

## **CRAVEN SPATIAL PLANNING SUB-COMMITTEE**

18<sup>th</sup> October 2016

**Present** – The Chairman (Councillor Mulligan) and Councillors Barrett, Brockbank, Dawson, Madeley, Staveley and Sutcliffe.

**Officers** – Strategic Manager for Planning and Regeneration, Spatial Planning Manager and Committee Officer.

Start: 6.30pm

Finish: 7.32pm

The minutes of the Sub-Committee's meeting held on 6<sup>th</sup> September 2016 were confirmed and signed by the Chairman as a correct record.

### **Minutes for Report**

CSP.119

#### **PUBLIC PARTICIPATION**

In addressing the Sub-Committee Mr David Walsh, a resident of Skipton, highlighted the slippage in the timetable for production of the Local Plan which had originally targeted adoption by December 2013. Given the Council's performance in meeting its deadlines he expressed his lack of confidence as to the likelihood of the Council delivering the revised timetable now before the Sub-Committee, and suggested that the Secretary of State may have a similar concern resulting in the plan's completion being taken out of the Council's control. Mr Walsh also questioned whether the position could have changed to such a degree as to warrant the level of slippage now proposed by the revised timetable.

The Chairman thanked Mr Walsh for his input, indicating that the Sub-Committee noted his comments and shared his concerns.

CSP.120

#### **LOCAL PLAN – REVISED TIMETABLE**

Further to Minute CSP.117/16-17, the Strategic Manager for Planning and Regeneration submitted a report presenting a revised timetable for the preparation of the Craven Local Plan.

As reported at CSP.117, the following issues had significant implications for the course of the Local Plan and had resulted in a need to review the preparation timetable.

- the Government's latest demographic data indicated a reduction in the trend on housing need which in turn necessitated revisiting the strategic housing market assessment (SHMA) process.
- receipt of a late consultation response from Natural England requesting further assessment of the possible impact of emerging preferred sites in Giggleswick and Settle on the Long Preston Deeps Site of Special Scientific Interest; and
- advice received from the barrister advising the Council on preparation of the emerging plan regarding a number of areas in need of further work prior to submission.

In responding to the latest demographic and job growth forecast an updated SHMA had been commissioned and would be available by mid-November 2016. It was pointed out that there would be implications for both the spatial strategy, the provision of affordable housing and housing site allocations if the SHMA concluded that there was a significant change to the objectively assessed housing need for the District. A significant change in the level of need would also have implications

for the Local Plan's employment strategy and employment site allocations. Consultants preparing the Employment Land Review had been asked to take account of the updated strategic housing market assessment, and it was anticipated that their final report would be presented to the Sub-Committee by mid-November.

The advising barrister had indicated that for the Plan to be found sound at examination, the Council had to complete a number of key pieces of the evidence base before publication, including the Infrastructure Delivery Plan and viability testing of the Local Plan. It was anticipated that a draft infrastructure delivery plan and viability report would be available for presentation to the Sub-Committee in December 2016, but it was unlikely that the survey work requested by Natural England would be completed before the end of December.

In anticipation of a potential significant change to housing need, the Spatial Planning Manager stated that a further round of informal consultation had been factored into the revised timetable for February / March 2017 with a view to submission of a final publication plan version to Policy Committee and full Council at the end of April. The draft Local Plan would then be submitted to the Secretary of State for examination by early July 2017, with all being well adoption by the end of the year.

During the course of the ensuing discussion Members raised questions regarding the need or otherwise to allocate additional resources to aid production of the Plan, and the potential to bring forward approval of the publication version to the end of March 2017. Concerns were also expressed regarding the potential for the Government to penalise the Council for the delay in producing the Plan by withholding payment of new homes bonus, and also appoint a team to conclude preparation of the draft plan at the Council's expense. In responding to points raised the Spatial Planning Manager stated that the Planning Inspectorate had been advised of the Council's position and had not indicated any particular concern, but had asked that it be notified of key dates within the proposed timetable. In compiling the revised timetable the aim had been to produce a focused and challenging timeframe which, if now shortened, was likely to result in a request for an extension at a future meeting of this Sub-Committee.

**Resolved** – (1) That the revised timetable, as now presented at Appendix A to the Strategic Manager's report, for the preparation of the Craven Local Plan is approved, and that the Local Development Scheme is amended accordingly for publication on the Council's website.

(2) That the Strategic Manager for Planning and Regeneration seeks an assurance from the Planning Inspectorate that the timetable now agreed is acceptable, and that the Chief Executive also seek an assurance from the Secretary of State that the Council is not at risk of financial penalty.

CSP.121

**DATE OF NEXT MEETING**

To be held at 6.30pm on a date to be agreed in consultation with all Members of this Sub-Committee; the agenda to include the outcome of the employment land review and the updated strategic housing market assessment.

Chairman.

## **CRAVEN SPATIAL PLANNING SUB-COMMITTEE**

22<sup>nd</sup> November 2016

**Present** – The Chairman (Councillor Mulligan) and Councillors Barrett, Brockbank, Dawson, Staveley and Sutcliffe.

**Officers** – Strategic Manager for Planning and Regeneration, Spatial Planning Manager, Temporary Planning Policy Officer and Committee Officer.

An apology for absence was received from Councillor Madeley.

Start: 6.30pm

Finish: 8.35pm

The minutes of the Sub-Committee's meeting held on 18<sup>th</sup> October 2016 were confirmed and signed by the Chairman as a correct record.

Note : The Chairman reminded members that at Minute CSP.120 the Sub-Committee had resolved to ask that the Strategic Manager for Planning and Regeneration seek an assurance from the Planning Inspectorate that the timetable agreed for adoption of the Local Plan was acceptable, and that the Chief Executive also seek an assurance from the Secretary of State that the Council is not at risk of financial penalty. In responding to the Chairman's request for an update on any response received the Strategic Manager for Planning and Regeneration stated that the Planning Inspectorate was comfortable with the Council's timetable; any decision on calling-in production / completion of a local plan would be a ministerial decision, but it was understood that the focus would be on those authorities which had made little progress. The Chief Executive had spoken to civil servants regarding the position on financial penalty in relation to new homes bonus and been advised that no decision had been taken at this point in time. The Chairman indicated that he would continue to monitor the situation and liaise with the Strategic Manager.

### **Minutes for Report**

CSP.122

### **PUBLIC PARTICIPATION**

The following persons addressed the Sub-Committee

a. Mr D Jordan of Giggleswick addressed the Sub-Committee expressing concern that to overcome identified flood risks associated with sites with potential for inclusion as preferred sites within the draft local plan, consideration was to be given to taking forward such sites in part only with the remaining area subject to flood risk left undeveloped. He suggested that such an approach could be viewed as sporadic development and raised a question as to who would be responsible for the future management or maintenance of the undeveloped areas. Mr Jordan also highlighted concerns at the possible inclusion of a site (SG083) for mixed development located adjacent to the A65 Settle Bypass. The by-pass had been the scene of numerous accidents, including fatalities, and he suggested that allocating the site, which although prone to extreme flooding was prime agricultural land, would make matters worse. He requested an explanation as to why the site had been excluded from assessment by the consultants commissioned to carry out the strategic flood risk assessment, and whether any pressure had been brought to bear to retain the site for consideration with others for inclusion as preferred sites.

In responding to Mr Jordan's comments the Chairman stated that points regarding flood risk would be picked up in the Sub-Committee's consideration of the Strategic Flood Risk Assessment (SFRA), and the Spatial Planning Manager explained that the omission of Site SG083 from the

work carried out on the SFRA had been due to error either through being missed off the list forwarded to the consultants, or missed in error by the consultants; there had been no ulterior motive, pressures or intent, and the site would be subject to a flood risk assessment. Once assessed, the consultants for the Employment Land Review would be asked to review their assessment of the site.

b. In addressing Members, Mr R Moss of Giggleswick concurred with the views expressed by Mr Jordan in respect of flooding of Site SG083, his and neighbouring properties had overlooked the site, which played an important role as part of the gateway to the Three Peaks, for in excess of 600 years, and developing it would destroy it forever.

c. Mr D Walsh of Skipton welcomed the proposed reduction in the objectively assessed housing need. In commenting on split allocations between neighbouring authorities he expressed the opinion that the approach adopted by the Yorkshire Dales National Park Authority was in breach of its duty to co-operate, and suggested that the Council needed to progress its Plan to adoption before there was a further change in Department of Communities and Local Government guidance.

The Chairman thanked Messrs Moss and Walsh for their comments which had been noted.

CSP.123

**STRATEGIC HOUSING MARKET ASSESSMENT – UPDATE**  
**2016**

Further to Minute CSP.120/16-17, the Strategic Manager for Planning and Regeneration submitted a report presenting the findings of the updated Strategic Housing Market Assessment (SHMA) 2016 on the objectively assessed housing need for the Craven housing market area. Mr Michael Bullock, a representative of arc4 consultants, delivered a presentation on the updated findings, including the SHMA conclusions in respect of the objectively assessed housing need.

Members were reminded that, in responding to the release of updated 2014 based household projections, the Council had commissioned consultants Edge Analytics to carry out an initial analysis of the data. That initial analysis had indicated a relatively modest reduction in the baseline dwelling requirement, but a more significant reduction in the dwelling requirement for job growth. An update to the 2015 Strategic Housing Market Assessment had therefore also been commissioned from arc4 consultants to review and recommend if adjustments needed to be made to the District's objectively assessed need (OAN) for housing for the Craven District. The updated SHMA had also examined market signals and the need for affordable housing before reaching conclusions as to whether the OAN needed to be adjusted.

In conclusion, the work carried out by arc4 had identified an objectively assessed need figure for the Craven Housing Market Area, which included that part of the District within the Yorkshire Dales National Park, of 214 dwellings per year (comprised of a baseline figure of 130, with a long-term migration adjustment to 188 and a further uplift of 26 to take account of market signals). This figure had taken account of the need to deliver more affordable and market housing for an increasing number of households, long-term trends in migration and supported economic growth. The full objectively assessed dwelling need over the Plan Period 2012-2032 (20 years) was therefore 4,280 dwellings.

Analysis by Edge Analytics indicated that around 15% of the Craven housing market area's dwelling requirements could be apportioned to the National Park, however, the Park Authority's draft Local Plan identified a target for the whole Park of 55 dwellings per annum, and did not propose a split to sub area levels. The Spatial Planning Manager explained that with a lack of confidence in the likelihood of the National Park Authority delivering a sufficient number of new dwellings within that part of its area in the Craven housing market area, and the associated risks to this Authority's local plan at examination, it had been concluded that the Council should seek to make provision within its local plan for 214 new dwellings per annum, with any National Park

provision being additional to that figure, bearing in mind that the housing requirement should be seen as a minimum requirement.

On conclusion of the Sub-Committee's discussion, and having thanked Mr Bullock for his presentation, it was moved and

**Resolved** – (1) That the 2016 Updated Strategic Housing Market Assessment is noted and accepted into the evidence base for 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) That to meet the full objectively assessed housing need of the Craven Housing Market Area it is recommended to Policy Committee that, for the purposes of preparation of a further draft of the Craven Local Plan for informal consultation, a minimum housing requirement target of 4,280 net new dwellings is adopted for the period 2012 to 2032.

(3) That, subject to it first satisfying itself as to the breakdown of the costs requiring supplementary provision, Policy Committee considers approving a supplementary estimate of £32,260 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.

CSP.124

### **EMPLOYMENT LAND REVIEW 2016**

The Strategic Manager for Planning and Regeneration submitted a report presenting the findings of the Craven Employment Land Review (ELR) which had been commissioned from Nathaniel Litchfield and Partners (NLP) to provide underpinning evidence to inform emerging employment planning policy and land allocations in the new local plan for the period 2012 to 2032.

In presenting the review report and explaining the approach, findings and analysis thereof, Messrs Adam Jackson and Colin Robinson of NLP stated that the review provided the Council with an understanding of the current supply of employment sites and land, and identified potential new sites for future needs. The review, which would also help ensure that the Council's approach to employment land provision within the draft local plan could be robustly defended at the Examination in Public, had considered the following areas:-

- The economic context for the study including economic conditions and recent trends in Craven;
- An overview of employment space including an analysis of current stock and trends in employment space;
- An overview of stakeholder consultation;
- Commercial property market signals for Craven and associated intelligence;
- A review of the employment sites portfolio;
- Future land requirements; and
- Demand/supply balance

Analysis of the findings showed that the Council should look to provide between 26 and 29 hectares of employment land. As indicated above, those findings, site assessments and recommendations within the ELR report would now be used to inform the Local Plan's employment strategy, policy development / refinement, and employment site selection. The Sub-Committee was therefore asked, and after a brief discussion, it was

**Resolved** – That the Employment Land Review report is noted and accepted into the evidence base to inform the preparation of the next consultation draft of the Craven Local Plan.

CSP.125

## **STRATEGIC FLOOD RISK ASSESSMENT**

The Strategic Manager for Planning and Regeneration submitted a report presenting the draft Level 1 Strategic Flood Risk Assessment (SFRA) for the Craven Local Plan area; a key element of the evidence base underpinning preparation of the Local Plan.

In carrying out the study the consultants, JBA Consulting, had assessed the level of flood risk for the preferred housing, and potential employment and mixed use sites identified in response to the estimated requirements of the April 2016 consultation draft Local Plan. It was pointed out that going forward the SFRA would be used as evidence to indicate which sites should be brought forward into the publication stage of the Local Plan, and would also be used as a tool to assess risk of flooding for planning applications. Sites would be reviewed to assess if a net developable area should (and could) be defined and/or adjusted.

Further data had been requested from Yorkshire Water and as such minor revisions and updates to the draft assessment may be required, as necessary. It was therefore recommended and

**Resolved** – (1) That, subject to (2) below, the Level 1 Strategic Flood Risk Assessment is noted and accepted into the evidence base for the Craven Local Plan.

(2) That delegated authority is granted to the Strategic Manager for Planning and Regeneration to revise and update the Draft Strategic Flood Risk Assessment, as necessary, following the receipt of further data requested from Yorkshire Water.

(3) That a report updating Members on any revisions made to the draft Strategic Flood Risk Assessment is presented to a future meeting of this Sub-Committee.

CSP.126

## **DATE OF NEXT MEETING**

To be held at 6.30pm on a date in January 2017 to be agreed in consultation with Members of this Sub-Committee; the agenda to include items in respect of highway modelling and viability testing.

Chairman.