

EXAMINATION HEARINGS

AGENDA

THURSDAY 22 SEPTEMBER 10.00am

The questions in italics are some (but not the only) specific matters which arise from the evidence and will assist in focusing the discussion.

MATTER 3. HOUSING SCALE, DISTRIBUTION AND SUPPLY

Housing requirement

3.1 Does a housing requirement derived from the Regional Spatial Strategy remain appropriate having regard to more recent indicators of need and demand, including the Government's latest household projections?

- *How should the findings of the SHMA be interpreted*
- *What do the most recent (November 2010) household projections indicate*
- *Do recent trend-based CLG projections take account of policy interventions, and is the methodology the same as that used in the RSS*
- *Should housing targets specifically be referred to as minima*
- *Does the requirement comply with PPS3 paragraphs 32-35*
- *Does the requirement comply with PPS3 paragraph 53 in terms of net additional dwellings and 15 years from the date of adoption*

Scale and distribution of housing - Policy CP2

3.4 Is the distribution of housing between settlement groups in policy CP2 founded on robust and credible evidence, and is the policy unduly prescriptive? Why is the policy not consistent with Figure 8 (in terms of both the time period and the distribution of the housing requirement to settlement groups)?

- *Given the clear intention to provide more housing in Barlby/Osgodby, Brayton and Thorpe Willoughby than in other DSVs, why is the provision in these villages not included a "Selby and surrounding villages" settlement group, rather than in the DSV group*
- *Would increasing the provision in the villages around Selby serve a different market to sites in Selby and, by providing flexibility, lessen the risk that the housing target for the Selby area will not be met*

3.5 What is the justification for proposing a similar amount of housing development at both Tadcaster and Sherburn in Elmet despite their very different histories and recent patterns of growth?

- *What is the overall conclusion to be drawn from an assessment of the main planning considerations for each town (housing need, employment, sustainability, flood risk, transport, Green Belt and other constraints, access to services etc)*

Selby District Core Strategy Examination

- *Is there sufficient deliverable/developable land for housing at Tadcaster to meet the proposed provision without requiring sites in the Green Belt*
- *Would an increase in housing provision in Sherburn be sustainable and would it require sites in the Green Belt*

3.6 What is the evidential basis for reducing commitments by 10% to allow for non-delivery?

- *Should the non-delivery allowance be increased to reflect uncertain market conditions*
- *Should the allowance be increased on major sites in Selby given the complexities in bringing such sites forward*

3.7 Is it appropriate to include a reference to 23 ha of employment land in the policy governing the scale and distribution of housing?