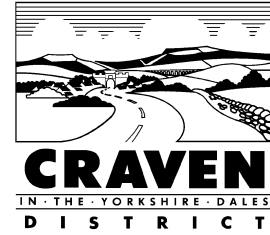


Craven Spatial Planning Sub-Committee – 14th April 2014



CRAVEN LOCAL PLAN – SPATIAL STRATEGY: AMENDMENT TO SUB-AREA AND SETTLEMENT HOUSING FIGURES

Report of the Strategic Manager for Planning and Regeneration

Ward(s) affected: All outside the Yorkshire Dales National Park

1. **Purpose of Report** – To consider a proposed amendment to the South and Mid Sub-Area and settlement housing targets to be used as a guide for the site allocations process.
2. **Recommendations** – Members are recommended to:
 - 2.1 Agree an amendment to the draft spatial strategy in an alternative housing distribution that is more consistent with feedback to public engagement and provides an improved basis on which to determine local plan site allocations. The amendment comprises the following changes to the existing spatial strategy:
 - (i) An adjustment to sub-area housing growth figures in a reduction of the mid sub-area figure from 36 to 22 per year and an uplift in the south sub-area figure from 99 to 113 per year.
 - (ii) A corresponding adjustment downwards in respect of mid sub-area settlement figures and an increase in the Skipton figure as set out in the maps in the appendices to this report.
 - (iii) A reduction in the annual figure for Cowling from 3 to 2 and an increase in the Carleton figure from 2 to 3 per year.
3. **Report**
 - 3.1 Members will recall that a 2012 discussion paper “Shaping a Spatial Strategy and Housing Figure for Craven” introduced a sub-area approach to the distribution of housing growth. Informed by analysis of population and household change by Edge Analytics, the discussion paper identified annual sub-area housing requirements of 25 for a north sub-area, 36 for a mid sub-area and 99 for a south sub-area. The following settlements in each sub-area were identified to meet sub-area housing requirements:

- a) North sub-area – High Bentham and Ingleton;
- b) Mid sub-area – Settle and Giggleswick;
- c) South sub-area – Skipton, Gargrave, Cononley, Glusburn / Cross Hills and Sutton-in-Craven.

3.2 At previous meetings of this Sub-Committee on 8th October and 30th October 2012, following consideration of feedback from parish and stakeholder workshops on the discussion paper, Members agreed that the sub-area figures outlined in the discussion paper be adopted for purposes of consultation. Members agreed the following additional settlements to meet sub-area housing requirements:

- a) North sub-area – Low Bentham, Burton in Lonsdale and Clapham village;
- b) Mid sub-area – Hellifield and Rathmell;
- c) South sub-area – Low Bradley, Carleton, Embsay and Cowling.

Members also agreed contributions from each settlement to the sub-area housing requirements that included reducing the amount for Hellifield and increasing the amounts for Settle and Giggleswick.

3.3 During 2013 a series of informal public engagement events realised general support for the sub-area approach. Feedback from the public engagement and evidence underpinning local plan preparation recognises the following distinguishing factors between the sub-areas relevant to the emerging local plan strategy for the scale and spread of new housing.

- (i) The number of settlements with services and facilities in the mid sub-area is fewer than in the other sub-areas and distances between settlements are greater. Apart from the market town of Settle with a population of approximately 2,500, there are only two other settlements (Giggleswick and Hellifield) with more than 1,000 population.
- (ii) When compared to the other 2 sub-areas, the mid area is more distant from urban areas outside Craven. This might have implications for addressing the needs of a locally ageing population, for example the location of hospitals and sizeable populations of skilled workers.
- (iii) Evidence indicates that prospects for job growth and attracting families to balance a locally ageing population are greatest in the “West Yorkshire Connected” south sub-area.
- (iv) Comparatively high previous housing growth at Hellifield is reflected in future household growth forecasts for the mid sub-area. Engagement feedback and evidence indicates that Hellifield has characteristics of both the mid and south sub-areas.

3.4 Planning officers are currently carrying out sustainability appraisal of sites made available through the SHLAA process. This will inform preparation of draft local plan site allocations to meet housing growth figures in the spatial strategy. It is evident from the maps in appendix A to this report that there is an issue around

Settle in terms of a particularly finite supply of available land to meet the mid area figure. This is related to local geography restricting growth opportunities mainly to the south of the town.

- 3.5 Feedback from the parish and stakeholder workshops in 2012 and the public engagement in 2013 provided broad support for the idea that most of the sub-area housing requirements should be directed to the largest settlement in the relevant sub-area. Analysis of spatial strategy figures and the existing housing stock in 2012 shows the existing spatial strategy to be planning for 1.53% annual growth in Settle compared to 0.91% annual growth in Skipton. This is despite the latter containing the widest range of services and facilities in the district and the best transport connections.
- 3.6 It is therefore proposed to adjust the spatial strategy figures by equalizing housing growth in the towns of Settle and Skipton to around 1.07% annually. Supporting information in appendix C to this report shows that this would result in a reduction in the mid sub-area housing figure to 22 per year and an increase in the south sub-area figure of 113 per year. Annual settlement figures for Settle and Skipton would change from 24 and 69 to 16 and 83 respectively. Other settlement adjustments consistent with engagement feedback, available land supply and sustainability considerations are suggested as part of the sub-area adjustment. These are alterations to the annual figures for Giggleswick, Rathmell and Hellifield respectively to 2 per year for each village.
- 3.7 A further proposed change to the spatial strategy figures is a reduction in the annual figure for Cowling from 3 to 2 and an increase in the Carleton figure from 2 to 3 per year. This is to reflect feedback to public engagement events in both villages and feedback from Cowling Parish Council. When compared to other villages in the south sub-area, Cowling is characterised by higher housing growth over the period 1993 to 2012.

4. **Implications**

- 4.1 **Financial and Value for Money (vfm) Implications** – None arising directly from this report.
- 4.2 **Legal Implications** – The preparation of the local plan is a statutory obligation under the provisions of the Planning and Compulsory Purchase Act 2004. The Council Meeting has to approve the final documents that will form part of the Council's local plan policy.
- 4.3 **Contribution to Council Priorities** – The local plan is a key corporate document that contributes directly to all Corporate Priorities.
- 4.4 **Risk Management** – Preparation of the local plan is a statutory requirement under the Planning and Compulsory Purchase Act 2004 and is the key mechanism for delivering development in the District to meet future community needs and demands. Significant delay in adoption of the plan may affect future New Homes

Bonus payments. In addition the plan is a key corporate document that will be the spatial expression of numerous other corporate strategies, such as the Housing Strategy, Economic Strategy and Council Plan. Failure to deliver the plan will also result in these strategies not being fully realised.

- 4.5 **Equality Analysis** – No new policy or procedure is proposed in this report which would give rise to a requirement for an Equality Analysis.
5. **Consultations with Others** – Parish/Town Councils and Stakeholders at Workshop events in September 2012 and public engagement during summer 2013.
6. **Access to Information : Background Documents** – None.
7. **Author of the Report** – Stephen Brown, Principal Planning Officer (01756 706472)

Note : Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

8. **Appendices**

A - Settle land supply: Sites included in the Strategic Housing Land Availability Assessment.

B - Existing spatial strategy.

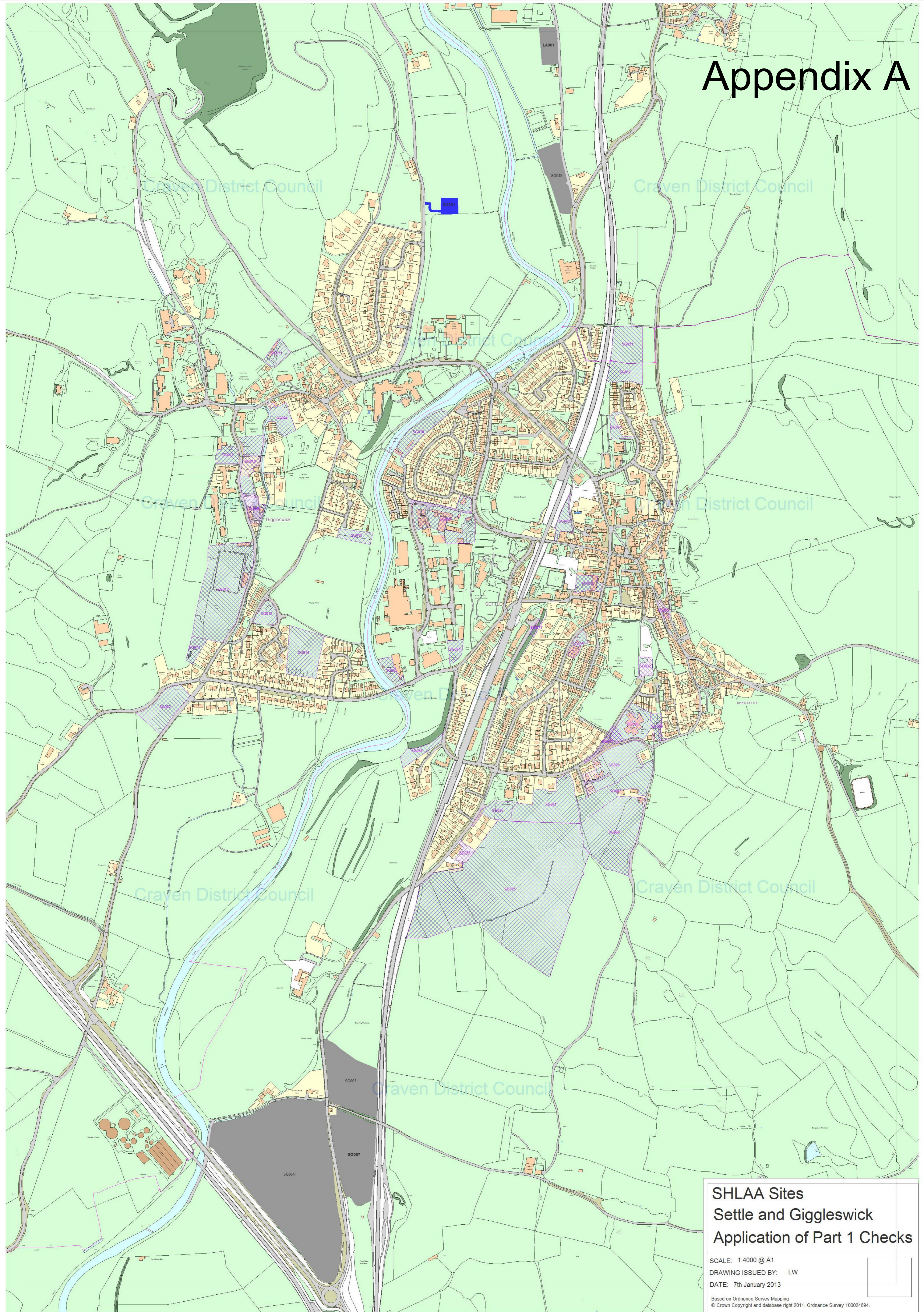
C - Proposed amendment to the spatial strategy

Appendix A – Settle SHLAA sites

Appendix B – Existing spatial strategy

Appendix C – Proposed amendment to spatial strategy

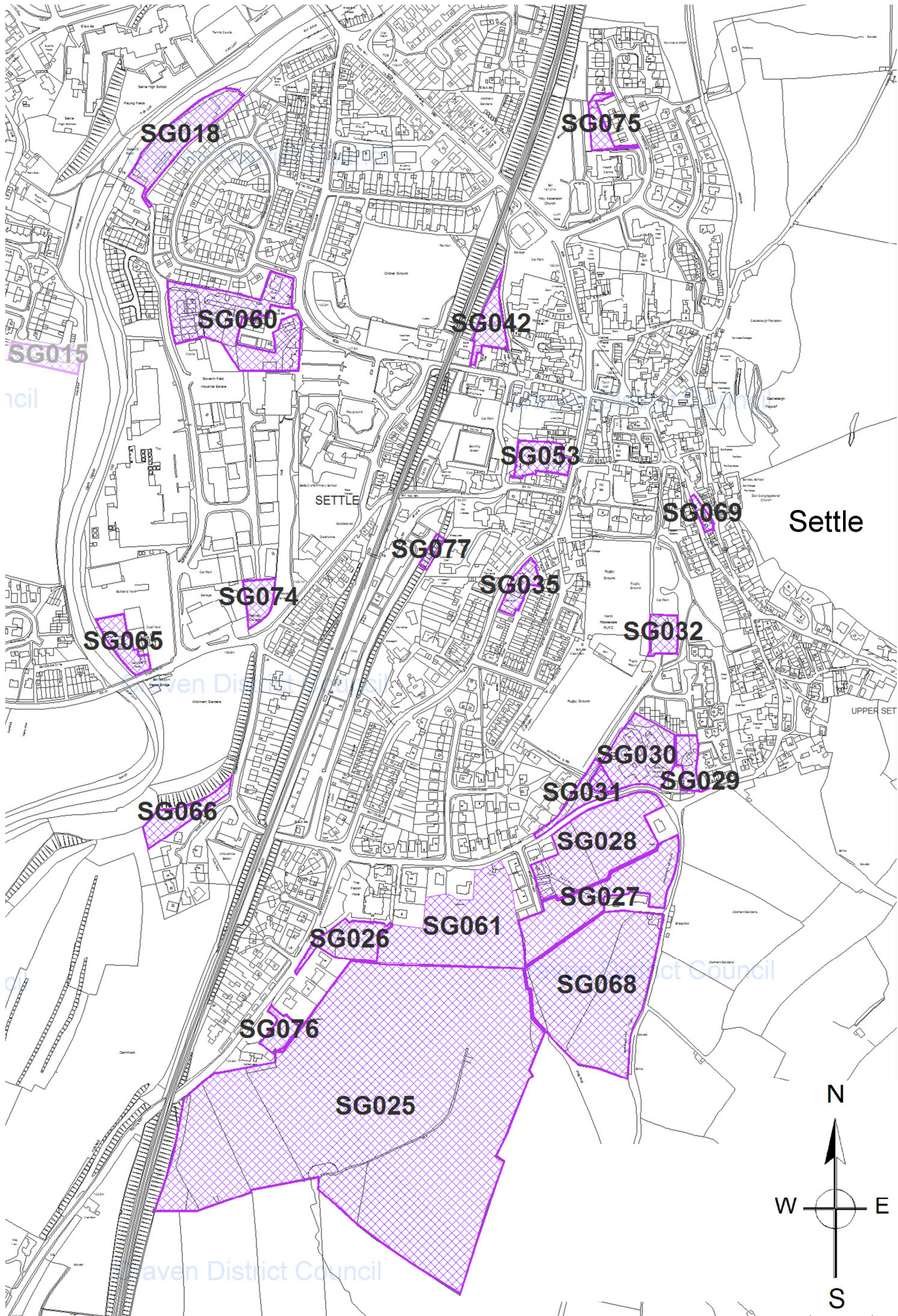
Appendix A



SHLAA Sites Settle and Giggleswick Application of Part 1 Checks

SCALE: 1:4000 @ A1
DRAWING ISSUED BY: LW
DATE: 7th January 2013

Based on Ordnance Survey Mapping
© Crown Copyright and database right 2011. Ordnance Survey 100024694.



A larger version of this map was used at the settlement event and is available on the Strategic Housing Land Availability Assessment (SHLAA) page of the Council's website: just enter "Craven SHLAA" in your search engine or go to www.cravenc.gov.uk/SHLAA and click on the settlement maps.



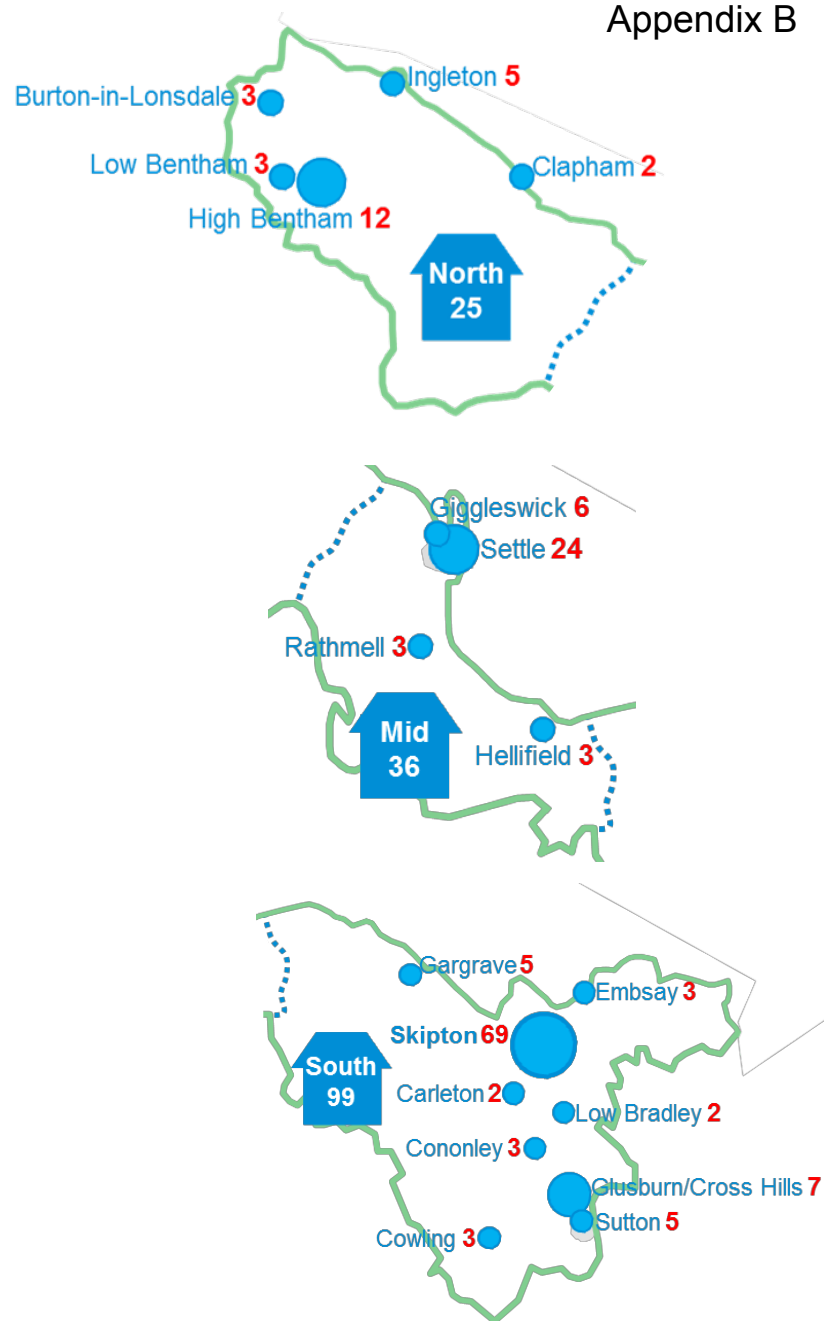
If you would like to have this information in a way that's better for you, please telephone **01756 700600**.

Existing Spatial Strategy (Resolution October 2013)

Growth Table

Settlements	Previous Growth (APR)	Future Growth (APR)	Strategy Figure	Overall Growth (APR)
Bentham	1.06	0.93	15	1.00
Ingleton	1.00	0.43	5	0.75
Burton	0.22	0.97	3	0.55
Clapham	0.70	0.66	2	0.68
North Sub-Area	0.90	0.74	25	0.84
Settle	0.92	1.53	24	1.19
Giggleswick	1.04	1.01	6	1.03
Hellifield	2.38	0.43	3	1.51
Rathmell	1.40	2.01	3	1.67
Mid Sub-Area	1.29	1.20	36	1.25
Skipton	0.63	0.91	69	0.75
Glusburn Cross Hills	0.70	0.37	7	0.56
Sutton	0.91	0.29	5	0.64
Gargrave	0.75	0.54	5	0.66
Cononley	0.64	0.56	3	0.60
Cowling	1.25	0.28	3	0.82
Embsay	0.47	0.33	3	0.41
Bradley	0.82	0.36	2	0.62
Carleton	1.01	0.36	2	0.72
South Sub-Area	0.73	0.63	99	0.69
Plan Area (- +)	0.83	0.72	160	0.78

Appendix B



Proposed amendment to spatial strategy

(Mid sub-area and South sub-area adjustments)

Settlements	Previous Growth (APR)	Future Growth (APR)	Strategy Figure	Overall Growth (APR)
Bentham	1.06	0.93	15	1.00
Ingleton	1.00	0.43	5	0.75
Burton	0.22	0.97	3	0.55
Clapham	0.70	0.66	2	0.68
North Sub-Area	0.90	0.74	25	0.84
Settle	0.92	1.06	16	0.98
Giggleswick	1.04	0.35	2	0.73
Hellifield	2.38	0.29	2	1.45
Rathmell	1.40	1.40	2	1.40
Mid Sub-Area	1.29	0.75	22	1.05
Skipton	0.63	1.08	83	0.83
Glusburn Cross Hills	0.70	0.37	7	0.56
Sutton	0.91	0.29	5	0.64
Gargrave	0.75	0.54	5	0.66
Cononley	0.64	0.56	3	0.60
Cowling	1.25	0.18	2	0.76
Embsay	0.47	0.33	3	0.41
Bradley	0.82	0.36	2	0.62
Carleton	1.01	0.54	3	0.80
South Sub-Area	0.73	0.71	113	0.72
Plan Area (- +)	0.83	0.72	160	0.78

