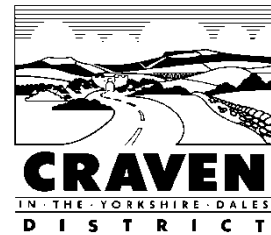


Craven Spatial Planning Sub-Committee – 7 December 2017



CRAVEN LOCAL PLAN - Evidence Base Update: Strategic Housing Market Assessment

Report of the Strategic Manager (Planning and Regeneration)

Ward(s) affected: All

1. **Purpose of Report** – To request that the Policy Committee note and accept a further update of the District's Strategic Housing Market Assessment (SHMA) into the evidence base of the Craven Local Plan.

2. **Recommendations** – Members are recommended to:

2.1 To note and accept the November 2017 Strategic Housing Market Assessment (SHMA) Update, as set out in Appendix 1 of this report, into the evidence base of the Craven Local Plan: Publication Draft.

3. **Report**

Changed circumstances since earlier consideration by the Spatial Planning Sub Committee (SPSC).

3.1 On 27 November 2017, the SPSC considered an update of the District's Strategic Housing Market Assessment (SHMA) to support the Craven Local Plan and agreed it should form part of the evidence base for the Craven Local Plan: Publication Draft.

3.2 However, agenda item 4 for this committee deals with Policy H2: Affordable Housing, and if approved, this has some 'knock on effect' changes required to the SHMA Update. Hence, Appendix 1 of this report provides the Policy Committee with the SHMA as considered by the SPSC, apart from these 'knock on effect' changes, which are highlighted in yellow.

3.3 The highlighted changes affect the following parts of the SHMA:

Page 10 Table ES2;
Page 89 Para 7.16 and Table 7.3;
Page 98 Para 8.20;
Page 134 Table 5D

3.4 Agenda item 4 for this meeting recommends a change from a 40% onsite affordable housing provision to a 30% onsite affordable housing provision. If approved this means that 70% of most residential sites will be for market housing as opposed to 60%. This affects the housing mix (proportion of homes by bedroom size) appropriate for the market element of housing sites. Both the overall housing mix for the plan area and the affordable housing mix are fixed through the evidence gathered in the SHMA. Hence the housing mix of the market housing has had to be adjusted to ensure the overall housing mix remains the same. The lower number of smaller 1 and 2 bedroomed houses being provided on the reduced proportion of affordable homes onsite has to be made up by a higher number of smaller 1 and 2 bedroomed homes in the market element of the site. The differences between the SHMA considered by the SPSC and the SHMA in Appendix 1 of this report are:

	SPSC SHMA	SHMA (to support the Publication Draft)
1 /2 beds	7.6%	18.9%
3 beds	64.9%	57.3%
4 beds	27.4%	23.8%

Main report

3.5 During the Summer 2017 Pre-Publication Draft Plan Consultation representations were made regarding the approach taken in the Council’s SHMA (December 2016) and about the alignment between the SHMA and the ELR. These representations sought higher FOAN figures in the SHMA:

- to reflect the government’s policy to address the issue of providing more housing opportunities for newly forming households in the young adult population, and
- by amending when the SHMA’s uplift for affordable housing takes place within the OAN calculation process.

3.6 A combination of the above objections and the publication of more recent national statistics on population and economic activity rates, and more recent regional economic data have resulted in the need to update the plan’s evidence base. The key differences compared to the December 2016 SHMA are as follows:

- The full objectively assessed need for housing (**FOAN**) in the plan area has increased from 182 (SHMA 2016) to **206 dpa**
- The full objectively assessed need for housing (**FOAN**) in Craven District as a whole, including part of the YDNP has increased from 214 (SHMA 2016) to **242 dpa**.
- The annualised **need for affordable housing** has decreased from 145 to **126 dpa**

3.7 These figures within the updated evidence represent the most robust position for the Council to adopt as the plan moves forward to Publication and submission to the Secretary of State early next year.

4.0 Implications

- 4.1 **Financial and Value for Money (vfm) Implications** – There are no financial implications 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.
- 4.3 **Contribution to Council Priorities** – Adoption of the Craven Local Plan will provide a spatial strategy, development policies and land allocations for housing and employment in the area which will directly or indirectly contribute to all the Council's priorities.
- 4.4 **Risk Management** – Preparation of the local plan is a statutory obligation 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 delays 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** – Legal and Financial Services
6. **Access to Information : Background Documents** – Craven Local Plan Demographic Forecasting Addendum Update, November 2017 (Edge Analytics); Craven Local Plan Strategic Housing Market Assessment November 2017 (Arc4); Craven Local Plan Employment Land Review Addendum, November 2017 (Nathaniel Lichfields)
7. **Author of the Report** – David Sykes – Planning Policy Officer, e-mail: dsykes@cravenc.gov.uk
- Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.
8. **Appendices** –
Appendix 1: Craven Local Plan: Strategic Housing Market Assessment: Update: November 2017