



Craven Local Plan Examination

Matter 3

Appendix 1

Delivery of Affordable Housing

Matters 2 and 3 - Objectively Assessed Need (OAN) and the Housing Requirement (Policy SP1) and Affordable Housing Need (Policy H2)

Hearing Day 2 - Wednesday 10 October (Week 1)

September 2018

TABLE 1			
Summary Table of Local Plan Expected Delivery of Affordable Housing over Plan Period 2012 to 2032			
	Craven	YDNP	Total
Affordable dwellings to be delivered on Local Plan Allocated Sites	819		
Affordable Dwellings to be delivered on Sites with Consent	321	78	
Affordable Dwellings Completed between 01.04.2012 and 31.03.2017. Table 5.3 of SHMA Update 2017 Ho013.	184		
Affordable dwellings Completed 01.04.2017 to 31.03.2018	28	33	
Total affordables homes expected to be delivered over plan period 2012 to 2032	1352	111	1463
Imbalance of affordable housing @126 pa over plan period (126 x 20)	2520		2520
% identified need met	53.65%		58.05%

TABLE 2									
Affordable Housing Expected to be delivered by Qualifying Developments on allocated sites in Local Plan (including full consents on allocated sites granted since submission of the Local Plan)									
Site Ref	Address	Greenfield	Previously Developed Land	Estimated Yield Green field sites	Estimated Yield PDL sites	Greenfield sites @30% Affordable housing (unless agreed viable scheme known)	PDL sites (assume 10% subject to viability unless agreed viable scheme known)	Notes	Total
SK013	Land east of Aldersley Avenue and south of Moorview Way, Skipton	YES	NO	100		30			
SK015	Cefn Glas, Shortbank Road, Skipton	YES	NO	14		4			
SK044	Former Allotments and garages, Broughton Road, Skipton	NO	YES		19		2		
SK058	Whitakers Chocolate Factory Site, Skipton	NO	YES		16		2		
SK060	Business Premises and land , west of Firth Street, Skipton	NO	YES		123		12		
SK061	East of Canal, west of Sharpaw, Avenue, Skipton	YES	NO	89		27			
SK081, SK082 and SK108	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton	YES	NO	324		97			
SK087	Land to north of A6131 and south of A65, Skipton	YES	NO	35		11		Outline Planning application (Ref 18923) approved subject to S106 on 08.05.2018 for 28 dwellings (indicative) with 30% affordable housing (8 based on indicative number of 28 dwellings)	
SK088	Hawbank Fields north of Otley Road and south of A6131, Skipton	YES	NO	143		43		Outline Planning application (Ref 18237) approved subject to S106 on 12.02.2018 for 140 dwellings (indicative) with 30% affordable housing (42 based on indicative number of 140 dwellings)	
SK089 and SK090	Land to the north of Airedale Avenue & Elsey Croft and east of railway line, Skipton	YES	NO	218		65			
SK094	Land bounded by Carleton Road, railway line and A629, Skipton	YES	NO	106		42			
SK101	East of Keighley Road and south of Cawder Lane, Skipton	YES	NO	110		33			
SK114 and SK124	Land to east of North Parade & Cawder Road garage site, Horse Close Skipton	YES	NO	112		34			
SG021, SG066 and SGO80	Land to the north-west and south-west of Penny Green, Settle	YES	NO	80		24			
SG025	Land to the south of Ingfield Lane, Settle	YES	NO	125		38			
SG027 and SG068	Land to the south of Brockhole View and west of Brockhole Lane, Settle	YES	NO	57		17			
SG032	Car park, off Lower Greenfoot and Commercial Street, Settle	NO	YES		13		1		
SG035	FH Ellis Garage Settle	NO	YES		32		3		
SG042	NYCC Depot, Kirkgate, Settle	NO	YES		8		1		
SG079	Land to the north of Town Head Way, Settle	YES	NO	26		8			
LA004	Land to the north of Barrel Sykes, Settle	YES	NO	18		5			
HB011	Primary School, east of Robin Lane, west of Lowcroft, High Bentham	YES (small part)	YES (most)		72		72	Full application (Ref 18715) for 72 extra care dwellings (64 apartments and 8 bungalows) approved 12.02.2018 with 72 affordable dwellings provided (100%)	
HB023	North of Low Bentham Road, High Bentham	YES	NO	53		16			
HB024	North of Lakeber Drive, High Bentham	YES	NO	27		8			
HB025	East of Butts Lane, High Bentham	YES	NO	32		10			
HB026	North of Springfield Crescent, and east of Butts Lane, High Bentham	YES	NO	82		25			
HB036	Land to the east of Robin Lane, high Bentham	YES	NO	16		5			
HB038	Land south of Low Bentham Road, High Bentham	YES	NO	19		6			
HB044	Land to west of Goodenber Road, High Bentham	YES	NO	59		18			
HB052	Land to north-west of Bank Head Farm and south of Ghyllhead Farm, High Bentham	YES	NO	118		35			
LB012	Wenning View, Low Bentham Road, Low Bentham	YES	NO	18		5			
SC085	Land at Malsis, Glusburn	YES (most)	YES (small part)	67		11		Full application (Ref 17097) for conversion of listed Malsis Hall to 31 bedroom care facility (Class C2) and residential development of 67 dwellings in grounds(including conversion of listed lodge building to dwellinghouse) approved on 14.08.2018 with 11 affordable dwellings provided (16%) . Site under construction	
SC037a	Land at Ashfield Farm, Skipton Road, Crosshills	YES	NO	25		8			
IN006	CDC Car Park, Backgate, Ingleton	NO	YES		6		1		
IN010	Caravan park, north of River Greta, Ingleton	YES	NO	11		3			
IN028	Between Ingleborough Park Drive and Low Demesne, Ingleton	YES	NO	29		9			
IN029	East of New Village and south of Low Demesne, Ingleton	YES	NO	36		11			
IN049	Former Playing Fields, Ingleton Middle School	YES	NO	21		6			
GA004	Neville House, Neville Crescent, Gargrave	NO	YES		14		1		
GA009	Land off Eshton Road, north of Canal, Gargrave	YES	NO	60		18			
GA031	Land to the west of Walton Close, Gargrave	YES	NO	44		13			
BU012	Richard Thornton's CE Primary School, Burton in Lonsdale	YES (most)	YES (small part)	15		5			
BR016	Land to the west of Gilders, Langholme, Skipton Road, Low Bradley	YES	NO	25		8			
SG016	Land at Lord's Close, Giggleswick	YES	NO	35		11			
CN006	Station Works, north of Cononley Lane, Cononley	NO	YES		94		15	Full planning permission (Ref 19329) for conversion and extension of Mill to form 49 apartments, conversion of Mill house building to 1 dwelling 1,445sqm of B1 floorspace and residential development of 44 new build dwellings on remainder of site (total dwellings 94) approved on 30.07.2018 with 8 affordable units (new build) provided and affordable housing commuted sum of £570,000 in lieu of provision of 7 affordable dwellings within Mill building. (16%) Site under construction	
Total				2349	397	709	110		819

TABLE 3												
Expected delivery of affordable Housing on Sites with Consent or approved subject to S106.												
Planning Ref	Type	Status	Date of approval	SHLAA ref	Address	Greenfield	Previously Developed Land	Number of Dwellings	Number of affordable dwellings (on site provision)	Affordable Housing Financial contribution in lieu of provision on site	% Affordable Housing (incl equivalent financial contribution)	Notes
8/2017/17887	FULL	Approved Subject to S106	08.08.2017	HB035	1 Felstead, Low Benthon Road, High Benthon	YES (part)	YES (part)	16	6		37%	
9/2002/1910	FULL	Approved	22.02.2002	BA004	Hambleton Garage, Bolton Abbey	NO	YES	6	2		33%	
17/2016/16571	OUT	Approved	07.07.2016	CA015	Carla Beck Farm, Carla Beck Lane, Carleton	YES (most)	YES (small part)	24	10		40%	
18/2015/15634	RM	Approved	05.08.2015	CL001	Former Dalesview Garage site, Old Road, Clapham	NO	YES	22	0		0%	Site under construction
19/2009/9478	FULL	Approved	28.01.2010	CC003	Land off A65, Bell Busk Lane, Coniston Cold	YES(most)	YES(small part)	14	0		0%	
21/2016/16967	OUT	Approved	13.02.2017	CN005	Land off Meadow Lane, Cononley	YES	NO	15	6		40%	
26/2015/15886	OUT	Allowed on appeal	28.07.2016	EM013	Land South of Shires Lane, Embsay	YES	NO	39	16		40%	
26/2015/16037	OUT	Allowed on appeal	28.06.2016	EM001	Land to the East of Laurel Croft, Embsay	YES	NO	9	4		40%	
26/2016/17297	FULL	Approved	25.10.2016	EM016	Land off Shires Lane, Embsay	YES	NO	51	20		40%	
30/2015/15663	RM	Approved	07.07.2015	GA020	Land at Hellifield Road, Gargrave	YES	NO	29	12		40%	
32/2015/15768	RM	Approved	23.12.2015	SC035	Land on the east side of Green Lane, Glusburn	YES	NO	49	5		10%	Site under construction
32/2016/17327	OUT	Allowed on appeal	21.12.2017	SC071	Land at Ling Haw Hill/Brow Top, Cononley Road, Glusburn	YES	NO	20	8		40%	
32/2016/17650	FULL	Approved	28.09.2017	SC078	19-25 Main Street Crosshills	NO	YES	14	0		0%	Conversion of existing building
32/2017/18527	FULL	Approved	02.01.2018	SC087	St Peter's Methodist Church, Off Main Street, Crosshills	NO	YES	10	0		0%	Conversion of existing building
42/2015/15870	OUT	Allowed on appeal	26.08.2016	HE009	Land off A65, Kendal Road, Hellifield	YES	NO	21	8		40%	
45/2010/10758	FULL	Approved	25.09.2012	IN008	Disused Highway Depot,backgate, Ingleton	YES(small part)	YES(most)	28	11		40%	
45/2017/18670	FULL	Approved	06.02.2018	IN034	Land at Moorgarth Ingleton	YES (most)	YES (small part)	5	0		0%	
59/2015/16229 & 59/2016/16665	FULL	Approved	04.04.2016	RA006	Beauty House, Main Street, Rathmell	YES (most)	YES (small part)	5	0		0%	
62/2001/1007 (and amendments 9585,10000, 13782, 14800,16414,17 323)	FULL	Approved	10.12.2002	SG027 & SG028	Ingfield Lane/Brockholes, Settle	YES (SG027)	YES (SG028)	15	0		0%	Mainly custom-build/ self build
62/2015/16101	FULL	Approved	13.04.2016	SG089	Land at Kirkgate, Settle	YES	NO	22	2		9%	Financial contribution of £160,000 made in lieu of on site provision of 2 affordable apartments (9%). Retirement apartments under construction and nearing completion
63/2010/10596 & 10591	FULL	Approved	21.06.2010	SK141	Land adjacent to 42 Sackville Street, Skipton	NO	YES	7	0		0%	
63/2018/18950	FULL	Approved	22.06.2018	SK142	Site of former St Monica's Convent, Raikes Road Skipton	YES (most)	YES (small part)	58	58		100%	Extra Care Housing Scheme
63/2014/14688	RM	Approved	23.09.2014	SK083	Land bounded by A65, White Hills Lane and Raikes Road, Skipton	YES	NO	45	14		30%	Site under construction
63/2014/15027	FULL	Approved	21.08.2015	SK122	Vasco (GB) Ltd, Clitheroe Works, Clitheroe Street Skipton	NO	YES	29	4		14%	Site under construction
63/2015/15417	FULL	Approved	04.06.2015	SK060	Reward Manufacturing, Sackville Mills, Sackville st, Skipton	NO	YES	43	8		19%	
63/2015/15503	RM	Approved	02.08.2016	SK114	land at North Parade, Skipton	YES	NO	105	32		30%	Site under construction
63/2015/15792	OUT	Approved	14.03.2014	SK049	Land east of A629 and west of Carleton Road, Skipton	YES	NO	225	45		20%	
63/2017/18340	FULL	Approved	16.03.2018	SK086	Land at Corner Field, north of A6131,Harrogate Rd, Skipton	YES	NO	73	29		40%	
63/2016/17312	OUT	Approved	17.01.2017	SK136 & SK103	Clay Hall, Broughton Road Skipton	YES(most)	YES (small part)	20	6		30%	
63/2016/17515	OUT	Approved	14.02.2017	SK120	RN Wooler & Co, Carleton Rd, Skipton	YES (most)	YES (small part)	30	9		30%	
63/2017/18282	FULL	Approved	23.10.2017	SK060	Merritt & Fryers, Firth Street Works, Skipton	NO	YES	5	0		0%	
63/2017/18656	FULL	Approved	14.12.2017	SK044	Former Allotments and Garages, Broughton Rd, Skipton	NO	YES	8	0		0%	
66/2015/15475	OUT	Approved	30.07.2015	SC030	Allen Green & Son Ltd, North Road, Sutton in Craven	YES (small part)	YES (most)	10	0		0%	
72/2015/15718	FULL	Approved	12.10.2015	WG003	Wigglesworth Hall Barn, Jack Lane, Wigglesworth	YES	NO	5	0		0%	
62/2016/17447	FULL	Approved subject to S106	15.03.2017	SG027 (part)	Land south of Ingfield Lane and west of Brockhole Lane	YES	NO	16	6		40%	
Total								1093	321			

TABLE 4				
Affordable dwellings Completed 01.04.2017 to 31.03.2018				
Planning Ref	Site Address	No of Affordable Dwellings Completed	Date Completed	SHLAA Site
21/2014/14335	Meadow Croft, Cononley	4	03.04.2017	CN014
31/2014/15285	Land at Raines Road, Giggleswick	3	26.01.2018	SG072
63/2015/15726	land at Elsey Croft, Moorview Way, Skipton	18	01.02.2018	SK089
32/2015/16220	Burnroyd Avenue, Glusburn	3	18.09.2017	No
Total		28		