

Stuart Pashley

From: Charlotte Blinkhorn [charlotte.blinkhorn@indigoplanning.com]
Sent: 03 May 2013 16:45
To: Programme Officer; Stuart Pashley
Subject: RE: Note from the Inspector on Household Projections and Ruling on Sustainability Assessment & Windfalls
Follow Up Flag: Follow up
Flag Status: Completed
Attachments: let.055.CB.AM household projection comments.pdf

Dear Mr Pashley & Ms Cook,

Please see the attached letter in response to the Inspectors request for views on the interim household projections.
Please can you confirm receipt.

Many thanks

Charlotte

Charlotte Blinkhorn
Senior Planner
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Stuart Pashley & Annette Cook
Programme Officers
Selby Council

3 May 2013

By email
spashley@selby.gov.uk
let.055.CB.AM.11700001

Dear Mr Pashley & Ms Cook

SELBY CORE STRATEGY – IMPLICATIONS OF 2011 HOUSEHOLD PROJECTIONS

We write with regard to the Inspector's request for views regarding the implications of the recently published 2011 based interim household projections on Selby's Core Strategy.

The 2011 based projections show projected growth of 4,603 households in Selby from 2011 to 2021, equating to growth of 460 homes per annum over a 10 year period.

At the Examination Hearings, the 2008 based projections were debated as a source of evidence to support a case for a higher housing target of 550 dwellings.

Whilst the 2011 interim projections show slower growth in household formation in Selby, the figure still exceeds that proposed by Selby Council.

We remain of the view that the higher target of 550 dwellings per annum should be the annual housing target for Selby under Policy CP2. This is because the 2011 figures are a projection of previous demographic trends and therefore are based on trends during a sustained recession in a time of undersupply of new homes and restricted access to mortgage finance. If Selby were to base the annual housing target on the interim figures, this could act as a barrier to the delivery of needed homes and economic growth.

Instead, Selby should be seeking to stimulate growth through plan-making and planning to significant boost the supply of new homes in accordance with NPPF. Selby should therefore plan for more homes reflecting long term market and economic signals and positive growth objectives to ensure sufficient homes are provided and to plan for flexibility. The interim projections should form part of a wider evidence base taking into account long term trends and evidence and other policy considerations to accord with NPPF paragraph 158.

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**Also in London, Leeds
and Dublin**

Yours sincerely

A handwritten signature in cursive script, appearing to read 'C Blinkhorn'.

Charlotte Blinkhorn

cc: Connaught Consultancy