

Item 3. Suggested Additional Modification to provide clear explanation of housing figures in Core Strategy document

The Scale and Distribution of Housing

Context

- 5.4 ~~Following the announcement of the intended abolition of the RSS (PC1.24) revocation of the Regional Spatial Strategy the Council has reviewed the merits of alternative housing requirements, (see Background Paper¹) and remains of the view that the net housing requirement of 440 dwellings per annum established in the former Regional Spatial Strategy is the most appropriate housing target on which to base this Core Strategy. The housing requirement is based on robust evidence and was the subject of extensive consultation during the preparation of the Regional Spatial Strategy. It remains a practical target in the light of available evidence regarding land availability and constraints to development.~~

~~Following the announcement of the intended abolition of RSS, the Council has reviewed the merits of alternative housing requirements (see Background Paper 9 January 2012) and includes 450 dpa as an annual average over the plan period, which is higher than that established in the RSS. The housing requirement is based on a robust review of both population and household projections. However it also remains a practical target when balanced against economic forecasts and available evidence on past completions and future land availability as well as constraints on development. The Core Strategy plans for a lower housing target in the early years of the plan period through phased delivery (PC6.40) (PC5.10)~~

Delete previous Proposed Changes and provide following update

- Revised 5.4 Following the announcement of the intended abolition of Regional Strategy, the Council reviewed the merits of alternative housing requirements². In line with para 158 of new National Planning Policy Framework (NPPF, March 2012) - which requires authorities to consider relevant evidence about the economic, social, and environmental characteristics and prospects for the area, and that assessments should take a full account of relevant market and economic signals - the Council further reviewed the evidence base including the latest Sub National Population Projections³, the Household Projections⁴, and strategic housing market assessments⁵ in line with NPPF (para 159) requirements.

¹ ~~Local Housing Requirement BP9 (PC5.10)~~

² ~~'Scale of Housing Growth Paper', Arup, November 2011 and Background Paper 14, 'Scale and Distribution of Housing', January 2012.~~

³ ~~Sub National Population Projections 2004, 2006, 2008 and 2010 based~~

⁴ ~~Household projections 2004, 2006 and 2008 based~~

⁵ ~~The 2009 SHMA and 2011 North Yorkshire SHMA~~

- New 5.4a** A number of scenarios were modelled including lower than expected migration and economic forecasts. Based on recent evidence⁶, this suggests that weaker economic conditions in the period 2008-9 to 2009-10 has coincided with lower than forecast levels of net migration. These weaker conditions are forecast to persist for several years. This cautious approach was verified to a degree by the ONS downward adjustments to the migration component in the 2010-based population projections which suggest that the net inward migration was overestimated in the 2008-based population projections.
- New 5.4b** The models balanced the key objectives of the Core Strategy, economic forecasts, available evidence on past completions and future land availability, as well as constraints on development. The assessment concluded that, even though it was not based upon them per-se, a housing target very similar to the 2004 projections was most appropriate as it reflects more closely the economic factors and migration affecting the District. Consequently, the Core Strategy provides a robust target of 450 dwellings per annum (dpa) on average over the plan period to meet the objectively assessed need⁷ in full.
- 5.5** Part of the requirement for future years is already committed through existing unimplemented planning permissions, ~~and sites already allocated in the adopted Selby District Local Plan (PC1.25).~~ Provision will be made for the remainder of the requirement to be met through planned growth in the form of a strategic housing sites (PC1.25) in this Strategy and sites to be identified in a Site Allocations **DPD Local Plan** including a review of sites previously allocated in the adopted Selby District Local Plan. (PC1.25)
- New 5.5a** The 450 dpa housing target is intended to be a minimum requirement to be met through existing commitments (at the base date of the new Local Plan) and new allocations.
- New 5.5.b** The Council has not made any allowance for future contribution from windfalls in calculating the number of dwellings to be provided though new allocations after taking account of existing commitments. This means that over the life of the plan, on the basis of evidence of historic delivery which shows that even in the leanest years the supply of windfalls on PDL has been at least 105 dpa, windfalls are likely to add to the total delivery of homes, in excess of the planned-for target. Indeed, 105 windfalls per annum represent around 23% additional growth over the objectively assessed need.
- New 5.5c** Total development on allocations and windfalls together are anticipated to exceed 555dpa. This means that the latest 2006 and 2008 household projections of 500 and 550 respectively, may be

⁶ Scale of Housing Growth in Selby District – Review of Recent Evidence’, Arup, April 2012

⁷ ‘Scale of Housing Growth in Selby District – Review of Recent Evidence’, Arup, April 2012 and ‘NPPF Compliance Statements Parts 1 and Part 2’, April and June 2012, and ‘Position Statement for 6th Set of Proposed Changes’, June 2012.

attained even though these are considered to overestimate the actual level of identified need.

5.6 ~~Policy CP2 sets out the proposed provision for new housing in more detail.~~

Revised
5.6 The reasoned justification (and Appendix X of the Core Strategy) to Policy CP2 describes the Council's approach to housing provision in more detail, including reference to the housing trajectory, annual monitoring, maintenance of a five 5 year supply of housing, as well as the expected contribution from windfalls..

New
5.6a Policy CP3 sets out how housing delivery will be managed, in line with the housing strategy, to ensure that the minimum housing requirement is met, and likely exceeded.

New
5.6b In order to boost significantly the supply of housing in accordance with para 47 in the NPPF, it is not considered necessary to incorporate measures to control an 'over supply' of housing, or to phase the release of allocated sites. Special measures are however incorporated in to the policy to increase housing delivery in Tadcaster in view of the recent history of low completions. Together, the policies in the Core Strategy will ensure that the District contributes towards the national objective of a step-change increase in sustainable house building.