

CRAVEN

IN THE YORKSHIRE DALES

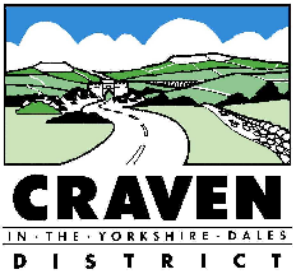
D I S T R I C T



Shaping a Spatial Strategy and Housing Figure for Craven

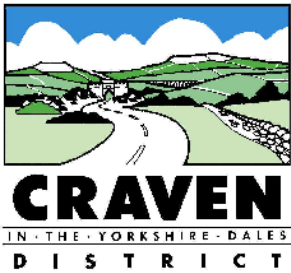
Craven Spatial Planning Sub
Committee

8th October 2012



Purpose of Report

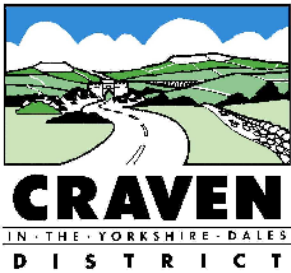
- To consider feedback from parish/town council and stakeholder workshops on ideas presented in discussion paper “Shaping a Spatial Strategy and Housing Figure” (Appendix A)
- To agree guidelines for officers to work within for progressing work on a draft housing figure, spatial strategy and approach to site allocations for Craven (outside YDNP)



Details of Workshops

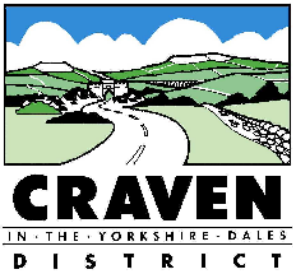
- Three workshops held for Parish/Town Councils/Meetings and Ward Members.
- North Sub Area - Wednesday 5th September 2012 at Ingleton.
- Mid Sub Area – Tuesday 11th September 2012 at Settle.
- South Sub Area – Monday 10th September 2012 at Skipton.
- Stakeholder Workshop - Friday 14th September 2012 at Skipton.
- Members were also invited to attend the stakeholders workshop.

- Workshops well attended:-
- 23 delegates attending the parish workshops.
- 25 delegates attending the stakeholder workshop.



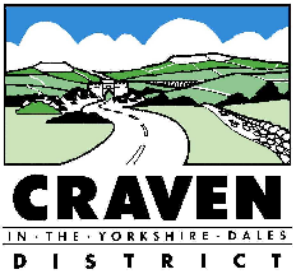
Purpose of Workshops

- To start a discussion on a spatial strategy and housing figure for Craven.
- In other words how many houses should be built per year over the next 15 years and where should this housing be located?
- The discussion paper presents an idea for a new housing figure and spatial strategy.
- The idea is not fixed, it's purpose is to get the discussion going.



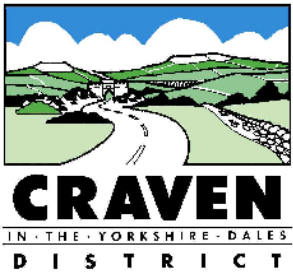
Format of Workshops

- Delegates split into groups.
- Each group did three exercises which took the form of a structured discussion on the housing figure, the spatial strategy and the approach to allocations respectively.
- The groups were assisted by a facilitator from the Planning Policy Team.
- At the end of each exercise, there was feedback from each group on the outcome of the structured group discussion.



Basic Ground Rules for Discussion

Ground Rules for discussion are important because if we don't follow them our spatial strategy and housing figure will be judged "unsound" and we'll have to start again.



Basic Ground Rules for Discussion

1. We can't ignore the evidence

If our views, opinions and ideas can't be backed up by adequate information – like our planning studies – they won't stand up to scrutiny and will, in all likelihood, be judged unsound.

2. We can't ignore sustainability

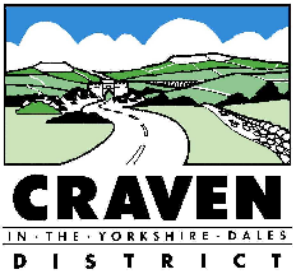
Our spatial strategy and housing figure must help achieve sustainable development, so our ideas must pass the test of economic, environmental and social sustainability.

3. We've got to listen to all points of view

People may have different views and priorities, but the economy, the environment and society are important to us all in some way. We need to listen to each other and make progress on all fronts.

4. We've got to agree

Without some kind of consensus it will be difficult for anyone to achieve what they want to achieve, so we need a spatial strategy and housing figure that local people, businesses and developers are all reasonably happy with.



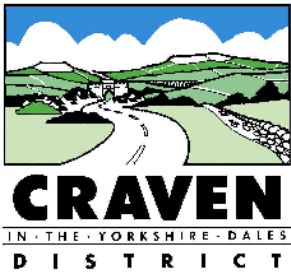
Resources Available

Information displays (which were used during the exercises) on:-

- Sustainability
- Population Change
- Past housing development and brownfield site potential

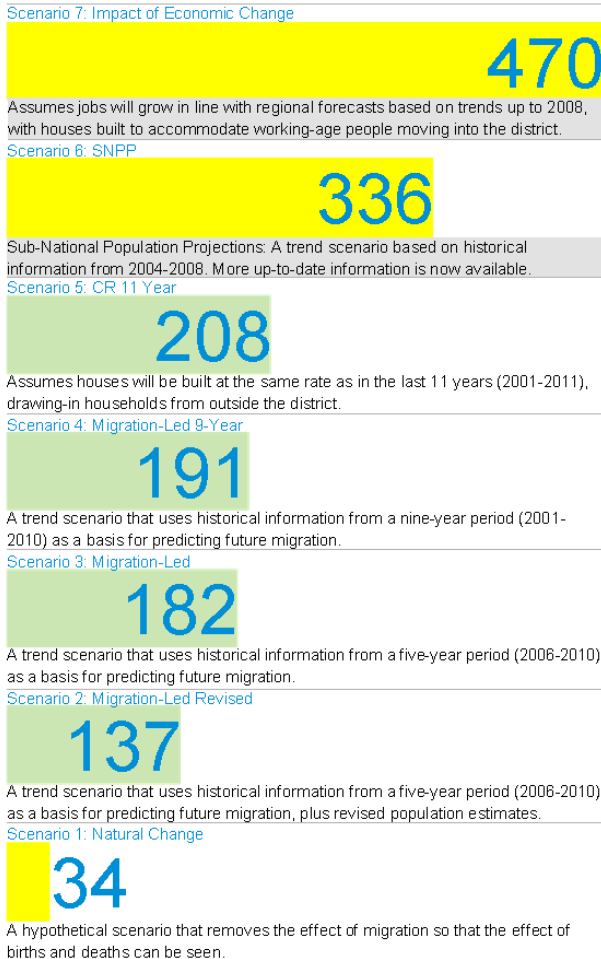
‘Post-It Wall’ for any suggestions, ideas or queries.

Hand Outs for delegates.



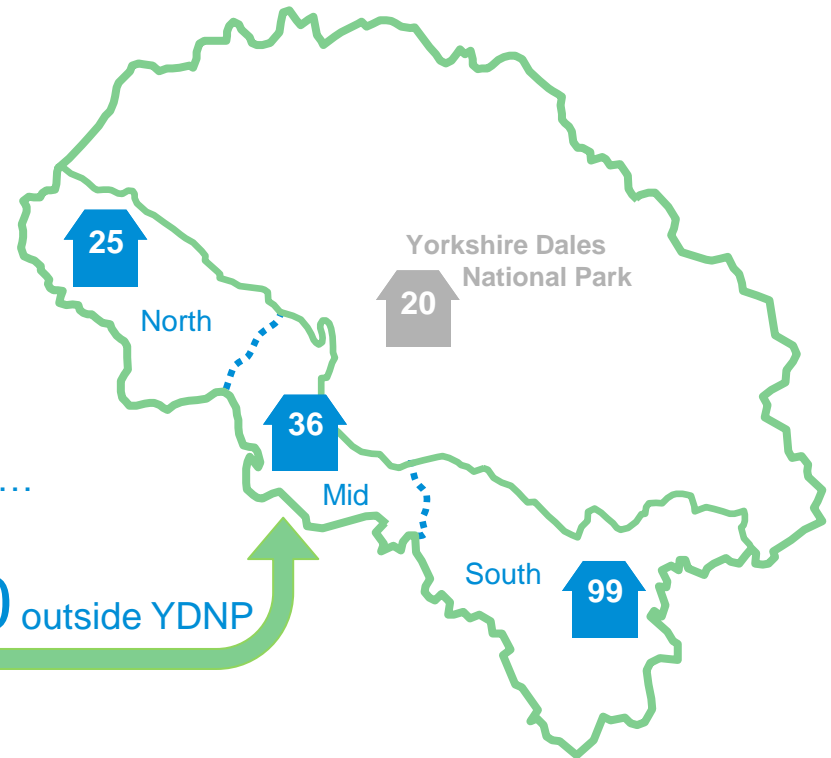
Exercise No.1 – Housing Figure

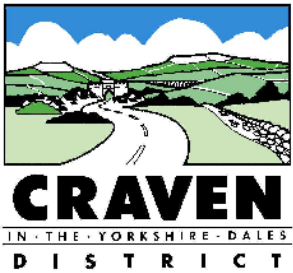
Figure 1: Number of new homes needed per year in Craven (including the Yorkshire Dales National Park)



Average of most realistic range is **180** per year...

...or **160** outside YDNP

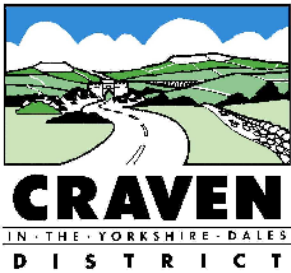




Feedback from Workshop Groups on Housing Figure

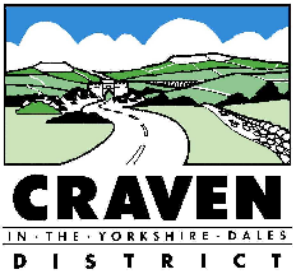
“It should be changed”

- Majority of stakeholders and some parish representatives thought housing target should be higher than 160 dwellings per year.
- Suggestions ranged from 180/190 dwellings per year to 500+ dwellings per year (one person).
- Most suggestions were for slightly higher target towards top end of realistic range of population change estimates (180/190).



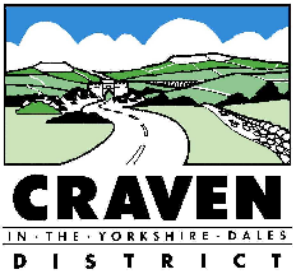
Summary of Reasons for higher housing target than 160 dwellings per year

- Need for more affordable housing in the District, which would help balance populations by attracting more young people and families.
- Benefits for Craven's economy from younger families/people of working age coming into the area and increasing/stabilising the workforce.
- Building up a population of skilled young people will attract new businesses and lead to opportunities for higher wage economies.
- Increase in employment in the construction industry which has a positive knock on effect on the economy.
- Local services, schools and shops would be supported, maintained or improved.



Summary of Reasons for higher housing target than 160 dwellings per year

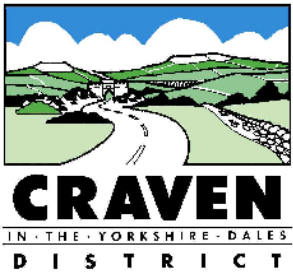
- People employed in rural areas often have to commute a long way as housing is not available locally. Providing more housing would reduce commuting and support the rural economy.
- Social benefits by bringing more people into area to run/maintain local groups and facilities
- More investment for infrastructure improvements and support strategic investment decisions.
- Lead to environmental benefits by improving approaches to and general appearance of settlements (60's legacy), improving flood defence & mitigation, increase quality of housing stock, including energy use/generation



Feedback from Workshop Groups on Housing Figure

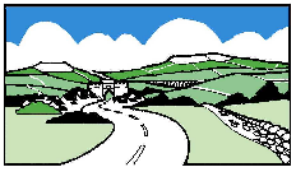
“Its about right”

- The majority of parishes and some stakeholders thought the target of 160 dwellings per year is about right , providing the mix of types and tenure of dwellings is suitable.



Summary of Reasons for housing target of 160 dwellings per year being about right

- 160 dwellings per year is realistic as close to average build rate of the past 20 years and reflects trends of steady growth.
- Confidence in more recent population forecasting evidence and census benchmarking information that supports a figure of 160 dwellings per year.
- Difficult to justify lower housing target.
- Accept that higher target would bring benefits for affordable housing and more balanced vibrant communities, but these could be achieved within a housing target of 160 dwellings per year provided clear policies on housing mix, type and tenure were included in the Plan



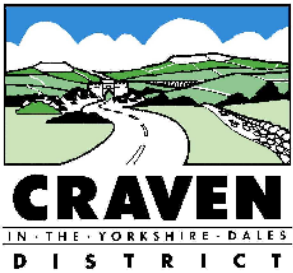
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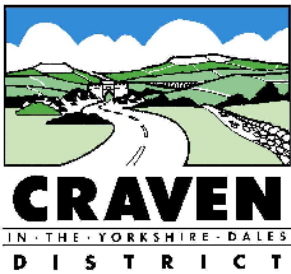
Summary of Reasons for housing target of 160 dwellings per year being about right

- Housing target of 160 dwellings per year is enough to maintain communities.
- Doubts about the extent of economic benefits that would accrue from a higher housing target.
- A higher target would lead to more development on greenfield sites, which would be detrimental to character of the area, damage the tourism industry and reduce land available for food production.



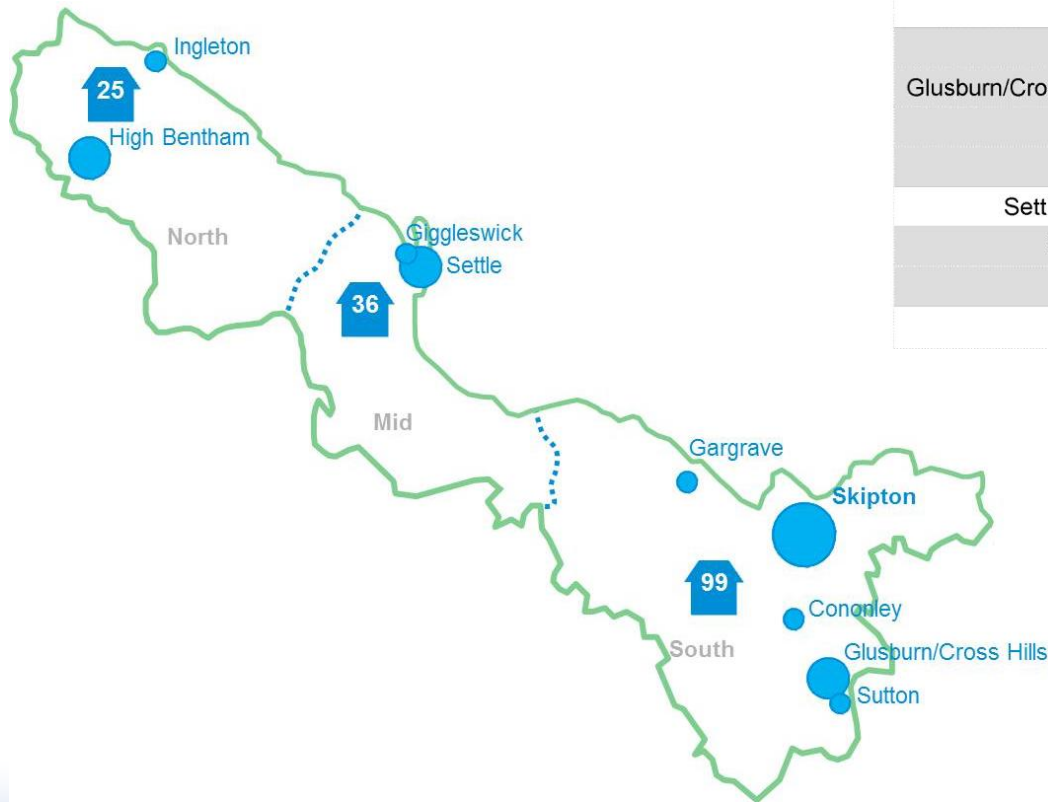
Issues on a “Minimum” Housing Target

- Parish Councils and some stakeholders concerned about the “unknown quantity” that could be provided above the minimum of 160 dwellings per year e.g windfalls, exception sites, neighbourhood plan proposals which could boost this figure significantly.
- Suggested approaches – lower target for allocations or housing target of 160 to include a windfall allowance.
- Majority of stakeholders had concern that “minimum” housing target of 160 dwellings would in practice mean that housebuilding would be capped at this level.



Exercise No.2 – Spatial Strategy

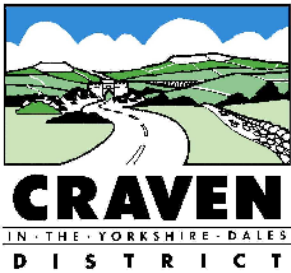
Towards a New Local Plan – a possible future distribution of housing?



Location	Sub-area	Number of dwellings per year	% of total housing requirement
Skipton	South	99	62%
Glusburn/Cross Hills/Sutton			
Gargrave Cononley			
Settle/Giggleswick	Mid	36	22%
High Bentham Ingleton	North	25	16%
Total:		160	100%

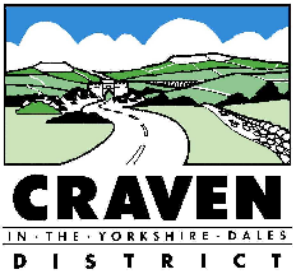
Points from the discussion paper

- Makes sense to direct housing to larger settlements, where you find most people, facilities, services already
- In 2009, Council agreed Skipton, Glusburn/Cross Hills/Sutton, Settle/Giggleswick and High Bentham, plus Ingleton, Gargrave and the Airedale Corridor
- Current estimates of housing requirements are lower than previous estimates
- Housing provision should be based on the individual requirements of the three sub-areas



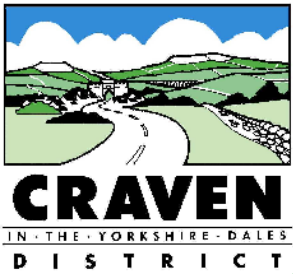
Feedback from Workshops on Spatial Strategy

- General agreement with sub-area approach and the proportion of housing allocated to each sub area
- Skipton acknowledged to have widest range of services, facilities & infrastructure and should have majority of development in South sub area.
- Market towns in Mid and North Areas need steady growth to retain their services and facilities including schools.
- Well being & accessibility benefits for the over 80s by having housing in the main settlements.

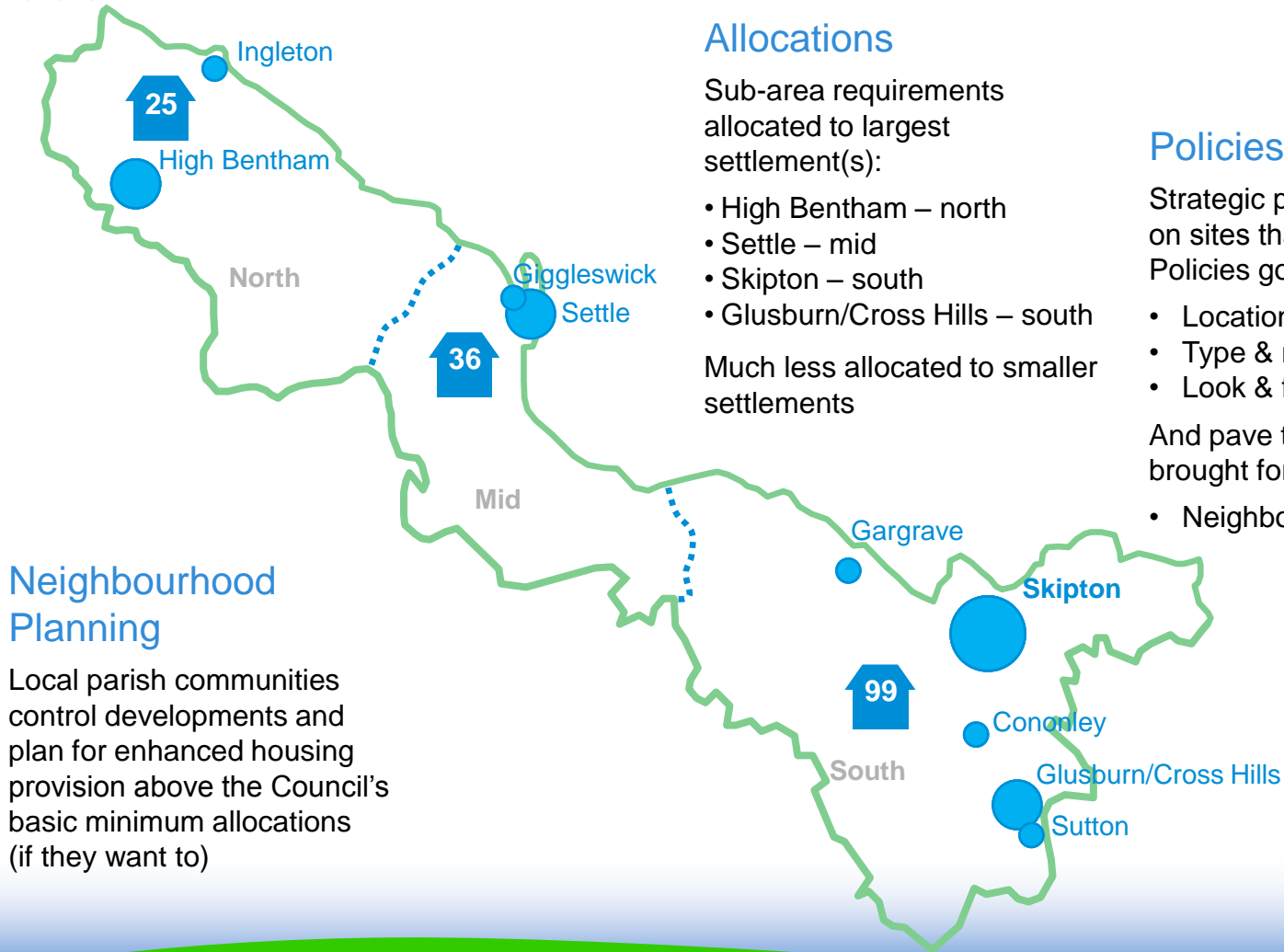


Feedback from Workshops on Spatial Strategy

- However, consensus that not all development should go to the largest settlements and that more settlements in each sub area should be included in the spatial strategy to receive allocations.
- There were no suggestions that the strategy should be changed to have a more concentrated approach on fewer settlements.



Exercise No.3 – Allocations, Policies & Neighbourhood Planning



Allocations

Sub-area requirements allocated to largest settlement(s):

- High Bentham – north
- Settle – mid
- Skipton – south
- Glusburn/Cross Hills – south

Much less allocated to smaller settlements

Policies

Strategic policies for housing on sites that aren't allocated.

Policies govern:

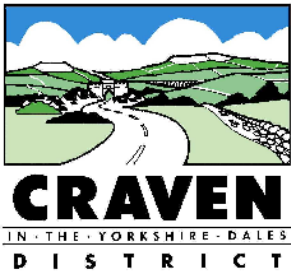
- Location, type & size of site
- Type & number of houses
- Look & feel

And pave the way for sites brought forward through:

- Neighbourhood planning

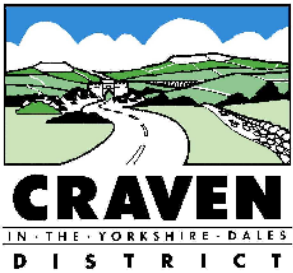
Neighbourhood Planning

Local parish communities control developments and plan for enhanced housing provision above the Council's basic minimum allocations (if they want to)



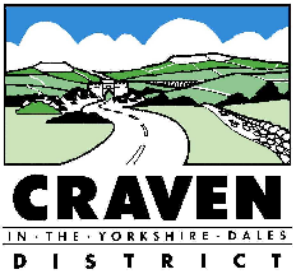
Feedback from Workshops on Approach to Allocations, Policies and Neighbourhood Planning

- Detail provided in report, paragraphs 3.39 to 3.42
- General consensus that the approach is about right, but some important adjustments needed.
- For instance, doubts that neighbourhood planning will address local housing needs in smaller settlements and consideration should be given to allocating land for local housing needs, accompanied by policies to more closely manage windfall development.
- Suggestions for policy approaches on the phasing of sites and ensuring an appropriate mix of housing is delivered on sites.



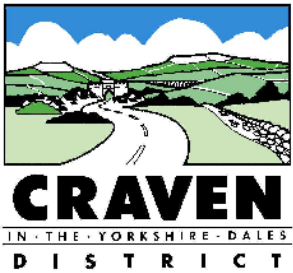
Officer Overview of Workshop Outcomes and Recommendations

- **Key Outcome** – less of a gap between different groups on some issues than might have been expected and a significant degree of consensus on a wide range of issues.
- **Members are recommended to:**
- Agree a draft housing figure for Craven outside the Yorkshire Dales National Park of 175 dwellings per year (minimum) which would represent a level of development that is supported by evidence and takes a balanced account of input from both parishes and other stakeholders.



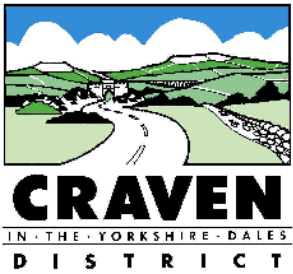
Officer Overview of Workshop Outcomes and Recommendations

- **Members are recommended to :**
- Agree to the sub area approach and proportions outlined in the discussion paper for the distribution of the housing figure;
- Reflects the high degree of consensus between both parishes and stakeholders that the sub area approach (north, mid and south) and the proportions for the distribution of the housing figure between sub areas is about right.



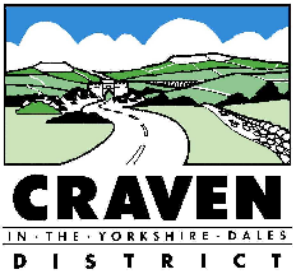
Officer Overview of Workshop Outcomes and Recommendations

- **Members are recommended to :**
- Agree in principle that more settlements in each sub-area, than shown in the discussion paper, be considered to receive site allocations;
- Reflects the high degree of consensus between parishes and stakeholders that the strategy should be changed to increase the number of settlements identified in each sub-area to receive allocations.



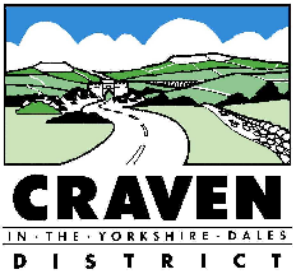
Officer Overview of Workshop Outcomes and Recommendations

- **Members are recommended to :**
- Give delegated authority to the Strategic Manager for Planning and Regeneration to prepare a report on potential additional settlements to be identified in each sub area for consideration by this Sub-Committee before the end of October 2012;



Officer Overview of Workshop Outcomes and Recommendations

- **Members are recommended to :**
- Give delegated authority to the Strategic Manager for Planning and Regeneration to develop supporting policies for the recommended draft housing figure and spatial strategy taking into account outcomes from the parish and stakeholder workshops, including policy approaches to closely manage windfall development in settlements; address local housing needs in smaller settlements; manage the phasing of sites and policies to achieve the right mix of housing on sites.



Next Steps

- Report to Craven Spatial Planning Sub-Committee on 30th Oct/1st Nov 2012 on additional settlements to be included in draft spatial strategy.
- Member briefing on site allocations work 3rd December 2012.
- Report to Craven Spatial Planning Sub Committee 19th December 2012 to consider pre – publication draft strategy and site allocations for wider public consultation.