

Appendix 1 – Note on SHMA Findings

North Yorkshire SHMA 2010

In the 2010 North Yorkshire SHMA undertaken by GVA showed the York Sub area covering the city of York, the Northern part of Selby, the south eastern part of Harrogate and the southern part of Hambleton and Ryedale.

City of York Council SHMA 2016

The City of York Council Strategic Housing Market Assessment (SHMA) of June 2016 included a section which defined the housing Market Area based on the guidance set out in the NPPF (2012) and Planning Practice Guidance. This analysis began with the research study led by the Centre for Urban and Regional Development Studies (CURDS) at Newcastle University which set to define HMAs across England. In the CURDS study York was defined as falling within a HMA which extended into parts of Harrogate, Selby and East Riding as well as the southern part of Hambleton District and the south and western parts of Ryedale. Figures 2 and 3 in the SHMA clearly show that areas to the north of Selby District (north of Selby Town) fall within this housing market area. It was clear from these figures that parts of Selby District also falls within the Leeds and Hull housing market areas.

The 2016 City of York SHMA went onto say that York is very self-contained but is strongly linked to Selby and in travel to work terms York has a strong influence in the immediately surrounding districts particularly Selby, the southern parts of Hambleton and the eastern parts of Ryedale and East Riding. The analysis of travel to work patterns was based on the 2011 Travel to Work Areas work undertaken by ONS. The travel to work areas were developed as approximations to self-contained labour markets i.e. areas where most people both live and work. The York travel to work area includes all of the City of York as well as the eastern parts of Selby (including Selby town), the eastern parts of East Riding, the Southern parts of Hambleton and the western parts of Ryedale.

The 2016 SHMA prepared by GL Hearn concluded that the triangulation of sources means that the housing market area which covers the City of York extends to include Selby. The report goes onto say that while GL Hearn propose a HMA which links to Selby and York they do not consider housing need across the HMA because Selby has recently produced its own SHMA and this assessment does not seek to replicate it.

Selby District Council SHMA 2015

The Draft Selby District SHMA 2015 was also undertaken by GL Hearn and when analysed in accordance with the CURDS study showed that the most relevant defined HMA is York, which covers the north of the District including Selby Town. The self-containment analysis pointed towards a strong relationship with York and Leeds; with the strongest relationship in comparative terms being with York. However the evidence suggested that this relationship is only with parts of Selby District, going onto say that different parts of the District could fall within different housing market areas.

In terms of travel to work areas the SHMA said that Selby district was mostly covered by the York 2001 travel to work area which also extended into Harrogate, East Riding, Ryedale and Hambleton districts. This suggests a relatively strong economic inter-relationship with York. Settlements in the south-west of the District fell within a Wakefield TTWA. In the context of the Duty to Cooperate, the authorities with the strongest links to Selby were York, Leeds and Wakefield. The report said that City of York Council should engage with these authorities on strategic housing issues. There was also evidence of localised inter-relationships between Selby District and East Riding and Doncaster.

The updated 2011 commuting flows drawn from the 2011 census showed the largest outflows as being to Leeds and York, followed by Wakefield and East Riding.

City of York Council SHMA Update 2017

In September 2017 City of York Council published a SHMA update to take account of 2014 based sub national population projections which were published in May 2016 by ONS. This update did not change any of the assumptions in relation to HMAs although it did suggest a 10% uplift in response to both market signals and affordable housing need.

City of York Council SHMA Update 2019

A further update on City of York housing needs undertaken by GL Hearn was published in January 2019. This update sought to interrogate the 2016 based Sub National Population projections which were published by ONS in May 2018. Again this update did not reassess the HMA but concluded that based on economic projection assumptions the need figure for City of York is 790 dwellings per annum.

Selby District Council SHMA Update February 2019

In February 2019 Selby District Council published a revised SHMA however this did not consider Housing Market Areas in detail as the revised National Planning Policy Framework introduced the Standard Methodology for the assessment of housing requirements.

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