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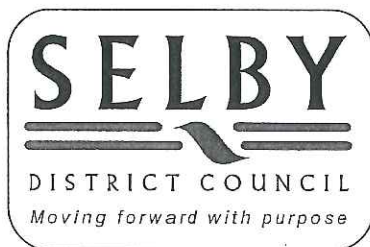
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Selby District Council  
Core Strategy Examination in Public

Position Statement

Selby District Neighbouring Authorities  
Housing Figures

30 September 2011



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**Update on Officer discussions with City of York and Leeds City Council on the status of their Housing Figures.**

1. This paper provides an updated position on Matter 2.4 Cross Boundary issues discussed as part of Hearing Session 1; 10am Tuesday 20 September relating to cross boundary issues and the level of housing proposed in adjoining Local Planning Authorities (LPAs) in comparison to RSS requirements.
2. Queries were raised about whether adjoining LPAs were undersupplying with the implication that Selby should pick up the shortfall.
3. The Council on Matter 2.4 refers to issues at paras;
  - 2.4.1 *'The Main cross boundary issue is the strong linkage between Selby District and surrounding towns and cities...'*
  - 2.4.5 *'Full consultation has taken place with all neighbouring authorities...'*
  - 2.4.6 *'The Council actively engaged with other local authorities during the process...'*
4. To further assist the EIP the Council has sought clarification on the position of City of York Council and Leeds City Council. Please find attached for information the following documents.

*Appendix 1*  
City of York Letter dated 27<sup>th</sup> September; Selby District Council Core Strategy – Housing Figures.

*Appendix 2*  
Leeds City Council Position email on Housing Figures
5. In conclusion the figures confirm they are not undersupplying.



*Appendix 1*

City of York Letter dated 27<sup>th</sup> September; Selby District Council Core Strategy  
– Housing Figures.

Telephone: 01904 551356  
Email: Rachel.macefield@york.gov.uk

Our Ref: RM  
27<sup>th</sup> September 2011

Dear Ms Morris

### **Selby District Council Core Strategy – Housing Figures**

In reference to your recent enquiry regarding Selby's housing target in the Core Strategy and the relationship with York's Core Strategy housing supply target I provide the following information which I hope you will find useful.

City of York Council is currently inviting comments on York's Core Strategy Submission (Publication) and the consultation period runs from Monday 26<sup>th</sup> September to Monday 7<sup>th</sup> November 2011. The housing target for the City of York as set out in policy CS6 (the scale and distribution of new housing) is to provide an overall average of 800 dwellings per year from 2011 to 2031. The target is phased to recognise the lower housing completions that have occurred in recent years as a result of the slow down in the housing market. It is anticipated that this will continue in the immediate short term, but gradually increase to achieve the overall average across the plan period.

The Yorkshire and Humber Plan: Regional Spatial Strategy to 2026 (2008) provides a broad and long term development strategy for the region to 2026. It includes a housing requirement for York of 640 homes per annum for the period April 2004 to March 2008 and 850 homes between April 2008 and March 2026. Following the intentions of the Coalition Government to abolish the regional tier and regional housing targets, alongside the current economic climate Arup were commissioned to consider whether the RSS housing figures are still appropriate for York. Arup concluded that an appropriate annual average for York would be between 780-800 dwellings per year. Taking into account the Arup work the target is to deliver an average of 800 dwellings per annum over the plan period phased in over the short term with an average of 635 dwellings per year 2011/12 to 2015/16 and 855 dwellings per year 2016/17 to 2030/31.

Policy CS6 will meet future housing need and situate new housing in locations that support the Spatial Strategy. The focus for new housing development will therefore be the main urban area of York, with around 87% of new housing in the identified supply being within the main urban area and the remainder in the large villages and villages. In accordance with Planning Policy Statement 3 (2010) (PPS3) York's LDF will identify broad locations and specific sites that will enable continuous delivery of



housing over the LDF period to achieve the housing target.

Consideration has been given to the housing targets for Selby set out in the Selby District Submission Draft Core Strategy policy CP2 and background paper 3 (Housing Distribution Options) and 9 (Local Housing Target). The policy sets out an annual average delivery target of 440 dwellings per annum in the period up to 2026 as established in the former RSS. It is considered that this remains a practical target in the light of available evidence regarding land availability and constraints to development.

This approach reflects a strategy based on concentrating growth and regeneration in regional and sub-regional towns and cities and reducing unsustainable levels of commuting which is consistent with the objectives of York's Spatial Strategy which, in accordance with the RSS, York's main urban area will continue to provide the focus for development. It is therefore considered that Selby's approach to housing will not cause any detrimental impacts to York.

I trust this is helpful but if you require any further information then please do not hesitate to contact me.

Yours faithfully

Rachel Macefield  
**Principal Development Officer**  
**Integrated Strategy Unit**  
**City Strategy**

*Appendix 2*

## Leeds City Council Position email on Housing Figures

Jessica,

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As promised here's an account of where Leeds is in terms of a housing requirement:

Reports to Executive Board

July/August 2010 This report set an interim housing requirement of 2260 dwellings per annum. This was designed to fill the gap of RSS abolition at that time (subsequently judged to be unlawful) and to allow the city council to continue to resist the release of greenfield allocated sites at a string of appeal inquiries

June 2011. Weblink. This came after LCC lost the string of housing appeals including a decision by the Secretary of State in May 2011. It accepts the RSS requirement of 4300 for Leeds as the only option available (para 6.4)

SHMA

The update 2011 recommended that the Employment Led Scenario be used as the most realistic long term projection of housing need (4680 net) although sensitivities are explored which will need to be considered in setting the housing requirement.

Exploring the scope for housing growth in Leeds

An initiative was also agreed by Executive Board June 2011 to engage through a series of 4 workshops with community groups and housebuilders to explore the issue of housing growth and seek understanding and consensus

The above show that LCC's approach to dealing with the housing requirement is now more positive and constructive and that Leeds accepts its responsibility to deal with the needs and impacts of housing growth in professional and responsible way.

Regards

Robin Coghlan  
Forward Planning & Implementation  
City Development  
Leeds City Council  
Tel 0113 247 8131

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