



Mr Simon Berkeley and Mr Andrew McCormack
c/o Carole Crookes (Programme Officer)
By email – York@iposolutions.online

16 December 2019

Dear Mr Berkeley and Mr McCormack

City of York Council Local Plan Examination – York Housing Market Area

Selby District Council has been working positively and on an ongoing basis with City of York Council on the preparation of their Local Plan under the Duty to Cooperate. This work has included a number of one to one meetings between Officers in addition to participation at sub regional planning meetings. However we wish to clarify matters relating to the Selby Housing Market Area which were subject of discussion at the examination hearings last week.

As you will be aware a number of evidence based documents have been prepared which provide information on the City of York housing requirements and market area this includes:-

- North Yorkshire Strategic Housing Market Assessment 2010
- City of York Council Strategic Housing Market Assessment June 2016
- Draft Selby District Council Strategic Housing Market Assessment 2015
- City of York Council Strategic Housing Market Assessment Update September 2017
- City of York Council Strategic Housing Market Assessment Update January 2019
- Selby District Council Strategic Housing Market Assessment Update February 2019.

A summary of the key findings relating to the York HMA from these reports is attached at Appendix 1.

In response to the Regulation 18 consultation Selby District Council Officers commented that whilst City of York Council were confident that they can realise the growth aspiration detailed in the Pre-Publication Local Plan within the City of York boundary, Selby District Council is concerned that any increases to this figure could raise significant cross boundary issues. This position was reiterated at a meeting between Selby District Council and City of York Council Officers in March 2018. This response was intended to highlight that should housing requirement figures increase it was not clear whether City of York Council had identified sufficient sites to accommodate this need.

In response to the City of York Council's consultation on proposed modifications in 2019 Selby District Council Officers confirmed that discussions had been ongoing between Selby District Council and the City of York Council throughout the preparation of the Local Plan. As part of these discussions both Selby and York have agreed to meet their own objectively assessed housing need within their own authority boundaries. Selby District Council Officers noted that the annual housing figure had been reduced from 867 to 790 dwellings per annum. However Selby District Council Officers were satisfied that the amended housing figure was underpinned by robust evidence, in the form of the updated SHMA, which had applied an uplift to take account of economic growth.

On 28th November 2019 Selby District Council Officers were sent a copy of the draft Statement of Common Ground for the phase 1 York Examination in Public Hearings. The final SOCG was agreed and signed on 4th December 2019. Paragraph 8 of the SOCG states:-

“Selby District Council agrees that there are no outstanding unresolved strategic issues relating to the extent of the housing market area. In September 2019 Selby District Council agreed to progress a new Local Plan. Selby District Council have confirmed that they are at a very early stage in the preparation of the Local Plan and are yet to establish how we will accommodate growth in the District however it would be their intention to meet their own needs within the Selby District administrative boundary. Selby District Council agrees to continue to work positively with City of York Council on any emerging cross boundary strategic matters including future housing requirements as they progress the Local Plan”.

The City of York Statement to Matter 2 – the Housing Strategy had not been shared with Selby District Council prior to the Stage 1 Examination Hearings. This statement sets out how the HMA has been identified and is clear that both local planning authority areas have a high level of self-containment. However the statement does not clarify the nature of the HMA in that it relates to parts rather than all of the Selby District. This is despite the fact that both the City of York SHMA (2016) and Selby District Council SHMA (draft 2015) say that York’s HMA falls within part of Selby District but also recognises that Selby District shares housing market areas with Leeds and Wakefield.

Selby District Council wishes to make it clear to the Examination Inspectors that although Selby District Council agrees that it shares a HMA with City of York this is restricted to the northern and eastern parts of the District only and the remainder of the District falls within other HMAs. This is a crucial point as it may influence Selby District Council’s future housing requirements.

In September 2019 Selby District Council began work on the preparation of a new Local Plan for the District. As set out in the signed Statement of Common Ground although the Council is in the early stages of preparing a new Local Plan it would be the intention to meet our own housing need requirement within the Selby District administrative boundary. Selby District Council will continue to work positively and on an ongoing basis to consider any cross boundary strategic matters.

I hope this helps to clarify the Council’s position however if you require any further information please do not hesitate to contact me.

Yours sincerely



Dave Caulfield
Director of Economic Regeneration and Place