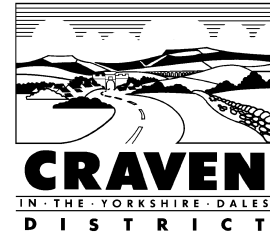


Policy Committee 13th December 2016



Craven Local Plan – Objectively Assessed Housing Need – SHMA Update 2016

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 the findings of updated Strategic Housing Market Assessment 2016 on objectively assessed housing need for the Craven Housing Market Area and to seek approval for a recommended housing requirement for the Craven Plan area for the purposes of preparing the next draft of the emerging Craven Local Plan for informal consultation.
2. **Recommendations** – Members are recommended to:
 - 2.1 To note and accept the 2016 Update SHMA into the evidence base of the Craven Local Plan, including its conclusion that the objectively assessed need for housing for the Craven Housing Market Area is 4,280 dwellings for the plan period 2012 to 2032 (at an average annual rate of 214 dwellings per annum).
 - 2.2 Agree a minimum housing requirement target of 4,280 net new dwellings is adopted (for the purposes of preparation of a further draft of the Craven Local Plan for informal consultation) for the period 2012 to 2032 to meet the full objectively assessed housing need of the Craven Housing Market Area. This is a net annual average of 214 dwellings per year.
 - 2.3 Approve a supplementary estimate of £42,180 for the Local Development Plan Budget to meet costs associated with the additional period of informal consultation in February/March 2017 before the draft Local Plan is submitted for examination..
- 3 **Report**
 - 3.1 Members will recall that the Policy Committee approved an 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 and that 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, representing an average of 256 dwellings per year was agreed on 3rd November 2015, which were subsequently confirmed by full Council on 1st December 2015.

- 3.2 In July 2016, the Department of Communities and Local Government (DCLG) released updated 2014 based household projections and the Council commissioned consultants Edge Analytics to carry out an initial analysis of these latest figures, including scenarios taking account of more recent job forecasts (both pre and post referendum result in June and September 2016 respectively) from the Regional Econometric Model(REM). The initial analysis by Edge Analytics indicated a relatively modest reduction in the baseline dwelling requirement and also a more significant reduction in the dwelling requirement for job growth. An update to the 2015 SHMA was also commissioned from arc4 consultants to review these latest figures and to recommend if adjustments need to be made to the Objectively Assessed Need (OAN) for housing for Craven District. The updated SHMA has also examined market signals and the need for affordable housing before reaching conclusions as to whether the OAN needs to be adjusted.
- 3.3 A representative of arc4 consultants attended the Spatial Planning Sub-Committee to give a presentation to Members on the findings of the SHMA 2016 update, including the SHMA conclusions in respect of the objectively assessed housing need.
- 3.4 The 2016 SHMA update on the OAN for Craven District is summarised in the paragraphs below.

Introduction

- 3.5 The National Planning Policy Framework (NPPF) requires local planning authorities to identify Objectively Assessed Housing Need (OAN) for their Housing Market Areas (HMA) and that Local Plans translate those needs into housing land provision targets. Paragraph 159 of the NPPF recognises that the objective assessment of housing need must be one that meets household and population projections, taking account of migration and demographic change; meets the need for all types of housing including Affordable, and caters for housing demand and the scale of housing supply necessary to meet that demand. National Planning Practice Guidance (nPPG) recognises that '*establishing future need for housing is not an exact science*' (para 014 2a-014-20140306), although it should be informed by reasonable and proportionate evidence.
- 3.6 The 2016 SHMA update draws different strands of evidence together (including the Edge Analytics Demographic Forecasting Update ,August 2016) , in accordance with the approach set out in nPPG to establish the Objectively Assessed Housing Need for Craven District over the Plan Period 2012-2032. The SHMA 2016 also considers further guidance which supports nPPG, namely the Planning Advisory Service (PAS) *Objectively Assessed Need and Housing Targets Technical Advice Note*, Second Edition, July 2015; and the *Local Plan Experts Group(LPEG) report Local Plans: report to the Communities Secretary and the Minister of Housing and Planning*, March 2016.

3.7 The analysis of OAN draws upon demographic analysis prepared by Edge Analytics¹. They have produced an updated range of scenarios using the latest demographic statistics considering:

- The latest 2014-based population and household projections for Craven District;
- Alternative migration impacts/assumptions; and
- The relationship between jobs growth and dwelling requirement.

3.8 In order to establish Objectively Assessed Need, nPPG recommends a logical progression of steps which is followed in the SHMA 2016 Update, as follows:

- Establishing the Housing Market Area;
- Make use of DCLG household projections as the starting point estimating the OAN;
- Consider sensitivity testing specific to local circumstances, based on alternative assumptions in relation to the underlying demographic projections and household formation rates;
- Take account of employment trends;
- Take account of market signals;
- Consider an increase in the total housing figures where it could help deliver the total number of affordable homes.

Housing Market Area

3.9 nPPG Paragraph 2a-010 states a requirement to establish the relevant functional area to assess needs. For housing need, this is the Housing Market Area. The 2016 SHMA Update having reviewed the evidence relating to defining housing market areas concludes that Craven District is an appropriate Housing Market Area for planning purposes.

Demographic starting point

3.10 nPPG Paragraph 2a-015 states that plan makers should make use of the most up to date household projections published by DCLG as the starting point estimate of housing need. The latest official population and household projections (2014-based) have been used in accordance with nPPG Paragraph 2a-016. Over the 2012-2032 plan period, the 2014-based household projection model suggests an increase of 2,128 households, approximately 118 each year.

Adjusting the projections

3.11 The nPPG recommends adjustments be made to the household projections with reference to local demographic trends, future jobs, past delivery and market signals and other local circumstances not captured by past trends. Each of these is now considered in turn.

¹ Craven Demographic Forecasting Update August 2016

Local demographic trends

- 3.12 Whilst the official 2014-based ONS population and DCLG household projections will form the 'starting point' of the assessment of housing need, the nPPG states that it is appropriate to consider '*alternative assumptions in relation to the underlying demographic projections and household formation rates*' of the local area (nPPG Paragraph 2a-017).
- 3.13 In line with the nPPG, Edge Analytics have developed a range of alternative demographic scenarios to the official 'benchmark' scenario, with household growth assessed using household headship rate assumptions from the 2014-based CLG household projection model. For comparison with this official benchmark, a scenario using 2012-based projections has been provided along with a series of 'alternative trend' scenarios which have been developed with alternative migration assumptions.
- 3.14 The following alternative trend scenarios have been developed by Edge Analytics:
- PG-Short Term which derives its internal migration rates and international migration assumptions from the historical period 2008/9 to 2013/14 (6 years);
 - PG-Long Term which derives its internal migration rates and international migration flow assumptions from a longer 14-year period 2001/2 to 2014/15; and
 - Natural change in which migration is set to zero from 2015/16.
- 3.15 Two alternative sets of headship rates have also been applied to the scenarios, to evaluate: firstly, the impact of the earlier 2008-based household growth assumptions upon the scenario dwelling growth outcomes (HH-08); secondly, to illustrate the impact of the previous 2012-based headship rates (HH-12). There is no difference between the dwelling growth outcomes under the 2014-based and 2012-based headship rates. The 2008-based headship rates, which assume a faster rate of household formation and a more rapid decline in average household size, result in higher dwelling growth.
- 3.16 PAS guidance recommends that when starting on a new housing assessment or updating an earlier one plan-makers should set aside headship rates that pre-date CLG 2012 (which were the latest available projections when the guidance was published). It is therefore implied that the latest headship rates are used as a basis for calculating OAN.
- 3.17 Table 6.1 below from the SHMA 2016 Update summarises the range of scenarios and dwelling requirements under alternative headship rate assumptions in line with nPPG. These outputs also assume an 8.9% dwelling vacancy rate.

Table 6.1 Dwelling requirements under alternative scenarios and headship rate sensitivities			
Scenario	Average annual dwelling requirement 2012-2032		
	HH-08	HH-12	HH-14
PG-Long Term	226	188	188
SNPP-2012	188	148	148
PG-Short Term	179	140	140
SNPP-2014	169	130	130
Natural Change	10	-30	-30

- 3.18 Having reviewed the latest demographic and household projections and considered alternative assumptions relating to migration and headship rates in line with nPPG, the SHMA concludes that :
- the baseline dwelling requirement is 130 based on the latest (2014-based) projections which accords with nPPG Paragraph 2a-016;
 - That an adjustment is made to reflect alternative assumptions in relation to the underlying demographic projections and household formation rates of the local areas which accords with PPG paragraph 2a-017. This requires a consideration of migration assumptions and alternative headship rates.
- 3.19 Regarding migration assumptions, the PG-Long Term scenario is taken as the appropriate adjustment based on migration. This scenario takes account of long-term internal migration trends. A longer time-frame provides a good indicator of underlying long-term trends and has the benefit of covering several economic cycles.
- 3.20 Regarding alternative headships rates, these have been tested using 2014-based, 2012-based and 2008-based rates but PAS guidance para 6.41 makes a particular comment that ‘CLG 2008 rates are no longer helpful because they are based on very old evidence and anyway may not reflect the true long-term trend’. This is borne out in research² which concludes that the 2008-based rates never did provide a robust view of long-term trends and are now irrelevant, because societal change is slowing down historical rise in Household Representative Rates and resulting fall in household sizes. There is no difference in the outcomes of the HH-14 and HH-12 headship rates. It is therefore recommended that the latest HH-14 headship rates are used to inform the OAN calculation.
- 3.21 In summary, an analysis of ‘*alternative assumptions in relation to the underlying demographic projections and household formation rates*’ of the local area results in a recommendation of a demographic need for 188 dwellings each year over the plan period 2012-2032.

Employment Trends

² L Simpson, Wither household projections? In Town and Country Planning , December 2014

- 3.22 nPPG paragraph 2a-018 states that “plan makers should make an assessment of the likely change in job numbers based on past trends and/or economic forecasts as appropriate and also having regard to the growth of the working age population in the housing market area”. Overall, analysis needs to consider the likely change in the number of jobs in an area along with the size and structure of the labour force.
- 3.23 Edge Analytics have approached analysis in two ways: firstly, by considering the potential change in labour force capacity and how this could change over the plan period by applying key assumptions on future economic activity rates, level of unemployment and balance of commuting between resident workers and local jobs; and secondly by considering future economic forecasts and the extent to which jobs growth could be supported by Craven District’s working age population.

Demographic scenarios: labour force and job growth implications

- 3.24 The labour force and job growth implications under alternative demographic scenarios are evaluated through the application of key assumptions on Craven District’s future economic activity rates, level of unemployment and balance of commuting between resident workers and local jobs. In a trend-based scenario, the size of the resident labour force and the number of jobs that can be supported are sensitive to adjustments to these key factors. The following set of assumptions has been applied to the demographic scenarios:
- **Economic activity rates** from the 2011 Census are applied, with uplifts applied in the 60-75+ age groups to account for changes to state pension age in line with OBR forecasts;
 - The **unemployment rate** determines the proportion of the labour force that is unemployed (and as a result, the proportion that is employed). It is based on historical rates sourced from ONS model-based estimate. The scenario modelling tracks historical data to 2015, reducing to a ‘pre-recession’ (2004-2007) average of 2.8% by 2020 (and fixed thereafter);
 - A fixed **commuting ratio** of 1.01 from the 2011 Census Travel to Work data and indicates a small net out-commute from Craven District.
- 3.25 For each of the Craven District demographic scenarios, these assumptions have been applied to derive an estimate of the changing size of the labour force that the population growth implies, and the level of employment growth that could be supported under these assumptions (see extracted Table 6.2 from SHMA 2016 below). Analysis indicates that under the SNPP-2014 baseline scenario a jobs growth of 18 each year could be supported and under the PG-Long Term scenario this increases to 92 each year.

Table 6.2 Labour force and jobs-growth outcomes 2012-2032

Scenario	Change in labour force 2012-32	Average Annual Jobs Growth
PG-Long Term	1,217	92
SNPP-2012	-621	4
PG-Short Term	-189	25
SNPP-2014	-324	18

REM Economic forecasts and jobs-led scenarios

- 3.26 In the consideration of future jobs in an area, the nPPG states that 'economic forecasts' should be considered (PPG Paragraph 2a-018). Employment growth forecasts for Craven District have been supplied from the Regional Econometric Model (REM), providing trajectories of jobs growth, measured as annual change in the number of Full-time Equivalent (FTE) jobs. The Edge Analytics analysis considers REM forecasts for 2014 and 2016. Over the plan period 2012-2032, the 2014 REM forecast indicates a jobs growth of 147 each year and the 2016 REM forecast indicates a jobs growth of 39 each year.
- 3.27 The population, household and dwelling growth implications of the REM employment forecast has been evaluated by Edge Analytics using 'jobs-led' scenarios. In these scenarios, population growth is linked directly to the change in employment within an area. The impact of jobs growth is measured through the relationship between the number of jobs in an area, the size of the resident labour force and the size of the resident population. Internal migration is used to balance the relationship between the size of the labour force and the forecast number of jobs. Two sensitivities have also been tested: SENS1 assumes a greater proportion of working age people migrate to Craven District to meet the defined jobs-growth target; SENS2 assumes the migration assumption and also adjusts economic activity rates in line with the Office of Budget Responsibility (OBR) forecast, which results in higher economic activity rates amongst older age groups (however due to an ageing of the population this results in a decline in the overall rate of economic activity). The dwelling requirements under alternative scenarios is summarised in Table 6.3 of the SHMA 2016 Update and is set out below.

Scenario	Average Annual Dwelling requirement	Average Annual Jobs Growth
Jobs-led REM 2014	238	147
PG Long-term	188	92
Jobs-led REM 2016	150	39
Jobs-led REM 2016 SENS1	147	39
Jobs-led REM 2016 SENS2	78	50
PG-Short Term	140	25
SNPP-2012	148	4
SNPP-2014	130	18

3.28 Having considered the potential change in labour force capacity and future economic forecasts, the SHMA 2016 Update concludes that :

- All demographic scenarios support an increase in the working age population and therefore support jobs growth. The 2014-SNPP baseline scenario supports an annual jobs growth of 18 and this increases to 92 under the PG-Long Term scenario;
- The REM 2016 forecast results in a lower level of jobs-growth than the 2014 forecast. This translates to a reduction in dwelling requirement from 238 (2014 REM) to 150 (2016 REM). Further sensitivity analysis to the 2016 REM data reduces this to 147 (SENS1) and 78 (SENS2).
- The PG-Long Term scenario supports jobs growth in excess of the latest REM forecasts. It should also be noted that PAS guidance comments at para 8.3 that 'inspector's advice also suggests that future jobs cannot be used to cap demographic projections. In other words, if the demographic projections provide more workers than are required to fill the expected jobs, they should not be adjusted downwards. One reason for this...is that much of the demand for housing is not driven by job opportunities, and people who do not work also need somewhere to live.
- In summary, an assessment of the *'likely change in job numbers based on past trends and/or economic forecasts as appropriate and also having regard to the growth of the working age population in the housing market area'* would suggest that no further adjustment is required to take account of employment trends.

Market signals and past trends in delivery

3.29 Chapter 5 of the SHMA 2016 Update considers market signals relating to price and quantity and compares Craven District with neighbouring districts, the region and England. The SHMA concludes that affordability remains an issue in Craven District and an uplift is recommended. nPPG does not specify the mechanism for uplift but the LPEG report recommends uplift from the demographic starting point based on two measures of affordability: House Price Ratios and Rental Affordability Ratios. For Craven, the ratios (HPR 7.7 and RAR 33.6%) translate to an uplift of 20%. This results in an additional 26 dwellings each year.

3.30 Regarding past trends in delivery, this has tended to lag behind existing targets. However the SHMA 2016 Update considers that as the Council has an adequate 5 year land supply, under-delivery is more likely to relate to market conditions and developer appetite for delivery.

3.31 In summary therefore the SHMA 2016 Update recommends that the OAN is adjusted upwards by 26 dwellings a year to take account of market signals relating to affordability, but that no adjustment is necessary to take account of past delivery.

Affordable need and housing provision targets

- 3.32 nPPG Paragraph 2a-029 advises on how housing needs assessments should take account of affordable housing need: ‘the total affordable housing need should be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, given the probable percentage of affordable housing to be delivered by market housing-led developments. An increase in the total housing figures included in the local plan should be considered where it could help deliver the required number of affordable homes’.
- 3.33 The analysis of housing need suggests there is an annual imbalance of 145 affordable dwellings each year. However, this is not a target for delivery but expresses the overall need from the housing register compared with current supply of affordable housing. In reality, households in need who cannot access the market can pay proportionately more for their housing above suggested affordable thresholds, people can share dwellings to reduce housing costs, and the private rented sector can accommodate households in need.
- 3.34 PAS³ guidance provides helpful guidance in interpreting affordable need in the context of objectively assessed need. Paragraph 9.6 states ‘in practical terms, there is no arithmetical way of combining the two calculations set out in PPG to produce a joined-up assessment of overall housing need. We cannot add together the calculated OAN and the calculated affordable need, because they overlap: the OAN of course covers both affordable and market housing, but we cannot measure these components separately, because demographic projections – which are the starting point for the OAN – do not distinguish between different sectors of the housing market’. Para 9.7 continues ‘In summary, it seems logically clear that affordable need, as defined and measured in paragraphs 22-29 of the PPG, cannot be a component of the OAN. The OAN does have an affordable component – which cannot be measured separately but will normally be much smaller than the affordable need discussed at paragraphs 22-30. When paragraph 47 of the NPPF says that plans should meet in full ‘the need for market and affordable housing’, it is referring to that component rather than the separately calculated affordable need.
- 3.35 In summary, therefore the SHMA 2016 Update concludes that no further adjustment is necessary to take account of additional affordable housing delivery.

Objectively Assessed Housing Need

- 3.36 An OAN should be based on reasonable assumptions which take into account baseline demography, adjustments to reflect local demographic trends, past delivery, market signals, future jobs and other local circumstances: the SHMA has explored these factors in detail. PAS guidance suggests that the OAN should exclude any policy objectives and value judgements and evidence should be entirely about need and demand, to the exclusion of any supply-side factors such as physical constraints, policy designations and adverse impacts of development. However, these factors should be considered when translating the OAN into a Housing Requirement.

³ Planning Advisory Service Objectively Assessed Need and Housing Targets Technical Advice Note Second Edition July 2015

- 3.37 The challenge for the Council is to deliver an appropriate and proportionate level of dwelling growth that supports economic growth and carefully takes into account the current demographic profile of the District.
- 3.38 The SHMA 2016 Update proposes that the Objectively Assessed Housing Need for the Craven Housing Market Area over the plan period 2012-2032 is established from a baseline of 130 dwellings per year (using the latest 2014-based SNPP), with an upward adjustment to take account of longer-term migration trends to 188 dwellings each year based on the PG Long Term scenario. This scenario takes account of long-term internal and international migration trends. It also supports jobs growth of 92 each year, which exceeds the latest (2016) jobs growth forecasts.
- 3.39 The SHMA 2016 Update also recommends that there is a 20% uplift to the basic demographic requirement to take account of market signals relating to affordability. This increases the OAN by 26 dwellings each year.
- 3.40 In conclusion, the Objectively Assessed Need figure for the Craven Housing Market Area is **214 dwellings per year** (a baseline of 130, with a long-term migration adjustment to 188 and a further uplift of 26 to take account of market signals). This figure takes account of the need to deliver more affordable and market housing for an increasing number of households, long-term trends in migration and supports economic growth. The full objectively assessed dwelling need over the Plan Period 2012-2032 (20 years) is therefore 4,280 dwellings.

Setting a Housing Requirement Target

- 3.41 Having established an up to date OAN, it is necessary to translate this into a growth target for the purposes of future plan making. This is referred to as the 'housing requirement'. The Craven Housing Market Area relates to the whole of Craven District and there are two local planning authorities within Craven District, namely Craven District Council and the Yorkshire Dales National Park Authority. The YDNP area itself covers at least 3 separate Housing Market Areas (Craven, Richmondshire and South Lakeland). Sub-area analysis by Edge Analytics indicates that around 15% of the Craven HMA dwelling requirements may be apportioned to the National Park, which would mean the OAN figure for the Craven LPA is 182 dwellings per year for the plan period 2012-2032 and 32 dwellings per year for the YDNP LPA located within Craven District.
- 3.42 However, the YDNP Authority in their Local Plan, (post examination) are maintaining proposals for a target for the whole Park of 55 dwellings per annum but do not propose to split this down to sub areas. In proposing this approach, the YDNP considered guidance from PAS and research carried out for the North York Moors and South Downs National Parks which has led them to conclude that an OAN cannot be split below the level of a Housing Market Area. Consequently the YDNP Local Plan housing target has not been presented as OAN. The YDNP Authority are maintaining this approach post examination of their Local Plan and have not proposed any modifications. The Inspector's report on the YDNP Local Plan is expected by the end of the year.

- 3.43 Additionally, the YDNP Local Plan proposes to rely on a significant level of windfall development to deliver their target of 55 dwellings per year. Again, the YDNP Authority are maintaining this approach post examination of their Local Plan and have not proposed any modifications.
- 3.44 Furthermore, in discussions with the National Park Authority, it is clear that they do not consider that 15% growth could be delivered in the National Park Area as their population is older and the new jobs, newly forming households and affordable stock will be predominantly located outside.
- 3.45 The approach proposed by the YDNP, particularly if it is supported by the Inspector, means that if Craven District Council chooses to adopt a housing requirement target of 182 dwellings per annum, based on an apportionment of the OAN to the National Park, it generates a significant degree of uncertainty that the OAN of 214 dwellings per annum for the Craven Housing Market Area will be delivered. Both Richmondshire and South Lakeland Authorities have recognised this as an issue for their areas and their existing adopted Local Plans seek to meet the whole Housing Market Area OAN outside the National Park.
- 3.46 Officer opinion is that this issue could present a potential risk to the Craven Local Plan being found unsound, if the Council were to adopt a housing requirement target below the full OAN for the Craven Housing Market Area, particularly in view of the fact that the Principal Town of Skipton lies close to and is easily accessible from the National Park, and a number of other key service centres and local service centres, including Settle, Gargrave and Ingleton are on or bisected by the National Park boundary and serve a wider rural hinterland including areas within the National Park. Additionally, the Craven 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 4,280 dwellings.
- 3.47 Conversely, by adopting a housing requirement target that seeks to meet the full OAN for the Craven Housing Market Area, the Council would be able to demonstrate that its Local Plan had been positively prepared, with a sound strategy for delivering the full objectively assessed housing need for the Craven Housing Market Area. The Council would also be able to clearly demonstrate that it had fulfilled its Duty to Cooperate.
- 3.48 On the 22nd November 2016 the Craven Spatial Planning Sub-Committee heard a presentation from the consultants Arc4 and following a discussion on the issues they agreed to recommend to Policy Committee that a minimum housing requirement target of 4,280 net new dwellings is adopted (for the purposes of preparation of a further draft of the Craven Local Plan for informal consultation) for the period 2012 to 2032 to meet the full objectively assessed housing need of the Craven Housing Market Area.

4 **Implications**

- 4.1 **Financial and Value for Money (vfm) Implications** – There are no financial implications arising directly from this report, as the costs of evidence based studies for progressing the Local Plan are accommodated within the Local Development Plan budget.

However, the conclusions of the updated SHMA is likely to lead to significant changes to the Local Plan which in the interests of submitting a sound Local Plan is to be subject to further informal consultation. This has been programmed for February/March 2017.

The Planning Policy Team is currently without three staff members either through vacancies or long term sickness. To maintain momentum we propose to retain the two existing agency staff members and recruit a third until the end of March.

We are currently trying to recruit to the Principal Spatial Planning Officer with the aim of increasing consistency and reducing the costs but the response to the job advert has been poor and there is a strong chance that we will not be able to appoint to the post before the Local Plan is submitted.

Table: Breakdown and balance of empty posts and required staff costs

	Grade	Hours	Total
Current Empty Posts			
Principal Spatial Planning Officer	PO1	37	£ 19,298
Planning Officer	SO1	26	£ 11,505
Planning Officer	SO1	24	£10,768
Required Resources			
Planning Assistant	Scale 6	3	-£607
Agency 1		37	-£38295
Agency 2		30	-£25530
Agency 3		28	-£19320
Balance			-£42,180

To fund this increase in costs it is proposed that the required £42,180 will be found from in year underspends across the Council.

- 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. A resolution of Council is required to approve the housing target.
- 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 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.
- 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 Services, Financial Services.
6. **Access to Information : Background Documents** – Craven Demographic Forecasting Update (including an addendum with additional scenario analysis) October 2016 – Edge Analytics . Craven Strategic Housing Market Assessment (SHMA) Update 2016 – arc4 Limited
7. **Appendices** – None
8. **Author of the Report** – Sian Watson; telephone 01756 706462; e-mail; swatson@cravenc.gov.uk

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