

Key: (++) = Double Positive [colour: dark green], (+) = Positive [colour: light green], 0 = Neutral [colour: grey], (-) Negative [colour: pink], (--) Double Negative [colour: maroon].

Policy: SP1 Meeting Housing Need

The Craven Local Plan Strategic Housing Market Assessment (Dec. 2016) provides the Council with a robust estimate of the objectively assessed needs for housing (OAN) in Craven District from 2012 to 2032. This represents the evidence required to complete the first stage of the Local Plan's remit to set a housing requirement for the plan period. The second stage of the process is to consider what policy and other considerations there are which might point to a higher or lower number of new homes than the OAN. This Housing Growth Options Background Paper (March 2017) provides the second stage of this process for the Craven Local Plan and it has concluded that four housing growth options should be the subject of a sustainability appraisal.

SA Objective	Housing Growth Option A					Housing Growth Option B					Housing Growth Option C					Housing Growth Option D					Commentary
	145 dpa					182 dpa					214 dpa					350 - 400 dpa					
	Timescale of Impact		Location of Impact		Transboundary Impact	Timescale of Impact		Location of Impact		Transboundary Impact	Timescale of Impact		Location of Impact		Transboundary Impact						
	Short term	Long term	Urban	Rural			Short term	Long term	Urban		Rural		Short term	Long term		Urban	Rural				
SO1) Maximise employment opportunities within Craven	(-)	(--)	(--)	(--)	0	(-)	(-)	(-)	(-)	0	(+)	(+)	(+)	(+)	0	(+)	(+)	(++)	(++)	0	Options C and D may ensure that the economy of Craven remains buoyant and does not decline through a significantly ageing population and a declining workforce. The approach is aimed at creating new jobs and safeguarding existing employers through retaining a pool of available labour. The policy may have little impact on wage levels. Options A and B may not provide the necessary workforce levels to keep the local economy at a vibrant level, particularly Option A with its lowest housing projection.

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SO2) Maximise opportunities for economic and business growth.	Short term					Short term					Short term					Short term					Similarly to SO1, Options C and D may ensure that the economy of Craven remains buoyant and does not decline through a significantly ageing population and a declining workforce. The approach is aimed at maximising opportunities for economic and business growth through retaining a pool of available labour. The policy may have little impact on wage levels. Options A and B may not provide the necessary workforce levels to keep the local economy at a vibrant level.
	Long term					Long term					Long term					Long term					
	Urban					Urban					Urban					Urban					
	Rural					Rural					Rural					Rural					
	Transboundary Impact					Transboundary Impact					Transboundary Impact					Transboundary Impact					

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	Timescale of Impact	Location of Impact			Timescale of Impact	Location of Impact			Timescale of Impact	Location of Impact			Timescale of Impact	Location of Impact			
SO5) Promote physical, mental and social health and wellbeing.	Short term				Short term				Short term				Short term				Whilst Option D may contribute strongly to providing for higher employment levels, such a high level of development could place significant pressure on services including health, result in a loss of countryside and would likely result in high increases in emissions with the district. Option A may result in a decline in service provision. Options B & C may have the least overall negative impacts as they are thought to provide a better balance in terms of housing provision.
	Long term	(-)	(-)	(-)	Long term	(+)	(+)	(+)	Long term	(+)	(+)	(+)	Long term	(-)	(-)	(-)	
	Urban				Urban				Urban				Urban				
	Rural				Rural				Rural				Rural				
	Transboundary Impact	0			0				0				0				

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	Timescale of Impact	Location of Impact			Timescale of Impact	Location of Impact			Timescale of Impact	Location of Impact			Timescale of Impact	Location of Impact			
SO6) Enable all residents to live in suitable and affordable housing.	Short term				Short term				Short term				Short term				Option D may ensure that the district can meet all its need for affordable housing in terms of numbers. Options A, B and C are likely not to meet the full need in terms of affordable housing, but the local authority would likely seek a percentage of 40% in terms of affordable housing on each eligible site. With increasing housing numbers, Option C performs slightly better than Option B, which in turn performs slightly better than Option A.
	Long term	(-)			Long term	(-)			Long term	(+)			Long term	(++)			
	Urban	(-)			Urban				Urban				Urban				
	Rural	(-)			Rural				Rural				Rural				
	Transboundary Impact	(-)			Transboundary Impact				Transboundary Impact				Transboundary Impact				

	rm	rm	an	ral	act	rm	rm	an	al	ct	m	m	an	al	ct	m	m	n	a	ct	
S07) Enable everyone to access a good standard of education and the ability to undertake relevant training and upment skill levels.	0	0	(++)	(--)	0	0	0	(+)	(-)	0	0	0	(+)	(-)	0	0	0	(--)	(+)	0	All of the approaches may require increased education depending on the location of new housing. Whilst it would be expected that a greater level of education places would be required under Option C and particularly Option D, policies within the plan concerning new development being required to supported by suitable infrastructure including education should address increased need. It is hence difficult to determine which housing options have positive or negative impacts, but it would most likely be based on differing urban and rural provision impacts as the housing projections arise.

[illegible]

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	Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			
SO9) Reduce the risk and impacts of flooding on people, property and the environment including through the implementation of Sustainable Urban Drainage.	Short term					Short term					Short term					Short term					In general, the higher the level of development, the greater potential there exists for flood risk in the District as greenfield land is replaced by built surfaces. Clearly, Option D would most likely result in the greatest flooding risk throughout the district. Option A would always result in the least impact in terms of flood risk. However, the overall impact is not a direct correlation, as the impact of flood risk will also depend on the location of the development throughout the district and particularly within individual settlements.
	Long term					Long term					Long term					Long term					
	Urban					Urban					Urban					Urban					
	Rural					Rural					Rural					Rural					
	Transboundary Impact					Transboundary Impact					Transboundary Impact					Transboundary Impact					

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	145 dpa				182 dpa				214 dpa				350 - 400 dpa				
	Timescale of Impact		Location of Impact		Timescale of Impact		Location of Impact		Timescale of Impact		Location of Impact		Timescale of Impact		Location of Impact		
	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact		
SO10) Protect and enhance the natural and agricultural conditions to maintain soil quality and grow food within Craven..	0	0	0	(+)	0	0	(-)	0	(-)	0	0	(-)	0	(-)	0	(-)	Options A, B and C will always perform best here, as these options present the least potential to negatively impact on the amount of land taken from agricultural use or potential agricultural use in the future. In contrast, Option D has certainly the greatest negative impact due to increasing housing development taking away from the amount of agricultural land available for food growth within the District. This may be somewhat mitigated against by choosing the agricultural land of poorest quality in the District first for greenfield development, if possible.

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SO11) Ensure the prudent use of land resources.	Short term		Short term		Short term		Short term		Short term		Short term		Short term		Short term		Housing Growth Options A and B offer the likelihood of the highest percentage of new development taking place on brownfield and/or land within existing town and village centre boundaries within the district. In contrast, Option D will demand a large percentage of greenfield land to contribute to its large housing development projections. This would be seen as an inefficient and non-prudent use of land resources.				
	Long term		Long term		Long term		Long term		Long term		Long term		Long term		Long term						
	Urban		Urban		Urban		Urban		Urban		Urban		Urban		Urban						
	Rural		Rural		Rural		Rural		Rural		Rural		Rural		Rural						
	Transboundary Impact		Transboundary Impact		Transboundary Impact		Transboundary Impact		Transboundary Impact		Transboundary Impact		Transboundary Impact		Transboundary Impact						

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	145 dpa				182 dpa				214 dpa				350 - 400 dpa						
	Timescale of Impact		Location of Impact		Timescale of Impact		Location of Impact		Timescale of Impact		Location of Impact		Timescale of Impact		Location of Impact				
	Short term	Long term	Urban	Rural	Short term	Long term	Urban	Rural	Short term	Long term	Urban	Rural	Short term	Long term	Urban	Rural			
			Transboundary Impact				Transboundary Impact				Transboundary Impact				Transboundary Impact				
SO12) Conserve and where appropriate enhance the historic environment including heritage assets and their settings and areas of identified and potential archaeological interest.	0	0	0	0	0	0	(-)	0	0	0	(-)	0	0	(-)	(-)	(-)	0	0	Housing Growth Options A and B will generally perform best here, as these options minimise the likelihood of negative impacts on the historic environment settings and areas of identified archaeological interest, with their relatively low projected housing growth rates. However, there is an argument that there is more scope to enhance any heritage assets in poor condition through increased development. Hence the correlation between increased housing growth and an increasing negative impact on the historic environment is not always clear. Similarly, it can be argued that more housing development can mean uncovering more items of potential archaeological interest during ground excavations.

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SO13) Protect, and where possible enhance, Craven's biodiversity and geodiversity, particularly protected habitats and species.	Short term				Short term				Short term				Short term				Residential development has generally had a negative impact on biodiversity and habitats worldwide, primarily by the replacement of natural habitats by the built environment. In more recent times, there have been efforts to enhance biodiversity habitat within designs for larger sites for residential development. However, there is no doubt that more residential development, and associated human population impact, have on the whole negative impacts for the natural environment. Accordingly, overall the larger the housing projection, the greater the negative impact in this case.
	Long term				Long term				Long term				Long term				
	Urban				Urban				Urban				Urban				
	Rural				Rural				Rural				Rural				
	Transboundary Impact				Transboundary Impact				Transboundary Impact				Transboundary Impact				

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	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	The larger the housing allocation, the more severe is the land take in rural areas, and the greater the threat to the open countryside and wider landscape character of the District. This is particularly important given the considerable environmental and socio-economic importance attached to the scenic landscapes in and around the Craven District. In Option A, there is more scope for the urban areas to take most of the housing growth. Option D would present large difficulties in terms of protection of the open countryside due to the relatively extensive land take involved.	
SO14) Protect and enhance the open countryside and wider landscape character.	0	0	0	(+)	0	0	(-)	0	(-)	0	0	(-)	(-)	(-)	(-)		

Each of the four options is expected to perform adequately here, given that all planning permissions for new development go through the development management process, where good and innovative design is encouraged to safeguard and enhance the visual character of the District's built environment.

Options A and B will always perform best here, as these options minimise the likelihood of air, noise and light pollution with the lowest projected housing growth rate. Option C is likely to have severe negative impacts over time, and in particularly in urban areas in terms of air, noise and light pollution. The impact of noise and light pollution is also influenced by housing design and location in new development.

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	Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact								
	Short term		Long term			Urban		Rural			Transboundary Impact			Short term		Long term			Urban		Rural			Transboundary Impact		The support of energy production through renewable and low carbon sources is dependent in part on the form and layout of new residential development, in particular the levels of housing density. Clusters of high density housing can support local forms of renewable energy production. However, the density of development is beyond the scope of this policy as it focuses exclusively on the levels of housing growth only. In this regard, it can be stated that for the other aspect of this objective, the minimisation of the impact on climate change, it is the Option A which performs the best, followed by Options B & C. The lower the housing growth rate, the lower is the District's contribution to greenhouse gas emissions. In contrast, Option D has the potential to cause both negative local and transboundary impacts.
S017) Minimise impacts on climate change, including supporting energy production through renewable and low carbon sources.	0	0	(-)	(-)	0	0	(-)	(-)	(-)	0	0	(-)	(-)	(-)	0	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)			

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	Timescale of Impact	Location of Impact	Timescale of Impact	Location of Impact	Timescale of Impact	Location of Impact	Timescale of Impact	Location of Impact	Timescale of Impact	Location of Impact							
SO18) Conserve and enhance water quality and resources and improve the efficiency of water use.	Short term		Short term		Short term		Short term		Short term		Short term		Short term		The greater the housing development in the District, the greater potential for problems regarding both water abstraction rates and the safe disposal of wastewater arising from new development. Therefore Options A and B perform the best of the four options, followed by Option C. Option D has the potential to cause increasing problems over the lifetime of the plan, in terms of both the conservation and enhancement of water quality and resources. In addition, the greater the water abstraction rates, the more likely a negative impact can occur on the protected conservation features of the European designated sites in the region (Special Areas of Protection and Special Conservation Areas). This objective is largely dependent on the density of housing development permitted.		
	Long term		Long term		Long term		Long term		Long term		Long term		Long term				
	Urban		Urban		Urban		Urban		Urban		Urban		Urban				
	Rural	(+)	Rural		Rural		Rural	(-)	Rural	(-)	Rural	(-)	Rural	(-)			
	Transboundary Impact	0	Transboundary Impact		Transboundary Impact		Transboundary Impact	(-)	Transboundary Impact	(-)	Transboundary Impact	(-)	Transboundary Impact	(-)			

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	145 dpa		182 dpa			214 dpa		350 -400 dpa													
	Timescale of Impact	Location of Impact	Timescale of Impact	Location of Impact	Timescale of Impact	Location of Impact	Timescale of Impact	Location of Impact	Timescale of Impact	Location of Impact	Timescale of Impact	Location of Impact	Timescale of Impact	Location of Impact							
	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact						
SO19) Minimise waste production and increase recycling rates in Craven.	(+)	0	0	0	0	(+)	(-)	0	0	0	(+)	(-)	(-)	0	0	(-)	(-)	(-)	(-)	As a general rule, the larger the housing allocation, the greater the waste generated within the District. This can be somewhat tempered if recycling rates rise proportionally with waste generation, or preferably faster. However, within the waste hierarchy, prevention of waste is much preferred to the requirement to recycle. Hence, Options A and B, with the two lowest housing growth allocation per annum, perform best here, followed by Option C. Option D performs by far the worst under this objective.	

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	145 dpa				182 dpa				214 dpa				350-400 dpa						
	Timescale of Impact	Location of Impact			Timescale of Impact	Location of Impact			Timescale of Impact	Location of Impact			Timescale of Impact	Location of Impact					
SO20) Safeguard minerals resources and other natural material assets, and ensure the safe management of hazard risks of former mining activity, where new development is proposed.	Short term				Short term				Short term				Short term				It stands to reason that the more housing development which takes place, the greater the land take in the District, and the more difficult it becomes to meet this objective. Therefore Housing Growth Options A and B perform the best, followed by Option C. In contrast, Option D has the potential to cause increasing problems over the lifetime of the plan, in terms of safeguarding minerals resources and other natural material assets.		
	Long term				Long term				Long term				Long term						
	Urban				Urban				Urban				Urban						
	Rural				Rural				Rural				Rural						
	Transboundary Impact				Transboundary Impact				Transboundary Impact				Transboundary Impact						
		(+)	0	0	(-)	0	(+)	0	0	(-)	0	(+)	(-)	(-)	0	0	(-)	(-)	(-)