## 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 ON 5 YEAR LAND SUPPLY** 



May 2022

Chartered Town Planning Consultants

## CONTENTS

Response to Council's 5-year land supply

REF: 220227.gvdc.exam2

## MATTER 5 – Housing Land Supply

This note provides a response to the Council's 5-year land supply calculation set out in the Council's response to the Inspector's questions on Matter 5

This note does not present new evidence. It draws together evidence already submitted in various documents that we will be referenced in the discussion on matter 5.

## **Notes**

- The Council's estimate of the backlog for the period 2012/13 to 2017/18 appears to be incorrect. Total completions in that period were 3,432 as set out first bullet on paragraph 5.7.2 of the Council's response on matter 2. The requirement for that period is  $3950 (790 \times 5)$ . The deficit (backlog) is therefore 518 (3,950 3,432). The annual backlog figure for the 12 years remaining of the plan period is therefore 43 (518  $\div$  12), not 32.
- The Councils calculation of total completions does not match the data in Table 7 of the Council's *Half Year Housing Monitoring Update for Monitoring Year 2021/22*. In that document the completion figures for 2017-2020/21 are 2,927 units, not 3,113 as stated in 5.7.2 of the Council's response on matter 5.
- The Council put the base date of the 5 year calculation table as 01.04.22. However, the completion data and assumed future completion data in the table has a base date of 31.03.21 and 01.04.21 respectively.
- 4 Some of the tables on the following pages are derived from evidence already submitted.
  - Table 1 is sourced from our response to Matter 2
  - Table 2 is a variation of the amended calculation of the Housing Delivery

    Trajectory appended to our response on Matter 5. The table has been amened to correlate with Appendix 1 of the Councils response on Matter 5 but includes our amendments to the trajectory. We have

been conservative with our amendments to the trajectory to reduce areas of disagreement with the Council. We believe that some of our estimates of completions on some strategic sites could be pushed further into the plan period to give a more realistic position on delivery. (We do not question principle of any of the allocations, merely the timing of delivery).

- Table 2A is a variation of table 2 but with student completions excluded from completions, hence resulting in a larger backlog to be accommodated.
- Table 3 is our variation of the Councils 5-year supply calculation based on our Table 2 i.e. Council's estimate of backlog corrected and housing completion figures incorporating our revised trajectory.
- Table 3A is our variation of the 5-year supply calculation based on our Table 2A i.e. student accommodation excluded from completions and housing completion figures incorporating our revised trajectory.
- Table 4 reproduces Table 5 from our representations on the 2021 Modifications to the Local Plan.

Table 1 - Backlog assuming OAN of 790

Α	В	С	D	E	F	G	Н
Year	Net Dwellings Added (Council Figures)	Less student units	Net C3 Dwelling units	Local PLAn Mod OAN	Backlog/ Surplus incl students	Backlog/ Surplus excl students	Housing delivery test indicator excl students
2012/13	482	0	482	790	-308	-308	61.00%
2013/14	345	0	345	790	-445	-445	43.70%
2014/15	507	0	507	790	-283	-283	64.20%
2015/16	1121	579	542	790	331	-248	68.60%
2016/17	977	152	825	790	187	35	104.40%
2012/17	3432	731	2701	3950	-518	-1249	
2017/18	1296	637	659	790	506	-131	83.40%
2018/19	449	40	409	790	-341	-381	51.80%
2019/20	560	39	521	790	-230	-269	65.90%
2020/21	622	19	603	790	-168	-187	76.30%
2017/21	2927	735	2192	3160	-233	-968	
Total	6,359	1, <del>4</del> 66	4,893	7,110	-751	-2,217	68.80%

**Source**: Council Housing Monitoring Updates

Table 2 Five Year Housing Land Supply Sites (Base date 01/04/21) Trajectory & Backlog changes

				1			
	(Dark Green highlights indicate changes made to Council calculation)	TOTAL	21/22	22/23	23/24	24/25	25/26
	locations Below 5 ha (H Sites)	50-				245	
H1a & b	Former Gas Works, 24 Heworth Green (National Grid Properties) Burnholme School	607 72		35	37	215	
пз Н5	Lowfield School	165		71			
H7	Bootham Crescent	93		15			8
Н8	Askham Bar Park & Ride	60	)				35
H10	The Barbican	187	,				
H20	Former Oakhaven EPH ?	56	;		35	21	
H29	Land at Moor Lane Copmanthorpe	88			35		
H31	Eastfield Lane Dunnington	76		35	35		
H38	Land RO Rufforth Primary School Rufforth	33			18		
H39 H46	North of Church Lane Elvington Land to North of Willow Bank and East of Haxby Road, New Earswick	32 104			17 35		
H52	Willow House EPH, 34 Long Close Lane	102			15		34
H53	Land at Knapton Village	4			4		
H55	Land at Layerthorpe	20				20	
H56	Land at Hull Road	69	69				
H58	Clifton Without Primary school	25	;		15	10	
Annualise	l Projected Completions H Sites (Hide)		154	156	287	407	95
Housing al	locations above 5ha (ST Sites)						
ST1a	British Sugar/Manor School	1100	)				
ST1b	Manor School	100					
ST2	Former Civil Service Sports Ground Millfield Lane	266		48	48	48	48
ST4	Land Adj. Hull Road and Grimston Bar	211				35	35
ST5	York Central	2500	)			45	107
ST7	Land East of Metcalfe Lane	845				35	
ST8	Land North of Monks Cross	968				35	
ST9	Land North of Haxby	735					35
ST14	Land to West of Flyington Lone	1348				25	35
ST15 ST16	Land to West of Elvington Lane Terrys Extension Site - Terrys Clock Tower (Phase 1)	3339		12		35	35
ST16	Terrys Extension Site - Terrys Crock Tower (Phase 1)	33		12	17	16	
ST16	Terrys Extension Site - Land to rear of Terrys Factory (Phase 3)	(			-,	10	
ST17	Nestle South (Phase 1)	279	)		35	244	
ST17	Nestle South (Phase 2)	425	;			50	50
ST31	Land to the South of Tadcaster Road, Copmanthorpe	158	}		35	35	35
ST32	Hungate (Phases 5+) (Blocks D & H)	375	;				196
ST33	Station Yard Wheldarke	147			35	35	35
ST36	Imphal Barracks, Fulford Road	769					
Annualise	I projected Completions for ST Sites		10	60	170	613	716
Projected	Housing Completions From Non Allocated Unimplemented Consents						
Total		1853	298	459	543	112	223
Projected	completions from communal establishments and student accommodation						
Total		720	183	469	62	0	6
	rajectory (incl 10% Non-implementation Rate)		700	700	700	700	700
	using requirement		790	790			
	Housing requirement (Row A x 50)  hortfall over plan period (2012-2017)		790 <i>43</i>	1580 <i>43</i>	2370 <i>43</i>	3160 <i>43</i>	3950 <i>43</i>
	shortfall Taking account of completions from 2017/18 to 2020/21		19	19	19	43 19	
	hortfall (2012/2021) (Row B + C)		62	62			
	quirement inclusive of shortfall (Row A + E)		852	852			
	e annual requirement inclusive of shortfall (Row F + previous year Row G)		852	1704			
Projected	Completions (all Sites annnual totals)		645	1144	1062	1132	1040
Projected	completions all sites 10% non implementation rate applied (Row H x 0.9)		581	1030	956	1019	936
Windfall A	Allowance (Councils figure)					196	196
Total Proj	ected Completions (with 10% Non implementation rate applied and						
	+ Actual completions 2017-2020 (Row I + Row J)		581	1030			
	e Completions (with 10% non implementation rate applied and windfalls) Ro	w K + previous	581	1610	2566	3781	4913
year cumu	lative completion Row L)						
0407/115	or Supply of Housing (Cumulative completions supply lating annual to annual	NW K . David C\	272	0.4	10	272	CE 2
	er Supply of Housing (Cumulative completions - cumulative annual target) (Ro r (Row F x 0.2)	JW K - KOW G)	-272 167	-94 167			
	e Target (Row G + cumulative 167 )		1019	2039			
	n that year) (Row O - Row L)		-439	-429			

**Table 2A** Five Year Housing Land Supply Sites (Base date 1st April 2021) Trajectory changes; & backlog excl students

	& backlog excl students						
	(Dark Green highlights indicate changes made to Council calculation)	TOTAL	21/22	22/23	23/24	24/25	25/26
	Allocations Below 5 ha (H Sites)						
H1a & b		607				215	
H3	Burnholme School	72		35			
H5	Lowfield School	165	85	71			_
H7	Bootham Crescent	93		15	35	35	8
H8	Askham Bar Park & Ride	60					35
H10	The Barbican	187			25	24	
H20 H29	Former Oakhaven EPH ?	56			35	21	10
H31	Land at Moor Lane Copmanthorpe Eastfield Lane Dunnington	88 76		35	35 35	35 6	18
H38	Land RO Rufforth Primary School Rufforth	33		33	18		
H39	North of Church Lane Elvington	32			17		
H46	Land to North of Willow Bank and East of Haxby Road, New Earswick	104			35	35	34
H52	Willow House EPH, 34 Long Close Lane	15			15	33	34
H53	Land at Knapton Village	4			4		
H55	Land at Layerthorpe	20			•	20	
H56	Land at Hull Road	69	69			20	
H58	Clifton Without Primary school	25			15	10	
	red Projected Completions H Sites (Hide)		154	156		407	95
_	allocations above 5ha (ST Sites)						
ST1a	British Sugar/Manor School	1100					
ST1b	Manor School	100		40	40	40	40
ST2	Former Civil Service Sports Ground Millfield Lane	266		48	48	48 35	48
ST4 ST5	Land Adj. Hull Road and Grimston Bar  York Central	211 2500				35 45	35 107
ST7	Land East of Metcalfe Lane	845				35	35
ST8	Land North of Monks Cross	968				35	70
ST9	Land North of Haxby	735				33	35
ST14	Land to West of Wigginton Road	1348					35
ST15	Land to West of Elvington Lane	3339				35	35
ST16	Terrys Extension Site - Terrys Clock Tower (Phase 1)	22	10	12			
ST16	Terrys Extension Site - Terrys Car park (Phase 2)	33	10		17	16	
ST16	Terrys Extension Site - Land to rear of Terrys Factory (Phase 3)	0					
ST17	Nestle South (Phase 1)	279			35	244	
ST17 ST17	Nestle South (Phase 1) Nestle South (Phase 2)	279 425			35	244 50	50
					35 35		
ST17	Nestle South (Phase 2)	425				50	35
ST17 ST31	Nestle South (Phase 2)  Land to the South of Tadcaster Road, Copmanthorpe	425 158				50	35 196
ST17 ST31 ST32	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H)	425 158 375			35	50 35	50 35 196 35
ST17 ST31 ST32 ST33 ST36	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke	425 158 375 147	10	60	35 35	50 35	35 196 35
ST17 ST31 ST32 ST33 ST36 <b>Annualis</b>	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road seed projected Completions for ST Sites	425 158 375 147	10	60	35 35	50 35 35	35 196 35
ST17 ST31 ST32 ST33 ST36 Annualis	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road	425 158 375 147 769			35 35 <b>170</b>	50 35 35 <b>613</b>	35 196 35 <b>716</b>
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road sed projected Completions for ST Sites d Housing Completions From Non Allocated Unimplemented Consents	425 158 375 147	298	60 459	35 35 <b>170</b>	50 35 35	35 196 35
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road seed projected Completions for ST Sites	425 158 375 147 769	298	459	35 35 170 543	50 35 35 613	35 196 35 <b>716</b> 223
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road sed projected Completions for ST Sites d Housing Completions From Non Allocated Unimplemented Consents	425 158 375 147 769			35 35 170 543	50 35 35 <b>613</b>	35 196 35 <b>716</b> 223
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road sed projected Completions for ST Sites d Housing Completions From Non Allocated Unimplemented Consents	425 158 375 147 769	298	459	35 35 170 543	50 35 35 613	35 196 35 <b>716</b> 223
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total Projecte Total	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road seed projected Completions for ST Sites d Housing Completions From Non Allocated Unimplemented Consents d completions from communal establishments and student accommodation	425 158 375 147 769	298	459	35 35 170 543	50 35 35 613 112	35 196 35 <b>716</b> 223
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total Projecte Total Detailed Annual H	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road seed projected Completions for ST Sites d Housing Completions From Non Allocated Unimplemented Consents d completions from communal establishments and student accommodation Trajectory (incl 10% Non-implementation Rate)	425 158 375 147 769	298	459	35 35 170 543 62	50 35 35 613 112	35 196 35 <b>716</b> 223 6
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total Projecte Total Detailed Annual F	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road seed projected Completions for ST Sites  d Housing Completions From Non Allocated Unimplemented Consents  d completions from communal establishments and student accommodation  Trajectory (incl 10% Non-implementation Rate) Housing requirement	425 158 375 147 769	<b>298 183</b> 790	<b>459 469</b> 790	35 35 170 543 62	50 35 35 613 112 0	35 196 35 <b>716</b> 223 6
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total Projecte Total Detailed Annual I Cululativ	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road seed projected Completions for ST Sites  d Housing Completions From Non Allocated Unimplemented Consents  d completions from communal establishments and student accommodation  Trajectory (incl 10% Non-implementation Rate) Housing requirement We Housing requirement (Row A x 50)	425 158 375 147 769	298 183 790 790	<b>459 469</b> 790 1580	35 35 170 543 62 790 2370	50 35 35 613 112 0	35 196 35 <b>716</b> <b>223</b> 6
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total Projecte Total Detailed Annual I Cululativ Inherited Addition	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road sed projected Completions for ST Sites d Housing Completions From Non Allocated Unimplemented Consents  d completions from communal establishments and student accommodation  Trajectory (incl 10% Non-implementation Rate) Housing requirement Housing requirement (Row A x 50)  Shortfall over plan period (2012-2017)	425 158 375 147 769	298 183 790 790 104	459 469 790 1580 104	35 35 170 543 62 790 2370 104 81	50 35 35 613 112 0 790 3160 104	35 196 35 <b>716</b> 223 6 790 3950 104 81
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total Projecte Total Detailed Annual H Cululati Inherited Addition Residual	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road sed projected Completions for ST Sites d Housing Completions From Non Allocated Unimplemented Consents  Trajectory (incl 10% Non-implementation Rate) Housing requirement Set Housing requirement (Row A x 50) Shortfall over plan period (2012-2017) al shortfall Taking account of completions from 2017/18 to 2020/21	425 158 375 147 769	298 183 790 790 104 81	469 790 1580 104 81	35 35 170 543 62 790 2370 104 81 185	50 35 35 613 112 0 790 3160 104 81	35 196 35 <b>716</b> <b>223</b> <b>6</b> 790 3950 104 81 185
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total Projecte Total Detailed Annual F Cululatii Inherited Addition Residual Annual F	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road sed projected Completions for ST Sites  d Housing Completions From Non Allocated Unimplemented Consents  d completions from communal establishments and student accommodation  Trajectory (incl 10% Non-implementation Rate) Housing requirement we Housing requirement (Row A x 50) Shortfall over plan period (2012-2017) al shortfall Taking account of completions from 2017/18 to 2020/21 Ishortfall (2012/2021) (Row B + C)	425 158 375 147 769	298 183 790 790 104 81 185	459 469 790 1580 104 81 185	35 170 543 62 790 2370 104 81 185 975	50 35 35 613 112 0 790 3160 104 81 185	35 196 35 <b>716</b> <b>223</b> 6 790 3950 104 81 185 975
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total  Projecte Total  Detailed Annual H Cululativ Inherited Addition Residual Annual F Cumulativ	Nestle South (Phase 2)  Land to the South of Tadcaster Road, Copmanthorpe  Hungate (Phases 5+) (Blocks D & H)  Station Yard Wheldarke  Imphal Barracks, Fulford Road  seed projected Completions for ST Sites  d Housing Completions From Non Allocated Unimplemented Consents  d completions from communal establishments and student accommodation  Trajectory (incl 10% Non-implementation Rate)  Housing requirement  We Housing requirement (Row A x 50)  Shortfall over plan period (2012-2017)  al shortfall Taking account of completions from 2017/18 to 2020/21  Is shortfall (2012/2021) (Row B + C)  Requirement inclusive of shortfall (Row A + E)  ive annual requirement inclusive of shortfall (Row F + previous year Row G)	425 158 375 147 769	790 790 790 104 81 185 975 975	790 1580 104 81 185 975 1950	35 170 543 62 790 2370 104 81 185 975 2925	50 35 35 613 112 0 790 3160 104 81 185 975 3900	35 196 35 <b>716</b> <b>223</b> 6 790 3950 104 81 185 975 4875
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total  Projecte Total  Detailed Annual H Cululativ Inherited Addition Residual Annual F Cumulativ	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road sed projected Completions for ST Sites  d Housing Completions From Non Allocated Unimplemented Consents  d completions from communal establishments and student accommodation  Trajectory (incl 10% Non-implementation Rate) Housing requirement We Housing requirement (Row A x 50) Shortfall over plan period (2012-2017) al shortfall Taking account of completions from 2017/18 to 2020/21 Ishortfall (2012/2021) (Row B + C) Requirement inclusive of shortfall (Row A + E)	425 158 375 147 769	298 183 790 790 104 81 185 975	790 1580 104 81 185 975	35 170 543 62 790 2370 104 81 185 975 2925	50 35 35 613 112 0 790 3160 104 81 185 975 3900	35 196 35 <b>716</b> <b>223</b> 6 790 3950 104 81 185 975 4875
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total Projecte Total Detailed Annual It Cululativ Inherited Addition Residual F Cumulat Projecte Projecte Projecte	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road Red projected Completions for ST Sites  d Housing Completions From Non Allocated Unimplemented Consents  d completions from communal establishments and student accommodation  Trajectory (incl 10% Non-implementation Rate) Housing requirement Red Housing requirement (Row A x 50) Shortfall over plan period (2012-2017) all shortfall Taking account of completions from 2017/18 to 2020/21 Ishortfall (2012/2021) (Row B + C) Requirement inclusive of shortfall (Row A + E) ive annual requirement inclusive of shortfall (Row F + previous year Row G) d Completions (all Sites annual totals) d completions all sites 10% non implementation rate applied (Row H x 0.9)	425 158 375 147 769	790 790 790 104 81 185 975 975	790 1580 104 81 185 975 1950	35 170 543 62 790 2370 104 81 185 975 2925	50 35 35 613 112 0 790 3160 104 81 185 975 3900	35 196 35 <b>716</b> <b>223</b> <b>6</b> 790 3950 104 81 185 975 4875
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total Projecte Total Detailed Annual It Cululativ Inherited Addition Residual F Cumulat Projecte Projecte Projecte	Nestle South (Phase 2)  Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H)  Station Yard Wheldarke Imphal Barracks, Fulford Road  sed projected Completions for ST Sites  d Housing Completions From Non Allocated Unimplemented Consents  d completions from communal establishments and student accommodation  Trajectory (incl 10% Non-implementation Rate) Housing requirement We Housing requirement (Row A x 50)  Shortfall over plan period (2012-2017)  al shortfall Taking account of completions from 2017/18 to 2020/21  Is shortfall (2012/2021) (Row B + C)  Requirement inclusive of shortfall (Row A + E)  ive annual requirement inclusive of shortfall (Row F + previous year Row G)  d Completions (all Sites annual totals)	425 158 375 147 769	298 183 790 790 104 81 185 975 975	790 1580 104 81 185 975 1950	35 170 543 62 790 2370 104 81 185 975 2925	50 35 35 613 112 0 790 3160 104 81 185 975 3900	35 196 35 <b>716</b> <b>223</b> <b>6</b> 790 3950 104 81 185 975 4875
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total Projecte Total Detailed Annual H Cululativ Inherited Addition Residual F Cumulat Projecte Windfall	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road Red projected Completions for ST Sites  d Housing Completions From Non Allocated Unimplemented Consents  d completions from communal establishments and student accommodation  Trajectory (incl 10% Non-implementation Rate) Housing requirement Red Housing requirement (Row A x 50) Shortfall over plan period (2012-2017) all shortfall Taking account of completions from 2017/18 to 2020/21 Ishortfall (2012/2021) (Row B + C) Requirement inclusive of shortfall (Row A + E) ive annual requirement inclusive of shortfall (Row F + previous year Row G) d Completions (all Sites annual totals) d completions all sites 10% non implementation rate applied (Row H x 0.9)	425 158 375 147 769	298 183 790 790 104 81 185 975 975	790 1580 104 81 185 975 1950	35 170 543 62 790 2370 104 81 185 975 2925	50 35 35 613 112 0 790 3160 104 81 185 975 3900	35 196 35 <b>716</b> <b>223</b> <b>6</b> 790 3950 104 81 185 975 4875
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total  Projecte Total  Detailed Annual F Cululativ Inherited Addition Residual Annual F Cumulat Projecte Windfall Total Projectel Total Projectel	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road Red projected Completions for ST Sites  d Housing Completions From Non Allocated Unimplemented Consents  d completions from communal establishments and student accommodation  Trajectory (incl 10% Non-implementation Rate) Housing requirement We Housing requirement (Row A x 50) Shortfall over plan period (2012-2017) all shortfall Taking account of completions from 2017/18 to 2020/21 Is shortfall (2012/2021) (Row B + C) Requirement inclusive of shortfall (Row A + E) ive annual requirement inclusive of shortfall (Row F + previous year Row G)  d Completions (all Sites annual totals) d completions all sites 10% non implementation rate applied (Row H x 0.9) I Allowance (Councils figure)	425 158 375 147 769	298 183 790 790 104 81 185 975 975	790 1580 104 81 185 975 1950	35 35 170 543 62 790 2370 104 81 185 975 2925 1062 956	50 35 35 613 112 0 790 3160 104 81 185 975 3900 1132 1019 196	35 196 35 <b>716</b> <b>223</b> <b>6</b> 790 3950 104 81 185 975 4875
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total  Projecte Total  Detailed Annual F Cululativ Inherited Addition Residual Annual F Cumulat Projecte Windfall Total Prowindfall	Nestle South (Phase 2) Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road sed projected Completions for ST Sites  d Housing Completions From Non Allocated Unimplemented Consents  d completions from communal establishments and student accommodation  Trajectory (incl 10% Non-implementation Rate) Housing requirement We Housing requirement (Row A x 50) Shortfall over plan period (2012-2017) al shortfall Taking account of completions from 2017/18 to 2020/21 Is shortfall (2012/2021) (Row B + C) Requirement inclusive of shortfall (Row A + E) ive annual requirement inclusive of shortfall (Row F + previous year Row G)  d Completions (all Sites annual totals) d completions all sites 10% non implementation rate applied (Row H x 0.9) I Allowance (Councils figure) ojected Completions (with 10% Non implementation rate applied and	425 158 375 147 769 1853	298 183 790 790 104 81 185 975 975 645 581	790 1580 104 81 185 975 1950	35 35 170 543 62 790 2370 104 81 185 975 2925 1062 956	50 35 35 613 112 0 790 3160 104 81 185 975 3900 1132 1019 196	35 196 35 716 223 6 790 3950 104 81 185 975 4875 1040 936 196
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total  Projecte Total  Detailed Annual F Cululativ Inherited Addition Residual Annual F Cumulat  Projecte Windfall Total Pro windfall Cumulat Cumulat	Nestle South (Phase 2)  Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road sed projected Completions for ST Sites  d Housing Completions From Non Allocated Unimplemented Consents  d completions from communal establishments and student accommodation  Trajectory (incl 10% Non-implementation Rate) Housing requirement We Housing requirement (Row A x 50)  Shortfall over plan period (2012-2017) al shortfall Taking account of completions from 2017/18 to 2020/21 Is shortfall (2012/2021) (Row B + C) Requirement inclusive of shortfall (Row A + E) ive annual requirement inclusive of shortfall (Row F + previous year Row G)  d Completions (all Sites annual totals) d completions all sites 10% non implementation rate applied (Row H x 0.9) I Allowance (Councils figure) ojected Completions (with 10% Non implementation rate applied and s) + Actual completions 2017-2020 (Row I + Row J)	425 158 375 147 769 1853	298 183 790 790 104 81 185 975 975 645 581	790 1580 104 81 185 975 1950 1144 1030	35 35 170 543 62 790 2370 104 81 185 975 2925 1062 956	50 35 35 613 112 0 790 3160 104 81 185 975 3900 1132 1019 196	35 196 35 716 223 6 790 3950 104 81 185 975 4875 1040 936 196
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total  Projecte Total  Detailed Annual F Cululativ Inherited Addition Residual Annual F Cumulat  Projecte Windfall Total Pro windfall Cumulat Cumulat	Nestle South (Phase 2)  Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H) Station Yard Wheldarke Imphal Barracks, Fulford Road sed projected Completions for ST Sites  d Housing Completions From Non Allocated Unimplemented Consents  d completions from communal establishments and student accommodation  Trajectory (incl 10% Non-implementation Rate) Housing requirement We Housing requirement (Row A x 50) Shortfall over plan period (2012-2017) al shortfall Taking account of completions from 2017/18 to 2020/21 Is shortfall (2012/2021) (Row B + C) Requirement inclusive of shortfall (Row A + E) ive annual requirement inclusive of shortfall (Row F + previous year Row G)  d Completions (all Sites annual totals) d completions all sites 10% non implementation rate applied (Row H x 0.9) I Allowance (Councils figure) objected Completions (with 10% Non implementation rate applied and s) + Actual completions 2017-2020 (Row I + Row J) ive Completions (with 10% non implementation rate applied and windfalls) Row	425 158 375 147 769 1853	298 183 790 790 104 81 185 975 975 645 581	790 1580 104 81 185 975 1950 1144 1030	35 35 170 543 62 790 2370 104 81 185 975 2925 1062 956	50 35 35 613 112 0 790 3160 104 81 185 975 3900 1132 1019 196	35 196 35 716 223 6 790 3950 104 81 185 975 4875 1040 936 196
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total  Projecte Total  Detailed Annual H Cululativ Inherited Addition Residual Annual F Cumulat  Projecte Windfall Total Pro windfall Cumulat year cum Over/Un	Nestle South (Phase 2)  Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H)  Station Yard Wheldarke Imphal Barracks, Fulford Road Red projected Completions for ST Sites  d Housing Completions From Non Allocated Unimplemented Consents  d completions from communal establishments and student accommodation  Trajectory (incl 10% Non-implementation Rate) Housing requirement We Housing requirement (Row A x 50)  I Shortfall over plan period (2012-2017) al shortfall Taking account of completions from 2017/18 to 2020/21  I shortfall (2012/2021) (Row B + C) Requirement inclusive of shortfall (Row A + E) ive annual requirement inclusive of shortfall (Row F + previous year Row G)  d Completions (all Sites annual totals) d completions all sites 10% non implementation rate applied (Row H x 0.9) I Allowance (Councils figure) Dijected Completions (with 10% Non implementation rate applied and s) + Actual completions 2017-2020 (Row I + Row J) ive Completions (with 10% non implementation rate applied and windfalls) Roynulative completion Row L)  der Supply of Housing (Cumulative completions - cumulative annual target) (Ro	425 158 375 147 769 1853 720	298  183  790 790 104 81 185 975 975 645 581  581 -395	790 1580 104 81 185 975 1950 1144 1030 1030 1610	35 35 170 543 62 790 2370 104 81 185 975 2925 1062 956 2566	50 35 35 613 112 0 7900 31600 104 81 185 975 3900 1132 1019 196 1215 3781	35 196 35 716 223 6 790 3950 104 81 185 975 4875 1040 936 196
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total  Projecte Total  Detailed Annual H Cululativ Inherited Addition Residual Annual F Cumulat  Projecte Windfall Total Pro windfall Cumulat Cumulat Vear cum Over/Un 20% Buff	Nestle South (Phase 2)  Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H)  Station Yard Wheldarke Imphal Barracks, Fulford Road Red projected Completions for ST Sites  d Housing Completions From Non Allocated Unimplemented Consents  d completions from communal establishments and student accommodation  Trajectory (incl 10% Non-implementation Rate) Housing requirement We Housing requirement (Row A x 50)  Shortfall over plan period (2012-2017) al shortfall taking account of completions from 2017/18 to 2020/21  Ishortfall (2012/2021) (Row B + C) Requirement inclusive of shortfall (Row A + E) ive annual requirement inclusive of shortfall (Row F + previous year Row G)  d Completions (all Sites annual totals) d completions all sites 10% non implementation rate applied (Row H x 0.9) I Allowance (Councils figure) ojected Completions (with 10% Non implementation rate applied and ss) + Actual completions 2017-2020 (Row I + Row J) ive Completions (with 10% Non implementation rate applied and windfalls) Roynulative completion Row L)  der Supply of Housing (Cumulative completions - cumulative annual target) (Rofer (Row F x 0.2)	425 158 375 147 769 1853 720	298  183  790 790 104 81 185 975 645 581  581 -395 167	790 1580 104 81 185 975 1950 1144 1030 1610	35 35 170 543 62 790 2370 104 81 185 975 2925 1062 956 2566	50 35 35 613 112 0 7900 31600 104 81 185 975 3900 1132 1019 196 1215 3781	35 196 35 716 223 6 790 3950 104 81 185 975 4875 1040 936 196 1132 4913
ST17 ST31 ST32 ST33 ST36 Annualis Projecte Total  Projecte Total  Detailed Annual F Cululativ Inherited Addition Residual Annual F Cumulat  Projecte Windfall Total Pro windfall Cumulat year cun  Over/Un 20% Buff Cumulat	Nestle South (Phase 2)  Land to the South of Tadcaster Road, Copmanthorpe Hungate (Phases 5+) (Blocks D & H)  Station Yard Wheldarke Imphal Barracks, Fulford Road Red projected Completions for ST Sites  d Housing Completions From Non Allocated Unimplemented Consents  d completions from communal establishments and student accommodation  Trajectory (incl 10% Non-implementation Rate) Housing requirement We Housing requirement (Row A x 50)  I Shortfall over plan period (2012-2017) al shortfall Taking account of completions from 2017/18 to 2020/21  I shortfall (2012/2021) (Row B + C) Requirement inclusive of shortfall (Row A + E) ive annual requirement inclusive of shortfall (Row F + previous year Row G)  d Completions (all Sites annual totals) d completions all sites 10% non implementation rate applied (Row H x 0.9) I Allowance (Councils figure) Dijected Completions (with 10% Non implementation rate applied and s) + Actual completions 2017-2020 (Row I + Row J) ive Completions (with 10% non implementation rate applied and windfalls) Roynulative completion Row L)  der Supply of Housing (Cumulative completions - cumulative annual target) (Ro	425 158 375 147 769 1853 720	298  183  790 790 104 81 185 975 975 645 581  581 -395	790 1580 104 81 185 975 1950 1144 1030 1610	35 35 170 543 62 790 2370 104 81 185 975 2925 1062 956 2566 -359 167 3427	50 35 35 613 112 0 7900 31600 104 81 185 975 3900 1132 1019 196 1215 3781	35 196 35 <b>716</b> <b>223</b> <b>6</b> 790 3950 104

Table 3 5-year supply calculation with corrected residual and dwelling completions based on amended trajectory in Table 2 above

Five	e year Housing land Supply Calculations ( Base 01.04.21)					
			Notes			
Α	Annual housing requirement across plan period	790				
В	Cumulative housing requirement (2021/22 to 2025/26)	3950				
	Residual Shortfall 2012/13 to 2020/21 (Including					
С	Student completions)	313	Table 1. Total from column F ((751÷12)x			751÷12)x 5)
D	Cumulative housing requirement plus shortfall	4263				
	Total dwellings estimated to be completed (all site					
Ε	allocations plus 10% non implementation rate applied	4913	Table 2			
F	Under over supply of housing RowE-D	650				
G	20% Buffer for flexibility	837				
Н	Remaining supply of housing	-187				
	CYC land supply for period 2021/22 to 2021/26	4.82				

Table 3A 5-year supply calculation with corrected residual Shortfall excluding student completions and dwelling completions based on amended trajectory in Table 2A above

Five	e year Housing land Supply Calculations ( Base 01.04.21)		
			Notes
Α	Annual housing requirement across plan period	790	
В	Cumulative housing requirement (2021/22 to 2025/26)	3950	
	Residual Shortfall 2012/13 to 2020/21 (Including		
С	Student completions)	924	Table 1. Total from column G ((2217÷12)x 5)
D	Cumulative housing requirement plus shortfall	4874	
	Total dwellings estimated to be completed (all site		
E	allocations plus 10% non implementation rate applied	4913	
F	Under over supply of housing RowE-D	39	
G	20% Buffer for flexibility	837	
Н	Remaining supply of housing	-798	
1	CYC land supply for period 2021/22 to 2021/26	4.30	

Table 4 – Actual Affordable housing delivery and net change in affordable stock 2013-2019

Year	Net Housing Completions*	All affordable Housing Completions (resulting from planning consent)	% of All AH Completions Compared to All Net Housing Completions	Right to buy sales	Net change in affordable housing stock
2013/14	345	43	12.46%	53	-10
2014/15	507	129	25.44%	52	77
2015/16	1121	109	9.72%	68	41
2016/17	977	90	9.21%	79	11
2017/18	1296	45	3.47%	72	-27
2018/19	449	45	10.02%	60	-15
Totals 2013-18	4695	<del>4</del> 61	9.82%	384	77

<sup>\*</sup> Councils figures include student housing

Source: Table 12 from Councils Affordable Housing Note EX/CYC/36 and Council's Housing Monitoring data.