

Stuart Pashley

From: wadsworth stephen
Sent: 02 May 2013 12:55
To: Programme Officer
Subject: Re: Note from the Inspector on Household Projections and Ruling on Sustainability Assessment & Windfalls

Follow Up Flag: Follow up

Flag Status: Completed

Good Afternoon Stuart and Annette,

Please find below our submission on Household Projections for the inspector.

Using the latest figures and projections from the Office for National Statistics which we believe all projections and plans should be based on we come up with the following figures and show how we reach them.

The number of dwelling in the Selby district at March 2011 was 36,287

The projected household growth for Selby District 2011 to 2021 is 13.12%

Therefore $36287 \times 13.12\% = 4760$ dwellings.

Assuming the same growth from 2021 to 2027 (it will probably be more as the trend is up) multiply by 1.6 for 16 years instead of 10 hence $4760 \times 1.6 = 7616$, round up to 7620 dwellings from 2011 to 2027.

Divide 7620 by 16 years = 476.25 round up to 480 dwellings per year, add 105 windfalls per year gives an annual requirement of 585 dwellings per year.

There will be a need to add a number of dwellings to satisfy latent demand, that is demand that has not been met by the lack of availability of sites in many of the villages for many years, of say 10%

Therefore $585 \times 110\% = \underline{643.5}$ dwellings per year this is the need in the Selby District from 2011 to 2027.

Please acknowledge receiving this.

Kind Regards

Steve and Trisha Wadsworth

From: Programme Officer <programmeofficer@selby.gov.uk>
To: Programme Officer <programmeofficer@selby.gov.uk>
Sent: Friday, April 12, 2013 4:29 PM
Subject: Note from the Inspector on Household Projections and Ruling on Sustainability Assessment & Windfalls

Good afternoon,

The Inspector has considered the arguments made on the acceptability of the Sustainability Appraisal in relation to windfall development and housing numbers and has issued the attached ruling '130412 - Ruling on windfalls and SA'.

The Inspector was about to finalise his Report to the Council into the Examination when, on 9

April, the Government released its 2011-based household projections. These new projections represent a potentially significant source of up-to-date data which may (or may not) have a bearing on the level of housing need proposed in the Core Strategy.

The Inspector is required to have regard to the latest available information at the time that he submits his Report. Before he revises his Report to reflect the new household forecasts, he proposes to seek the views of all parties on the implications of these latest projections for the Core Strategy. The attached Note '130412 – INSP17 - Note on Implications of 2011 Household Projections' sets out the procedure for this further consultation.

Please note that if you wish to comment, your representations should be received by 5pm on Friday 3 May.

Both the documents attached to this e-mail will be uploaded to the Core Strategy page of the website shortly.

Kind regards,

Stuart Pashley & Annette Cook