

City of York Local Plan Examination

Hearing Statement on behalf of Defence Infrastructure Organisation

Matter 5: Housing Land Supply (Addendum)

May 2022

Report Title: York Local Plan Examination – Phase 2 Hearing Statement – Matter 5 (Addendum)

Prepared by: Craig Alsbury

Status: Draft

Draft date: 24 May 2022

For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 On 16 May 2022, the Council issued two documents as follows:
- a) a Housing Land Supply Update (EX/CYC/76); and
 - b) a Windfall Update Technical Paper (EX/CYC/77).
- 1.2 The Housing Land Supply Update contained: housing completions data for the 2021 / 22 monitoring year; a revised housing trajectory; revised 5 year land supply calculations and tables containing basic details of the unallocated sites that benefit from planning permission and are factored into the Council's calculations as a component of its forward supply. So far as we can tell, this is the first time the Council has published details of the unallocated sites that have planning permission.
- 1.3 The Windfall Update Technical Paper updates the Council's windfalls evidence to a 31 March 2022 base.
- 1.4 During the EiP Hearing Session on Matter 5 on 17 May 2022, Mr Alsbury, appearing for DIO, drew to the Inspectors' attention a number of concerns that DIO had about the Council's housing trajectory (including about the deliverability of a number of sites that it has assumed will deliver new homes within the next 5 years)¹ and noted that, notwithstanding the Council's update, concerns remained. It was agreed that DIO should summarise these in a further written submission, rather than describe them during the Hearing Session.
- 1.5 At the start of the Hearing Session into Matter 7, on 18 May 2022, the Council opened up the invitation to make written submissions on its updates to all interested parties, and asked for these to be submitted by 26 May 2022.
- 1.6 This Addendum contains DIO's further comments on two matters:
- a) the deliverability of sites that, in the Council's updated trajectory, are forecast to deliver new homes in the 5 year period 2022 – 2027; and
 - b) the 5 year housing land supply calculation, which DIO has recast in the light of (a) and the Council's updates.
- 1.7 To assist the Inspectors, DIO deals with (a) by way of two modified versions of the Council's trajectory which are included in Appendices 1 and 2 to this Addendum. In each instance where DIO has adjusted the trajectory, either to reflect the fact that a site is not deliverable or where it has been necessary to amend lead-in times, we provide an explanation as to why. The land supply calculations which flow from the adjustments that we have made, and consider necessary, appear below.
- 1.8 It is important to note that DIO's analysis of the Council's trajectory is based on publicly available data, including planning history records and the Council's SHLAA update from May 2021. We have noted in both our Representations to the Plan and our Matter 5 Statement that there is a lack of evidence underpinning the assumptions that the Council has made about the deliverability of the sites in its trajectory. Unfortunately, the Council's updates do not address this important evidential gap. We heard, during the Hearing Session on 17 May, that the Council can and will produce site specific material as a response to this and other written submissions made on Matter 5. It is a significant concern that this information has not already been made available and that it is only now being offered as some kind of rebuttal to issues being raised by Representors. As Mr Alsbury noted when

¹ All documented in DIO's Matter 5 Hearing Statement

this offer was made by the Council, it will be important that any site specific material provided by the Council does not simply report land owner, promoter or developer expectations / ambitions / objectives but properly explains why the site is deliverable and, if it meets the 'suitable' and 'available' tests, how it is that the site will be progressed from whatever current status it has to the point it yields its first homes. This means providing a detailed and robust commentary on the lead in period, including the timescales associated with: any disposal (if the site is not already owned by a housebuilder); the preparation of an application for planning permission (and whether outline, hybrid or full); the determination period; the settling of any S106 Agreement; the preparation and determination of applications for the approval of Reserved Matters; the discharge of pre-commencement and pre-occupation conditions; the gaining of technical approvals (e.g. roads and sewers); the delivery of any up front infrastructure that is likely to be required (if any); and the preparation of the site for construction. Without such information, it will not be possible to determine whether the assumptions that the Council has made are sound.

2. The Policy Context

2.1 The NPPF provides that:

"To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target..." (paragraph 47) (our emphasis)*

2.2 The NPPF defines 'deliverable' housing sites as sites that are:

"available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans." (paragraph 47, Footnote 11)

2.3 The NPPF goes on to state that:

"To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged." (paragraph 47, Footnote 12)

2.4 The 2014 version of the NPPG provides the following guidance on assessing whether a site is suitable:

"Plan makers should assess the suitability of the identified use or mix of uses of a particular site or broad location including consideration of the types of development that may meet the needs of the community. These may include, but are not limited to: market housing, private rented, affordable housing, people wishing to build their own homes, housing for older people, or for economic development uses.

Assessing the suitability of sites or broad locations for development should be guided by:

- *the development plan, emerging plan policy and national policy;*
- *market and industry requirements in that housing market or functional economic market area.....*

...In addition to the above considerations, the following factors should be considered to assess a site's suitability for development now or in the future:

- *physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous*
- *risks, pollution or contamination;*
- *potential impacts including the effect upon landscapes including landscape features, nature and heritage*
- *conservation;*
- *appropriateness and likely market attractiveness for the type of development proposed;*
- *contribution to regeneration priority areas;*
- *environmental/amenity impacts experienced by would be occupiers and neighbouring areas."* (paragraph ID 3-019-20140306)

2.5 Insofar as 'availability' is concerned, it provides as follows:

"A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Because persons do not need to have an interest in the land to make planning applications, the existence of a planning permission does not necessarily mean that the site is available. Where potential problems have been identified, then an assessment will need to be made as to how and when they can realistically be overcome. Consideration should also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions." (paragraph ID 3-020-20140306)

2.6 As regards, 'achievable', it states that:

"A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period." (paragraph ID 3-021-20140306)

2.7 DIO has examined the Council's housing trajectory with all of the above in mind.

3. The Housing Requirement

3.1 The starting point when assessing an Authority's housing land supply is the housing requirement for the 5 year period in question. This is made up of:

- a) the annual housing requirement specified in the Local Plan;
- b) any shortfall (or a percentage of any shortfall – see below) that has been amassed in the light of under-delivery experienced in the Plan period to date; and
- c) the necessary buffer (whether 5% or 20%).

3.2 In this instance, there is considerable dispute in respect of (a) with a significant number of Representors arguing, and evidencing, that the Council's baseline housing requirement should be significantly higher than is being claimed by the Council. However, for the purposes of this Addendum, we have assumed that the Council's baseline figure of 822dpa is sound. Clearly, if the housing requirement is fixed at a higher level, and additional sites are not allocated for development, then the housing land supply will be worse than currently calculated.

3.3 As regards (b), the Council's Housing Land Supply Update paper indicates that a total of 3,767 net new homes have been delivered in the Plan period to date (i.e. 2017 – 2022) against a requirement of 4,110, leaving a shortfall of 343 homes. However, it has included within its calculations 438 dwellings which derive from the delivery of student accommodation and communal establishments. As noted in our main Matter 5 Statement, DIO has a fundamental objection to these units being included in the Council's completions data. There is absolutely no local evidence of purpose-built student accommodation and communal establishments freeing up market housing, or safeguarding market housing from conversion. Accordingly, the Council's starting point is wrong. The shortfall to date amounts to **781** and not 343. That said, and for completeness only, we provide versions of our housing land supply calculations below which both exclude and include this element of the Council's completions data.

3.4 There are two ways in which the shortfall may possibly be dealt with, either fully in the next 5 years (Sedgefield), or over the remaining Plan period (Liverpool). In its Housing Land Supply Update paper (and previous submissions), the Council adopts the Liverpool approach and spreads the shortfall evenly over each of the remaining years of the Plan period. For the reasons we have expressed previously, we do not consider that this accords with the provisions of the NPPF or the NPPG. Helpfully, we note that, during the Matter 5 Hearing Session, the Council accepted that it could accommodate either approach. With this in mind, we would expect the Inspectors to now favour the Sedgefield approach so as to ensure that the consequences of past under performance are addressed as quickly as possible. However, again for completeness, we provide two versions of our calculations below, one set which adopt the Sedgefield approach and another which use the Liverpool approach.

3.5 As regards (c), there appears to be broad agreement that York is an Authority that has persistently under-delivered in housing terms and, accordingly, a 20% buffer must be applied.

- 3.6 With all of the above in mind, the housing requirement for the first 5 years post adoption of the Plan² is calculated as follows:

Five Year Housing Requirement – Sedgefield and Student Accommodation Completions Omitted

a) Requirement 2017 – 2022	4,110
b) Completions 2017 – 2022	3,329
c) Shortfall	781
d) Shortfall to be Delivered in 5 years	781
e) 5 Year Requirement (excl. Shortfall)	4,110
f) Requirement with Shortfall Added	4,891
g) Buffer to be Added (20% of (e))	978
h) Requirement with Buffer Added	5,869
i) Requirement Annualised	1,173

Five Year Housing Requirement – Liverpool with Student Accommodation Completions Omitted

a) Requirement 2017 – 2022	4,110
b) Completions 2017 – 2022	3,329
c) Shortfall	781
d) Shortfall to be Delivered in 5 years (5 x (C/11))	355
e) 5 Year Requirement (excl Shortfall)	4,110
f) Requirement with Shortfall Added	4,465
g) Buffer to be Added (20% of (e))	893
h) Requirement with Buffer Added	5,358
i) Requirement Annualised	1,072

² Note: during the Matter 5 Hearing Session, Mr Alsbury highlighted that the Council's 5 year land supply calculations run from 2022 and that, if the Plan is adopted in the 2023 / 24 monitoring year (as seems likely), the 5 year land supply calculation will need to be run from 2023/24 with assumed completions data for 2022/23 and a further adjusted trajectory which removes from the first 5 years any / all sites that are not demonstrably deliverable.

Five Year Housing Requirement – Sedgefield with Student Accommodation Completions Included (Not DIO preferred)

a) Requirement 2017 – 2022	4,110
b) Completions 2017 – 2022	3,767
c) Shortfall	343
d) Shortfall to be Delivered in 5 years	343
e) 5 Year Requirement	4,110
f) Requirement with Shortfall Added	4,453
g) Buffer to be Added (20% of (e))	891
h) Requirement with Buffer Added	5,344
i) Requirement Annualised	1,069

Five Year Housing Requirement – Liverpool with Student Accommodation Completions Included (Not DIO preferred)

a) Requirement 2017 – 2022	4,110
b) Completions 2017 – 2022	3,767
c) Shortfall	343
d) Shortfall to be Delivered in 5 years (5 x (C/11))	156
e) 5 Year Requirement	4,110
f) Requirement with Shortfall Added	4,266
g) Buffer to be Added (20% of (e))	853
h) Requirement with Buffer Added	5,119
i) Requirement Annualised	1,024

4. The 5 Year Land Supply Calculation

- 4.1 As noted in Section 1 above, we have examined the Council's revised housing trajectory and have identified a number of issues with the sites that it is assuming will deliver homes with the next 5 years. There are 10 sites that we do not believe satisfy the relevant tests and so are not 'deliverable'.

For each of these, we have adjusted the trajectory so that new homes are not forecast to be delivered within the next 5 years. There are also an additional 9 sites in respect of which we believe the Council has taken an overly optimistic view in respect of the time that it will take for each to begin delivering dwellings. We have made appropriate adjustments to the trajectories for these sites also.

- 4.2 Appended to this Statement are two DIO versions of the Council's housing trajectory. One (Appendix 1) retains the student accommodation and communal establishments data that the Council has included in its trajectory (for completions and forecast supply – amounting to 977 dwellings in total). The other (Appendix 2) removes student accommodation and communal establishments from the trajectory. As noted earlier in this Statement, and in our main Matter 5 Statement, it is this latter version of the trajectory that DIO considers to be sound.
- 4.3 We have not adjusted the supply that the Council is forecasting will derive from 'non-allocated sites with planning permission' but we have checked all of the permissions for these sites and note that a not insignificant number of the permissions have expired. Once corrected by the Council, we expect its supply from this source to reduce by just under 90 dwellings.
- 4.4 The DIO trajectories forecast that either 4,404 or 3,865 new dwellings (including / excluding student accommodation and communal establishments) will be constructed in York over the next 5 years. These figures exclude windfalls. If the Council's latest windfall allowance is factored in for years 4 and 5, as per the Council's trajectory, the supply increases to 4,802 or 4,263. It is these numbers that we have used in the calculations that appear below, notwithstanding the fact that we remain of the view that 199dpa is not a sound windfall figure.
- 4.5 We have fed the DIO supply data into a series of 5 year land supply calculations and these appear below. For each, we have calculated the deliverable supply with and without a discount for non-implementation. Where this has been applied, we have used a rate of 10% consistent with the Council's trajectory. The results are as follows:

Five Year Housing Land Supply – Sedgefield with Student Accommodation Omitted

a) Requirement 2012 – 2027	5,869
b) Requirement Annualised	1,173
c) Deliverable Supply	4,263
d) Supply in Years without NI Discount	3.63
e) Supply in Years with NI Discount Applied	3.27

Five Year Housing Land Supply – Liverpool with Student Accommodation Omitted

a) Requirement 2012 – 2027	5,358
b) Requirement Annualised	1,072
c) Deliverable Supply	4,263
d) Supply in Years without NI Discount	3.98

e) Supply in Years with NI Discount Applied	3.58
---	------

Five Year Housing Land Supply – Sedgefield with Student Accommodation Included (Not DIO Preferred)

a) Requirement 2012 – 2027	5,344
b) Requirement Annualised	1,069
c) Deliverable Supply	4,802
d) Supply in Years without NI Discount	4.49
e) Supply in Years with NI Discount Applied	4.04

Five Year Housing Land Supply – Liverpool with Student Accommodation Included (Not DIO Preferred)

a) Requirement 2012 – 2027	5,119
b) Requirement Annualised	1,024
c) Deliverable Supply	4,802
d) Supply in Years without NI Discount	4.69
e) Supply in Years with NI Discount Applied	4.22

5. Conclusions

- 5.1 In our main Matter 5 Hearing Statement, we highlighted a large number of issues with the Council's housing trajectory and its 5 year land supply. We have updated our analysis in the light of the amended information that the Council published on 16 May and, in doing so, have identified a similar number of problems. The trajectory contains a large number of sites that are not demonstrably deliverable and so should not be shown as contributing new dwelling completions in the next 5 years (or within 5 years from adoption of the Plan if that happens in the 2023/24 monitoring year). We have adjusted the trajectory for each of these sites and the net effect is a not insubstantial reduction in the available supply for the period to 2027. There are also issues with some of the assumptions that the Council has made about development lead-in times. When these issues corrected, the forecast supply in the next 5 years reduces further. All of the adjustments that we have made to the Council's trajectory are captured in the attached spreadsheets.
- 5.2 We have run a suite of 5 year land supply calculations applying both the Sedgefield and Liverpool approaches to dealing with the shortfall, and including / excluding student accommodation and communal establishments. We have also included windfalls at the Council's preferred rate (in spite of us being of the firm view that a windfall allowance of 199dpa is not sound) and have both included and excluded a discount for non-implementation. As regards non-allocated sites with planning

permission, we have left the Council's figures unaltered but have noted that about 90 of the dwellings that sit within this part of the forward supply no longer have planning permission. These should be removed from the supply by the Council.

- 5.3 In all of the calculations that we have run, there is less than 5 years' worth of deliverable housing sites. Indeed, the calculation that DIO considers to sound indicates that the Plan is providing for only a supply of 3.27 years' worth of deliverable housing sites. This is not acceptable and renders the Plan unsound.
- 5.4 Of course, the supply issue can be rectified but only with the allocation of additional housing sites that are suitable for housing development now, available for housing development now and on which housing is achievable in the next 5 years.

Appendix 1

DIO Housing Trajectory with Student Accommodation
Included

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

	Total	Actual Completions																DIO Comments on Deliverability					
		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33		2033/34	2034/35	2035/36	2036/37	2037/38
1. Net Housing Completions 2017 to 2021																							
	Net Housing Completion	1296	449	560	622	402																	
	Net Communal Establishment and Student Accommodation Completions (Ratios applied)	35	2	67	82	252																	
	Total	1331	451	627	704	654																	
2. Housing Allocations Below 5 ha (H Sites)																							
H1a & b	Former Gas Works, 24 Heworth Green (National Grid Properties)	607									215												
H3	Burnholme School	83																					
H5	Lowfield School	165					69	24															
H7	Bootham Crescent	93					25	35	33														
H8	Askham Bar Park & Ride	60																					
H10	The Barbican	187																					
H20	Former Oakhaven EPH	0																					
H29	Land at Moor Lane Copmanthorpe	92																					
H31	Eastfield Lane Dunnington	82					6	40	36														
H38	Land RO Rufforth Primary School Rufforth	21																					
H39	North of Church Lane Elvington	32																					
H46	Land to North of Willow Bank and East of Haxby Road, New Earswick	117																					
H52	Willow House EPH, 34 Long Close Lane	15																					
H53	Land at Knaption Village	4																					
H55	Land at Layerthorpe	20																					
H58	Clifton Without Primary school	15																					
Annualised Projected Completions H Sites (Hide)							100	129	330	90	57	13	668	80	50	0	0	0	0	0	0	0	
3. Housing Allocations Above 5 ha (ST Sites)																							
ST1a	British Sugar/Manor School	1100																					
ST1b	Manor School	100																					
ST2	Former Civil Service Sports Ground Millfield Lane	263																					
ST4	Land Adj. Hull Road and Grimston Bar	211																					
ST5	York Central	2500																					
ST7	Land East of Metcalfe Lane	845																					
ST8	Land North of Monks Cross	970																					
ST9	Land North of Haxby	735																					
ST14	Land to West of Wigginton Road	1348																					
ST15	Land to West of Elvington Lane	3339																					
ST16	Terrys Extension Site - Terrys Clock Tower (Phase 1)	21																					
ST16	Terrys Extension Site - Terrys Car park (Phase 2)	0																					
ST16	Terrys Extension Site - Land to rear of Terrys Factory (Phase 3)	0																					
ST17	Nestle South (Phase 1)	279																					
ST17	Nestle South (Phase 2)	302																					
ST31	Land to the South of Tadcaster Road, Copmanthorpe	158																					
ST32	Hungate (Phases 5*) (Blocks D & H)	375																					
ST33	Station Yard Wheldarke	150																					
ST36	Imphal Barracks, Fulford Road	769																					
Annualised Projected Completions for ST Sites							21	332	230	585	457	642	880	1144	944	897	986	953	923	793	631	523	
4. Projected Housing Completions From Non Allocated Unimplemented Consents																							
	Total	1909					483	333	363	250	105	143	232	0	0	0	0	0	0	0	0	0	0
5. Projected Housing Completions From Communal Establishments/Student Accommodation																							
	Total	539					385	26	128	0	0	0	0	0	0	0	0	0	0	0	0	0	
Supply Trajectory																							
	Actual Net Completions (2017 to 2022)	1331	451	627	704	654																	
	Projected Completions (all sites)						989	820	1051	925	619	798	1780	1224	994	897	986	953	923	793	631	523	
	Windfalls						0	0	0	199	199	199	199	199	199	199	199	199	199	199	199	199	
	Projected Annual Housing Completions (inc Windfall Allowance)						989	820	1051	1124	818	997	1979	1423	1193	1096	1185	1152	1122	992	830	722	
	Cumulative Completions (Including Windfalls)	1331	1782	2409	3113	3767	4756	5576	6627	7751	8569	9566	11545	12968	14161	15257	16442	17594	18716	19708	20538	21260	
	Over/Under Supply	509	138	-57	-175	-343	-176	-178	51	353	349	524	1681	2282	2653	2927	3290	3620	3920	4090	4098	3998	

Appendix 2

DIO Housing Trajectory with Student Accommodation
Excluded

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

	Total	Actual Completions																	DIO Comments on Deliverability			
		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34		2034/35	2035/36	2036/37
1. Net Housing Completions 2017 to 2021																						
	Net Housing Completion	1296	449	560	622	402																
	Net Communal Establishment and Student Accommodation Completions (Ratios applied)	0	0	0	0	0																
	Total	1296	449	560	622	402																
2. Housing Allocations Below 5 ha (H Sites)																						
H1a & b	Former Gas Works, 24 Heworth Green (National Grid Properties)	607						215				392										
H3	Burnholme School	83							35	35	13											
H5	Lowfield School	165					69	24														
H7	Bootham Crescent	93					25	35	33													
H8	Askham Bar Park & Ride	60										35	25									
H10	The Barbican	187										187										
H20	Former Oakhaven EPH	0																				
H29	Land at Moor Lane Copmanthorpe	92										2	40	50								
H31	Eastfield Lane Dunnington	82					6	40	36													
H38	Land RO Rufforth Primary School Rufforth	21						10	11													
H39	North of Church Lane Elvington	32										17	15									
H46	Land to North of Willow Bank and East of Haxby Road, New Earswick	117						20	35	40	22											
H52	Willow House EPH, 34 Long Close Lane	15								15												
H53	Land at Knaption Village	4																				
H55	Land at Layerthorpe	20										20										
H58	Clifton Without Primary school	15										15										
Annualised Projected Completions H Sites (Hide)							100	129	330	90	57	13	668	80	50	0	0	0	0	0	0	0
3. Housing Allocations Above 5 ha (ST Sites)																						
ST1a	British Sugar/Manor School	1100										150	150	150	150	150	150	150	50			
ST1b	Manor School	100										35	35	30								
ST2	Former Civil Service Sports Ground Millfield Lane	263					53	78	52	50	30											
ST4	Land Adj. Hull Road and Grimston Bar	211						35	40	40	40	40	16									
ST5	York Central	2500						45	107	107	107	107	119	119	119	119	143	143	143	143	143	836
ST7	Land East of Metcalfe Lane	845							50	90	120	120	120	120	105							
ST8	Land North of Monks Cross	970						30	70	100	100	100	100	100	100	100	100	70				
ST9	Land North of Haxby	735									45	90	90	90	90	90	90	90	60			
ST14	Land to West of Wigginton Road	1348									60	60	160	160	160	160	160	160	160	108		
ST15	Land to West of Elvington Lane	3339									35	70	105	105	105	140	210	210	280	280	280	1519
ST16	Terrys Extension Site - Terrys Clock Tower (Phase 1)	21					21															
ST16	Terrys Extension Site - Terrys Car park (Phase 2)	0																				
ST16	Terrys Extension Site - Land to rear of Terrys Factory (Phase 3)	0																				
ST17	Nestle South (Phase 1)	279					279															
ST17	Nestle South (Phase 2)	302						35	35	35	35	35	35	35	35	22						
ST31	Land to the South of Tadcaster Road, Copmanthorpe	158									35	35	35	35	18							
ST32	Hungate (Phases 5*) (Blocks D & H)	375						196					179									
ST33	Station Yard Wheldarke	150						7	35	35	35	38										
ST36	Imphal Barracks, Fulford Road	769														100	100	100	100	100	100	169
Annualised Projected Completions for ST Sites							21	332	230	585	457	642	880	1144	944	897	986	953	923	793	631	523
4. Projected Housing Completions From Non Allocated Unimplemented Consents																						
	Total	1909					483	333	363	250	105	143	232	0	0	0	0	0	0	0	0	0
5. Projected Housing Completions From Communal Establishments/Student Accommodation																						
	Total	539					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Supply Trajectory																						
	Actual Net Completions (2017 to 2022)	1296	449	560	622	402																
	Projected Completions (all sites)						604	794	923	925	619	798	1780	1224	994	897	986	953	923	793	631	523
	Windfalls						0	0	0	199	199	199	199	199	199	199	199	199	199	199	199	199
	Projected Annual Housing Completions (inc Windfall Allowance)						604	794	923	1124	818	997	1979	1423	1193	1096	1185	1152	1122	992	830	722
	Cumulative Completions (Including Windfalls)	1296	1745	2305	2927	3329	3933	4727	5650	6774	7592	8589	10568	11991	13184	14280	15465	16617	17739	18731	19561	20283
	Over/Under Supply	474	101	-161	-361	-781	-999	-1027	-926	-624	-628	-453	704	1305	1676	1950	2313	2643	2943	3113	3121	3021

Contact details

Enquiries

Craig Alsbury
0121 609 8445
craig.alsbury@avisonyoung.com

Visit us online

[avisonyoung.com](https://www.avisonyoung.com)

Avison Young

3 Brindleyplace, Birmingham B1 2JB

Copyright © 2022. Avison Young. Information contained in this report was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of Avison Young.