152 11926 10733.4 1764 14689 9480	923 0 923 196 1119 17102 790 13942 3160 923 831 196 1027 15716 790	861 0 861 196 1057 18159 790 14732 3427 861 775 196 971 16687 790	768 0 768 196 964 19123 790 15522 3601 195 22 3601 196 887 17574 790	768 0 768 196 964 20087 790 16312 3775 768 691 196 887 18461 790	633 0 0 633 196 829 20916 790 17102 3814 633 570 196 19227 790 790	0 0 3953 0 0 0 0 0 3953 3950 0 0 0 0 3953 3557. 980 4537. 3950 0 0
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST33 Station Yard Wheldarke ST33 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites A A. Projected Housing Completions From Non Allocated Unimplemented Consents Total Station Yarde State	158 375 147 769 1853 720	659 822 - 163 0 0 659 659	1068 822 1644 - 576 0 0 409 1068	1589 822 2466 - 877 0 0 521 1589	0 0 2293 822 3288 -995 0 0 0 603 2192	298 183 645 0 645 2938 822 4110 -1172 645 581 2773 790 68	459 469 1144 0 1144 4082 822 4932 -850 1144 1030 3802 790 68	35 170 543 62 1277 0 1277 5359 822 5754 -395 1277 1149 4951 790 68	35 613 112 0 917 196 1113 6472 822 6576 5576 4 704 917 825 196 1021 5973 790 68	196 35 716 223 6 1432 196 1628 8100 822 7398 702 1432 1289 196 1485 7458 790 68	179 35 989 65 0 1266 196 1462 9562 822 8220 1342 1266 1139 196 1335 8793 790 68	7 813 65 0 0 878 196 1074 1063 822 9042 1594 822 9042 1594 878 790 196 878 790 196	65 0 892 196 1088 11724 822 9864 1860 892 803 196 892 803 196 999 10778 790 68 858	23 0 833 196 1029 12753 822 10686 2067 833 750 196 196 11724 790 68	0 809 196 1005 13758 822 11508 2250 809 728 196 924 12648 790 68	0 879 196 1075 14833 822 12330 2503 879 791 196 987 13635 790 68	954 0 954 196 15983 822 13152 2831 954 859 196 1055 14689 790 68	158 375 147 100 7650 2293 11926 1764 13690 13152 11926 10733.4 1764 14689 9480 816	923 0 923 196 1119 17102 790 13942 3160 923 831 196 1027 15716 790	861 0 861 196 1057 18159 790 14732 3427 861 775 196 971 16687 790	768 0 768 196 964 19123 790 15522 3601 768 691 196 887 17574 790	768 0 768 196 964 20087 790 16312 3775 768 691 196 887 18461 790	633 0 0 633 196 829 20916 790 17102 3814 633 570 196 766 19227 790	0 0 3953 0 0 0 0 0 3953 3950 0 0 0 0 3953 3557. 980 4537. 3950 0 0
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST36 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents Total 5. Projected completions from communal establishments and student accommodation Total Supply Trajectory Actual Net Completions (2017 to 2020) Projected Completions (all sites) Windfalls Actual and Projected Housing Completions (Inc Windfall Allowance) Cumulative Completions (Including Windfalls) Requirement (790pa plus 32 under supply) 822dpa Cumulative Requirement Over/Under Suppy Detailed Trajectory (including 10% Non-Implementation Rate) Projected Completions (all sites) - 10% Non-implementation rate applied and windfalls) + Actuation for 2017-2020 Cumulative Completions (with 10% non implementation rate applied and windfalls) + Actuation Housing Target Inherited Shortfall Annualised over Plan Period Annual Target (Inclusive of Shortfall after 20/21) Cumulative Annual Target (Inclusive of Shortfall) Over/Under Supply of Housing (calc = Cum	158 375 147 769 1853 720	659 822 822 - 163 0 0 659 659 659 822 822	1068 822 1644 - 576 0 0 409 1068 822 1644	1589 822 2466 - 877 0 0 0 521 1589 822 2466	0 0 2293 3288 -995 0 0 0 0 0 0 0 0 822 3288	298 183 645 0 645 2938 822 4110 -1172 645 581 2773 790 68 858 4146	459 469 1144 0 1144 4082 822 4932 -850 1144 1030 3802 790 68 858 5004	35 170 543 62 1277 0 1277 5359 822 5754 -395 1277 1149 4951 790 68 858 5862	35 613 112 0 917 196 1113 6472 822 6576 -104 917 825 196 1021 5973 790 68 858 6720	196 35 716 223 6 1432 196 1628 8100 822 7398 702 1432 1289 196 1485 7458 7458 7458 790 68 858 7578	179 35 989 65 0 1266 196 1462 9562 822 8220 1342 1266 1139 196 1335 8793 790 68 858 8436	813 65 0 878 196 1074 10636 822 9042 1594 878 909 942 959 9799 68 9779 68 9294	65 0 892 196 1088 11724 822 9864 1860 892 803 196 999 10778 790 68 858 10152	23 0 833 196 1029 12753 822 10686 2067 833 750 196 946 11724 790 68 858 11010	0 809 196 1005 13758 822 11508 2250 809 728 196 924 12648 790 68 858 11868	0 879 196 1075 14833 822 12330 2503 879 791 196 987 13635 790 68 858 12726	954 0 0 954 196 1150 15983 822 13152 2831 13152 2831 1355 14689 790 68 858 13584	158 375 147 100 7650 2293 11926 1764 13690 13152 11926 10733.4 1764 14689 9480 816	923 0 923 196 1119 17102 790 13942 3160 923 831 196 1027 15716 790 14374	861 0 861 196 1057 18159 790 14732 3427 3427 861 775 196 971 16687 790 15164	768 0 768 196 964 19123 790 15522 3601 196 887 17574 790 15954	768 0 768 196 964 20087 790 16312 3775 768 691 196 887 18461 790 18474	633 0 633 196 829 20916 790 17102 3814 633 570 196 766 19227 790 17534	0 0 3953 0 0 0 0 0 3953 3950 0 0 0 0 3953 3557. 980 4537. 3950 0
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases S+) (Blocks D & H) ST33 Station Yard Wheldarke ST36 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. A. Projected Housing Completions From Non Allocated Unimplemented Consents Total S. Projected completions from communal establishments and student accommodation Total Supply Trajectory Actual Net Completions (2017 to 2020) Projected Completions (all sites) Windfalls Actual and Projected Housing Completions (Inc Windfall Allowance) Cumulative Completions (Including Windfalls) Requirement (790pa plus 32 under supply) 822dpa Cumulative Requirement Dver/Under Suppy Detailed Trajectory (including 10% Non-Implementation Rate) Projected Completions (with 10% Non implementation rate applied and windfalls) + Actua Windfall Allowance Total Drate Projected Completions (with 10% non implementation rate applied and windfalls) + Actua Cumulative Completions (with 10% non implementation rate applied and windfalls) + Actua Cumulative Completions (with 10% non implementation rate applied and windfalls) + Actua Annual Target Inclusive of Shortfall after 20/21) Cumulative Annual Target (inc	158 375 147 769 1853 720	659 822 822 - 163 0 0 659 659 659 822 822	1068 822 1644 - 576 0 0 409 1068 822 1644	1589 822 2466 - 877 0 0 0 521 1589 822 2466	0 0 2293 3288 -995 0 0 0 0 0 0 0 0 822 3288	298 183 645 0 645 2938 822 4110 -1172 645 581 2773 790 68 858 8581 2773 790 68 8584 4146 -1374	459 469 1144 0 1144 4082 822 4932 -850 1144 1030 3802 790 68 858 858 8504 -1202	35 170 543 62 1277 0 1277 5359 822 5754 -395 1277 1149 4951 790 68 8582 5862 -911	35 613 112 0 0 917 196 1113 6472 822 6576 -104 917 825 196 -104 917 825 196 1021 5973 790 68 858 6720 -747	196 35 716 223 6 1432 196 1628 8100 822 7398 702 1432 1289 196 1485 7458 790 68 8578 7578 7578 7578	179 35 989 65 0 1266 196 1462 9562 822 8220 1342 1266 1139 196 1335 8793 790 68 858 8436	813 65 0 878 196 1074 10636 822 9042 1594 878 909 942 959 9799 68 9779 68 9294	65 0 892 196 1088 11724 822 9864 1860 892 803 196 999 10778 790 68 858 10152	23 0 833 196 1029 12753 822 10686 2067 833 750 196 946 11724 790 68 858 11010	0 809 196 1005 13758 822 11508 2250 809 728 196 924 12648 790 68 858 11868	0 879 196 1075 14833 822 12330 2503 879 791 196 987 13635 790 68 858 12726	954 0 0 954 196 1150 15983 822 13152 2831 13152 2831 1355 14689 790 68 858 13584	158 375 147 100 7650 2293 11926 1764 13690 13152 11926 10733.4 1764 14689 9480 816	923 0 923 196 1119 17102 790 13942 3160 923 831 196 1027 15716 790 14374	861 0 861 196 1057 18159 790 14732 3427 3427 861 775 196 971 16687 790 15164	768 0 768 196 964 19123 790 15522 3601 196 887 17574 790 15954	768 0 768 196 964 20087 790 16312 3775 768 691 196 887 18461 790 18474	633 0 633 196 829 20916 790 17102 3814 633 570 196 766 19227 790 17534	0 0 3953 0 0 0 0 0 3953 3950 0 0 0 0 3953 3557. 980 4537. 3950 0
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST36 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents Total 5. Projected completions from communal establishments and student accommodation Total 5. Projected completions (2017 to 2020) Projected Completions (all sites) Windfalls Actual and Projected Housing Completions (Inc Windfall Allowance) Cumulative Completions (Including Windfalls) Requirement (790pa plus 32 under supply) 822dpa Cumulative Requirement Over/Under Suppy Detailed Trajectory (including 10% Non-Implementation Rate) Projected Completions (all sites) - 10% Non-implementation rate applied and windfalls) + Actua Nundif Allowance Total Projected Completions (with 10% non implementation rate applied and windfalls) + Actua Ourulative Completions (with 10% non implementation rate applied and windfalls) Annual Housing Target Inherited Shortfall Annualised over Plan Period Annual Target (Inclusive of Shortfall after 20/21) Cumulative annual target (Inclusive of Shortfall) Over/Under Supply of Housing Cace = Cumulative completions - cumulative annual target) Syear housing supply <td>158 375 147 769 1853 720</td> <td>659 822 822 -163 0 0 659 659 659 822 822</td> <td>1068 822 1644 -576 0 0 409 1068 822 1644</td> <td>1589 822 2466 -877 0 0 0 521 1589 822 2466</td> <td>0 0 2293 3288 -995 0 0 0 0 0 0 0 0 822 3288</td> <td>298 183 645 0 645 2938 822 4110 -1172 645 581 2773 790 68 8581 2773 790 68 8584 4146 -1374 172 986</td> <td>459 469 1144 0 1144 4082 822 4932 -850 1144 1030 3802 790 68 858 5004 -1202 172 986</td> <td>35 170 543 62 1277 0 1277 5359 822 5754 -395 1277 1149 4951 790 68 858 858 5862 -911 172 986</td> <td>35 613 112 0 0 917 196 1113 6472 822 6576 -104 917 825 196 -104 917 825 196 1021 5973 790 68 858 6720 -747</td> <td>196 35 716 223 6 1432 196 1628 8100 822 7398 702 1432 1289 196 1485 7458 790 68 858 790 68 858 7578 7458 790 68 858 7578</td> <td>179 35 989 65 0 1266 196 1462 9562 822 8220 1342 1266 1139 196 1335 8793 790 68 858 8436</td> <td>813 65 0 878 196 1074 10636 822 9042 1594 878 909 942 959 9799 68 9779 68 9294</td> <td>65 0 892 196 1088 11724 822 9864 1860 892 803 196 999 10778 790 68 858 10152</td> <td>23 0 833 196 1029 12753 822 10686 2067 833 750 196 946 11724 790 68 858 11010</td> <td>0 809 196 1005 13758 822 11508 2250 809 728 196 924 12648 790 68 858 11868</td> <td>0 879 196 1075 14833 822 12330 2503 879 791 196 987 13635 790 68 858 12726</td> <td>954 0 0 954 196 1150 15983 822 13152 2831 13152 2831 1355 14689 790 68 858 13584</td> <td>158 375 147 100 7650 2293 11926 1764 13690 13152 11926 10733.4 1764 14689 9480 816</td> <td>923 0 923 196 1119 17102 790 13942 3160 923 831 196 1027 15716 790 14374</td> <td>861 0 861 196 1057 18159 790 14732 3427 3427 861 775 196 971 16687 790 15164</td> <td>768 0 768 196 964 19123 790 15522 3601 196 887 17574 790 15954</td> <td>768 0 768 196 964 20087 790 16312 3775 768 691 196 887 18461 790 18474</td> <td>633 0 633 196 829 20916 790 17102 3814 633 570 196 766 19227 790 17534</td> <td>0 0 3953 0 0 0 0 3953 3950 0 0 0 3953 3557. 980 4537. 3950 0</td>	158 375 147 769 1853 720	659 822 822 - 163 0 0 659 659 659 822 822	1068 822 1644 - 576 0 0 409 1068 822 1644	1589 822 2466 - 877 0 0 0 521 1589 822 2466	0 0 2293 3288 -995 0 0 0 0 0 0 0 0 822 3288	298 183 645 0 645 2938 822 4110 -1172 645 581 2773 790 68 8581 2773 790 68 8584 4146 -1374 172 986	459 469 1144 0 1144 4082 822 4932 -850 1144 1030 3802 790 68 858 5004 -1202 172 986	35 170 543 62 1277 0 1277 5359 822 5754 -395 1277 1149 4951 790 68 858 858 5862 -911 172 986	35 613 112 0 0 917 196 1113 6472 822 6576 -104 917 825 196 -104 917 825 196 1021 5973 790 68 858 6720 -747	196 35 716 223 6 1432 196 1628 8100 822 7398 702 1432 1289 196 1485 7458 790 68 858 790 68 858 7578 7458 790 68 858 7578	179 35 989 65 0 1266 196 1462 9562 822 8220 1342 1266 1139 196 1335 8793 790 68 858 8436	813 65 0 878 196 1074 10636 822 9042 1594 878 909 942 959 9799 68 9779 68 9294	65 0 892 196 1088 11724 822 9864 1860 892 803 196 999 10778 790 68 858 10152	23 0 833 196 1029 12753 822 10686 2067 833 750 196 946 11724 790 68 858 11010	0 809 196 1005 13758 822 11508 2250 809 728 196 924 12648 790 68 858 11868	0 879 196 1075 14833 822 12330 2503 879 791 196 987 13635 790 68 858 12726	954 0 0 954 196 1150 15983 822 13152 2831 13152 2831 1355 14689 790 68 858 13584	158 375 147 100 7650 2293 11926 1764 13690 13152 11926 10733.4 1764 14689 9480 816	923 0 923 196 1119 17102 790 13942 3160 923 831 196 1027 15716 790 14374	861 0 861 196 1057 18159 790 14732 3427 3427 861 775 196 971 16687 790 15164	768 0 768 196 964 19123 790 15522 3601 196 887 17574 790 15954	768 0 768 196 964 20087 790 16312 3775 768 691 196 887 18461 790 18474	633 0 633 196 829 20916 790 17102 3814 633 570 196 766 19227 790 17534	0 0 3953 0 0 0 0 3953 3950 0 0 0 3953 3557. 980 4537. 3950 0
ST31 Land to the South of Tadcaster Road, Copmanthorpe ST32 Hungate (Phases 5+) (Blocks D & H) ST33 Station Yard Wheldarke ST36 Imphal Barracks, Fulford Road Annualised projected Completions for ST Sites 4. Projected Housing Completions From Non Allocated Unimplemented Consents Total 5. Projected completions from communal establishments and student accommodation	158 375 147 769 1853 720	659 822 822 - 163 0 0 659 659 659 822 822	1068 822 1644 - 576 0 0 409 1068 822 1644	1589 822 2466 - 877 0 0 0 521 1589 822 2466	0 0 2293 3288 -995 0 0 0 0 0 0 0 0 822 3288	298 183 645 0 645 2938 822 4110 -1172 645 581 2773 790 68 858 8581 2773 790 68 8584 4146 -1374	459 469 1144 0 1144 4082 822 4932 -850 1144 1030 3802 790 68 858 858 8504 -1202	35 170 543 62 1277 0 1277 5359 822 5754 -395 1277 1149 4951 790 68 8586 5862 -911	35 613 112 0 0 917 196 1113 6472 822 6576 -104 917 825 196 -104 917 825 196 1021 5973 790 68 858 6720 -747	196 35 716 223 6 1432 196 1628 8100 822 7398 702 1432 1289 196 1485 7458 790 68 8578 7578 7578 7578	179 35 989 65 0 1266 196 1462 9562 822 8220 1342 1266 1139 196 1335 8793 790 68 858 8436	813 65 0 878 196 1074 10636 822 9042 1594 878 909 942 959 9799 68 9779 68 9294	65 0 892 196 1088 11724 822 9864 1860 892 803 196 999 10778 790 68 858 10152	23 0 833 196 1029 12753 822 10686 2067 833 750 196 946 11724 790 68 858 11010	0 809 196 1005 13758 822 11508 2250 809 728 196 924 12648 790 68 858 11868	0 879 196 1075 14833 822 12330 2503 879 791 196 987 13635 790 68 858 12726	954 0 0 954 196 1150 15983 822 13152 2831 13152 2831 1355 14689 790 68 858 13584	158 375 147 100 7650 2293 11926 1764 13690 13152 11926 10733.4 1764 14689 9480 816	923 0 923 196 1119 17102 790 13942 3160 923 831 196 1027 15716 790 14374	861 0 861 196 1057 18159 790 14732 3427 3427 861 775 196 971 16687 790 15164	768 0 768 196 964 19123 790 15522 3601 196 887 17574 790 15954	768 0 768 196 964 20087 790 16312 3775 768 691 196 887 18461 790 18474	633 0 633 196 829 20916 790 17102 3814 633 570 196 766 19227 790 17534	0 0 3953 0 0 0 0 3953 980 4933 3950 0 0 0 0 39553 3557. 980 4537. 3950 0

Total 5 yr post plan	Post 2038
0	
0	
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
50	
0 0 715 285 198 280 525 1400 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 836 0 0 88 924 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 3953 980 4933 3950 0 0 0 3953 3557.7 980 4537.7 3950 0 3950	