

Report of the Director of City Strategy

City of York Strategic Housing Land Availability Assessment – Phase 1

Summary

1. The purpose of this report is to present Members with findings from phase 1 of the Strategic Housing Land Availability Assessment. The assessment will identify as many sites with housing potential in the City of York area as possible. As a minimum the assessment is required to identify sufficient specific sites for at least the first ten years of the plan, from the anticipated date of its adoption, and ideally for longer than the whole 15 year plan period. This will allow the council to consider options and relevant alternatives for accommodating new housing for the plan period. The assessment is an important evidence source to inform plan making, but does not in itself determine whether a site should be allocated for housing. The Core Strategy document will need to then consider whether a change in policy approach, from current Local Plan policies, will have to take place in order to deliver York's housing target.

Background

2. Strategic Housing Land Availability Assessments (SHLAA) are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's needs for new homes.
3. Housing has gained rising prominence on the Government's agenda since the Barker Review of housing supply and is now a top national priority as demonstrated by the Prime Minister's recent announcement of plans for three million more homes by 2020. Local Authorities will have to identify enough land to deliver the homes needed in their area over the next 15 years by rapidly implementing new planning policy for housing (PPS3¹). On 23rd July 2007 the Government published new guidance on how Council's can find the housing land they need. Strategic Housing Land Availability Assessments: Practice Guidance is clear that SHLAAs will be an essential part of the evidence base for Local Development Documents (LDDs) and Regional

¹ Planning Policy Statement 3: Housing (Communities and Local Government 2006).

Spatial Strategies (RSSs). A top priority for Government is to ensure that land availability is not a constraint on the development of more homes. Planning policy, as set out in PPS3, underpins the Government's response to the Barker Review of Housing Supply² and the necessary step change in housing delivery, through a more responsive approach to land supply at the local level. It requires local authorities to:

- **Identify specific, deliverable sites for the first five years of a plan that are ready for development** and to keep this topped up (this means five years from the adoption of the site allocation development plan document);
 - **Identify specific, developable sites for years 6-10**, and ideally years 11-15, in plans to enable the five year supply to be topped up;
 - Where it is not possible to identify specific sites for years 11-15 of the plan, **indicate broad locations for future growth**; and
 - **Not include an allowance for windfalls in the first ten years of the plan** unless there are justifiable local circumstances that prevent specific sites being identified.
4. The information in this assessment will inform the Core Strategy Development Planning Document (DPD) and the subsequent Site Allocations DPD. The Core Strategy will set out the key strategic elements of the planning framework for York, including a spatial vision for York and the policies required to deliver that vision. Primarily the assessment will be used to inform the Allocations DPD, which will identify and allocate sites for development to meet communities' needs for homes jobs and services whilst protecting valued environmental assets. SHLAAs constitute a robust method by which all potential housing sites within a defined area can be identified. Sites are then assessed on the basis of when and whether they are likely to be developed and a forward trajectory of housing supply can be defined as a result. Following the review if there are insufficient sites in relation to the area's future requirements, then the SHLAA outlines methods by which the shortfall can best be planned for.
5. The main role of the SHLAA is to: Identify sites with potential for housing; Assess their housing potential; and Assess when they are likely to be developed. The assessment is not a one off study and updating it will be an integral part of the Annual Monitoring Report (AMR) process. After this initial comprehensive assessment it should only be necessary to carry out a full re-survey when plans have to be reviewed or rolled forward to a longer time period, or some other significant change makes it necessary, for example, if a five year supply of specific deliverable sites for housing can no longer be demonstrated.

² Review of Housing Supply, Delivering Stability: Securing Our Future (HM Treasury, 2004).

6. SHLAAs are significantly different from Urban Capacity Studies (UCS), which relied on identifying supply within a limited area, and have, in practice, focused on potential with sometimes unrealistic assumptions about the likelihood of sites coming forward for development. City of York Council produced a UCS in 2003, which fed into the site allocation process for the Local Plan, of which many sites have been developed out. The UCS was based on guidance contained in *Tapping the Potential*³. That guidance has now been superseded.
7. The SHLAA practice guidance advocates a partnership approach to undertaking these assessments, ideally through a housing market partnership. There is a considerable body of regional and local evidence on the housing market. This includes analysis by DTZ⁴ (as commissioned by Yorkshire and Humber Assembly), as well as the City of York Strategic Housing Market Assessment (SHMA). After consideration of the research into sub-regional housing market areas officers decided that the SHLAA should use the City of York administrative boundary as its Housing Market Area as used in the City of York Strategic Housing Market Assessment. This also accords with the findings of the DTZ study and the RSS, which concluded that York provides a satisfactory focus on which to base a housing market sub area. In addition the methodology of the SHLAA has closely followed the practice guidance and it will therefore be capable of aggregation to a wider housing market area if required at a later date.

Phasing of the SHLAA

8. The SHLAA will take place in two phases. This report represents the first phase of the assessment whereby officers have identified sites based upon sources known to them within the urban area and the local service centres⁵ and used these sources to estimate future potential capacity based on an initial assessment of possible constraints/limitations and an estimation of potential yield based on a character area density assessment.
9. The second phase of the SHLAA will start with a 'call for sites', which will take place in conjunction with the consultation on the Allocations DPD Issues and Options Report, in early 2008. This will allow members of the public, developers and land agents to suggest sites to the council for possible future development (this will include sites for all land use types, not just housing). The new sites put forward as part of this process will be assessed by the same methodology as in this phase 1 of the SHLAA. No preference will be given to those sites identified in phase 1 of the assessment. As part of the city-wide issues and options consultation on the Allocations DPD (including the Call for Sites') to take place later early on in 2008 residents will be given information on all the sites identified through phase 1 of the SHLAA and will

³ Tapping the Potential, DETR, December 2000.

⁴ Yorkshire and Humber Assembly Report: Identifying the Sub-regional Housing Markets of Yorkshire and Humber.

⁵ Local Service Centres as defined in the settlement study for the Draft Yorkshire and Humber Regional Spatial Strategy, June 2004.

be asked for their views on these sites as well as having the opportunity to suggest alternative sites.

10. Once information has been collected for all sites put forward in the Call for Sites (using the same site proforma as in phase 1), all of the sites (those identified now in phase 1 and those identified in the call for sites, Phase 2) will be subject to a full deliverability and developability assessment following the methodology set out in the practice guidance. This will essentially comprise of stage 6 and 7 of the guidance (Estimating Yield and Assessing Deliverability and Developability).

Consultation

11. The guidance advocates that local planning authorities should work together with key stakeholders to ensure a joined up and robust approach. The draft methodology for undertaking the SHLAA was sent to a number of key stakeholders including the House Builders Federation (HBF), English Heritage, Natural England, York Property Forum, York Environment Forum, the Civic Trust, local housing associations and the CPRE and was also placed on the Council's website in April this year. The draft methodology was also presented to members of the LDF Working Group on 6th March 2007 and circulated internally to other departments within the council such as housing, property services and community services. Following the consultation amendments were made to the methodology in line with the comments received. The draft methodology was based on the draft SHLAA guidance⁶ and has been further revised following the release of the final practice guidance in July this year.
12. The SHLAA needs to determine whether the identified sites are available, deliverable and developable. Key stakeholders such as the HBF, local property agents and other private and public sector representatives will need to play a prominent role in such determinations. Officers propose to engage consultants to undertake Stage 7 of the Assessment – assessing when and whether the sites identified are likely to be developed. As part of the consultant's assessment of deliverability and developability it is essential that key stakeholders be engaged to assess all the identified sites. The stakeholders engaged as part of the Strategic Housing Market Assessment⁷ will be used to form a key stakeholder group for the SHLAA. The stakeholders will include housing developers, registered social landlords, letting agents and local voluntary groups. The list of stakeholders will be reviewed and increased if required.
13. The assessment of deliverability and developability of all identified sites will take place during phase 2 of the SHLAA. Phase 2 will start with the call for sites early in 2008 and then the assessment of deliverability and developability, which will include the stakeholder panels. The phase 2 SHLAA

⁶ Housing Land Availability Assessments: Identifying appropriate land for housing development – draft practice guidance, ODPM, December 2005.

⁷ City of York Strategic Housing Market Assessment, City of York Council and Fordham Research, June 2007.

report will then be finalised and will be brought back to members of the LDF Working Group in Spring 2008. This second report will include all the sites that have been identified in phases 1 and 2 of the SHLAA and will include for each site a yield, likely timescales for development and details on any constraints.

Which sources of sites have been included in the Phase 1 SHLAA?

Area of search

14. The guidance advocates that the SHLAA should not make a judgement on whether or not new housing should be contained only within existing built up areas. Phase 1 of the assessment has looked at the main urban area of York and the local service centres (detailed in Annex 1 to the attached main report). In phase 1 of the assessment we have not assessed the capacity for additional development outside of the existing settlement limits of these areas. This will be addressed at Phase 2 of the assessment if additional capacity over and above that identified within the main urban area and local service centres is required. This hierarchy for development is in line with the emerging RSS.

Site Threshold

15. It is important that the chosen threshold does not rule out significant sources of supply and limit brownfield potential. The SHLAA guidance advises that authorities should be wary of setting too high a site threshold as this may make it difficult to allocate land for the longer term in the plan making process. Suitable sites that are not allocated in the plan may emerge as windfalls however, PPS3 now advises authorities against relying on windfalls, particularly in the first ten years of supply.
16. In York for permissions granted for residential development in 2006/07 90% of the total of 120 sites were for sites of 10 dwellings or less (111 sites). However, these 111 sites provided only 215 dwellings (15.8% of total dwellings built) compared to the 9 larger sites of 11 or more dwellings, which provided 1143 dwellings in total. The site threshold that has been used in the SHLAA is 0.2 hectares, which is lower than the previous threshold of 0.4 hectares used in the City of York Urban Capacity Study.
17. The danger is that if the minimum site size threshold set by the local planning authority is too high, small sites are not identified and their cumulative potential is missed. Taking these arguments into account, we are using a site threshold of 0.2 hectares to identify sites. The contribution of sites below this threshold will be identified using windfall completions (very small windfalls), which will then be projected forward to obtain a gross potential yield. We intend to include an allowance for very small windfalls (sites under 0.2 hectares) and for conversions and changes of use in our first ten years of supply as these sites are very difficult to identify accurately through the SHLAA but to not include any allowance would underestimate the potential contribution that these sites have. We will use local evidence gained over the

past ten years to justify this approach in accordance with guidance in PPS3. Paragraphs 7.41 to 7.49 of this report gives further justification for this approach.

Sources of Information

18. Figure 4 in the accompanying main report sets out the sources of information that have been used to identify sites with potential for housing in phase 1 of the assessment. These sources include sites in the planning process, the National Land Use Database, Desk-based site identification from maps, sites identified by other Council officers such as property and community services and alternative housing sites suggested at Local Plan Changes 3, Changes 4 and at the 2006 joint housing inquiry into Germany Beck and Osbaldwick schemes. Sites identified from these sources were then recorded on a database and mapped on to our GIS software.
19. The Council commissioned economic consultants SQW to undertake an Employment Land Review (ELR). The aim of the review was to provide the Council with an input into the Regional Spatial Strategy and to provide an evidence base for the LDF. Stage 1 of the assessment has been completed and involved the preparation of forecasts for the York economy from 2006 to 2021. The growth figures were then used to predict the amount of additional land that would be needed for employment uses. Stage 2 of the ELR will involve a review of existing employment allocations to assess which should be carried forward as allocations in the LDF and which may be more suitable for alternative uses. It is anticipated that this stage 2 ELR report will be completed in Spring 2008. The SHLAA practice guidance states that land allocated (or with permission) for employment or other land uses should be included as a potential source of supply **if it is no longer required for that use**. At this stage in the SHLAA we have not looked at existing employment sites (including allocations) as we do not yet know whether these sites are required for employment use.

Sites Surveyed

20. In total 216 sites were identified across the urban area of York and the local service centres. At the preliminary stage of assessment 65 sites were excluded and not taken forward to the detailed survey stage. Figure 5 in the main report list the sites that were excluded at this stage and the reason for exclusion. Annex 2 to the main report includes a map showing the location of these sites. Reasons for exclusion at this first stage included sites that fell outside the existing settlement limits of the urban area and local service centres and also sites that fell below the site threshold of 0.2ha.
21. Sites that were excluded at this stage of the assessment due to their location being outside of the existing settlement limits of either the main urban area or the local service centres may need to be re-assessed at a later stage of the assessment. The guidance states that following the complete review (after phase 1 and 2 are completed), if there are still insufficient sites, then it will be necessary to investigate how this shortfall can best be planned for and this may include looking outside or adjacent to existing settlement boundaries.

22. Each of the remaining sites was surveyed by officers and was assessed for their availability and suitability using the constraints framework, see figure 1. The constraints are based upon those set out by the guidance but have been made more specific to York to take account of the individual characteristics of the city. The constraints framework has been amended to take account of comments received during the consultation on the draft methodology.

Figure 1: Site Characteristics and Constraints

Site Characteristics and Possible Constraints		
Primary Constraints	Secondary Constraints	Tertiary Constraints
<ul style="list-style-type: none"> • Openspace designation • National nature designations, Local nature designations, habitats of legally protected species • Adverse effect on Listed buildings • Adverse effect on Scheduled Ancient Monuments 	<ul style="list-style-type: none"> • Flood risk assessed using Strategic Flood Risk Assessment • Accessibility to health, education, shops, leisure and community facilities (within 400m or 800m) • Access to very frequent public transport (up to every 15 minutes) within 400m • Greenfield site 	<ul style="list-style-type: none"> • Existing land use / role of site • In a Conservation Area? • Vegetation • Hydrological features • Routes and physical connectivity to existing infrastructure • Views and visual connectivity • Landscape quality/condition • Effect on archaeology • Contamination issues • Ownership issues • Highway capacity • Education capacity • Air quality Management Zone
SUPPLEMENTARY CONSTRAINT		
Brownfield back garden development		

23. The primary constraints listed in figure 1 provide a mechanism to constrain sites for issues that are considered to be a strong reason for preventing suitability as a housing site. If a site failed one of the primary constraints then the site was not taken forward to the 2nd stage of assessment. Those sites that fail one or more of the secondary criteria are considered to have lower potential for housing sites than those sites that meet the criteria but have not been excluded from the assessment at this stage. More detailed analysis on individual identified sites will need to take place at phase 2 of the SHLAA using stakeholder panels to further assess sites suitability and availability for development. At this phase of the assessment the secondary and tertiary constraints information collected for each site will help to inform the next phase of the assessment.

24. Some sites that came forward at this stage of the assessment were back gardens, which as the guidance advocates, should be considered as a source of supply in the SHLAA. In reality it is very difficult to survey these sites for their housing potential. There are two key problems with assessing

these sites, firstly assessing their availability and likely timescales for development and secondly their viability due to ownership and access constraints. There are also likely to be policy considerations that would exclude 'backland' development because of alleys, amenity, or impact on the character of an area. It is likely that some of these sites may come forward in the longer-term but officers have concluded that they should not be considered part of a realistic supply for this assessment. The gardens, which were identified through this study, have therefore been excluded from further assessment as it is considered unlikely that these sites could provide a realistic deliverable and developable option. 85 sites were excluded from further assessment as they either failed one or more of the primary constraints or were a back garden. Figure 7 in the main report lists these sites and the reason for exclusion. Annex 3 to the main report shows the location of these sites.

Surveyed Sites with Existing Permission/Under Construction

25. In addition to the sites excluded for failing a primary constraint 27 of the identified sites were removed from further assessment because they were either already under construction (part complete) or had planning permission for residential use or other uses. These sites with residential permission are included already as existing commitments' in the housing supply and are quantified separately in section 6 of the main report along with the remainder of commitments currently in the system (as @ 31st March 2007). Figure 8 in the main report details the sites that were removed as an existing commitment. Those sites with an existing residential permission will be counted in the housing supply for York but will be treated as an existing commitment rather than a newly identified site. Annex 4 to the main report shows the location of these sites.

Sites to be taken forward to the next stage of the assessment

26. After sites had been removed for either not meeting the preliminary criteria, failing one or more of the primary constraints or those that are an existing commitment then 39 sites remain to take forward to the next stage of the assessment. These sites were all surveyed and an individual site proforma and map has been produced. Figure 9 in the main report details the 39 sites and Annex 5 to the main report includes a site map and proforma for each site along with an overall map showing the location of all the sites.

Estimating the housing potential of each site

27. The guidance states that the estimation of the housing potential of each identified site should be guided by the existing or emerging plan policy, particularly the approach to housing density at a local level. Where the plan policy is out of date or doesn't provide a sufficient basis to make a local judgement then research should be carried out into relevant existing schemes and their characteristics.

28. Housing potential is a significant factor that affects economic viability. The guidance advocates that stage 6 (estimating housing potential) and stage 7

(assessing when and whether sites are likely to be developed) can usefully be carried out in parallel, to ensure that the housing potential for each site is guided both by the plan and by economic viability. At phase 1 of the SHLAA we have carried out a comprehensive review of housing densities achieved in different character areas of the city over the last ten years. This has enabled us to produce a density range for each character area to reflect local historic trends and to apply this density range to each identified site depending on which character area the site is contained within. In addition to this analysis of historic trends we have looked at examples of housing areas in each of the character areas including established housing areas and new build schemes. We have also looked at national exemplar housing schemes that meet the Building for Life Standards – a national award for well-designed homes, to look at the types of densities that can be achieved and recent work on Sustainable Suburbia for the London Assembly produced by CABI and MJP architects.

29. At this Phase 1 of the SHLAA we have produced a density range for each identified site (low, median and high) and are not advocating a definite yield for each site. This is because, as suggested in the guidance, further work on estimating housing potential will take place in phase 2 of the SHLAA. After the Call for Sites has taken place as part of the Issues and Options consultation on the Allocations DPD all the sites identified in the consultation, along with these sites identified in phase 1 of the SHLAA, will require further analysis of their suitability, availability and achievability. This assessment, as stated earlier in this report, will involve the use of stakeholder panels, which will include house builders, local property agents and housing associations. This approach will add real value to the assessment by making the consultation panels more effective as it will enable the densities, quantum and the true potential and limitations of sites to be more thoroughly considered and this in turn will affect the panel's decisions on not just whether a site is developable but also when.

Density Ranges

30. To analyse existing housing densities in York we have split the city up into typical urban areas. Typical Urban Area (TUA) studies involve dividing an area into homogenous character case study areas determined on the basis of land use, character, and housing type e.t.c. The TUAs for York have been formulated via a desktop exercise using historical maps, the Draft York Central Core Conservation Area Appraisal, Conservation Area boundaries and aerial photos of the city. The identified zones are detailed in Annex 6 to the main report. These TUA boundaries were consulted on during the consultation on the methodology earlier in the year and amendments have been made following comments from the LDF Working Group (5/3/07) and other comments received.
31. The density range used in each TUA is taken from an analysis of completions on windfall sites and completions on allocated sites over the past ten years (1997 to 2007). This has enabled us to produce a low, median and high-density range for each TUA, which can be applied to each of the identified

sites dependent on which area a site falls within. Figure 2 shows the density ranges for each of the TUAs in the York urban area and the local service centres.

Figure 2: Density Ranges in each Typical Urban Area

Typical Urban Area	Density Range		
	Low density	Medium density	High density
York Urban Area			
Zone 1: City Centre	75	160	250
Zone 2: Terraced housing	70	100	150
Zone 3: Conservation Areas	25	40	75
Zone 4: Development Pre1960	25	50	70
Zone 5: Development between 1960s and 1980s	20	30	70
Zone 6: City Centre Extension Zone	110	155	160
Zone 7: Post 1980s Development	35	50	65
Zone 8: Employment areas	N/a	N/a	N/a
Zone 9: Educational Establishments	N/a	N/a	N/a
Zone 10: York University	N/a	N/a	N/a
Zone 11: MOD land	N/a	N/a	N/a
Zone 12: Recreation & Leisure	N/a	N/a	N/a
Zone 13: Medical Establishments	N/a	N/a	N/a
Local Service Centres			
Bishopthorpe	20	20	30
Copmanthorpe	15	15	25
Dunnington	15	20	25
Haxby & Wigginton	20	25	30
Stockton on the Forest	25	35	85
Strensall	10	20	30
Upper & Nether Poppleton	10	15	20
Wheldrake	15	15	25

NB: Figures are rounded to the nearest 5 or whole number

32. In addition to the analysis based on past completions in each TUA we have also carried out further analysis of housing character and density in each of the main residential zones. This analysis has involved looking at examples of housing areas in each zone and their densities to see how closely they represent the density ranges identified. Paragraphs 7.11 to 7.18 of the main report include examples of existing densities in each zone and photographic examples. Annex 7 to the main report includes a map of each of the surveyed areas.
33. Further examples of housing density and character have been looked at using national exemplars from the Building for Life Standards and from the Sustainable Suburbia study. These examples are included in paragraphs 7.18 to 7.26 of the main report.

34. The identified sites have been analysed and a density range identified for each individual site. The sites have been split into a number of categories which include: existing housing allocations without permission; non-allocated sites with a development brief or emerging AAP and; other identified sites. Figures 16 to 18 in the main report give the density ranges for each identified sites in each of the categories listed above. Where a site has already got an estimated capacity, such as the existing housing allocations in the local plan, this figure has been included as well for comparison purposes. A density range has not been used for the non-allocated sites with a development brief. For these sites an assumption on the total number of dwellings likely to be achieved has been taken from the relevant development/planning brief. Figure 3 shows the estimated total yield from identified sites.

Figure 3: Estimated yield from all identified sites in Phase 1

Identified Sites	Low density estimate	Median density estimate	High density estimate
Housing Allocations	195	377	556
Non allocated sites with Development Briefs or AAP underway	4998		
Other Identified Sites	577	1067	1512
All Identified Sites	5,770	6,442	7,066

Quantifying the existing unconstrained supply of housing

35. An indicative supply of potential housing supply has been produced based on the sites identified in phase 1 of the SHLAA. This supply includes completions, existing permissions, existing housing allocations with permission and sites identified through phase 1 of the SHLAA. This is very much an indicative unconstrained supply and is not a housing trajectory. The indicative supply uses the density ranges as this stage as a more thorough assessment each individual sites developability and deliverability will need to be undertaken in phase 2 of the SHLAA to take place early in 2008. Figure 4 shows the indicative unconstrained housing supply from 2004 to 2029 based on phase 1 of the SHLAA. Paragraphs 7.34 to 7.49 of the main report details how each of the sources of supply have been calculated.

Figure 4: Indicative unconstrained housing supply 2004-2029

1. Completions (2004-2007)	2864
2. Commitments	1483
3. Allocated housing sites with permission	3065

4. Allocated housing sites without permission	195 (low density) 377 (median density) 556 (high density)
5. Non-allocated sites with development brief	4998
6. Remaining identified SHLAA sites	577 (low density) 1067 (median density) 1512 (high density)
7. Allowance for conversions/change of use	1696
8. Allowance for very small windfalls	2136
Total Unconstrained Supply	17,014 (low density) 17,686 (median density) 18,310 (high density)

36. Based on this first phase of the SHLAA there is an indicative supply of between 17,014 to 18,310 dwellings between 2004 to 2029. Whilst some of these sources of supply such as the existing completions and commitments are an accurate figure, the other components of supply are very much at a preliminary stage as they have not yet been subject to a detailed individual site by site analysis of likely yield and deliverability.

37. The Council considers that there is robust evidence that York should continue to include an allowance for windfalls as to not include an allowance would result in a significant underestimation of the housing potential in York. However, in line with the guidance provided by PPS3 we will only include an allowance for very small windfalls (sites under 0.02 hectares) and changes of use/conversion in years one to ten as these sites will not be identified through the SHLAA, which only looks at sites over 0.02ha. Account has been taken of this type of windfall having already obtained full planning permission in years 2007/8 to 2011/12 and discounts applied accordingly. For the remainder of the period the ten-year average of historic completions for the particular type of use has been used to project forward. Paragraphs 7.41 to 7.49 of the main report gives more details on windfalls.

Next Steps

38. As detailed earlier in the report the next stage of the SHLAA will begin with the Call for Sites. This will give key stakeholders and local residents the opportunity to assess the sites identified so far through phase 1 of the SHLAA and to suggest alternative sites for development. Once the call for sites is completed and the sites have been collated and individual site surveys

completed (using the same proformas as in Phase 1) then stage 7 of the methodology advocated in the guidance will be undertaken.

39. Stage 7 (Assessing when and whether sites are likely to be developed) will involve assessing the suitability, availability and achievability of a site and will provide the information on which the judgement can be made in the plan making context as to whether a site can be considered deliverable, developable or not currently developable for housing. It is proposed by officers that consultants should be engaged to undertake stage 7 of the assessment using a number of stakeholder panels to enable a thorough assessment of each identified site. Paragraphs 8.1 to 8.5 of the main report gives more details about what stage 7 of the assessment will require.
40. Once the assessment of deliverability/developability has been completed for all sites, the housing potential of all sites will be collated to produce an indicative housing trajectory that sets out how much housing can be provided, and at what point in the future. Once the second phase of the SHLAA has been completed then it may be concluded that insufficient sites have been identified and that further sites need to be sought, or that the assumptions made, for example on the housing potential of particular sites, need to be revisited. Following this review, if there are still insufficient sites, then it will be necessary to investigate how this shortfall should best be planned for. The two options advocated in the guidance and in PPS3 are: the identification of broad locations for housing growth within and outside settlements and/or the use of a windfall allowance. Further consideration of these stages will be included in phase 2 of the SHLAA if a shortfall is identified.

Corporate Priorities

41. The SHLAA accords with the following corporate priorities:

- Improving the quality and availability of decent, affordable homes in the city.

Implications

The following implications have been assessed:

- **Financial** - The study work was carried out within the City Development budget.
- **Human Resources (HR)** - None
- **Equalities** - None
- **Legal** - None
- **Crime and Disorder** - None
- **Information Technology (IT)** – None

- **Property** - None
- **Other** - None

Risk Management

42. In compliance with the Councils risk management strategy, there are no risks associated with the recommendations of this report.

Recommendations

That Members agree:

43. To publish, subject to the recommendations of this Working Group, Phase 1 of the Strategic Housing Land Availability Assessment as part of the LDF Evidence Base.

Reason: To inform decisions on the policy options for future housing sites for York as part of the LDF.

44. To delegate to the Director of City Strategy, in consultation with the Executive Member for City Strategy, the making of any other necessary changes arising from the recommendation of the LDF Working Group, prior to its publication as part of the LDF Evidence Base

Reason: So that any recommended changes can be incorporated into the SHLAA prior to its publication.

Contact Details

Author:

*Rachel Macefield
Principal City Development Officer
01904 551356*

Chief Officer Responsible for the report:

Bill Woolley
Director of City Strategy
City Strategy
01904 55 1330

Report
Approved

Date

10/07/07

Wards Affected:

All

For further information please contact the author of the report

Background Papers: Annex 1 City of York Strategic Housing Land Availability Assessment Phase 1, City of York Council, November 2007.