



East Riding of Yorkshire Council

**Strategic Housing Land
Availability Assessment**

**Incorporating the:
Managed Release of Residential
Development Sites
Interim Planning Guidance**

September 2010

Executive Summary

The Strategic Housing Land Availability Assessment (SHLAA) forms part of the evidence base for the East Riding of Yorkshire's Local Development Framework (LDF). It will have particular relevance to the Core Strategy Development Plan Document (DPD) and the Allocations DPD. The Core Strategy sets out how the Council will distribute and phase new housing provision in general. The Allocations DPD will identify specific sites that are consistent with this approach.

Planning Policy Statement 3: Housing (PPS3) requires Local Planning Authorities to demonstrate a 15-year supply of housing land from the date of the adoption of the relevant local development document. In the case of the East Riding the relevant document is the Core Strategy. This is scheduled for adoption in 2011/12, which means that the time frame for the study extends to 2025/26. The East Riding SHLAA is a technical study required by PPS3.

The broad methodology for the SHLAA is set out in National and Regional Guidance. This requires potential housing sites to be tested according to a framework of:

- **suitability** (is the site a suitable location for housing?);
- **availability** (is it available now or is there a reasonable prospect of it becoming available?); and
- **achievability** (is there a reasonable prospect of housing being achieved on this site?).

If these three criteria are met then a site is considered to be **developable** and will contribute to the potential housing figure over the plan period.

The previous SHLAA (December 2009) brought together for the first time the Housing Land Position Statement (HLPS) and the Annual Update on the Position with the Managed Release of Residential Development Sites into one document. The purpose of this combination is to have all the East Riding's housing monitoring documents in one place, which makes it easier for the user compared to three separate documents.

The preparation of this SHLAA has occurred following on from a change of government and subsequent changes to the Planning system, including the revocation of Regional Spatial Strategies (RSS), reclassifying of garden land to greenfield and the removal of minimum density targets in PPS3. This SHLAA has incorporated the changes by reclassifying all of the sites with garden land from brownfield to greenfield. The East Riding will continue with the 1,190 per annum gross housing requirement previously defined in RSS, as an interim position until a new figure defined by the local authority is established through the Core Strategy. This figure will be generated through a refresh of the Housing Needs and Market Assessment which is planned to commence later this year. This approach was agreed by the Cabinet on 7 September 2010.

This update of the SHLAA covers the whole of the previous financial year of 1 April 2009 to 31 March 2010. The East Riding SHLAA has been prepared in accordance with relevant national guidance. In particular, a steering group, made up of Council officers, representatives from the house building sector (house builders, land agents, surveyors) and other stakeholders, was established to help steer the work and to respond to issues as they arose. From this steering group a methodology was prepared and the sites were then assessed, the results of which were then collated into this report.

The SHLAA has been undertaken in a period of extreme uncertainty with regard to the prevailing housing market conditions. This has been taken account of when projecting housing completions in future years

by using a adopting a conservative approach in the early years of the plan period. This position will be reviewed in future updates.

The assessment finds that there is more than 5 years supply of existing sites in the East Riding as a whole, arising from planning permissions, released allocations and brownfield allocations. The sub area picture is slightly different, the Eastern sub area has 5.5 years; the Central has 5.2; and the Western sub area has 5 years of supply. The Northern sub area has less than a 5 year supply, with 4.8 years. Years 6 to 10 of the plan period are scarcely met by existing housing supply in any of the sub areas and years 11 to 18 are almost entirely unaccounted for.

To meet the shortfall in the Northern sub area in the first 5 years, the following allocated site is proposed for release:

Northern sub area: Market Weighton – Land south of Holme Road (SHLAA: Market Weighton6. Allocation MARK12 in the East Yorkshire Borough Wide Local Plan). Capacity: 45 dwellings.

The report finds there is an abundance of potentially deliverable sites in all sub areas to meet any shortfall in provision over the next 16 years, and well beyond this. Therefore, the assessment finds that there is no need to outline any broad growth areas.

It is important to note that the report applies the market conditions, status of sites and policy guidance at the time of publication. Further annual updates of the SHLAA will include updated information and new policies affecting housing provision. These future updates will need to take account of new elements of the Evidence Base and ultimately, the adoption of LDF documents.

The SHLAA does not allocate sites for development, nor does it create new policy. The inclusion of sites in the SHLAA or comments made about them does not in any way imply that those sites will be granted planning consent or allocated for development in the Allocations DPD.

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1. Introduction

Background to the Assessment

- 1.1 In order for local planning authorities to identify sufficient land to meet the housing demand previously determined by the Regional Spatial Strategy (RSS), Planning Policy Statement 3: Housing (PPS3), sets out the requirement for Local Planning Authorities to carry out a Strategic Housing Land Availability Assessment (SHLAA).
- 1.2 The East Riding SHLAA forms part of the evidence base for the Local Development Framework, and in particular, will inform the allocation of sites set out in the Allocations Development Plan Document (DPD).
- 1.3 It is important to note the distinction between the SHLAA and the Allocations DPD. **The SHLAA does not allocate sites for development, nor does it create new policy.** Its purpose is to assess the *potential* supply of sites to meet the likely need for housing (largely determined by RSS). This is a background paper, which will inform the Allocations document. The Allocations document will set out where the Local Planning Authority proposes to allocate land for housing. The preparation of the Allocations DPD will involve a more rigorous sustainability assessment of individual sites as well as full consultation with the wider community.
- 1.4 The SHLAA also helps with the broad selection of locations of new housing as part of the LDF Core Strategy, in that it helps identify in land terms, the capacity of settlements (primarily the Major Haltemprice Settlements, Principal Towns and potential Local Service Centres) to accommodate housing growth.
- 1.5 The inclusion of sites in the SHLAA or comments made about them does not in any way imply that those sites will be granted planning consent or allocated for development in the Allocations DPD.

Context

- 1.6 The Assessment has been carried out in accordance with the policy framework provided by the following context
 - Planning Policy Statement 3: Housing (amended June 2010)
 - Cabinet report on the Council's Approach to the Abolition of Regional Spatial Strategy for Yorkshire and the Humber (7th September 2010)
 - Saved policies in the four Local Plans (1996 – 1999)
 - Saved policies in the Joint Structure Plan for Kingston upon Hull and the East Riding of Yorkshire (2005)
 - East Riding Preferred Approach Core Strategy (May 2010)
 - East Riding Housing Site Assessment Methodology (May 2007)
 - Smaller Settlements DPD Preferred Options, (October 2006) and the Council's Position Statement on Housing Development in Rural Areas (April 2009)
 - Interim Policy Guidance on the Managed Release of Residential Development Sites (and Annual Updates)
 - Recent patterns of development

Planning Policy Statement 3: Housing

- 1.7 PPS3 sets out the national policy framework for achieving the government's housing objectives. Prepared in response to Kate Barker's Review of Housing Supply (2004), PPS3 places emphasis on increasing the rate of supply in order to meet growing demand and help reduce house prices.
- 1.8 Paragraph 54 of PPS3 states that Local Planning Authorities should identify sufficient specific deliverable sites for housing in the first five years from the adoption of the relevant DPD.
- 1.9 To be considered **deliverable**, sites should be currently **available**, and offer a **suitable** location for housing development now. There should be a reasonable prospect that housing will be delivered on the site within 5 years of the adoption of the plan (development on the site should be **achievable**).
- 1.10 In addition to identifying sufficient specific deliverable sites for the first 5 years of the plan, paragraph 55 states that planning authorities should also identify a further supply of specific, developable sites for years 6-10, and where possible for years 11-15. Where it is not possible to identify sufficient sites for years 11-15, broad locations for future growth should be identified.
- 1.11 To summarise, the local planning authority should identify broad areas and specific sites that will enable the continuous delivery of housing for 15 years from the date of adoption of the relevant DPD. The East Riding's Core Strategy is not due to be adopted until 2011/12, therefore this year the East Riding SHLAA will have to account for a 16 year supply period.
- 1.12 In June of 2010, garden land was reclassified from brownfield to greenfield in PPS3. The assessment of sites in the SHLAA reflects this, including sites with planning permission.

Approach after the Revocation of the Regional Spatial Strategy

- 1.13 Regional Spatial Strategies were revoked in July of 2010. A CLG guidance note was produced which suggested a variety of ways local authorities might act in the interim. The note stated that councils were responsible for establishing the right level of housing provision in their area, that 5 year supplies should still be maintained and that SHLAAs should be the mechanism to do this. The guidance states that local authorities can choose to maintain the figure previously set by RSS. The East Riding has chosen to do this in the short term, (as agreed at Cabinet on 7 September 2010), until a revised housing target is established by the Council through the preparation of the Core Strategy.
- 1.14 The revoked RSS gave an indicative requirement for 24,440 dwellings per annum (gross) for the region as a whole. The net RSS requirement for the East Riding is 1,150 dwellings per annum; the gross requirement is 1,190 (to take account of likely clearance or loss of houses to other uses). This gives a gross figure over the remaining 16-year supply period of 19,040 dwellings. It also required that around 40% of this total should be provided within a shared Hull housing market area (refer to Figure 1 on page 16). It was also agreed at Cabinet (07/09/2010) to continue, pending the completion of the Core Strategy, to provide 40% of the total within the East Riding portion of the Hull housing market area.
- 1.15 This figure is important in the context of the East Riding SHLAA because it helps determine the dwelling requirements that this report will use when assessing the supply of deliverable and developable housing.

- 1.16 The RSS identified the Principal Towns in the East Riding as Goole, Beverley, Driffield and Bridlington. Settlements forming part of the RSS-defined regional city are Cottingham, Hessle, Anlaby, Kirk Ella and Willerby. Each of these settlements will act as a focus for development over the plan period. These are referred to as the Major Haltemprice Settlements. The Council also resolved at Cabinet on 7 September 2010 to continue with this approach in the short term, pending completion of the Core Strategy.

Joint Structure Plan for Kingston upon Hull and the East Riding of Yorkshire

- 1.17 The Joint Structure Plan (JSP) was adopted in June 2005, and it was agreed (with the Government Office for the Region) that it would act as interim Core Strategy for the Hull and East Riding authorities pending the adoption of new Core Strategies. A number of policies expired in June 2008 to be replaced by policies in the RSS, whereas others were saved and continue to be used. The policies that were saved which are relevant to the SHLAA are DS3 (Towns), DS4 (Smaller settlements and the countryside) and H7 (Housing development in villages).
- 1.18 The JSP uses an approach that divides the East Riding into four sub areas, these being Northern, Central, Eastern and Western. This approach has been adopted in the SHLAA in order to bring a more local focus to an authority that covers such a large area. It also set out the 8 towns of Pocklington, Market Weighton, Howden, Snaith, Elloughton cum Brough, Hedon, Withernsea, Hornsea. Driffield was identified as a town in the JSP but was later designated as a Principal Town in the RSS.

Local Plans

- 1.19 The four Local Plans (East Yorkshire Borough Wide Local Plan, June 1997 Beverley Borough Local Plan June 1996, Holderness District Wide Local Plan, April 1999 and the Boothferry Borough Local Plan, April 1999) contain a number of undeveloped housing allocations. These have been used to calculate the supply of sites for brownfield allocations, released allocations and unreleased allocations.

East Riding Preferred Approach Core Strategy

- 1.20 The East Riding's Core Strategy is at the Preferred Approach stage and when completed will establish a settlement hierarchy for the East Riding. The SHLAA national guidance states the assessment should be local policy neutral in the absence of an adopted Core Strategy.
- 1.21 The preferred options version of the Smaller Settlements DPD, published in October 2006, provided a framework for development in small villages. It identified 28 villages considered under JSP Policy DS4 'market villages'. Settlements below this level have not been assessed for the purposes of SHLAA.
- 1.22 The spatial strategy element of the Preferred Approach Core Strategy also includes Flamborough and Eastrington. Therefore these settlements have been added to the site assessments and have been classed as 'other' settlements. No sites in these two settlements have been used to make up the existing supply for the East Riding. For a list of the settlements considered as part of the SHLAA please refer to table 3 on page 17.

The Council's Approach to the Managed Release of Residential Development Sites

- 1.23 Interim Policy Guidance (IPG) has been developed which sets out the Council's approach to the delivery of housing through the planning system, notably to control the pattern and speed of urban growth and deliver its target of recycling previously-developed ('brownfield') land.
- 1.24 At that time, and in view of the housing supply position and the need to plan, monitor and manage the rate of housing delivery, the IPG set out that it is unlikely that the Council would need to approve planning applications for any further substantial Greenfield sites in any part of the East Riding.
- 1.25 The Council's approach, therefore, is that the following types of applications will continue to be determined in accordance with the Development Plan and all other relevant material planning considerations:
- a) Those exercising an extant permission (e.g. the submission for approval of reserved matters),
 - b) Those for wholly previously-developed land (as defined by PPS3),
 - c) Those for dwellings necessary for the purposes of agriculture or forestry where there is no ready alternative location on previously-developed land that would satisfy that particular need, and
 - d) Those for amended layouts to sites that have an extant consent provided that the amended layout meets the requirements of PPS3 equivalently or better than the original layout and that the expiry date for any new consent is the same as the original
- 1.26 In order to reflect the flexibility referred to in paragraph 1.25 above, the Council will also continue to determine the following types of applications in accordance with the Development Plan and all other relevant material planning considerations when the specific location would be sustainable for that development:
- e) those for the completion of the remaining portions of allocated sites or sites with lapsed planning consent that are largely complete and where it would be beneficial to the character and/or amenity of the area if the development was completed,
 - f) those wholly for affordable housing that will satisfy an identified local need and the provision is in accordance with the Council's adopted Supplementary Planning Guidance,
 - g) those wholly for housing that will provide long-term specialist support for an identified special housing need (e.g. care accommodation for the frail elderly or disabled),
 - h) those for the infilling of a small gap in an otherwise built up frontage within a defined development limit that involves no more than three dwellings,
 - i) those for the residential element of a mixed use development when it is demonstrated that the residential development is essential to the viability of the non-residential element of the proposal,
 - j) those for the reuse and adaptation of agricultural buildings within or contiguous with defined development limits, and
 - k) those for the redevelopment within the footprint of agricultural buildings within defined development limits when their continued use would undermine the amenity and/or character of the area

- 1.27 The above categories are not intended to be definitive, as there may be other forms of minor development that merit being treated as an exception. Any proposal would, of course, have to satisfy all other relevant Development Plan considerations.
- 1.28 The IPG position is reviewed each year, with the SHLAA now providing the evidence for this approach by calculating the supply position.

East Riding Housing Site Assessment Methodology

- 1.29 The Council published a document in May 2007 containing a detailed assessment for housing sites encompassing a broad range of criteria. This is known as the Housing Site Assessment Methodology. A tailored version of the methodology has been used to assess the allocations from the four Local Plans of the East Riding for release to meet the 5 year supply of housing land. This is explained further in section 5; the assessments are included in appendix D. An updated version of the Housing Site Assessment Methodology is being prepared which will assess sites for the Allocations DPD.

Recent Patterns of Development

- 1.30 Despite overprovision in the first four years of the RSS plan period, recent trends in patterns of development (see tables 1 & 2) show that due to the impact of the housing market downturn of the last two financial years and the resulting reduction in completions, the East Riding has had an overall under provision of the net 6 year RSS requirement by a narrow margin (-5%).
- 1.31 The sub area picture varies substantially. The Central sub area has seen the most over-provision by far, at 9%. This may be due in part to the strength of the housing market in the area, which has seen it weather the housing downturn far better than the other sub areas. The sub area has also experienced a large number of windfall completions. The Northern sub area has an over-provision, of 8%, despite suffering a major reduction in completions in the last two financial years, owing to the strength of the market and number of builds in the area in the previous four years.
- 1.32 The Eastern sub area has seen a narrow under-provision over the course of the last six years (-2%), due to reductions in completions over the last two financial years. This is despite the high level of completions in the year 2006-2007 because of significant numbers of developments in Bridlington.
- 1.33 The Hull Housing Market Area is made up mostly of the Central sub area and the southern half of the Eastern sub area; the level of over provision (5%) therefore reflects an average between the two sub area completions.
- 1.34 The Western sub area has had a large under provision over the 6 year period. The sub area consistently under provided year on year and particularly in the second year of the housing market downturn. The Council has sought to tackle this under provision by releasing allocated sites and working with the Environment Agency to consider solutions to flood risk concerns
- 1.35 Despite the fluctuation in provision for the Authority as a whole and for the sub areas a residual approach for housing figure targets will not be used for the SHLAA process. Although the residual approach has been used by the managed release documents in the past, RSS states that LPAs should adopt a flexible approach to delivery by not treating housing figures as ceilings. Therefore, the East Riding SHLAA will use the gross RSS build rate of 1,190 a year, rather than

lowering/raising build rates based on past over/under completions. This position will be revised on an annual basis, particularly in light of any policy direction within the LDF.

- 1.36 The much lower completions in 2008/09 and 2009/10 suggest that the methodology should continue to reflect the current market conditions on build rates in the trajectory methodology.

Table 1: Annual net housing completions 2004 to 2010

	2004-5	2005-6	2006-7	2007-8	2008-9	2009-10
Northern	407	302	242	403	40	70
Central	463	547	448	706	310	153
Eastern	274	232	517	218	199	67
Western	230	184	184	224	69	96
Totals	1374	1265	1391	1551	618	386
<i>HHMA</i> ¹	<i>503</i>	<i>573</i>	<i>526</i>	<i>780</i>	<i>338</i>	<i>168</i>

Table 2: Completions in relation to net RSS requirement 2004 to 2010

JSP sub area	Total completions 2004 - 2010	Net RSS requirement ² 2004 - 2010	Over/ under Provision	Over/ under Provision (%)
Northern	1461	1350	111	8%
Central	2623	2400	223	9%
Eastern	1471	1500	-29	-2%
Western	971	1650	-679	-41%
Total ER	6586	6900	-314	-5%
<i>HHMA</i>	<i>2888</i>	<i>2760</i>	<i>128</i>	<i>5%</i>

2. Consultation

Establishing a Partnership

- 2.1 National and Regional SHLAA Guidance stress the importance of a partnership approach, with local planning authorities, regional planning bodies and other key stakeholders working together to ensure a joined up approach. Private sector house builder input, in particular, helps provide an important market-based perspective.

¹ Hull Housing Market Area (which includes parts of the central eastern and northern sub areas)

² Net figure does not include dwellings lost through demolition

2.2 The Council throughout the process has consulted with other neighbouring authorities, in order to achieve a joined up approach. These authorities include Hull City Council, Doncaster Council, Selby District Council and City of York Council whose housing markets have a marked affect on the market in the East Riding.

2.3 In addition to consultation with other authorities, the Council set up two tiers of working groups. The first was a core working group composed of people who were central to the SHLAA process and could be guaranteed to participate fully in the process. This group would be invited to meetings and would represent their wider groups throughout the SHLAA process. This group consists of:

- Forward planning officers from Hull City Council who are involved in the production of the Hull SHLAA (Jennifer Downs, Rob Harrison)
- 2 Professionals representing national house builders (Persimmon: Simon Miller, Barrat Homes: Paul Butler)
- 2 Professionals representing small, local house builders (Centurion Homes: Clive Ferris, Risby Homes: Mark Barret)
- An officer representing Gateway, the Housing Market Renewal Pathfinder for Hull and East Yorkshire (Sharon Hofman)
- A professional representing housing agencies

In addition to this, there was a wider working group, membership of which was unconstrained. Members of the wider working group were not invited to meetings but were consulted at all stages of the SHLAA process. Notable members of the wider working group included:

- the Environment Agency
- the Homes Builders Federation
- the Highways Agency

2.4 The composition of the working group reflects the issues facing housing provision in the East Riding, as well as the way its housing issues affect other authorities. The presence of the Environment Agency concerns the flooding issues in large parts of the East Riding and the need to factor in flooding issues when formulating the methodology for the assessment. The East Riding's many cross-border issues with Hull, including a joint housing market area (the HHMA) means officers from Hull City Council attended the working group, in order to try to complement the two councils' SHLAAs. To this effect it was also important an officer from Gateway (Hull and East Riding Housing Market Renewal Pathfinder) was also on at the core working group.

Consultation on the Methodology

2.5 A meeting was held with members of the core working group on 24 May 2010 to discuss the methodology used for assessing sites. Many of the aspects of the methodology used in the previous version of the SHLAA were accepted as suitable to be taken forward into the current one. However, a number of facets of the methodology were changed, the most significant being:

- That although showing some signs of recovery, the housing market was still in a recession and that the two aspects of the recession methodology should still apply, including:
 - Sites that had stopped building would be put back one year in the trajectory, with a year-on-year re-assessment. This applies only to sites with permission dates before the pre-build lead in times.

- Recession build rates would also still apply for the coming 2010-11 financial year.
- The developable areas, density levels, build rates and pre-build rates on sites were all accepted for another year.
- it was agreed that these broad brush formulae were acceptable, as long as developers had the opportunity to change the information on their site if they felt it differed from the particular formula(e)
- It was also agreed to provide details of the site owner/promoter on the site assessments in the interests of providing, useful, up front information.

Consultation on the Developability and Deliverability of Sites

- 2.6 This is a key part of the assessment that requires input from professionals in the house building industry. On 6 August 2010 developers were invited to make comments on sites in the SHLAA based on the assessment criteria.
- 2.7 Key data to come out of this consultation stage included:
- constraints on potential sites as well as sites with planning permission (suitability)
 - possible solutions to constraints
 - details on ownership issues (achievability)
 - changes in build rates and pre-build rates, density and developable areas according to a developer's site specification, and;
 - estimates on deliverability timescales based on suitability and achievability factors

Report Consultation

- 2.8 Consultation was undertaken with stakeholders in mid-August 2010 to comment on the draft final SHLAA. The following issues were discussed:
- The settlement hierarchy used in the previous SHLAA should be used instead of the proposed settlement network in the Preferred Approach Core Strategy, as the latter is not yet adopted policy.
 - As such the settlements of Flamborough and Eastrington were included purely to inform the SHLAA and their allocations should not make up the existing supply until the Core Strategy is progressed further.
- 2.9 The above issues were taken into account and the finalised SHLAA was amended accordingly before it was then presented to the Council's Corporate Management Team and then to the Cabinet on 21 September 2010, where it was approved and then published on the website.

3. Methodology

When formulating the methodology, the following guidance was referred to:

Strategic Housing Land Availability Assessments: A Practice Guide

- 3.1 The Department for Communities and Local Government (DCLG) issued this document in August 2007. The practice guidance provides more detailed advice for carrying out a SHLAA, supporting the advice contained in PPS3, including setting out the core requirements and objectives of the assessment. These are:
- A list of sites, cross-referenced to maps showing locations and boundaries of specific sites.
 - An assessment of the deliverability/developability of each identified site to determine when each site is realistically expected to be developed.
 - An assessment of the potential quantity of housing that could be delivered on each identified site.
 - The identification of potential constraints on the delivery of housing on each site and where appropriate, recommendations on how these constraints may be overcome.
- 3.2 The guidance also places emphasis on the importance of a partnership approach to undertaking the assessment involving Local Planning Authorities working collaboratively where possible and engaging key stakeholders such as housing industry professionals. A partnership approach allows Local Planning Authorities to share experience and to draw on the experience of key stakeholders as well as adding transparency to the process.
- 3.3 The guidance also states that: “...*the scope of the Assessment should not be narrowed down by existing policies designed to constrain development, so that the local planning authority is in the best possible position when it comes to decide its strategy for delivering its housing objectives*”.

Planning Advisory Service

- 3.4 The Planning Advisory Service issued the paper ‘Strategic Housing Land Availability Assessment: frequently asked questions’, in January/February 2008. It advises against scoring sites because it will mean the SHLAA report going beyond assessing deliverability to making judgements about which are the “best” and may be more appropriate for inclusion in the plan.
- 3.5 Such judgements are plan-making judgements and should be made as part of the evaluation of sites in plan making rather than in the SHLAA. To score or rank sites will make it difficult to persuade people that the SHLAA merely provides information about possible sites, because it will be seen as beginning to make the decisions. It may also present difficulties for developer partners in the assessment. On the basis of the logic of this advice we continue not to include scoring in the SHLAA.

The Settlements to be Assessed

- 3.6 The list of settlements to be included in the SHLAA is shown below in table 3; these are settlements that were derived from previous policies highlighted in section 1 of the report and have also been agreed with the working group. The map of the settlement network also shows the sub areas in the East Riding and the Hull Housing Market Area.

Fig 1: Map of the East Riding Settlement Hierarchy

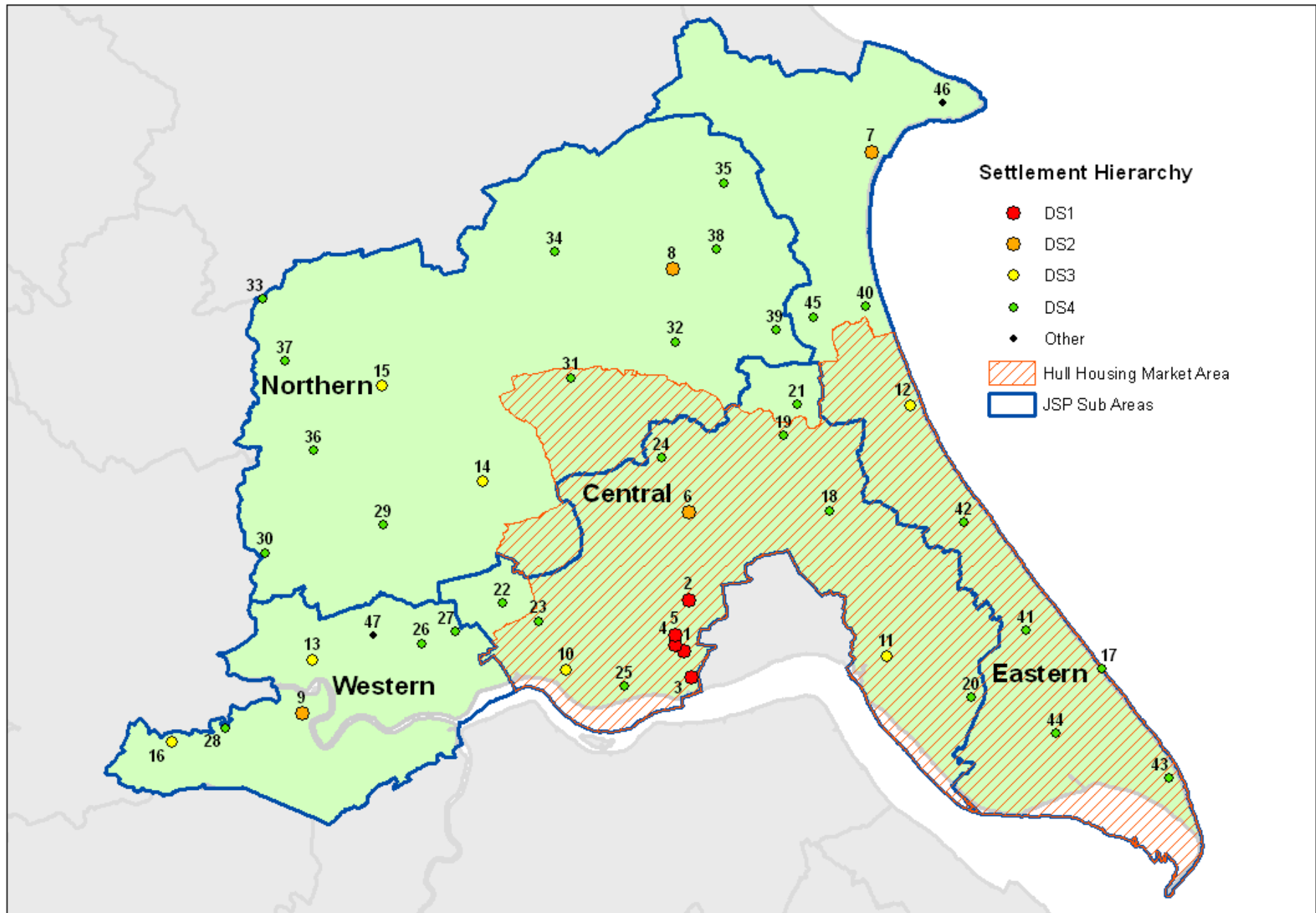


Table 3: Settlements in the SHLAA

Settlement hierarchy	Settlement name	Map number
DS1: Haltemprice settlements	Anlaby	1
	Cottingham	2
	Hessle	3
	Kirkella	4
	Willerby	5
DS2: Principal Towns	Beverley	6
	Bridlington	7
	Driffield	8
	Goole	9
DS3: Towns	Elloughton/Brough	10
	Hedon	11
	Hornsea	12
	Howden	13
	Market Weighton	14
	Pocklington	15
	Snaith	16
	Withernsea	17
DS4: Market Villages: Priority one	Skirlaugh	18
	Leven	19
	Keyingham	20
	Gilberdyke	26
	Holme on Spalding Moor	29
	Bubwith	30
	Hutton Cranswick	32
	Stamford Bridge	33
	Middleton on the Wolds	31
	Easington	43
	Beeford	45
	Patrington	44
	Aldbrough	42
DS4: Market Villages: Priority two	Melbourne	36
	Wetwang	34
	Kilham	35
	Roos	41
DS4: Market Villages : Priority three	Brandesburton	21
	North Cave	22
	South Cave	23
	Leconfield	24
	North Ferriby	25
	Rawcliffe	28
	Newport	27
	Nafferton	28
	Wilberfoss	37
	North Frodingham	39
Skipsea	40	
Other*	Flamborough	46
	Eastrington	47

*Settlements included in the Preferred Approach Core Strategy, allocations not included in the 5 year supply figures.

Populating the SHLAA

- 3.7 Sites in the SHLAA are put into two broad categories: Existing supply and Potential supply. Existing supply consists of sites which do not have policy restrictions and can be developed now. Potential supply consists of sites that would either have to be released through the Council's IPG on greenfield land, or sites that would have to be adopted in the Allocations DPD. In these two categories are 6 different types of site in total, which originate from different sources.

Existing supply

- **Planning permissions:** Sites over 5 dwellings or over 0.25 hectares, gaining either outline or full permission which remain undeveloped as of 31 March 2010 (though they may have commenced building work).
- **Small sites with planning permissions:** Those with less than 5 dwellings or under 0.25 hectares, these sites are assessed in less detail than all other sites and are not included on the maps.
- **Released Allocations:** In accordance with the plan, monitor, manage requirement, the Council has released allocated residential development land on five occasions. Note that those released sites with planning permission are recorded under the first category.
- **Brownfield Allocations:** These are different from released and unreleased greenfield allocations as the development of these sites is not restricted as part of the Managed Release IPG. There are currently just 3 of these sites throughout the whole of the settlement network, the number of brownfield sites was reduced after the reclassification of garden land as greenfield in June 2010.

Potential Supply

- **Unreleased Allocations:** All of the East Riding's unreleased greenfield housing allocations as set out in the four Local Plans were reassessed as part of the SHLAA. There were 36 of these sites.
- **Potential sites:** a broad term used to describe sites without permission or that were not allocated in the Local Plans, these sites come from several different sources, including:
 - 1 Land bids: sites put forward by landowners and developers for inclusion in the LDF process. They usually take the form of unallocated greenfield land, but include a variety of forms, including land currently allocated for education, employment and other non housing uses.
 - 2 Brownfield land identified in the National Land Use Database (NLUD) and the Council's Strategic Urban Potential Study.
 - 3 Sites identified in masterplans and action plans, such as the Bridlington AAP or Goole Renaissance Plan.
 - 4 Sites identified by officers, in a small number of cases, where there was a lack of sites submitted by landowners/developers in key areas such as Principal Towns - Goole was one of these areas.

The Assessment

3.8 The SHLAA has been populated in a simplified manner that achieves the core outputs. The sheer number of sites in the East Riding (which is one of the largest councils by area) meant that this was the only practical way to carry out the assessment in the given timescale. Based on the core outputs the SHLAA was populated with the following fields:

- **SHLAA ID:** A unique ID for the site, consisting of the name of the settlement that the site is located in and a number that is specific to the amount of sites located in that settlement. This ID cross-references to the sites shown on the map in Appendix C.
- **Allocations DPD reference:** Not all sites will link up with the Allocations DPD reference as it included non-housing uses and the SHLAA includes sites submitted/given permission since the publication of the Allocations DPD.
- **Type:** All sites are classed as one of the 6 types described in 3.7 above.
- **Date of permission:** Relevant only for sites with planning permission.
- **Reason considered:** Information showing what source the site came from, i.e. a land bid, housing allocation, etc.
- **Area:** Gross area of the site in hectares.
- **Net Developable Area:** Area of site that can be developed purely for housing (see paragraph 3.13).
- **Density:** differs for greenfield and brownfield sites as described in paragraph 3.10
- **Net Capacity:** The estimated number of dwellings that can be accommodated onto the net site area. This is calculated as net developable area multiplied by density. These density rates are subject to change in updated versions of the SHLAA when a density policy emerges in the East Riding's Core Strategy. For planning permissions this number represents the total number of dwellings given by the most recent permission on the site.
- **Capacity remaining:** In the case of sites with planning permissions, this figure shows the remaining number of dwellings still to be built if development has already started. This figure will be the same as net capacity for all other types of sites
- **GF/PDL:** Whether the site is composed entirely of Greenfield land, previously developed land, or a mix of both.
- **National policy restrictions:** National guidance states that only national policy designations should be considered when assessing site. Sites with these designations within their area are considered to be partially or wholly undevelopable. Those sites that are wholly undevelopable will not be included in the potential 15 year housing supply and will be held in abeyance. The following are relevant national policy designations:

Sites of Special Scientific Interest (SSSI)
Ramsar Sites
Special Protection Areas (SPA)
Special Areas of Conservation (SAC)
National Nature Reserves (NNR)
Scheduled Ancient Monuments
Ancient Woodlands
Health and Safety Executive Inner Zones
Flood Risk Area – Zone 3b 'Functional Floodplain'

- **Risk of Flooding:** A significant issue for the East Riding. It was decided that flooding should be kept separate from other physical constraints, so as to not discriminate against development in towns and villages that are entirely subject to flood risk. The Council's Strategic Flood Risk

Assessment, (SFRA) (January 2010), was used for this year's assessment of sites. The SFRA is a very detailed assessment of flood risk and only the basic, critical data is included in the site assessments. The town of Goole has not been assessed with the SFRA as it is subject to a more detailed level two study; Goole has been assessed, as in previous years with the Environment Agency's flood map. For more detail on sites and an explanation of the SFRA assessment methods the document can be viewed online³.

- **Physical limitations:** Includes significant issues that will inhibit the site coming forward and therefore adversely affect its suitability. These issues include: access to the site, neighbouring uses, proximity of wastewater treatment works, contamination, topography and mineral designations, etc.
- **Ownership Details:** Details of the owner/s and/or representative/s of the site.
- **Can availability and suitability constraints be overcome?** A range of possible solutions for any availability or suitability constraints.
- **Overall deliverability:** Based on the suitability, availability and achievability of the site, a timeframe of deliverability can be given. If a site is currently suitable, available and achievable it will be placed into the 1 to 5 year supply. A site that has issues that can be resolved in the short to medium term is placed in the 6 to 10 year supply of sites. If a site has issues that can only be resolved in the long term then the site will be placed in the 11 to 16 year supply of sites. If the site has issues that cannot be overcome even in the long term the site is held in abeyance until the next assessment and the site will not be included in the figures for supply in the East Riding.
- **Deliverability in years:** This question is broken into the 3 time periods of the plan period: years 0-5; years 6-10; and years 11-16. The number of dwellings that can be built in a plan period according to our achievability timescale methodology will be shown here; the development of some sites will overlap in several time periods.

Drawing up the sites

- 3.9 Before the assessment began a decision was made on which sites were to be assessed in the SHLAA. **Only those sites that were within or adjacent to settlements recognised as being in the LDF settlement hierarchy (see fig 1 and table 3) were included in the assessment.**
- 3.10 The approach also reflected the fact that initial assessments of supply indicated that the East Riding had an abundance of sites without significant restraints in and around the settlements listed in the hierarchy to meet a 16-year housing supply. Therefore, there was no need to assess additional sites in other smaller settlements. This means that many sites sent in as land bids are not included in the SHLAA assessment. This approach to the methodology was agreed with the working group before the assessment began.
- 3.11 In some cases, the Council assessed only parts of the sites submitted as land bids. This was particularly the case for large sites in small settlements where the prospect of such growth was considered to be unlikely and inappropriate in scale. This approach will be revisited should a shortfall in housing land be identified.
- 3.12 In the majority of cases the land bids were assessed as they were submitted but some sites were either joined or split up in order to produce realistic and tenable housing sites and to make them easier and more practical to assess.

³ <http://www.eastriding.gov.uk/corp-docs/forwardplanning/html/sfra.html>

Calculating Density

3.13 The Yorkshire & Humber regional practice guide for the SHLAA recommends a range of localised density figures and where there is a lack of local density figures, to use best practice in previous urban capacity work. The Council has chosen to use density figures from similar developments from the previous 5 years. Average density figures were taken for all the settlements in each tier of the LDF settlement hierarchy.

3.14 As well as there being four different density calculations for types of settlement, there were also an additional two density calculations based on the type of site. These two types were brownfield and greenfield. A distinction was made between these two types of site because brownfield sites tend to be higher density as they are predominantly within the built up area of towns where density is generally higher.

Greenfield figures: DS1: Haltemprice Settlements: 34 dwellings per hectare (dph). DS2: Principal Towns: 30dph. DS3 Towns: 38dph. DS4 Market Villages: 28dph (an average of 30dph for the whole of the East Riding)

Brownfield figures: DS1 Haltemprice Settlements: 37dph. DS2 Principal Towns: 68dph. DS3 Towns: 49dph. DS4 Market Villages: 30dph (an average of 44dph for the whole of the East Riding)

3.15 **A figure of 30dph has been kept for all greenfield sites;** the Council believes this is a conservative estimate that closely reflects actual densities on recently built greenfield housing sites. **For brownfield sites a figure of 40 dwellings per hectare has been used,** except in settlements below the level of DS3: Towns, where a figure of 30 is used. The figure of 30 is kept for brownfield sites in settlements below the level of Local Service Centres because density in such settlements is generally low even on brownfield developments.

3.16 In the case of mixed sites, where both greenfield and brownfield land is present, the predominant type of land (over 50%) will be used to determine the density for the whole site. The exception to this will be mixed sites in settlements below the level of local service centre, which will maintain a 30dph density regardless of land make up.

3.17 It was agreed with the working group that the above assumption be used as a broad-brush approach; however if any developer considered their site would differ from the assumption then they could submit the estimate of the density on their site and it would be included accordingly in the SHLAA.

Calculating Developable areas

3.18 When calculating the housing potential for any site, using the gross area can be misleading. This is because space on a housing site is often used for a number of ancillary uses, such as roads and green space. Larger sites tend to have more of their area taken up by non-housing uses. Therefore, the net potential of a site is used to calculate the number of dwellings. The Council has taken the broad approach outlined in the URBED document 'Tapping the Potential'. This work calculates a gross to net ratio based on the site area. The ratios per site area for the East Riding are set out in the Strategic Urban Potential Study of July 2002:

Developable Areas

Site area (ha.)	Gross to Net Ratio (%)
Up to 0.5	100
From 0.5 to 2.0	85
Over 2.0	65

- 3.19 Land bids in the assessment database that have been submitted to the Council as mixed developments have had their non-housing uses deducted from the gross area. Sites on which this has occurred have been marked as 'mixed use' in the 'reason considered' question. From the remaining net area, the gross to net ratio is applied; after this the density multiplier will be applied to find the potential housing capacity of a site.
- 3.20 As in paragraph 3.17, it was agreed with the working group that the above assumptions be used in a broad-brush approach, however if any developers considered their site would differ from the assumptions then they could submit the estimate of the developable area of their site and it would be included accordingly in the SHLAA.

Methodology for Achievability Timescales

Build rates for large sites

- 3.21 The achievability timescale is an estimate of how many dwellings can be built on a site in a year. This is affected by factors such as the strength of the housing market in the area; the availability of finance; and the number of developers on a site and their capacity to build out the site. The assumed rates are:

12 dwellings per annum (dpa) on sites with less than 10 units
35 dpa on sites with less than 200 units (assuming 1 developer)
70 dpa on sites with 200 to 400 units (assuming 2 developers building at 35dpa)
105 dpa on sites with over 400 units (assuming 3 developers building at 35dpa)

- 3.22 These completion rates are based on average site completion rates in the East Riding over the last 5 years, as well as developer knowledge on the subject of completions. This version of the SHLAA differs from the previous one on the methodology of build rates because it includes a reduced rate for sites under 10 dwellings. This comes as a result of consultation with smaller, local builders who thought 35 dpa was too high for the type of sites they were working on. The achievability timescale of each site is calculated by dividing the identified capacity by this rate.

Build rates for small sites

- 3.23 A significant proportion of housing completions in the East Riding year-on-year are made up of small sites, i.e. sites with less than 5 dwellings, or under 0.25 hectares. To project them into a trajectory with a build rate similar to larger sites would result in an unrealistically high number of completions in the first year, with no completions thereafter.
- 3.24 To prevent this, small sites have had their completions projected over the coming 5 year supply period using historical rates of completions from the previous 5 years. Typically 10-15% of all dwellings on small sites with permissions were built out in any one year. Starting with a reduced percentage rate for the total projected number of dwellings in the year 2010-11, the Council has

carried out the permissions and completions projections with a steady rate of recovery and increases in yearly percentages for the next 5 years.

- 3.25 A sub area approach was taken to the projection of small sites, as small site completions do vary over these geographical areas. The total number of completions and projected completions were broken down into the four sub areas. Then they were added together to form the total small sites projection for the East Riding. The projections apply for 5 years only because it has been shown that by this point 90% of sites with permission will have been built or their permissions will have expired. The 5 year timescale will roll on year on year.

Build rates in the recession

- 3.26 To reflect the reduced build rates in the East Riding due to the housing market downturn, a lower build rate has been applied for sites with permission for the financial year 2010-2011. This build rate was agreed with the working group at just less than half the normal build rate. For the years after this, the standard build rates set out in 3.21 are applied in the trajectory. This reduced rate will be reviewed year on year, depending on the state of the housing market:

1. Build rate for large sites (more than 12 dwellings) with planning permission: 10 dwellings per annum
2. Build rate for smaller sites (less than 12 dwellings) with planning permission: 6 dwellings per annum

- 3.27 Another important way of factoring in the impact of the recession is to take account of sites that have stopped building. When sites were checked for completions in April, sites where construction had been noted and suspended in the trajectory for one year. There were 18 sites in the assessment that had been stopped, representing a total of 217 dwellings. Sites are to be checked annually to see if construction has stopped, or restarted.

Pre-build lead in times

- 3.28 In addition to the time period relating to the rate of build, there is the lead-in time from the point of identification of a site to the start of development to take account of. It was agreed with the working group that the larger the site the longer the timeframe required in pre-application and application periods and to negotiate section 106 agreements etc. The pre-build timescales agreed with the working group were:

- Outline Permission (over 15 plots) – 30 months
- Reserved Matters/Full Permission (over 15 plots) – 18 months
- Outline Permission (under 15 plots) – 18 months, for apps after August 08 (less than 18 months ago). No lead in time for apps before August 08 (more than 18 months ago)
- Any Permission (under 15 plots) – 12 months for apps after April 09 (less than 12 months ago) No lead in time for apps before April 09 (more than 12 months ago).

In addition, similar build rates will be used for managed release sites without permission and all other Potential sites and Allocations Sites:

- 30 months for sites over 15 plots
- 18 months for sites under 15 plots

- 3.29 It was agreed with the working group that the above assumptions be used in a broad-brush approach; however if any developers considered their site would differ from the assumptions then they could submit the estimated pre build rate of their site and it would be included accordingly in the SHLAA.

4 Assessment Findings

Introduction

- 4.1 The fundamental purpose of the SHLAA is to identify a sufficient supply of housing sites to enable local planning authorities to plan ahead for 15 years from the anticipated date of adoption of the relevant plan document. This assessment uses a 16-year time frame in order to project 15 years from the scheduled date of adoption of the Core Strategy. The 16-year time frame is broken down into deliverable (0-5 years), developable (6-10 years) and developable (11-16 years). The presentation of the assessment findings is as follows:

Step 1: Identifying the existing supply

Assessing the total number of plots with planning permission, broken into small and large sites, as well as assessing the total number of plots from managed release sites.

Step 2: Projecting the existing supply in a trajectory

Using the methodology for achievability timescales, the existing supply is projected across the plan period. Using this information a more detailed assessment of the 5 year supply is given.

Step 3: Assessing the overall and potential supply

Determining whether the East Riding has a total 16 year supply of specific, deliverable/developable housing sites. Includes an assessment of potential supply, including unreleased allocations.

Step 4: Identifying any potential for broad locations

If the East Riding does not have a 16 year supply of deliverable and developable housing sites, broad locations for housing growth will need to be identified.

Step 1 - Identifying the existing supply

Existing planning permissions

Large sites

- 4.2 The combined dwelling capacity of large sites with planning permissions in the database as of 1 April 2010 is **3,479**. The number of these that can be built out in the first 5 years is 3,329, leaving a large gap in the 6-10 year supply period and no coverage in the 11-16 year supply period. The number of these dwellings that can be built on brownfield land is 1,531, or 44% of the total. The number of dwellings from large sites with permissions that can be built on brownfield land in the first 5 years is 1,465 (44% of 3329).

Small sites

- 4.3 The total number of small sites with permission in the East Riding as of 1 April 2010 is **1,521**; those that are projected to be built in the first 5 years total 669. The annual completions are

projected from a low of 113 in the first year and climb to 155 in the fifth year of the plan period, reflecting a gradual recovery in the market. The total number of these dwellings with permissions on brownfield sites is 1,292, 85% of the 1,521 total. Using this brownfield percentage we can project the maximum number of dwellings built on small brownfield sites in the first 5 years is likely to be around 569 (85% of 669).

- 4.4 The combined total of dwellings from small and large sites with permission is 5,000. The number of these that can be built in the first 5 years is 3,998, 80% of the total. The number of these dwellings that can be built on brownfield land is 2,034 dwellings or 51% of the 5 year supply.

Brownfield Allocations

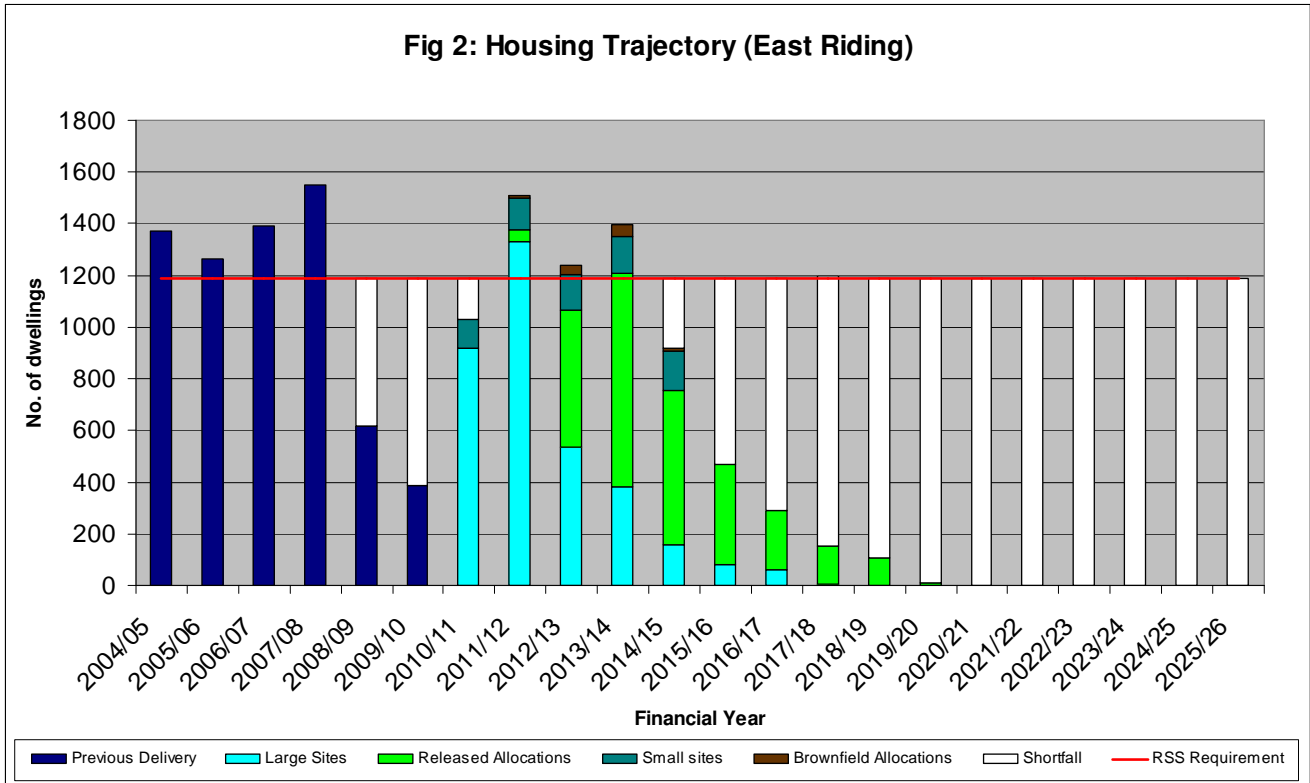
- 4.5 There are 3 allocated sites in the East Riding that are brownfield or have a proportion of brownfield in them. These sites (or the brownfield parts of larger sites) have all been assessed to be deliverable and have a capacity of **101** dwellings, all of which can be delivered in the first 5 years.

Released Allocations

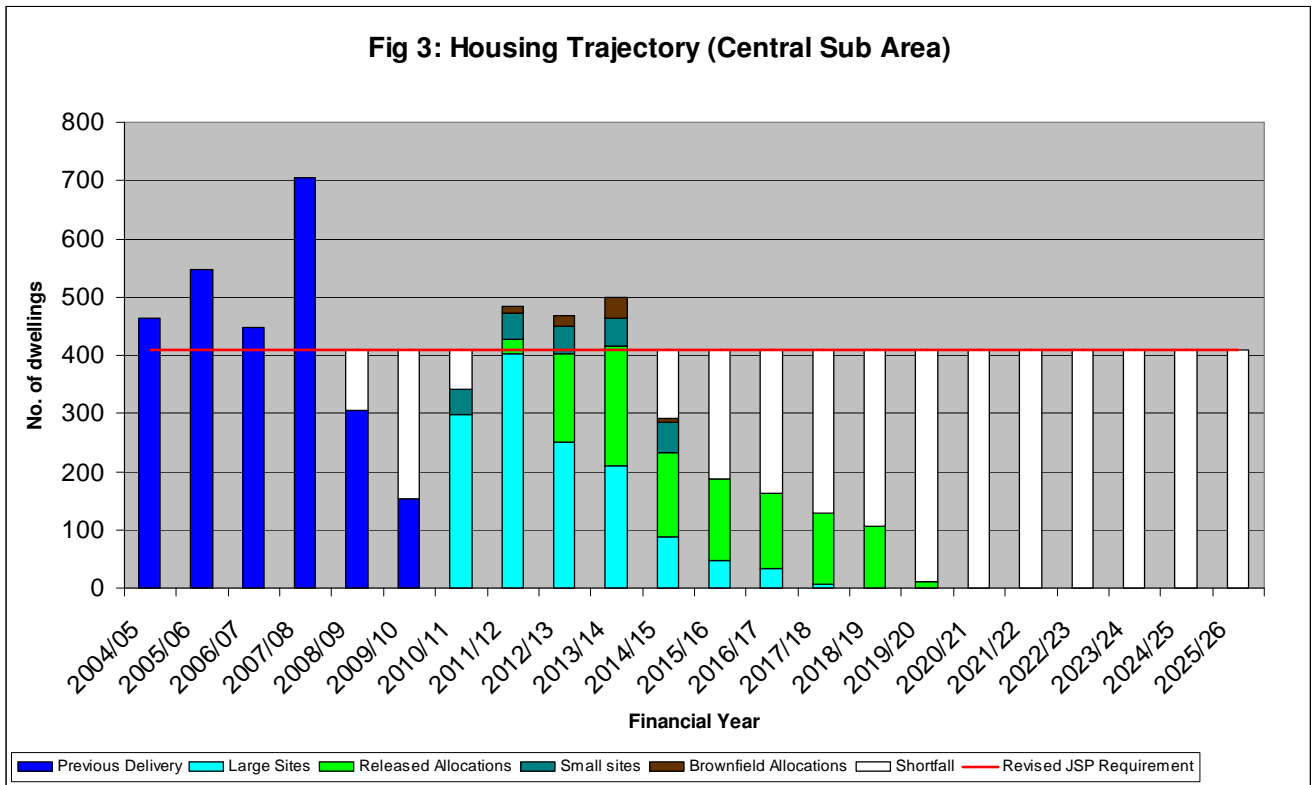
- 4.6 There are 30 sites in the East Riding that have been released since 2005 through the Managed Release process and have yet to obtain planning permission or be fully built out. Analysis of the SHLAA database shows that these sites are deliverable in the first 5-year period as they are shown to be suitable, available and achievable.
- 4.7 These sites have a total of **2,873** dwellings to add to the supply within the plan period. However, when using a trajectory approach, as shown in figure 2, the amount that can be delivered in the first 5 years is reduced to 1,994. This adds an extra 1.7 years to the 5 year supply.
- 4.8 When the released and brownfield allocated sites are added to the planning permissions, the total supply for the East Riding is **7,974**, a net supply of 6.7 years. **The amount that can be delivered in the first 5 years is 6,093, equivalent to 5.1 years of supply.**

Step 2 - Projecting the existing supply in a trajectory

- 4.9 In the housing trajectories below, the net figures for the different types of sites shown in Appendix B are projected over the 16 year plan period using the methodology for achievability timescales. As well as an overall picture for the East Riding, it is important to include a sub area breakdown, as the way housing is built across the Authority varies according to local circumstances.
- 4.10 Note that these are rolling trajectories and new sites are being permitted which will add to the supply as existing sites are built out.

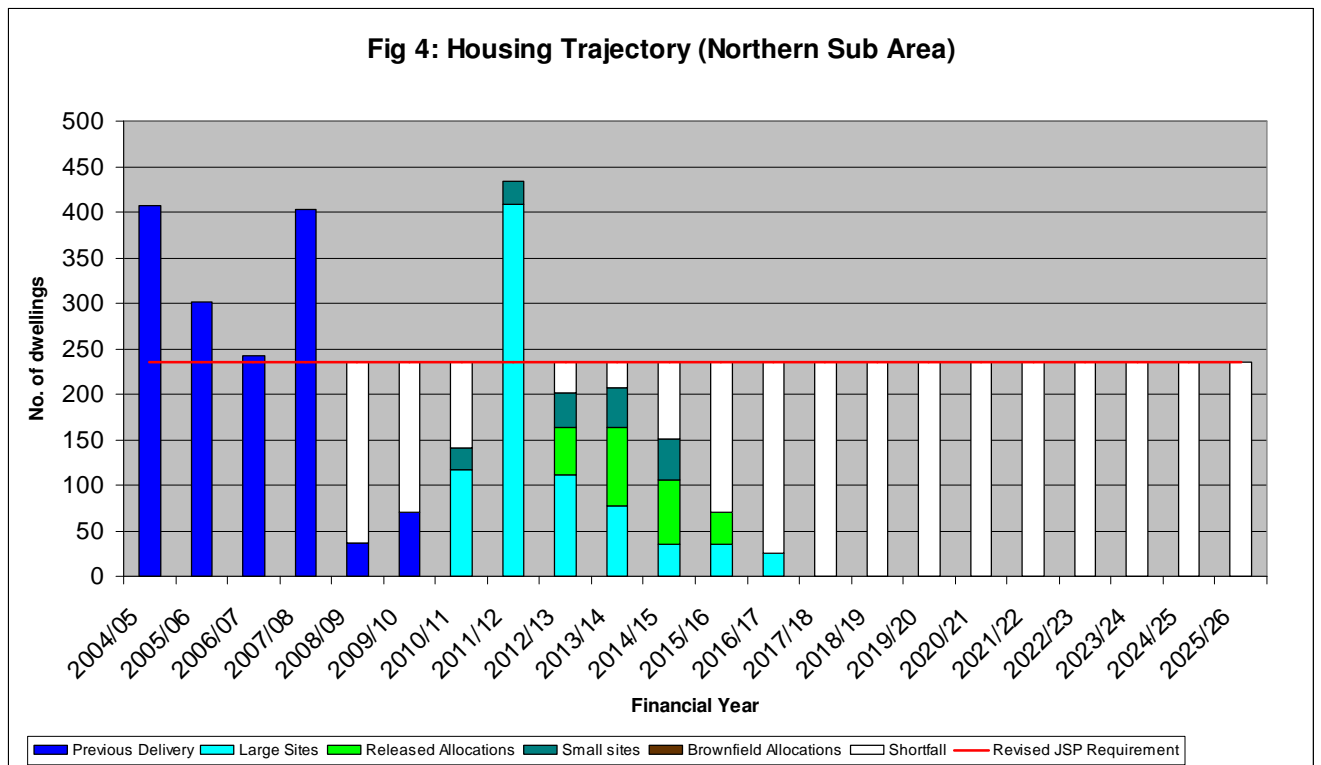


- 4.11 The graph for the whole of the East Riding shows the marked reduction in completions in 2008/09 and further reduction in 2009/2010 due to the recession. 2010/11 is predicted to show a recovery in the number of dwellings built, as sites that had previously stopped building begin to be built out again. 2011/12 is predicted to have an oversupply as the market recovery gains pace. The year 2012/13 shows a greater percentage of dwellings deriving from the released allocations.
- 4.12 The fifth year shows the marked reduction in the number of completions, as most large sites with permission are due to be built out by this stage. New releases of allocations will have to come forward to meet this shortfall in the areas where they are needed. After the fifth year the supply trails off due to completions from large sites with planning permission and released allocations being built out; the final units from the existing housing supply are due to be built in 2019 based on current assumptions.



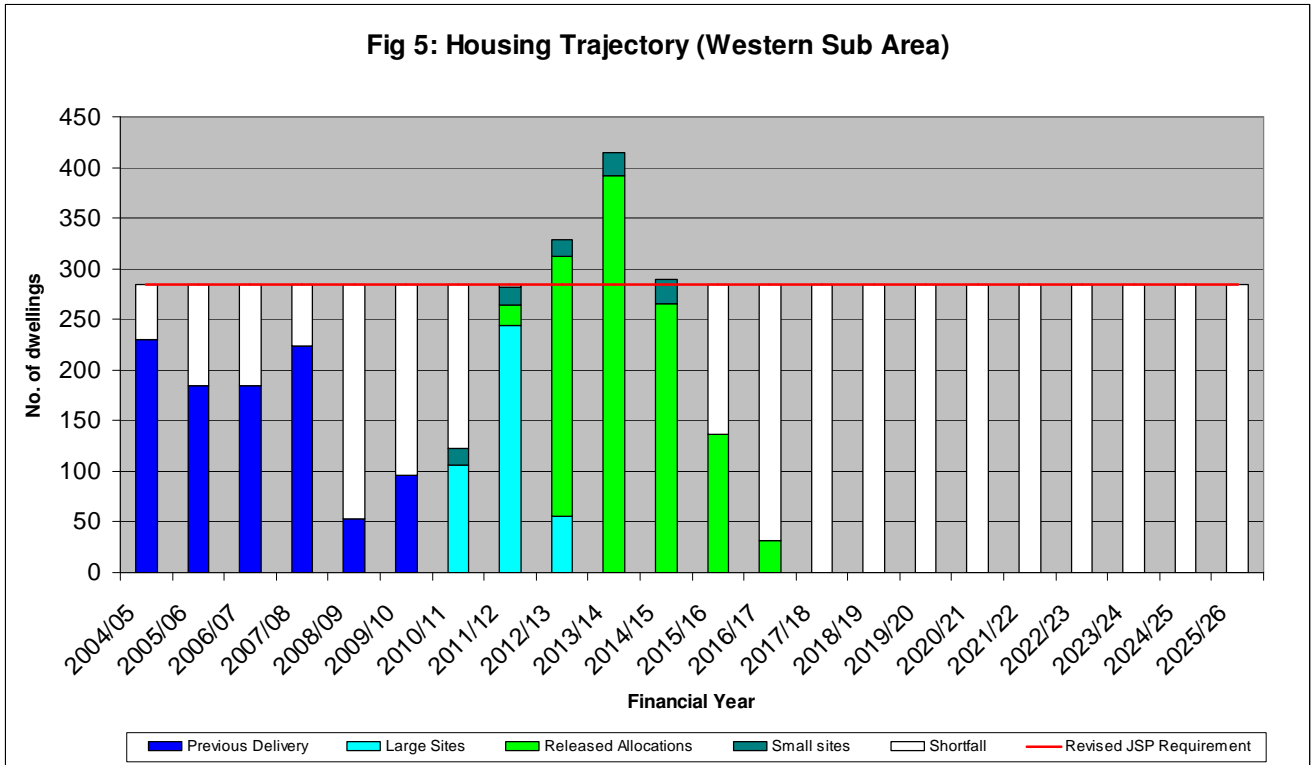
Central Sub Area

4.13 The Central sub area mirrors the overall trend for the East Riding over the course of the plan period. It shows continuing falls in completions over the last two financial years. The 2010/11 financial year shows a recovery in completions, while still not meeting the sub area target. Completions from released allocations make up an increasing percentage of completions from 2011/12 onwards. Year 5 onwards of the plan period shows an under-provision as current permissions are built out and the number being delivered from released sites begins to decline. Completions from the existing supply in the Central sub area run out in 2018/19.



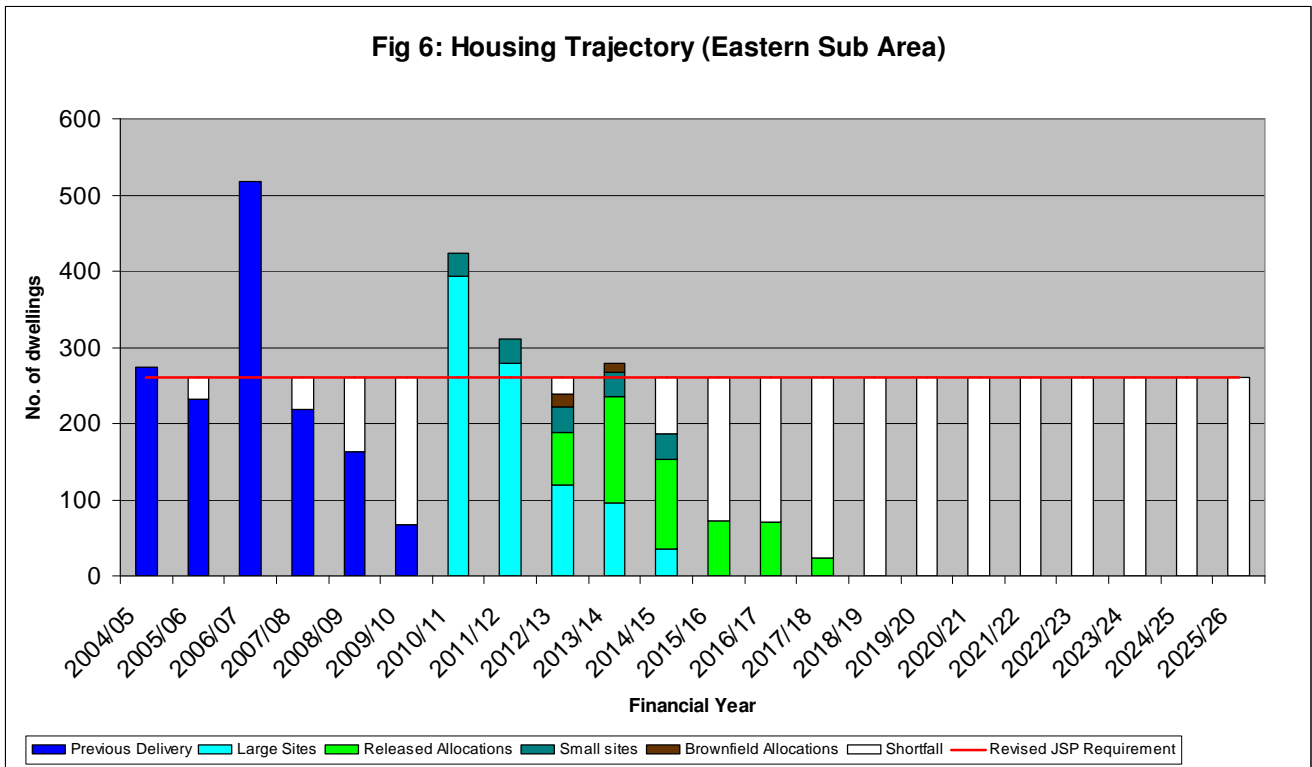
Northern Sub Area

- 4.14 This sub area had the lowest completions in light of the downturn in the market. Only a moderate improvement is predicted for the financial year 2010/11 as many sites have stopped building in the Northern sub area, but is expected to make a good recovery in the financial year 2011/12. This is due to the majority of permissions which were not built out in the 3 previous years being built out in that year.
- 4.15 The next few years see completion rates being supported by dwellings built out on the released sites at Market Weighton and Driffield, however the number of completions will be below the annual requirement for the remainder of the plan period. Completions from the existing supply are due to run out in 2017.



Western Sub Area

- 4.16 The Western sub area has consistently under-provided against its annual target, particularly in the last two financial years due to the market downturn. Compared to the other sub areas, the western sub area has a large amount of supply from released allocated land and a small supply from sites with permission. This is due to the released sites being caught up with complications at the planning application stage in respect of flood risk. It is expected that these complications will be resolved when the Level 2 Goole SFRA is published at the end of 2010 and that these sites will start to deliver.
- 4.17 Development rates are only predicted to make a small recovery in the 2010/11 financial year and thereafter recover strongly once the allocated sites in the sub area are built out. This will reach a peak in the financial year 2013/14. The completions from the existing supply will run out in 2017.



Eastern Sub Area

- 4.18 The Eastern sub area has failed to meet its annual requirement for the last 3 years, with the situation worsening due to the market downturn. The number of completions on sites with permission is due to be high in the 2010/11 financial year as sites that had previously ceased building over the last couple of years are built out. The high number of completions in this year is also attributable to the amount of local authority house building in the sub area.
- 4.19 Completions from released allocations in Bridlington and Hornsea come in to the supply in the financial year 2012/13 as the contribution from sites with permissions dwindles. Completions from the existing supply end in 2018.

The 5 year supply

- 4.20 Table 4 shows how much of the existing supply (large & small sites with planning permissions, released & brownfield allocations) has been projected using the methodology for achievability timescales to come forward in the first 5 years of the plan period.
- 4.21 When supply from released sites is taken into account it is the northern sub area that has the least amount of supply, at 4.8 years, largely due to a smaller supply from released allocations. The Eastern and Central sub areas have over a 5-year supply due to an increased number of permissions and from the extra housing land which was released last year. The Western sub area just meets the 5 year supply. **The East Riding as a whole has over a 5-year supply, with 5.1 years.**

Table 4: Five year housing supply from April 2010

Sub area	Northern	Central	Eastern	Western	Total	HHMA
Large sites with planning permission	749	1251	924	405	3329	<i>1719</i>
Small sites with planning permission	178	233	160	98	669	<i>259</i>
Released Allocations	207	527	326	934	1994	<i>614</i>
Brownfield Allocations	0	72	29	0	101	<i>60</i>
Total existing supply	1134	2083	1439	1437	6093	<i>2652</i>
5 year RSS requirement (Gross)⁵	1175	2050	1300	1425	5950	<i>2380</i>
Years of total existing supply	4.8	5.1	5.5	5	5.1	<i>5.6</i>
Surplus/deficit in 5 year supply	-41	+33	+139	+12	+143	<i>+272</i>

Step 3 – Assessing the overall and potential supply.

Assessment of potential sites

- 4.22 The above information clearly highlights the importance of assessing potential housing sites outside of the existing supply in order to meet the 10.9 years of shortfall (12,971 dwellings) over the 16-year period. After the initial sieving process relating to small sites, sites in small settlements and other sites in unsuitable locations, 454 potential sites remained to be assessed in the SHLAA.
- 4.23 The 454 sites have a potential capacity of 47,306 dwellings. This total will, of course, decrease markedly once local policy constraints are considered through the preparation of the Allocations DPD. In this years SHLAA there were no sites held in abeyance, these were either deleted from the assessment as they had national policy constraints and had no possibility of coming forward in the plan period, or were put back into the potential supply as a result of possible mitigation measures.

⁵ This is based on the net requirement set out in table 3 and on a pro rata split of the additional 40 dwellings across the four sub areas to account for the difference between gross and net RSS figures.

Potential Sites - Brownfield Land

- 4.24 In terms of potential supply of brownfield sites in the SHLAA, 21 are entirely brownfield; these sites have a combined area of 24 (gross) hectares and a capacity of 628 dwellings (net). 53 sites have a mixture of brownfield and greenfield land; the total gross area of brownfield land within these mixed sites is 44 hectares, with a capacity of 1246 dwellings. However, the density figure used to inform this calculation may not be appropriate for all mixed greenfield/brownfield sites and, therefore, this figure is indicative only.
- 4.25 The combined brownfield potential from each of these two types of sites is 69 hectares. This represents 1,888 dwellings, or 3% of the total dwelling capacity in the SHLAA list of potential sites, or 1.6 years of supply. Note that the amount of brownfield land on potential sites has decreased greatly since the last SHLAA due to the reclassification of garden land to greenfield land.

Unreleased Allocations

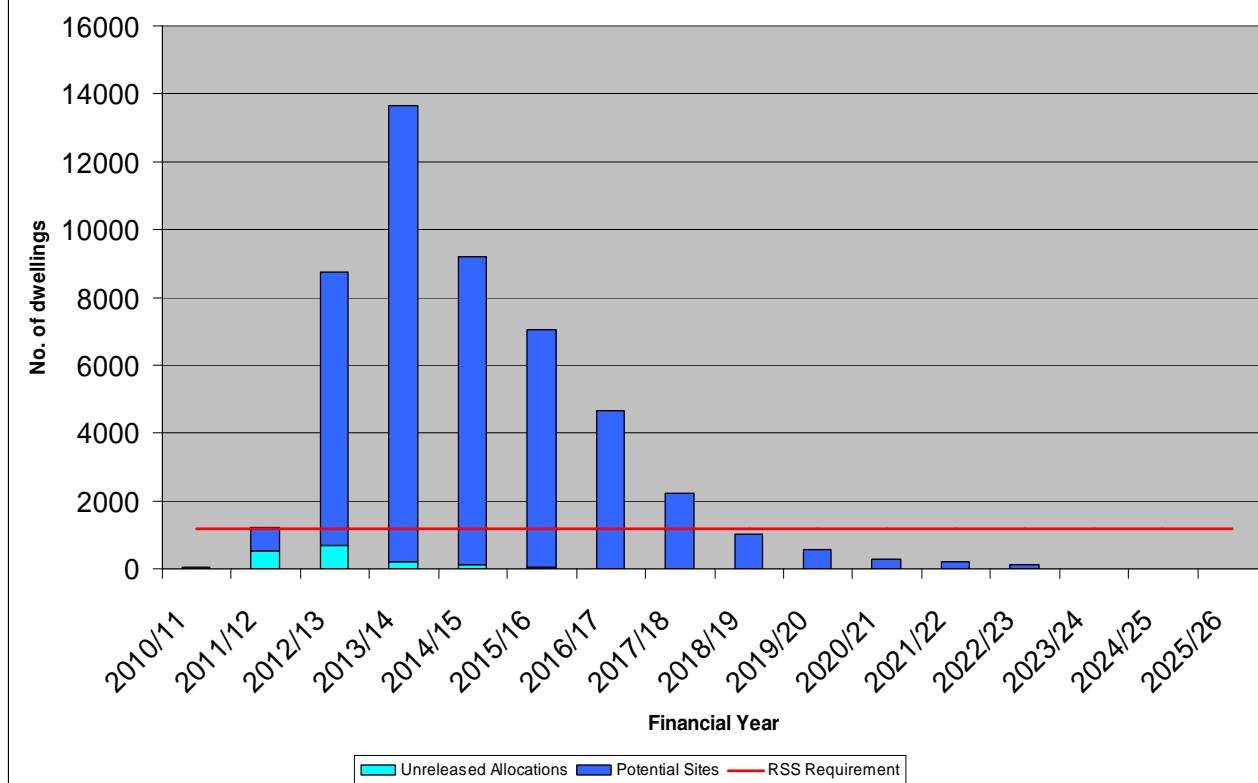
- 4.26 There are 36 allocated greenfield sites in the four existing Local Plans covering the East Riding that have not been released and have been assessed in the database to be deliverable in the first 5 years of the plan period. These have a gross combined area of 76 hectares and a net developable area of 53 hectares, with a capacity of 1,606 dwellings, amounting to 1.4 years of supply. Of the 1,606 dwellings, only 10 of these could be built on brownfield land, owing to the fact that most of the allocations are greenfield.

Table 5: Remaining deliverable unreleased allocations by sub area

	North	East	West	Central	Total
Total gross area (ha)	17	30	6	22	76
Total net developable area	13	21	4	15	53
Total net developable capacity	385	617	142	462	1606
Years of supply	1.7	1.5	0.5	0.9	1.3

- 4.27 As well as showing trajectories of the existing supply for the East Riding as a whole and the sub areas, a hypothetical trajectory is included in Fig 7, which shows how unreleased allocations and potential sites could meet supply. This trajectory gives all unreleased allocations and potential sites a starting date of April 2010 and projects them using the same methodology used for all the other sites.
- 4.28 The hypothetical trajectory shows the abundance of deliverable potential sites in the East Riding and the way they would be built out if the development process was started this financial year. Remaining unreleased allocations from the saved Local Plans make only a small proportion of the potential supply (4%).

Fig 7: Hypothetical Housing Trajectory (East Riding)



4.29 Table 6 gives the complete supply position for all types of site across the entire plan period, as projected in the trajectory.

Table 6: Supply Summary

Site type	0-5 years	6-10 years	11-17 years	Total 2010-2026
Planning permissions (large sites)	3329	150	0	3479
Planning permissions (small sites)	669	852	0	1521
Released Allocations	1994	879	0	2873
Brownfield Allocations	101	0	0	101
Total existing supply	6093	1881	0	7974
Unreleased Allocations	1386	220	0	1606
Potential Sites	31307	15389	80	47306
Total potential supply	32693	15609	610	48912
Total supply	38786	17490	610	56886

Step 4 - Broad Locations

4.30 As it has been shown that the East Riding has a supply of suitable, achievable and deliverable sites, through and well beyond the plan period, it is not necessary to search for broad locations for development.

5. The Release of Allocated Housing Land

- 5.1 Table 4 and the trajectories in the section above show that although there was a 5 year supply of housing land in the East Riding as a whole, it showed there was a slight shortage in the northern sub area. Therefore, in order to meet the 5 year supply obligation, allocated sites in the northern sub areas will have to be released.

The method for assessing allocations for release

- 5.2 Allocated sites are assessed in order of the settlement hierarchy; for example deliverable sites in the Major Haltemprice Settlements and Principal Towns will be given priority in the central sub area ahead of deliverable sites in Local Service Centres or smaller settlements, for example.
- 5.3 Sites of equal status in terms of the settlement hierarchy will be assessed against each other using a methodology adopted especially for the Managed Release mechanism in the SHLAA. The methodology is a hybrid of the SHLAA assessment criteria in Appendix B and most elements of the published 2007 Housing Site Assessment Methodology. The outcome of the assessment is set out in Appendix D.
- 5.4 The first 10 questions are designed specifically for this assessment. These questions comprise of factual information such as site area and location and summary data of the issues brought out in the rest of the SHLAA.
- 5.5 The assessment of individual sites in Appendix D includes additional questions in the Housing Site Assessment Methodology. The questions not addressed in Appendix D and the reason for that is set out below.

Methodology question not addressed in Appendix D	Reason
Q1: Does the settlement lie within or adjacent to a settlement that is identified in the LDF settlement hierarchy?	Dealt with in section 2 of the report.
Q2: Are further housing allocations required for the settlement?	The need for the further release of housing land in the respective sub areas is dealt with in section 4 of the report.
Q3: Would residential development cause a negative effect on an international or national site of biodiversity or geological value?	No sites are located in or border any national or international biodiversity designated areas.
Q4: Would residential development be unsuitable because the site lies in an area that is at the greatest risk from flooding or coastal erosion?	Although some sites considered have flood risk issues, none of the sites are in areas designated as being in a functional flood plain or in an area at risk from coastal erosion.
Q5: Would residential development cause a negative effect on a nationally or internationally important archaeological or historical site?	None of the sites have these features within them or bordering them.
Q9: Would residential development affect a regional or local site of biodiversity or geological value or affect legally protected species?	None of the sites were in any of the above designations.

Q15: Does the site lie in an area of low air quality or would residential development result in a significant adverse impact on air quality?	There are no areas in the East Riding identified as being of low air quality and it is not expected that the development of any of these sites would cause such a situation to arise.
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Recommended Allocation for Release and Justification

Northern sub area

- Market Weighton – Land south of Holme Road (SHLAA: Market Weighton6. Allocation MARK12 in the East Yorkshire Borough Wide Local Plan). Capacity: 45 dwellings

- 5.6 The northern sub area has a deficit in housing provision of 41 dwellings. When looking at the remaining allocations against the settlement hierarchy, all allocations in the Principal Town of Driffield have been released, leaving Local Service Centres to be considered, these being Pocklington and Market Weighton. All allocations in Pocklington have already been developed, but there are 3 remaining allocations in Market Weighton.
- 5.7 These allocations are MARK10, MARK12 & MARK7 in the East Yorkshire Borough Wide Local Plan and are referenced as Market Weighton4, 6 & 23 in the SHLAA respectively. Of these 3 allocations, MARK12 was found to perform best when assessed with the housing site assessment methodology. The main reason for this was due to the other two sites being valuable community assets, one being a well used allotment site and the other being an informal recreation area. Evidence for which can be found in Appendix D.

Impact of releases on supply

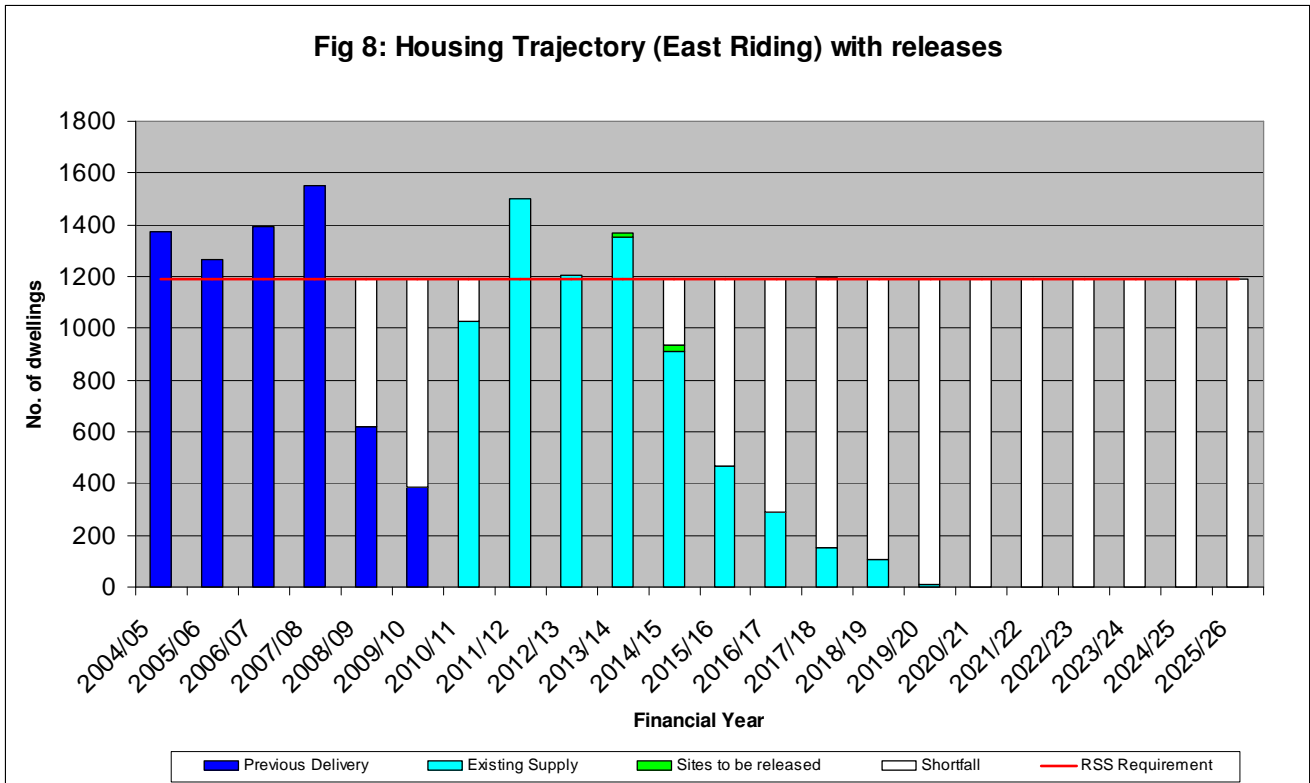
- 5.8 The release of this allocated site responds to the shortfall identified in chapter 4. The following discussion centres on how the released allocation affects the trajectories and the 5-year supply. All contributions from allocations in the trajectory were given a start date of 1 April 2011. Note that the start date marks the beginning of the pre-build period, not the start of development. Of the 45 dwellings on the site proposed to be released, all the dwellings are shown in the trajectory to be deliverable in the first 5 years.

Table 7: Effect of the releases on the 5 year supply

Sub Area	Original supply of dwellings	Original number of years supply	New released sites supply*	Original supply + new releases	Updated number of years supply
Northern	1134	4.8	45	1179	5
Total	6093	5.1	45	6138	5.2

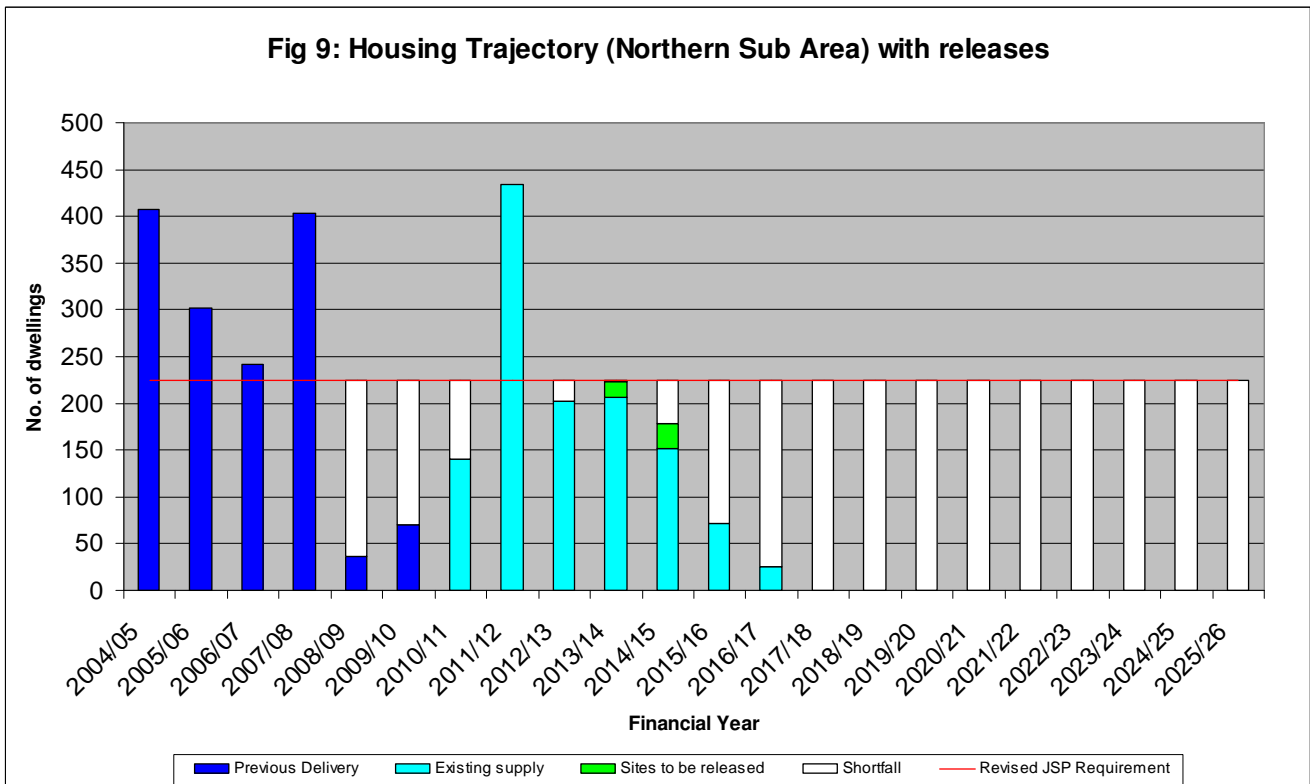
*Deliverable within first 5 years

Fig 8: Housing Trajectory (East Riding) with releases



5.9 The effect on the overall housing supply for the East Riding is minimal as the capacity of the site being released is small, however the impact is more marked in the northern sub area, making an impact in the years 2013-14 and 2014-15 when delivery is most needed.

Fig 9: Housing Trajectory (Northern Sub Area) with releases



6. Summary and Conclusion

- 6.1 The SHLAA has identified 1,624 sites, which have a total capacity to deliver 56,886 dwellings. 5,000 of these dwellings could be provided on sites that currently have permission (both large and small sites), 2,918 could be provided from the managed release of sites since 2005 (without permission and including the allocation released this year), 1,561 from unreleased allocations (excluding the allocation released this year), 101 on brownfield allocations not affected by the managed release IPD and 47,306 from potential sites. Of the total dwelling capacity, an estimated 5,420 could be delivered on brownfield land.
- 6.2 The assessment identified that the East Riding had 5.1 years of supply from sites as at 1 April 2010 with permissions, and sites that have been released for development that will come forward in the first five years; this equates to 6,093 dwellings. However the picture across the sub areas varies. The central sub area had a 5.1 year supply, the eastern sub area had a 5.5 year supply and the western sub area had a 5 year supply. The northern sub area had under a 5 year supply, at 4.8 years.
- 6.3 In order to meet the shortfall in the 5 year supply for the northern sub area, 1 allocation is proposed to be released, which adds 45 dwellings to the 5 year supply. This meets the shortfall in the Northern sub area. As a result the East Riding would have a revised 5.2 year supply of land.
- 6.4 This leaves 10.8 years supply to be identified and provided to the end of the LDF plan period (2026), which is approximately 12,852 dwellings on 428 hectares of land (at 30 dwellings per hectare). The assessment of potential sites and unreleased allocations has shown that 1898 required over this period of the dwellings could be delivered on brownfield land. The SHLAA has shown in fig 7 that there is an abundance of sites that are, in theory, suitable, achievable and deliverable for these years of the plan in all the sub areas. Therefore, there is no need to identify any new broad locations of growth within the East Riding or apply a windfall allowance.
- 6.5 The assessment has shown that the total number of dwellings that could theoretically be built on brownfield land is 5,420; this equates to 28% of the total 16 year requirement. This assumes that all brownfield land identified would be prioritised for development and is, therefore, an upper limit. This is of course a marked reduction from the brownfield estimates in the December 2009 SHLAA, due to the reclassification of garden land from brownfield land to greenfield in the June 2010 revision to PPS3.

Keeping the Assessment up to date

- 6.6 In compliance with PPS3, the SHLAA will need to be annually monitored and updated in order to achieve a rolling 5-year supply of housing land. As indicated above, the current depressed rate of completions means that some of the assumptions made around recovery may be optimistic. If building rates do not return as hoped, the land supply period is, in effect, extended. This emphasises the need for monitoring and review.
- 6.7 The next annual review will need to consider issues such as:
- Whether sites under construction have now been developed, or individual phases have been developed
 - What sites with planning permission are under construction and what progress has been made
 - What planning applications have been submitted or approved, or are subject to preliminary negotiations, on sites identified in the assessment (particularly on recently released sites)

- Whether progress has been made in removing constraints to development and whether a site is now considered deliverable
- What unforeseen constraints have emerged which means a site is no longer deliverable
- Whether or not assumptions on the contribution to supply from small sites are still valid
- New land bids
- Changing national policy context and relevant evidence
- Policy context provided by Core Strategy policies (from 2011/12) and the development of the Core Strategy and Allocations DPD over the next few years.

6.8 All the above monitoring information will, of course, continue to be agreed with the working group before the SHLAA is updated and adopted year on year.

Supporting Appendices

Appendix A: Site Assessments

Appendix B: Maps of Sites

Appendix C: Assessment of Allocation for Release