

Wakefield Council Response to the Sites and Policies Local Plan - PLAN Selby Consultation: Summer 2015

Wakefield Council has the following comments on the documents and studies that have been published as part of the above consultation.

Strategic Housing Market Assessment (SHMA)

Q1 (SHMA) Do you have any comments on the:

a. the housing market areas in and around Selby?

Wakefield Council notes the findings of the draft Selby SHMA with regard to housing market relationships and the evidence that suggests Selby District cuts across the Leeds and York housing market areas and also has links with other adjacent markets. The Council considers it very important that the SHMA identifies that there is housing market relationships between Selby and Wakefield but that stronger links exist between Selby and Leeds and, in particular, York. Wakefield acknowledges and supports the assertion in the draft SHMA that that there should be engagement on strategic housing issues between Selby and Wakefield and that this should relate not just to the preparation of the SHMA but also the subsequent development of plan policies. Wakefield considers this is essential in order to satisfy the requirements of the duty to cooperate.

b. trend based demographic projections?

No comment

c. economic led projections?

No comment

d. affordable housing need?

No comment

e. market signals?

Please see comments under h. below.

f. need for different types and sizes of homes?

No comment

g. housing needs for specific groups of the population?

No comment

h. draft conclusions?

Wakefield Council notes the assessment in the draft SHMA with regard to objectively assessed need and that the figure of 431 dwellings per year over the period to 2027 relates very well to the housing requirement of 450 in the adopted Selby Core Strategy. It is important that methodologies used to assess objectively assessed need, especially with regard to factors that can add to the demographic base figure such as job growth and market signals, are considered in compatible and broadly similar ways across the Leeds city region as each Local Planning Authority prepare and update their own SHMA's. Wakefield is currently preparing a draft SHMA which is due for completion in the autumn. The Council has invited Selby officers to attend presentations as the SHMA is produced. A draft of the SHMA should be available shortly and Wakefield will provide Selby with a copy for review. It will be important to ensure that the

approach laid out in both the Selby and Wakefield SHMA's with regard to housing markets and objectively assessed need is compatible and robust and it is possible further discussions may need to occur around this.

Employment Land Review (ELR)

Wakefield has no specific response with regard to the questions asked by Selby regarding the ELR. Wakefield notes the recommendations made by the study. Please note that, with regard to the availability of employment land in Wakefield, Paragraph 2.208 should state that the '255 hectares available' was the amount available at the time of adoption of the Core Strategy in 2009. It does not represent the 'current' amount as stated in the ELR. In paragraph 2.210 the amount available is quoted as 317.68 hectares as of March 2014. The latest employment land supply figure as of March 2015 is 284.41 hectares.

Green Belt Review (GBR)

Wakefield has no comments on this review.

Draft Strategic Countryside Gap Study

Wakefield has no comments on this review.

Method Statement for Definition of Development Limits

Wakefield has no comments on this statement.

Draft method statement for defining safeguarded land

Wakefield has no comments on this statement.

Draft method statement for determining the status of villages in the green belt

Wakefield has no comments on this statement.

PLAN Selby Site allocations - a draft framework for site selection

Q9 (SS): Do you have any comments on:

a.The overall approach to the site selection process set out in section 6.3 of the study?

Wakefield has said previously in responses to earlier consultations that the eventual allocations in PLAN Selby, especially for housing and employment, should be selected based on their sustainability and should maximise opportunities for sustainable travel. The draft framework laid out in this document is focussed on ensuring that sites selected for allocation are sustainable and achievable and Wakefield support this approach.

b.The details of the site assessment work proposed in Appendix A of the study?

No comment.

Draft growth options for designated service villages

Wakefield has no comments on this study.

Market towns study (Sherburn in Elmet, Selby and Tadcaster)

Wakefield has no comments on this study.

Selby District Highway Assessment: Part A Draft Baseline study

Wakefield has no specific comments on this study. It is possible that the Council may wish to make site specific comments on highway impact as the PLAN Selby preparation process advances.