

CRAVEN SPATIAL PLANNING SUB-COMMITTEE

14th June 2017

Present – Councillors Barrett, Brockbank, Shuttleworth (substitute for Solloway), Staveley and Sutcliffe.

* In the absence of the Chairman, the meeting was chaired by the Vice-Chairman, Councillor Staveley, with the exception of consideration of the draft Local Plan at Minute CSP.147 for which Councillor Sutcliffe took the Chair.

Officers – Strategic Manager for Planning and Regeneration, Planning Officer (Planning Policy), Planning Consultant and Committee Officer.

Apologies for absence were received from the Chairman, Councillor Dawson, and Councillor Solloway.

Start: 6.30pm

Finish: 7.53pm

Minutes for Report

CSP.144

PUBLIC PARTICIPATION

The following persons addressed the Sub-Committee

a. Mr D Jordan of Giggleswick addressed the Sub-Committee expressing his appreciation to those responsible for the production of the most recent draft of the proposed local plan, and in particular for having taken into account comments and objections submitted by Giggleswick residents, and in so doing excluded sites previously proposed for allocation within the Parish. He also thanked Members for their understanding and sympathy.

b. In addressing Members and commenting on the highway modelling works recently reported to the Sub-Committee, Mr D Walsh of Skipton, drew attention to the benefits and potential role a reinstated rail link between Skipton and Colne could play in the local economy and in easing to some degree parking and traffic pressures. He asked that more positive support for the reinstatement of the Skipton to Colne Railway be written into the Local Plan

c. Mr P Ward of Gargrave Parish Council addressed the Sub-Committee expressing concern that whilst proposed housing allocations for other settlements around the District had reduced, the draft local plan was showing an increase for Gargrave, with the proposed County Council development doubling the previously proposed allocation. He also failed to understand why the Council had not adopted Gargrave's Neighbourhood Plan and why all development within the village was programmed for the first five years of the Plan.

In reply the Planning Consultant, David Feeney, indicated that it would be possible to look at delivery timescales, although his understanding was that the County Council's intention was to proceed with its extra care development as soon as possible. Despite being extra care the scheme formed part of the housing allocation which had resulted in Gargrave's allocation being increased by 50 units. In responding to a further question from Mr Ward regarding the number of applications for housing development currently lodged with the Planning Department for housing development in Gargrave, Mr Feeney stated that on-going applications could not be taken into account, however should any be successful in obtaining consent the allocations for the village would be reviewed.

HOUSING GROWTH OPTIONS

Further to Minute CSP.123/16-17, the Strategic Manager for Planning and Regeneration submitted a report seeking the Sub-Committee's approval of the Housing Growth Options Paper as a background document to be published alongside the Pre-Publication Draft Craven Local Plan for consultation in June 2017.

Members were reminded that the Council had a responsibility to set its own housing requirement and the Options Paper now before the Sub-Committee, set down how the Council had considered the issue of what the plan's housing requirement should be. Disregarding any policies, priorities and constraints relevant to planning for housing in the District, the Options Paper concluded that the full objectively assessed housing need for the Craven Local Plan should be 182 dwellings per annum between the years 2012 and 2032 realising 3,640 dwellings by 2032. However when taking into account the following considerations, four growth options (A, B, C and D) for sustainability appraisal and assessment had been identified:

- Housing need and delivery in adjacent local planning authorities
- The components of housing need: affordable housing
- Housing and economic strategy, policy and related evidence
- Delivery: Land availability
- Delivery: Past rates and the housing market
- Environmental impact
- Infrastructure

Housing Growth Option A: 145 dwellings per annum (2,900 dwellings) from 2012 to 2032 (This option was based on the annual average number of dwellings completed (net) over the past 9 years and broadly reflected the number of dwellings required to support the latest job growth forecasts for the District)

Housing Growth Option B: 182 dwellings per annum (3,640 dwellings) from 2012 to 2032 (This option represented the objectively assessed housing need for the Craven Local Plan Area, but excluded provision for the estimated housing need within that part of the Craven District covered by the Yorkshire Dales National Park (YDNP))

Housing Growth Option C: 214 dwellings per annum (4,280 dwellings) from 2012 to 2032 (This option represented the objectively assessed housing need for the whole of the Craven District including that part of the District within the YDNP)

Housing Growth Option D: 350 to 400 dwellings per annum (7,000 to 8,000 dwellings) from 2012 to 2032 (This growth option would result in the potential for the District to meet all its need for affordable housing assuming 40% of all new homes could be affordable)

Having assessed the above options*, the Paper provided reasons for rejecting Options A, B and D, and accepting Option C as the most appropriate housing requirement for the Craven Local Plan. The paper also drew attention to the challenges faced by the Park Authority in identifying land for housing due to its significant environmental constraints, and some ongoing uncertainty over the ability of the Park to meet the housing needs of that part of Craven District's Housing Market Area within the National Park

As previously indicated the position would be reviewed after a period of five years.

Resolved – That the Craven Local Plan Housing Growth Options Paper as appended to the Strategic Managers report now submitted, along with its Sustainability Appraisal

(Annex 1), is adopted as a background document to support the Pre-Publication Draft Craven Local Plan, and for publication as part of the forthcoming consultation.

* Summary of reasons given within the Options paper for rejecting Options A, B and D, and accepting Option C replicated in the appendix to these minutes.

CSP.146

OBJECTIVELY ASSESSED HOUSING NEED AND THE DUTY TO CO-OPERATE - NATIONAL PARK AUTHORITY

Further to Minute CSP.123/16-17, the Strategic Manager for Planning and Regeneration submitted a report updating the Committee on the position in respect of the relationship between the Yorkshire Dales National Park Local Plan, and the emerging Craven District Local Plan in delivery of the objectively assessed housing need for the Craven Housing Market Area. To formalise the cross boundary relationship between this Council and the Yorkshire Dales National Park Authority, and demonstrate compliance with the duty to co-operate, a memorandum of understanding covering the following points had been drafted:-

- the Objectively Assessed Housing Need (OAHN),
- the Objectively Assessed Employment Need (OAEN),
- apportionment between Craven District Council and Yorkshire Dales National Park Authority, and
- strategy alignment

A copy of the draft memorandum had been circulated with the Strategic Manager's report

Resolved – (1) That the content of the Strategic Manager's report is noted and accepted.

(2) That the Draft Memorandum of Understanding (MOU) as now submitted is approved.

(3) That the Strategic Manager for Planning and Regeneration is granted delegated authority to sign the Memorandum of Understanding on behalf of Craven District Council and arrange for it to be signed by the Yorkshire Dales National Park Authority.

CSP.147

PRE-PUBLICATION DRAFT LOCAL PLAN - CONSULTATION

Further to Minute CSP.130/16-17, the Strategic Manager for Planning and Regeneration submitted a report presenting the pre-publication draft Craven Local Plan and seeking approval to its publication for a six week period of public consultation. An addendum to Appendix C (Infrastructure Delivery Plan) to the draft Plan was circulated at the meeting; the addendum highlighted the need for additional work to be carried out in determining appropriate contributions from development sites in Skipton in respect of works listed within the Skipton Traffic Study.

To assist Members understanding as to how sites had been selected for inclusion in the draft plan, the Planning Consultant, David Feeney, delivered a brief presentation summarising the residential and employment site selection process and the factors taken into account in producing sustainability appraisals and analysis.

Resolved – (1) That, publication of the pre-publication draft Craven Local Plan, including appendices A, B and C, as amended by the addendum now submitted, together with the policies and inset maps, is approved for a period of consultation commencing Monday 19th June 2017 and ending on Monday 31st July 2017.

(2) That steps are taken to ensure the consultation exercise is widely publicised and notification given as to where information and the draft Local Plan can be accessed.

(3) That officers are asked to give due consideration to the possibility of a public drop in session or sessions being held as part of the consultation exercise.

(Councillor Staveley declared an interest in the above matter under Paragraph 15 of the Council's Code of Conduct, having presided over the appointment of Councillor Sutcliffe to chair consideration of the item he moved to the public seating area taking no part in the Sub-Committee's discussion and vote on the draft Local Plan.)

CSP.148

DATE OF NEXT MEETING

To be held on a date to be arranged in consultation with the Chairman and Members of the Sub-Committee.

Chairman.

Minute CSP.145 : Housing Growth Options Paper

Extract : Summary of the reasons recommended within the Housing Growth Options Paper for selecting the Local Plan's housing requirement.

Housing growth option A: 145 dwellings per annum (2,900 dwellings) from 2012 to 2032

Option rejected because, whilst indicating a relatively good scoring on environmental impact in the Sustainability Appraisal (SA) and a good alignment with the latest jobs growth forecast for the District (Experian REM 2016), it fails to meet the full objectively assessed need for housing (FOAN) and would not represent the positive planning for growth required by the NPPF. This option would not meet the full objectively assessed need for affordable housing (FOANAH).

Housing growth option B: 182 dwellings per annum (3,640 dwellings) from 2012 to 2032

Option rejected. It scores reasonably well in its environmental impact (SA), and would be able to be met without the need to encroach into higher flood risk land or risk adverse impacts on the District's heritage. It would meet the full objectively assessed need for housing (FOAN) in the Craven Local Plan Area. However this option fails to recognise that some of the YDNP's housing need is likely to be met within the Craven Local Plan Area (outside of the National Park) and runs some risk that the housing need for the District as a whole may not be met. (It would be reliant on all the remaining housing need of the District being accommodated in the YDNP- this is a risk because of the current supply of housing in the YDNP Local Plan includes some reliance on windfall housing and the YDNPA is committed to reviewing its housing land allocations to identify more land for housing in the latter part of the plan period. This will be a challenge without environmental harm). This option would not meet the full objectively assessed need for affordable housing (FOANAH).

Housing growth option C: 214 dwellings per annum (4,280 dwellings) from 2012 to 2032

Option accepted is accepted as the preferred housing requirement for the Craven Local Plan. It would contribute better towards meeting the need for affordable housing than Growth Option's A and B. It aligns better than Growth Option B with the Council's Housing and Economic Strategies. This level of growth should ensure that the FOAN for the Housing Market Area (HMA) of the District as a whole will be met in the most sustainable locations across the District and minimise environmental harm in the Yorkshire Dales National Park. The moderate environmental harm likely to arise from providing for this level of housing is considered to be outweighed by the above benefits. This option is considered the best realistic option for minimising the impacts of an ageing population, the creation of balanced and inclusive communities, maximising the workforce potential to support existing local businesses and for maximising affordable housing. Any higher growth than 214 dwellings per annum runs the following risks:

- undermining the stability of the YDNP's population by encouraging more people to move into Craven District, in particular young adults and people of working age,
- adversely impacting on sensitive environmental designations, and
- increasing the lengths of travel to work through the lack of jobs within Craven District for the resident population.

Housing growth option D: 350 to 400 dwellings per annum (7,000 to 8,000 dwellings) from 2012 to 2032

Option rejected. Although it is the only option that could potentially meet the full objectively assessed need for affordable housing (FOANAH), it could not be met without significant risks to the environment and an unsustainable pattern of growth. It would result in the unnecessary loss of significant areas of land of medium to high risk of flooding. This option appears unrealistic and undeliverable when compared with historic completions rates in the District which have reflected market demand. It runs the risk of saturating the market and undermining viability and delivery of that level of housing. It would be in conflict with the Council's Economic Strategy and Local Plan Objectives and be out of alignment with the Local Plan evidence contained in the Craven Local Plan Employment Land Review (March 2017). It is likely to undermine a key objective of the Yorkshire Dales National Park Authority's Local Plan to make the Park more attractive for young adults and people of working age; and it is likely to result in high levels of out of District commuting by residents seeking work not available in the District.

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