



HOUSE OF COMMONS

LONDON SW1A 0AA

The Rt Hon Angela Rayner MP
Secretary of State for Housing, Communities and Local Government
Ministry of Housing, Communities and Local Government
Fry Building
2 Marsham Street
London
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JU80317
25 September
2024

Dear Angela

I am writing in regard to the proposed changes to the National Planning Policy Framework on which the Ministry of Housing, Communities and Local Government has recently consulted.

Like you I want to see more homes built. North Yorkshire Council shares this view. On the current standard method for calculating housing need the council would need to achieve 1,384 new homes per year. Following local government reorganisation the council inherited several former district local plans which, combined, plan for 2,289 new homes per year. North Yorkshire has consistently exceeded both of these expectations and averaged around 2,800 new homes per year over the past ten years. It is a pro-growth council and will continue to be as it develops a single local plan for the county.

The proposed changes to the standard method would however increase North Yorkshire's housing target to 4,232 new homes per year. To generate the required demand job creation in North Yorkshire would need to exceed estimates nine-and-a-half times over. I do not think that the capacity to deliver such a large increase is available, nor required, to ensure local need is met. North Yorkshire is home to two National Parks, which develop their own local plans, and two further National Landscapes where development is restricted. A significant amount of infrastructure upgrades would also need to take place and I am not convinced these could be completed at a pace that offsets the impact of development.

I would urge you and your officials to engage with North Yorkshire Council, as well as the Mayor of York and North Yorkshire, to find a solution that matches their pre-existing ambitious plans for housing with stretch targets from the Government that are more deliverable than the current consultation projections.

Thank you; your assistance is appreciated.

Yours sincerely,

Rt Hon Sir Julian Smith KCB CBE MP