

No. 4

Previously Developed  
Land Target

(Updated February 2010)



**Core Strategy Background Paper**

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**Revised February 2010**

### **Introduction**

- 1.1 Government policy as expressed in Planning Policy Statement No.3 (2006) – Housing (PPS3), encourages the effective use of land by re-using land that has been previously developed. The national target is for 60% of new dwellings to be constructed on previously developed land as defined in PPS3.
- 1.2 The Regional Spatial Strategy (RSS) establishes a more challenging regional target of 65%, as an average to be achieved over the period 2004 -2026. The Strategy recognises, however, that because of the diversity of the region there will be significant differences as to what can be achieved in each local authority area. In general rural areas are likely to achieve lower percentages compared with larger urban centres. The initial draft of the RSS set a target of 45% for Selby District. However the adopted RSS leaves it to Local Development Frameworks to set local targets.
- 1.3 This Background Paper considers the evidence and issues involved in setting an appropriate target for previously developed land usage within Selby District. As a starting point, Table 1 provides an indication of recent trends.

### **Proportions of Housing Development on Previously Developed Land**

<b>Year of Completion</b>	<b>Dwellings on PDL</b>	<b>Total Dwellings</b>	<b>% on PDL</b>
<b>04/05</b>	244	471	52
<b>05/06</b>	478	638	75
<b>06/07</b>	585	874	67
<b>07/08</b>	299	583	51
<b>08/09</b>	148	226	65
<b>Totals</b>	1754	2792	63

- 2.1 The above table indicates that the proportion of housing completions between 2004 and 2009 constructed on previously developed land, averaged 63%. It also illustrates the considerable variation in the proportion from year to year without any significant trend being evident. This is because the development of a single large previously developed site in a particular year can significantly influence the percentage.

### **Future Developments on Previously Developed Land (PDL)**

- 3.1 It is difficult to predict at this stage whether the availability of previously developed land sites will continue at the rate of the last five years. The unavailability of adopted housing allocations in the District prior to February 2005 and the strong housing market in the following three years have led to a significant proportion of development being on previously developed land. However only 51% of existing commitments (i.e. dwellings with planning permission but not yet constructed) are on previously developed land.
- 3.2 Experience has shown that it is not possible to identify all PDL sites which are likely to come forward, particularly in the longer term. For example, the availability of sites is dependent on the future viability of existing commercial premises or the particular and changeable circumstances of land owners, in the case of garden curtilage development.
- 3.3 On the other hand the relatively small size of the urban areas within Selby District does limit the potential for previously developed land to be found in suitable locations within them. In the longer term it is considered there is likely to be an increased reliance on 'greenfield' allocations if the District's annual housing requirement is to be met, although priority will always be given to previously developed sites, other factors being equal.
- 3.4 After balancing the above points it is considered that an appropriate target should be less than the average percentage in recent years but higher than the initial figure set initially in the Regional Spatial Strategy process. A practical target of 50% is therefore proposed. Given the difficulties in making longer term predictions it is also proposed that the target be set initially for the period 2004 to 2017 with the target beyond 2017 being the subject of further review.