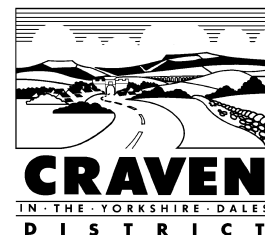


## Policy Committee – 3<sup>rd</sup> November 2015

# CRAVEN OBJECTIVELY ASSESSED NEED FOR HOUSING AND THE HOUSING DISTRIBUTION STRATEGY



Report of the Strategic Manager for Planning and Regeneration

Ward(s) affected: All wards wholly or partly outside the Yorkshire Dales National Park

1. **Purpose of Report** – To present and seek approval for a housing target and a housing distribution strategy for the emerging Local Plan based on an objectively assessed need for new dwellings in response to updated economic and housing evidence underpinning the plan and advancements in Government guidance.
2. **Recommendations** – Members are recommended to:
  - 2.1 To note and accept the objectively assessed need for housing of an average of 290 dwellings per year for the entire Craven district housing market area based on the best available information.
  - 2.2 Agree a housing target across the Craven Local Planning Authority area based on the objectively assessed need of 5,120 net new dwellings for the 2012 – 2032 plan period. This is an average of 256 dwellings per year.
  - 2.3 Agree the housing distribution strategy set out in table 5 for the purposes of preparation of a draft local plan for public consultation.
3. **Background**
  - 3.1 At the heart of creating a housing target is the principle of identifying the full objectively assessed need (OAN) for housing as set out in the National Planning Policy Framework (NPPF). The NPPF states,
 

“To boost significantly the supply of housing, local planning authorities should:

    - use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area”.
  - 3.2 The Council’s discussion paper *“Shaping a Spatial Strategy and Housing Figure”* (August 2012) presented a range of household growth scenarios. A realistic range of household growth scenarios was identified between 137 – 208 new homes per year. A jobs-led household growth projection of 470 homes per year at the top of the range was not at the time considered robust due to a lack of detailed background explanation to the underlying demographic and economic factors. It could not therefore be included in the realistic range.

- 3.3 A number of authorities have proposed housing targets based on analysis of alternative and changing post-recession household / population forecasts. However, further guidance and the experience of successful and unsuccessful examinations has made it clear that by not fully addressing demographic, employment and housing market evidence then the full objectively assessed need cannot be identified.
- 3.4 To establish the full objectively assessed need for market and affordable housing in the Craven housing market area, the National Planning Practice Guidance highlights the need to consider the impact of demographic and employment projections and market signals in reaching a future dwellings figure. Market signals include overcrowding and changes in affordability. To achieve this we have commissioned Arc4 and Edge Analytics to assess all of these factors according to the guidance in order to arrive at an OAN for Craven's housing market area.

#### **4.0 Evidence base informing the proposed housing requirement**

- 4.1 The National Planning Policy Framework (paragraph 159) requires local planning authorities to use evidence including a Strategic Housing Market Assessment (SHMA) to ensure that local plans meet the full, objectively assessed housing need for their housing market areas. This includes all types of dwellings from a house through to extra care facilities.
- 4.2 The Government issued updated guidance in 2014 for the preparation of SHMAs and the Council has commissioned Arc4 to prepare a SHMA in accordance with the updated guidance, to provide a clear, up to date and robust understanding of the amount, type and tenure of housing needed in Craven. Their report is at Annex 4. The report contains an objective assessment of the total number of new homes needed in Craven that is free from policy influences. The changing demography (population, household size, age structure, etc.) of the district impacts strongly on the housing market and the type and quantity of housing required.
- 4.3 Latest household change forecast scenarios produced by Edge Analytics have been applied in the SHMA. Arc4 consultants have assessed the findings from eight scenarios to understand how they fitted with the need to identify a full objectively assessed need for housing. The definition of scenarios and projected dwelling need for each scenario is in Table 1 below.

<b>Scenario Type</b>	<b>Scenario Name</b>	<b>Scenario Description</b>
Official Projections	A. SNPP-2012	This scenario mirrors the 2012-based SNPP from ONS for Craven. This scenario is the official 'benchmark' scenario
	B. SNPP-2010	This scenario mirrors the 2010-based SNPP from ONS for Craven. The population is re-scaled to the 2012 Mid-Year Estimate to ensure consistency with the 2012-

		based SNPP and the 2010-based growth trajectory is continued thereafter
Alternative trend-based scenarios	C. Natural Change	In- and out-migration rates are set to zero
	D. PG-5yr	Internal and international migration assumptions are based on the last 5 years of historical evidence (2008/9 to 2012/13)
	E. PG-10yr	Internal and international migration assumptions are based on the last 10 years of historical evidence (2003/4 to 2012/13)
Jobs-led scenarios	F. 'Jobs-led'	Population growth is determined by the annual change in the number of jobs, as defined by the Yorkshire and Humber REM jobs forecast (a total increase of +3,913 FTE jobs 2015/16 – 2029/30)
	G. 'Jobs-led' SENS1	As the 'Jobs-led' scenario, but the migration balance is determined by schedules that are more heavily weighted towards the labour force age-groups
	H. 'Jobs-led' SENS2	As the 'Jobs-led' scenario but the overall rate of economic activity for 16-74 labour force ages, is maintained at its 2011 Census level (72%)

- 4.4 Arc4's SHMA starting point for the analysis of OAN is the 2012-based CLG household projections. For the period 2015-2030, this suggests an annual increase of 154 dwellings. An annual dwelling requirement of 154 is therefore the starting point for analysis.
- 4.5 The baseline scenario based on 2012 Sub-National Population Projections/CLG 2012 household projections results in an annual increase of 154 dwellings across Craven District. Migration scenarios suggest a range of between 127 and 208 dwellings each year and jobs-led scenarios suggest a range of between 285 and 373 each year. Therefore, the objectively assessed need for dwellings across Craven District based on these scenarios (including the National Park area) is within the broad range of 154 (using SNPP-2012 and 2012-based CLG household projections as a base) to 373 (jobs-led scenario).

<b>Table 2 Craven District household scenarios and dwelling requirements Twenty Years 2015-2030</b>	
<b>Scenario</b>	<b>Craven District</b>
A. SNPP-2012	154
B. SNPP-2010	179
C. Natural Change	-4
D. PG-5yr	127
E. PG-10yr	208

F. 'Jobs-led'	373
G. 'Jobs-led' SENS1	335
H. 'Jobs-led' SENS2	285

Source: Edge Analytics Table 5, March 2015

- 4.6 For Craven, the baseline position is a need for 154 additional dwellings (including the National Park) each year over the period 2015-2030 using the latest 2012-based CLG household projections. This scenario would result in a working age population decline of 4,600 people between 2012 and 2032 (see table 3). The alternative jobs growth scenarios therefore more closely represent OAN because they address this resident workforce decline. They show a marked increase in the dwelling requirement ranging between 285 and 373 dwellings each year. Arc4 have identified that the SENS2a scenario 285 maintains the overall rate of economic activity for the 16-74 age group at its 2011 Census level (72%). This is most relevant to social trends including changes in the age at which people retire.

Table 3: Demographic Change in Craven 2012 to 2032 – SNPP 12 projection				
	2012	2032	Change	% change
School age	8,500	8,300	- 200	-2%
Working age	33,800	29,200	- 4,600	-14%
65+	13,200	20,700	7,500	57%
Total	55,500	58,200	2,700	5%

- 4.7 In addition to consideration of local job growth / resident workforce projections, National Planning Practice Guidance; Housing and economic development needs assessments (paragraph 20) states that the figure suggested by household projections should be adjusted to reflect appropriate market signals or indicators of the balance between the demand and supply of dwellings. The SHMA's review of market signal evidence would suggest that the housing market in Craven is relatively stable. Arc4 have recommended that an adjustment of 5 dwellings per year to address particular demand for market entry-level smaller properties in Skipton.
- 4.8 The SHMA concludes that the full objectively assessed housing need for the Craven District housing market area (including the National Park area) is 290 net new dwellings each year.

## 5.0 Setting a Housing Target

- 5.1 As previously stated the NPPF requires the council to identify the full objectively assessed need for housing. Were the council to set a housing target that does not meet the full OAN based on the best available evidence in our SHMA there is a real risk that the local plan would be found to be unsound at examination. The implications of a rapidly falling working age population places pressure on the future economic prosperity of the area and the Government requires local plans to have a role in facilitating economic growth. It is therefore a risk to the new local plan to propose a level of development below the OAN.

- 5.2 Public consultation on the 2014 draft local plan realised concerns around potential impacts of housing growth on local infrastructure. Local plans have a role in planning for infrastructure and informing the plans and programmes of infrastructure providers. Particular circumstances that can be taken into account when determining a local housing target are whether there is sufficient available and developable land to meet requirements and cooperation with nearby local authorities. Craven's SHLAA (Strategic Housing Land Availability Assessment) demonstrates well in excess of sufficient available and developable land against an OAN for a 20 year (2012 – 2032) plan period of 5,120 dwellings.
- 5.5 A local authority area's housing need can be addressed by other districts through a duty to cooperate on cross boundary planning issues such as housing market areas. This option is not currently available to Craven's emerging plan. Available evidence shows Craven's significant economic and housing market relationships to be with authorities within the Leeds City Region and with the Lancashire districts of Pendle and Lancaster. The north of the Leeds City Region (LCR) is characterised by significant economic and population growth resulting in challenging OAN figures for Bradford and Leeds. Planning officer and planning portfolio holder duty to cooperate engagement has resulted in no cross boundary housing provision between Leeds City Region authorities. The emerging Pendle Core Strategy prioritises growth to claw back significant net out commuting rather than the provision of housing to support job growth in other districts. Lancaster City Council are at an early stage in preparing a new local plan but housing and economic relationships are specific to the north of Craven rather than the majority of the Craven District housing market area. The duty to cooperate is a legal test at local plan examination having been introduced in the Localism Act (2011). Without a strategy to address Craven's full OAN it is unlikely that the plan will meet the duty to cooperate.
- 5.6 The OAN relates to the Craven District housing market area so it needs to be addressed between CDC and the Yorkshire Dales National Park Authority. Demographic evidence forecasts a need for 34 net new homes per year within the national park area of Craven (Edge Analytics SENS2a job-led scenario). CDC Officers responded to a recent public consultation on a publication draft local plan for the national park to request that the YDNP plan for 34 net new homes per year.
- 5.7 In order to address the full OAN for the district in Table 4 below, the Spatial Planning Sub-Committee is recommended to accept an increased housing target of 256 homes per year.

<b>Table 4 – Assessment of scenarios against a objectively assessed need</b>					
	<b>Dwellings pa</b>	<b>Population change</b>	<b>Demographic changes</b>	<b>Job requirements</b>	<b>Market signals</b>
Jobs-led	373				
Jobs-led SENS1	335				
Arc 4 OAN recommendation	290				

Jobs-led SENS2	285				
PG-10Yr	208				
SNPP-2010	179				
SNPP-2012	154				
PG-5Yr	127				
Natural Change	-4				

5.8 The Local Plan presents a unique opportunity to create a comprehensive and joined up land use strategy. Whilst the declining resident workforce and housing affordability present real challenges for Craven there is also the opportunity and ability to create a long term balanced community that will generate long term prosperity that will benefit all in our communities. Craven's quality of place, education and geographical advantages present real opportunities for the district to become more prosperous in the future. If the implications of a rapidly falling working age population are not addressed this will put pressure on the future economic success of the area. A local skilled workforce and suitable employment land provision are significant components in the future decision making of our businesses. Sufficient local housing growth aligned to the level of employment land provision in the local plan is therefore important to Craven's future economic prospects.

## **6.0 Role of a new housing target in relation to a 5 year land supply**

6.1 Analysis of a five year housing land supply to inform decisions on planning applications will require planning officers to use the best available information. Craven's most recent April 2015 housing land supply position is based on 2012 Sub National Population Projections in line with government guidance until more robust localised data is available. This would be superseded by the SHMA recommendation of 256 dwellings per year as the most appropriate figure to apply.

## **7.0 Housing Spatial Strategy**

7.1 Following agreement of the housing target the next stage is to agree a spatial strategy for the distribution of the future dwellings to guide the preparation of preferred site allocations in the local plan. It is important that the spatial strategy reflects the best available evidence, engagement feedback and sustainability checks. There will be further future opportunities to make changes to the settlement distribution including in relation to full sustainability appraisal and consultation.

7.2 Community and stakeholder engagement outcomes informing preparation of the 2014 draft local plan preferred a dispersed approach to local housing growth. The 2014 draft local plan for 160 homes per year in the Craven Local Plan area planned for a level of housing growth to be dispersed to villages with basic services.

Sustainability checks of the emerging local plan recognise sustainability benefits of such an approach to supporting community facilities and services in villages. When considering distribution of a higher housing target, the available evidence and sustainability checks support a more concentrated approach.

7.3 The following spatial strategy in Table 5 is recommended to accommodate the increased local plan housing requirement of 256 homes per year. It follows the following principles:

- The uplift is mostly required to accommodate a sufficient local resident workforce and align local plan strategies for new housing and employment land.
- The housing needs will be split into two areas – southern Craven and north/mid Craven – to ensure that the housing and economic needs of all communities are met.
- The amount of new housing distributed to villages with basic services remains as in the 2014 Draft Local Plan to support community facilities and allow sustainable growth.
- The uplift in the housing figure would be most sustainably concentrated in the three market towns, especially Skipton having regard to its extensive range of existing services.

<b>Table 5: Proposed Local Plan Housing Distribution</b>	
	Net new homes per year distribution
<b>South Sub-Area</b>	
Skipton	128
Glusburn and Cross Hills	13
Gargrave	5
Embsay	3
Carleton	3
Bradley	2
Cononley	3
Sutton	5
Cowling	2
South area small site (5 homes or less) allowance	14
South sub-area	178

<b>North &amp; Mid Sub-Areas</b>	
Settle	27
Bentham	26
Ingleton	8
Burton - in - Lonsdale	3
Clapham	2
Giggleswick	2
Rathmell	2
Hellifield	2
North & mid areas small site (5 or less) allowance	6
North & mid sub-areas	78
National Park	34
Craven District	290

- 7.4 The three market towns of Skipton, Settle and Bentham each serve different parts of Craven. They present the best chance for people to work and live in the same place and offer the best opportunities to grow infrastructure and employment along with housing. Skipton has particular economic growth relationships and transport connections with the Leeds-Bradford conurbation. Settle serves an extensive surrounding rural area containing few villages with basic services. Evidence indicates that Bentham has particular housing market relationships with the growing University City of Lancaster on the West Coast main railway line. Relationships with larger towns and cities outside Craven present opportunities to support growth in services and infrastructure. For example, a recent increase in services on the Skipton – Keighley bus route
- 7.5 There are potential advantages to a concentration of housing growth in the market towns presented by clusters of sites preferred for allocation in the 2014 draft local plan. The local plan provides opportunity to comprehensively direct land use change in such locations in order to support:
- Green infrastructure networks of public open space, walking and cycling routes improving integration between land uses;
  - Public realm and highways improvements in particular to support accessibility for people with mobility impairments;
  - Specialist older persons housing with community services and spaces facilitating social interaction;
  - Linkages between economic development (preferred employment sites in the 2014 draft local plan) in the south of the towns and existing railway stations;
  - A potential new primary school for Skipton.
- 7.6 Evidence indicates that viability and emerging infrastructure requirements related to the new local plan would support the introduction of a community infrastructure levy (CIL) charge on new market housing to fund infrastructure. Were such a charge supported a proposed schedule of charges could be progressed following



submission of the local plan. This would require an update of our existing viability evidence and supporting justification of sufficient infrastructure requirements related to the local plan strategy to justify a charge. It would also be necessary to resource workplace systems for its operation and address relationships between CIL and Section 106 obligations / contributions.

- 7.7 Indications are that much of the increased housing growth in the market towns can be addressed through existing planning permissions and higher housing site densities to accommodate more homes on preferred sites. The latter relates to evidence in the SHMA showing that most of the homes needed are smaller properties at the lower priced end of the market suitable for older households and people working in Craven. However, due to limited available sites within Settle and surrounding geography (including the national park boundary and topography) it would be necessary to consider available new sites made available between the town and the A65 for housing and employment.
- 7.8 The intention is to only allocate sites in the local plan of more than 0.1 hectares of land. Data analysis work indicates that a robust allowance of 20 dwellings per annum is appropriate for the delivery of homes towards the housing target on small sites. Annex 1 provides an indication of the potential impact of such an allowance on settlement allocations.
- 7.9 In considering recommendation 2.3 for the housing distribution strategy the Craven Spatial Planning Committee identified a number of areas that could be considered in reaching the most appropriate distribution strategy. These were:
- A. Cononley Mill inclusion – due to recent planning permissions Cononley has a residual requirement of only 15 dwellings or 1 per year. Cononley Mill is the largest available brownfield site outside Skipton in the Council’s SHLAA (Strategic Housing Land Availability Assessment) and as such it is appropriate to include it in the Local Plan.
  - B. Wider distribution to the villages – there was a feeling that it is possible to make a modest increase in the villages, taking some of the proposed uplift in dwelling numbers for Skipton, Settle and Bentham.
  - C. Wider distribution to service centres – the suggestion is to move dwelling numbers from Skipton, Settle and Bentham to Glusburn and Crosshills, Gargrave and Ingleton. These are the villages which provide the largest range of services in the Craven local plan area.
  - D. Increasing the small site allowance – the proposal is to increase the small site allowance which in turn means that we allocate less sites to the towns and villages.
  - E. Significantly wider distribution to villages in the mid and north of Craven - Move some of the proposed uplift in housing provision from Settle and Bentham to the surrounding villages of Hellifield, Ingleton, Rathmell, Clapham and Burton in Lonsdale. This would reflect economic and social relationships between these villages and Settle / Bentham.

- 7.10 Considering the points raised in 7.9 above an assessment of the possible changes are considered below when taking into account the sustainability checks and how this response could look in each settlement is in annex 3.
- A. Cononley Mill inclusion – The brownfield site is well located for public transport and economic relationships with West Yorkshire. It is appropriate to include it in the Local Plan. It is therefore proposed to include the Mill with a forecasted 60 dwellings which will include the remaining 15 for Cononley and 45 from the overall Skipton figure.
  - B. Wider distribution to the villages – A significant increase in the villages is not regarded as the most sustainable option because of the increase in car journeys and that it is less likely that we can address the core plan issue of a loss of working age population. Officers would prefer point C below if redistribution was requested.
  - C. Wider distribution to service centres – Glusburn and Crosshills, Gargrave and Ingleton are the villages which provide the largest range of services in the Craven local plan area. They therefore have sustainability advantages over other villages for accommodating some of the increased housing growth.
  - D. Increasing the small site allowance – The very nature of a small sites allowance is that we do not know the amount and distribution of such sites that will come forward. To make an allowance it must be based on robust evidence delivery. This demonstrates that a figure of around 20 per year would be appropriate.
  - E. Significantly wider distribution to villages in the mid and north of Craven - Move some of the proposed uplift in new housing from Settle and Bentham to surrounding villages. This option is less likely to address car reliance than a focus on the market towns and it is less likely to support new infrastructure than more concentrated growth. Ingleton has a broader range of services to support new housing than other villages north of Gargrave in the local plan area, however it is vulnerable to changes in rural bus services and is not on the rail network. Hellifield has accommodated the greater proportional housing growth in recent years than any other town or village in Craven. A modest local plan housing growth figure is identified for Hellifield in the local plan has regard to community engagement and allowing previous growth to be assimilated.
- 7.11 Annex 3 sets out a possible distribution that both takes account of the Spatial Planning Committee meetings on 1<sup>st</sup> and 19<sup>th</sup> October 2015 and iterative sustainability checks.

### **Implications**

- 8.0 Financial and Value for Money (vfm) Implications** – None arising directly from this report. The costs of the evidence based studies for progressing the local plan will be accommodated within the Local Development Plan Budget.

- 9.0 Legal Implications** – The preparation of the local plan is a statutory obligation under the provisions of the Planning and Compulsory Purchase Act 2004. A resolution of Council is required to approve the housing target and distribution strategy.
- 10.0 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 contribute to the Council's priorities for Enterprising Craven
- 11.0 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.
- 12.0 Equality Impact Assessment** – No new policy or procedure is proposed in this report which would give rise to a requirement for an Equality Analysis.
- 13.0 Consultations with Others** – engagement with stakeholders in preparation of the employment and housing market studies including neighbouring planning authorities in the case of the SHMA.
- 14.0 Access to Information: Background Documents** – None
- 15.0 Author of the Report** – David Smurthwaite, Strategic Manager Planning and Regeneration; telephone 01756 706409; e-mail [dsmurthwaite@cravenc.gov.uk](mailto:dsmurthwaite@cravenc.gov.uk)

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

## **16.0 Appendices**

- Annex 1 - Proposed Distribution of the Objectively Assessed Need for Housing
- Annex 2 - Residual housing figures
- Annex 3 - Suggested Local Plan Housing Distribution from Spatial Committee Discussion
- Annex 4 - Draft Strategic Housing Market Assessment

## PROPOSED DISTRIBUTION OF THE OBJECTIVELY ASSESSED NEED FOR HOUSING

Based on a 290 OAN and closely aligning with Edge Analytics SENS 2a forecasts at district and sub-area level	Housing Distribution	Uplift	Draft 2014 Local Plan
<b>South sub -area</b>			
Skipton	128	+45	83
Key service centre: Glusburn & Cross Hills	13	+6	7
Key service centre: Gargrave	5	0	5
<u>Other spatial strategy villages</u>			
Embsay	3	0	3
Carleton	3	0	3
Bradley	2	0	2
Cononley	3	0	3
Sutton	5	0	5
Cowling	2	0	2
South area small site (5 or less) allowance	14	+14	0
South sub-area	178	+65 (59% of district uplift)	113
<b>North &amp; Mid sub-areas:</b>			
Key service centre: Settle	27	+11	16
Key service centre: Bentham	26	+11	15
Key service centre: Ingleton	8	+3	5
<u>Other spatial strategy villages</u>			
Burton - in - Lonsdale	3	0	3
Clapham	2	0	2
Giggleswick	2	0	2
Rathmell	2	0	2
Hellifield	2	0	2
North & mid areas small site (5 or less) allowance	6	+6	0
North & mid sub-areas	78	+31 (28% of district uplift)	47
National Park	34	+14 (13% of district uplift)	20
Craven District	290		180

Residual housing figures							
South Sub Area	Dwelling Target per year	Dwelling Target 2012 to 2032 (20 years)	Net completions from 01.04.2012 to 31.03.2015	Extant Consents at 01.04.2015	Total net completions and extant consents	Residual Dwelling Target 2015 to 2032 (17 years)	Dwelling Target per year 2015 to 2032 (rounded to nearest whole figure)
Skipton	128	2560	76	565	641	1919	113
Glusburn and Crosshills	13	260	11	78	89	171	10
Gargrave	5	100	9	47	56	44	3
Embsay	3	60	-1	36	35	25	2
Carleton	3	60	2	15	17	43	3
Bradley	2	40	2	6	8	32	2
Cononley	3	60	10	30	40	20	1
Sutton	5	100	17	17	34	66	4
Cowling	2	40	20	19	39	1	0
South Area small site allowance (less than 0.1 ha or less than 5 dwellings)	14	280	11	41	52	228	14
South Sub Area Total	178	3560	157	854	1011	2549	152
North & Mid Sub Areas	Dwelling Target per year	Dwelling Target 2012 to 2032 (20 years)	Net completions from 01.04.2012 to 31.03.2015	Extant Consents at 01.04.2015	Total net completions and extant consents	Residual Dwelling Target 2015 to 2032 (17 years)	Dwelling Target per year 2015 to 2032 (rounded to nearest whole figure)
Settle	27	540	86	65	151	389	23
Bentham	26	520	4	33	37	483	28
Ingleton	8	160	2	70	72	88	5
Burton in Lonsdale	3	60	2	2	4	56	3
Clapham	2	40	8	29	37	3	0
Giggleswick	2	40	14	20	34	6	0
Rathmell	2	40	1	12	13	27	2
Hellifield	2	40	1	15	16	24	1
North & Mid areas small site allowance (less than 0.1ha or less than 5 dwellings)	6	120	9	18	27	93	6

## AGENDA ITEM 7

North & Mid Sub areas Total	78	1560	127	264	391	1169	68
<b>Craven District(outside of the National Park</b>	<b>256</b>	<b>5120</b>	<b>284</b>	<b>1118</b>	<b>1402</b>	<b>3718</b>	<b>220</b>

### Suggested Local Plan Housing Distribution from Spatial Committee Discussion

South Sub-Area	Net new homes per year (19th October 2015)	Revised dwelling Target per year	Dwelling Target 2012 to 2032 (20 years)	Net completions from 01.04.2012 to 31.03.2015	Extant Consents at 01.04.2015	Total net completions and extant consents	Residual Dwelling Target 2015 to 2032 (17 years)	Dwelling Target per year 2015 to 2032 (rounded to nearest whole figure)
Skipton	128	122	2440	76	565	641	1799	106
Glusburn/Cross Hills	13	14	280	11	78	89	191	11
Gargrave	5	8	160	9	47	56	104	6
Embsay	3	3	60	-1	36	35	25	1
Carleton	3	3	60	2	15	17	43	3
Bradley	2	2	40	2	6	8	32	2
Cononley	3	2	40	10	30	40	0	0
Cononley Mill	0	3	60	0	0	0	60	4
Sutton	5	5	100	17	17	34	66	4
Cowling	2	2	40	20	19	39	1	0
South area small site (5 homes or less) allowance	14	14	280	11	41	52	228	13
			0					
South sub-area	178	178	3560	157	854	1011	2549	150
North & Mid Sub-Areas	Net new homes per year (19th October 2015)	Revised Dwelling Target per year	Dwelling Target 2012 to 2032 (20 years)	Net completions from 01.04.2012 to 31.03.2015	Extant Consents at 01.04.2015	Total net completions and extant consents	Residual Dwelling Target 2015 to 2032 (17 years)	Dwelling Target per year 2015 to 2032 (rounded to nearest whole figure)
Settle	27	24	480	86	65	151	329	19
Bentham	26	24	480	4	33	37	443	26
Ingleton	8	12	240	2	70	72	168	10
Burton in Lonsdale	3	3	60	2	2	4	56	3
Clapham	2	2	40	8	29	37	3	0
Giggleswick	2	2	40	14	20	34	6	0
Rathmell	2	2	40	1	12	13	27	2

## AGENDA ITEM 7

Hellifield	2	3	60	1	15	16	44	3
			0					
North & mid areas small site (5 or less) allowance	6	6	120	9	18	27	93	5
			0					
North & mid sub- areas	78	78	1560	127	264	391	1169	69
			0					
Craven District	256	<b>256</b>	5120	<b>284</b>	<b>1118</b>	<b>1402</b>	3718	<b>219</b>