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**Core Strategy Background Paper**

**No. 4**

**Target for Housing Development on Previously  
Developed Land**

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## Introduction

- 1.1 Government policy as expressed in Planning Policy Statement No.3 (2006) – Housing (PPS3), encourages the effective use of land by re-using land that has been previously developed. The national target is 60% of new dwellings to be constructed on land defined as previously developed within PPS3.
- 1.2 The Regional Spatial Strategy has set a regional target of 65%, as an average to be achieved over the Plan period. The Strategy recognises, however, that because of the diversity of the region there will be significant differences as to what can be achieved in each authority. In general rural areas are likely only to achieve lower percentages compared with larger urban centres. The initial draft of the RSS set a target of 45% for Selby District. However the Draft Revised RSS leaves it to Local Development Frameworks to set local targets.
- 1.3 The figures set out below are intended to provide evidence for a local target for the District.

### Proportions of housing development on Previously Developed Land.

2.1

**Table 1**

	Dwellings on PDL	Total Dwellings	% on PDL
<b>Completed</b>			
<b>04/05</b>	244	471	52
<b>05/06</b>	478	638	75
<b>06/07</b>	585	874	67
<b>Known Likely Future Completions<sup>1</sup></b>			
<b>07/08</b>	400	674	59
<b>08/09</b>	391	734	53
<b>09/10</b>	249	477	52
<b>10/11</b>	190	322	59
<b>Totals</b>	2537	4190	60

<sup>1</sup> From 2007 Housing Trajectory Table

- 2.2 The above table indicates that approximately 60% of currently known housing developments since 2004 (completions and commitments) will be constructed on previously developed land.

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**Future Developments on Previously Developed Land (PDL)**

- 2.3 It is difficult to predict at this stage whether future availability of previously developed land sites will continue at the rate of the last five years. The unavailability of adopted housing allocations in the District prior to February 2005 and the strong housing market in the last three years have led to a very significant increase in the development on previously developed land which may well have utilised a high proportion of the potential larger PDL sites. In addition proposed policies in the Core Strategy with regard to restrictions on development in non-service villages and the lower affordable housing thresholds elsewhere are likely to reduce the underlying supply of smaller PDL sites.
- 2.4 The above would suggest that there will be a reduction in the amount of windfall development on PDL and the final percentage will depend upon the amount of PDL which can be identified in advance for new allocations. Experience has shown that it is not possible to identify all PDL sites which are likely to come forward. For example, the availability of sites is dependant on the future viability of existing commercial premises or the particular and changeable circumstances of land owners, in the case of garden curtilage development. Lack of prior knowledge of such availability at the particular time of producing development plans tends to lead to release of green field allocations which then reduce the theoretical potential for PDL usage.
- 2.5 It is therefore proposed that an appropriate target for residential development on previously developed land over the Regional Spatial Strategy period 2004 to 2026 could be higher than the 45% set in initial Draft RSS and a figure of 50% is proposed. However, as the difficulties of forecasting the longer term availability of PDL increase, it may be prudent to place an earlier time limit on the target.

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