



CRAVEN DISTRICT COUNCIL ADOPTION STATEMENT

Notice of the adoption of the Craven Affordable Housing Supplementary Planning Document

In accordance with:

The Planning and Compulsory Purchase Act 2004 (as amended)

The Town and Country Planning Act (Local Planning) (England) Regulations 2012 (as amended)

Notice is hereby given that (in accordance with the above-mentioned legislation) Craven District Council formally approved for adoption the Affordable Housing (AH) Supplementary Planning Document (SPD) on 6 August 2021.

The AH SPD sets out guidance on how the council will apply relevant Craven Local Plan policies related to the provision of affordable housing and how applicants can best prepare their planning applications to be in accordance with these policies.

The draft AH SPD was the subject of two public consultations, in accordance with Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). These took place between 1 September to 13 October 2020, and 15 February to 29 March 2021.

A number of modifications have been made to the AH SPD in response to the consultations and to ensure that the adopted SPD is up to date. The modifications include:

- The addition of a preface to summarise the purpose and content of the SPD and provide information on the recent introduction of the government's First Homes policy requirement. In addition, paragraphs 1.2.2, 1.4.6 have been amended to include reference to the First Homes policy and para 3.4.0 has been replaced to reflect the government's new policy on 'First Homes Exception Sites'.
- Replace section 1.3.0 to reflect public consultation and adoption of the Affordable Housing SPD.
- A cross reference at paragraph 2.5.24 to criterion d) of Policy H2 of the Craven Local Plan.
- The addition of a footnote to paragraph 2.5.5 which cross refers to the Planning Practice Guidance (PPG) regarding Benchmark Land Value.
- Additional wording in paragraphs 2.8.5 and 2.11.5 to reflect the council's approach to the needs of the disabled.
- Reference added in paragraph 2.10.5 to the sub-regional partnership 'North Yorkshire Home Choice'
- Replace text in paragraph 2.10.12 to provide appropriate figures on the calculation on management charges.

- Cross reference to design issues in other Craven Local Plan policies in paragraph 2.11.1
- More accurately reflect the Nationally Described Space Standards (NDSS) in paragraph 2.11.4.
- Additional wording in paragraph 2.11.3 and amendment to paragraph 2.11.4 to reflect the council's approach to use of affordable housing space standards used in the Local Plan viability assessment (LPVA).
- Addition of new paragraph 2.11.13 relating to the need for applicants to discuss energy efficient design matters with Registered Providers at the early stages of the application process.
- Changes made to Part 3 and appendices 4, 5 & 7 to ensure clarity that the Council is not introducing any new requirements to those already covered in adopted Local Plan policy and the Council's validation requirements, including further clarification that the council's approach to viability assessments is in accordance with Policy H2.
- Deletion of Appendix 9 on Entry-level exception sites.
- The addition of an appendix (Appendix 9) to reflect the appropriate specification for affordable housing as agreed with Registered Providers.
- The addition of an appendix (Appendix 10) which provides examples of the clauses the council has used within Section 106 agreements on affordable housing matters.

More details of the modifications made can be found in the council's Affordable Housing SPD: Consultation Statement & Changed Circumstances document, which can be viewed at www.cravenc.gov.uk/localplan

Any person with sufficient interest in the decision to adopt the AH SPD may apply to the High Court for permission to apply for judicial review of that decision. Any such application to the High Court must be made not later than 3 months after the date of which the AH SPD was adopted (i.e. 3 months from 4 August 2021) – being the day after adoption).

In accordance with Regulation 14 of the 2012 Regulations the AH SPD and this Adoption Statement have been made available to view on the Council's website at: www.cravenc.gov.uk/localplan

Paper copies will be made available as soon as practicable at the Council's main reception, 1 Belle Vue Square, Broughton Road, Skipton, North Yorkshire, BD23 1FJ, which is open from 9am to 5pm Monday to Thursday and 9am to 4:30pm on Friday and libraries within Craven outside the Yorkshire Dales National Park.

Paper copies are available to purchase on request.

A copy of this Adoption Statement will be sent to all parties who have asked to be notified of the adoption of the AH SPD.

For further information, please refer to the Council's website via the link provided above or contact the Spatial Planning Team at spatialplanning@cravenc.gov.uk.

Paul Shevlin, Chief Executive

6 August 2021