

EXAMINATION HEARINGS

AGENDA

THURSDAY 22 SEPTEMBER 2.00pm

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 land supply

3.2 Is the housing land supply based on a robust and up-to-date evidence base, given that the SHLAA database was compiled in 2008? Has any assessment been made to establish the extent of significant changes since that date?

- *Does the SHLAA refresh provide a sufficiently comprehensive up-to-date evidence base*
- *Does the density assumption used in the SHLAA remain appropriate in current market conditions*
- *Is there sufficient flexibility in the CS to respond to changing circumstances*

3.3 Given the significant proportion of sites in the SHLAA where the landowner's intentions are "Not Known" (especially in Tadcaster), is the evidence about the deliverability of the housing land supply robust?

- *What is the current position regarding the deliverability of housing sites in Tadcaster*
- *Has the Council considered use of Compulsory Purchase powers to secure the most appropriate sites in Tadcaster and thereby avoid the Green Belt*

Managing housing land supply - Policy CP3

3.8 How does the evidence on housing land availability in the SHLAA (which categorises deliverability in terms of periods of 0-7 and 8-17 years) inform the assessment of a 5 year supply sought by policy CP3 (and PPS3)? Is the policy consistent with national policy in PPS3, particularly in the absence of any requirement to provide a supply of specific developable sites for years 6-10 and, if possible, for years 11-15?

- *Why have the 0-7 and 8-17 year periods been chosen, and how can they be reconciled with PPS3*
- *Given the updated evidence base in the SHLAA refresh, could the housing land supply be based on the five year periods identified in PPS3 (ie a 15 year overall period 2011 to 2026)*
- *Should policy CP3 make specific provision for housing supply in the years 6-15*

Selby District Core Strategy Examination

3.9 Overall, where is the evidence that the spatial distribution of housing proposed in the Core Strategy is deliverable within the time frames identified in PPS3 having regard to the housing land supply identified in the SHLAA?

- *Is the assumption that large sites will deliver 100 dwellings per annum robust and borne out by past building rates*

3.10 Does the “delivery of housing” in policy CP3 relate to actual house completions (as is suggested by reference to the housing trajectory in part A) or to the supply of deliverable land for housing (as might be inferred from part B)? Does part B represent the “remedial action” referred to in part A, or is it a separate matter?

- *What harm would be caused by delivery 20% above the trajectory in a three year period*

3.11 Why is it necessary to prepare an SPD to manage the bringing forward of sites if a shortfall is identified? Is it also the intention (paragraph 5.52) to prepare another (or is it the same) SPD to manage the release of sites allocated in the Site Allocations DPD? Is it not possible to set out a process to address such matters in the Site Allocations DPD? Is the proposed approach consistent with PPS3?

3.12 Is it appropriate to continue to rely on unimplemented SDLP Phase 2 allocations to make up any shortfall in the 5 year supply prior to the Site Allocations DPD being adopted? How would such a process be managed, and how would decisions about “greatest conformity” with the Core Strategy be made?

- *What are the implications for the CS of the Council’s recent decision to release the SDLP Phase 2 housing allocations. Is Part B of policy CP3 still valid*
- *Have all the SDLP Phase 2 allocations been identified in the SHLAA refresh and been subject to the deliverability tests of PPS3*