



This spreadsheet has been prepared for Selby District Council for as part of the Selby Retail, Commercial and Leisure Study 2009.

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Job title:

Selby Retail, Commercial and Leisure Study 2009
Appendix 7: Housing Projection Analysis

Client:

Selby District Council

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Housing Projection Table 1: Distribution of Settlements within Zones

	Village Name	Notes	% of Designated Service Villages	% of Secondary Villages
Zone 1 - Selby	Barlby (includes Osgodby)	Selby AAP Area		
	Barlow			
	Brayton	Selby AAP Area		
	Burn			
	Camblesforth			
	Cawood			
	Chapel Haddlesey			
	Cliffe			
	Drax			
	Escrick			
	Gateforth			
	Hambleton	Designated Service Village		
	Hemingborough	Designated Service Village		
	Hirst Courtney	Designated Service Village		
	Kelfield			
	Long Drax			
	Newland			
	North Duffield	Designated Service Village		
	Riccall	Designated Service Village		
	Selby	Selby AAP Area		
	Skipwith			
	Stillingfleet			
Temple Hirst				
Thorganby				
Thorpe Willoughby	Selby AAP Area			
West Haddlesey				
Wistow	Designated Service Village			
Total Zone 1		6 Designated Service Villages, 17 Secondary Villages	46%	31%
Zone 2 - Sherburn In Elmet	Biggin			
	Birkin			
	Brotherton			
	Burton Slamon			
	Byram cum Sutton			
	Huddleston with Newthorpe			
	Monk Fryston	Designated Service Village		
	Sherburn In Elmet	Local Service Centre		
South Milford	Designated Service Village			
Total Zone 2		2 Designated Service Villages, 6 Secondary Villages	15%	11%
Zone 3 - Tadcaster	Acaster Selby			
	Appleton Roebuck			
	Barkston Ash			
	Bolton Percy			
	Catterton			
	Church Fenton	Designated Service Village		
	Colton			
	Fairburn	Designated Service Village		
	Grimston			
	Healaugh			
	Kirkby Wharfe with North Milford			
	Lead			
	Little Fenton			
	Newton Kyme cum Toulston			
	Oxton			
	Ryther cum Ossendyke			
	Saxton with Scarthingwell			
	Steeton			
Stutton with Hazelwood				
Tadcaster	Local Service Centre			
Towton				
Ulleskelf				
Total Zone 3		2 Designated Service Villages, 19 Secondary Villages	15%	35%
Zone 4 - Eggborough / South Selby	Balne			
	Beale			
	Carlton	Designated Service Village		
	Eggborough	Designated Service Village		
	Heck			
	Hensall			
	Kellington	Designated Service Village		
	Walden Stubbs			
	Whitley			
Womersly				
Total Zone 4		3 Designated Service Villages, 7 Secondary Villages	23%	13%
'Fringe' Zones	Bilbrough			
	Cridling Stubbs			
	Kirk Smeaton			
	Little Smeaton			
Stapleton				
Total 'Fringe' Zones		5 Other	0%	9%

Number of Secondary Villages	54
Number of Designated Service Villages	13

Notes

- (1) Information Provided by Selby District Council, July 2009
- (2) Selby Area Action Plan (AAP) covers Selby Town and the Parishes of Barlby and, Osgodby, Brayton and Thorpe Willoughby
- (3) Designated Service Villages exclude the villages of Barlby, Brayton and Thorpe Willoughby in the Selby AAP
- (4) Secondary Villages excludes Osgodby Village in the Selby AAP

Housing Projection Table 2a: Housing Distribution 1 - Most Concentrated

	New Allocations	-50% ONS Allowance	Average Household Size	Population increase
Selby AAP	3,150	1,575	2.4	3,780
Sherburn In Elmet	250	125	2.4	300
Tadcaster	150	75	2.4	180
Designated Service Villages	1,550	775	2.4	1,860
Secondary Villages	0	0	2.4	0

Housing Projection Table 2b: Housing Distribution 1 - Most Concentrated - Resultant Expenditure

	Population increase	Convenience EPH (2026)	Comparison EPH (2026)	Convenience TAE (2026)	Comparison TAE (2026)	Convenience Market Share	Available Convenience Expenditure Within Zone (2026)	Comparison Market Share	Available Comparison Expenditure Within Zone (2026)
Zone 1 - Selby	4,638	£1,802	£7,175	£8.36	£33.28	79.2%	£6.62	41.1%	£13.68
Zone 2 - Sherburn In Elmet	586	£1,835	£7,270	£1.08	£4.26	31.6%	£0.34	4.5%	£0.19
Zone 3 - Tadcaster	466	£1,886	£7,640	£0.88	£3.56	49.6%	£0.44	9.0%	£0.32
Zone 4 - Eggborough / South Selby	429	£1,865	£7,440	£0.80	£3.19	20.9%	£0.17	4.3%	£0.14
Fringe Zones	0	£1,848	£7,413	£0.00	£0.00	5.2%	£0.00	5.2%	£0.00

Notes

- (1) 2007 Prices
- (2) 2007 Base figure from Experian Micromarketer, July 2009
- (3) Average Household Size based on ONS 2001 figure
- (4) Figures may not appear exact due to rounding
- (5) Housing Allocation Figures provided by Selby District Council, July 2009
- (6) Base expenditure per head grown using Experian Ultra-long term trend growth rates of 0.5% and 4.7% for convenience and comparison goods respectively (Figure 1, Page 7, Experian Retail Planner Briefing Note 7.1, August 2009)
- (7) Assumed constant market share from 2009 level
- (8) All dwelling figures rounded to the nearest 50

Housing Projection Table 3a: Housing Distribution 2a - Increased Growth in Local Service Centres and Reduced Growth in Selby - Equal Split

	New Allocations	-50% ONS Allowance	Average Household Size	Population increase
Selby AAP	3,750	1,875	2.4	4,500
Sherburn In Elmet	800	400	2.4	960
Tadcaster	800	400	2.4	960
Designated Service Villages	1,800	900	2.4	2,160
Secondary Villages	350	175	2.4	420

Housing Projection Table 3b: Housing Distribution 2a - Increased Growth in Local Service Centres and Reduced Growth in Selby - Equal Split - Resultant Expenditure

	Population increase	Convenience EPH (2026)	Comparison EPH (2026)	Convenience TAE (2026)	Comparison TAE (2026)	Convenience Market Share	Available Convenience Expenditure Within Zone (2026)	Comparison Market Share	Available Comparison Expenditure Within Zone (2026)
Zone 1 - Selby	5,629	£1,802	£7,175	£10.14	£40.39	79.2%	£8.03	41.1%	£16.60
Zone 2 - Sherburn In Elmet	1,339	£1,835	£7,270	£2.46	£9.73	31.6%	£0.78	4.5%	£0.44
Zone 3 - Tadcaster	1,440	£1,886	£7,640	£2.72	£11.00	49.6%	£1.35	9.0%	£0.99
Zone 4 - Eggborough / South Selby	553	£1,865	£7,440	£1.03	£4.11	20.9%	£0.22	4.3%	£0.18
Fringe Zones	39	£1,848	£7,413	£0.07	£0.29	5.2%	£0.00	5.2%	£0.01

Housing Projection Table 3c: Housing Distribution 2b - Increased Growth in Local Service Centres and Reduced Growth in Selby - Tadcaster Focus

	New Allocations	-50% ONS Allowance	Average Household Size	Population increase
Selby AAP	3,750	1,875	2.4	4,500
Sherburn In Elmet	500	250	2.4	600
Tadcaster	1,100	550	2.4	1,320
Designated Service Villages	1,800	900	2.4	2,160
Secondary Villages	350	175	2.4	420

Housing Projection Table 3d: Housing Distribution 2b - Increased Growth in Local Service Centres and Reduced Growth in Selby - Tadcaster Focus - Resultant Expenditure

	Population increase	Convenience EPH (2026)	Comparison EPH (2026)	Convenience TAE (2026)	Comparison TAE (2026)	Convenience Market Share	Available Convenience Expenditure Within Zone (2026)	Comparison Market Share	Available Comparison Expenditure Within Zone (2026)
Zone 1 - Selby	5,629	£1,802	£7,175	£10.14	£40.39	79.2%	£8.03	41.1%	£16.60
Zone 2 - Sherburn In Elmet	979	£1,835	£7,270	£1.80	£7.12	31.6%	£0.57	4.5%	£0.32
Zone 3 - Tadcaster	1,800	£1,886	£7,640	£3.39	£13.75	49.6%	£1.68	9.0%	£1.24
Zone 4 - Eggborough / South Selby	553	£1,865	£7,440	£1.03	£4.11	20.9%	£0.22	4.3%	£0.18
Fringe Zones	39	£1,848	£7,413	£0.07	£0.29	5.2%	£0.00	5.2%	£0.01

Housing Projection Table 3e: Housing Distribution 2c - Increased Growth in Local Service Centres and Reduced Growth in Selby - Sherburn In Elmet Focus

	New Allocations	-50% ONS Allowance	Average Household Size	Population increase
Selby AAP	3,750	1,875	2.4	4,500
Sherburn In Elmet	1,100	550	2.4	1,320
Tadcaster	500	250	2.4	600
Designated Service Villages	1,800	900	2.4	2,160
Secondary Villages	350	175	2.4	420

Housing Projection Table 3f: Housing Distribution 2c - Increased Growth in Local Service Centres and Reduced Growth in Selby - Sherburn In Elmet Focus - Resultant Expenditure

	Population increase	Convenience EPH (2026)	Comparison EPH (2026)	Convenience TAE (2026)	Comparison TAE (2026)	Convenience Market Share	Available Convenience Expenditure Within Zone (2026)	Comparison Market Share	Available Comparison Expenditure Within Zone (2026)
Zone 1 - Selby	5,629	£1,802	£7,175	£10.14	£40.39	79.2%	£8.03	41.1%	£16.60
Zone 2 - Sherburn In Elmet	1,699	£1,835	£7,270	£3.12	£12.35	31.6%	£0.99	4.5%	£0.56
Zone 3 - Tadcaster	748	£1,886	£7,640	£1.41	£5.71	49.6%	£0.70	9.0%	£0.51
Zone 4 - Eggborough / South Selby	553	£1,865	£7,440	£1.03	£4.11	20.9%	£0.22	4.3%	£0.18
Fringe Zones	39	£1,848	£7,413	£0.07	£0.29	5.2%	£0.00	5.2%	£0.01

Notes

- (1) 2007 Prices
- (2) 2007 Base figure from Experian Micromarketer, July 2009
- (3) Average Household Size based on ONS 2001 figure
- (4) Figures may not appear exact due to rounding
- (5) Housing Allocation Figures provided by Selby District Council, July 2009
- (6) Base expenditure per head grown using Experian Ultra-long term trend growth rates of 0.5% and 4.7% for convenience and comparison goods respectively (Figure 1, Page 7, Experian Retail Planner Briefing Note 7.1, August 2009)
- (7) Assumed constant market share from 2009 level
- (8) Contribution of Completions from Secondary Villages assumed to be constant 350 with no specific allocations
- (9) All dwelling figures rounded to the nearest 50

Housing Projection Table 4a: Housing Distribution 3 - Increased Growth in Local Service Centres and Reduced Growth in Villages

	New Allocations	-50% ONS Allowance	Average Household Size	Population increase
Selby AAP	4,550	2,275	2.4	5,460
Sherburn In Elmet	650	325	2.4	780
Tadcaster	600	300	2.4	720
Designated Service Villages	1,350	675	2.4	1,620
Secondary Villages	350	175	2.4	420

Housing Projection Table 4b: Housing Distribution 3 - Increased Growth in Local Service Centres and Reduced Growth in Villages - Resultant Expenditure

	Population increase	Convenience EPH (2026)	Comparison EPH (2026)	Convenience TAE (2026)	Comparison TAE (2026)	Convenience Market Share	Available Convenience Expenditure Within Zone (2026)	Comparison Market Share	Available Comparison Expenditure Within Zone (2026)
Zone 1 - Selby	6,340	£1,802	£7,175	£11.42	£45.49	79.2%	£9.05	41.1%	£18.70
Zone 2 - Sherburn In Elmet	1,076	£1,835	£7,270	£1.97	£7.82	31.6%	£0.62	4.5%	£0.35
Zone 3 - Tadcaster	1,117	£1,886	£7,640	£2.11	£8.53	49.6%	£1.04	9.0%	£0.77
Zone 4 - Eggborough / South Selby	428	£1,865	£7,440	£0.80	£3.19	20.9%	£0.17	4.3%	£0.14
Fringe Zones	39	£1,848	£7,413	£0.07	£0.29	5.2%	£0.00	5.2%	£0.01

Notes

- (1) 2007 Prices
- (2) 2007 Base figure from Experian Micromarketer, July 2009
- (3) Average Household Size based on ONS 2001 figure
- (4) Figures may not appear exact due to rounding
- (5) Housing Allocation Figures provided by Selby District Council, July 2009
- (6) Base expenditure per head grown using Experian Ultra-long term trend growth rates of 0.5% and 4.7% for convenience and comparison goods respectively (Figure 1, Page 7, Experian Retail Planner Briefing Note 7.1, August 2009)
- (7) Assumed constant market share from 2009 level
- (8) Contribution of Completions from Secondary Villages assumed to be constant 350 with no specific allocations
- (9) All dwelling figures rounded to the nearest 50

Housing Projection Table 5a: Housing Distribution 4 - Emerging Core Strategy Preferred Housing Distribution Option

	New Allocations	-50% ONS Allowance	Average Household Size	Population increase
Selby AAP	4,265	2,133	2.4	5,118
Sherburn In Elmet	680	340	2.4	816
Tadcaster	680	340	2.4	816
Designated Service Villages	1,495	748	2.4	1,794
Secondary Villages	360	180	2.4	432

Housing Projection Table 5b: Housing Distribution 4 - Emerging Core Strategy Preferred Housing Distribution Option - Resultant Expenditure

	Population increase	Convenience EPH (2026)	Comparison EPH (2026)	Convenience TAE (2026)	Comparison TAE (2026)	Convenience Market Share	Available Convenience Expenditure Within Zone (2026)	Comparison Market Share	Available Comparison Expenditure Within Zone (2026)
Zone 1 - Selby	6,082	£1,802	£7,175	£10.96	£43.64	79.2%	£8.68	41.1%	£17.94
Zone 2 - Sherburn In Elmet	1,140	£1,835	£7,270	£2.09	£8.29	31.6%	£0.66	4.5%	£0.37
Zone 3 - Tadcaster	1,244	£1,886	£7,640	£2.35	£9.50	49.6%	£1.16	9.0%	£0.86
Zone 4 - Eggborough / South Selby	470	£1,865	£7,440	£0.88	£3.50	20.9%	£0.18	4.3%	£0.15
Fringe Zones	40	£1,848	£7,413	£0.07	£0.30	5.2%	£0.00	5.2%	£0.02

Notes

- (1) 2007 Prices
- (2) 2007 Base figure from Experian Micromarketer, July 2009
- (3) Average Household Size based on ONS 2001 figure
- (4) Figures may not appear exact due to rounding
- (5) Housing Projection Figures provided by Selby District Council, July 2009
- (6) Base expenditure per head grown using Experian Ultra-long term trend growth rates of 0.5% and 4.7% for convenience and comparison goods respectively (Figure 1, Page 7, Experian Retail Planner Briefing Note 7.1, August 2009)
- (7) Assumed constant market share from 2009 level
- (8) Contribution of Completions from Secondary Villages assumed to be 360 with no specific allocations
- (9) All dwelling figures rounded to the nearest 50