
Craven Local Plan Examination

Matter 7

Appendix 1

Matter 7 – Affordable Housing Provision (Policy H2)

Hearing Day 6 – Thursday 18th October 2018 (Week 2)

September 2018

APPENDIX 1

Craven Local Plan: Proposed housing land allocations on previously developed (brownfield) land.

Site ref	Site address	Est, yield	Description of proposed development	Comments on values and costs of development
SK044	Former allotments and garages, Broughton Rd, Skipton	19	Market and affordable housing scheme at 32 dwellings per hectare.	Some demolition costs. Location adjacent to railway line likely to result in lower than the average new house values for greenfield sites in Skipton.
SK058	Whitakers Chocolate Factory Site, Skipton	16	Market and affordable housing scheme at 32 dwellings per hectare following the demolition of existing factory.	Existing use value, demolition of existing factory and archaeological investigation will add to site costs compared to typical greenfield site and introduce different costs to other allocated PDL sites. Location of site in Conservation area and need to retain two villa style houses on the site could add to construction/conversion costs. New housing values, on site adjacent to main road and within high density housing area may be lower than greenfield average.
SK060	Business premises and land, west of Firth Street, Skipton	123	Market and affordable housing scheme with 23 dwellings to be provided in mill building conversion and 100 dwellings to be provided at 82 dwellings per hectare.	Existing use value, conversion of mill building, and new development at a high density introduces different costs and values compared to other allocated PDL sites. Location of site in Conservation Area could add to construction costs.
SG032	Car park off lower Greenfoot and Commercial St, Settle	13	Market and affordable housing scheme at 32 dwellings per hectare.	Particularly careful design required in this location which is likely to affect construction costs.
SG035	FH Ellis Garage, Settle	32	Specialist housing for older people at 200 dwellings per hectare	Plan viability appraisal has assessed 'Supported Living' schemes on PDL land and concluded that schemes are marginally unviable at 30% affordable housing, but could be viable at 29% affordable housing or with a commuted sum at

				up to £379 psm. This is based on a set of hypothetical assumptions. The specific circumstances of any particular supported living scheme (on PDL or greenfield) are likely to differ for this specialist housing typology. Investigation and remediation of contaminated land could affect site costs here.
SG042	NYCC site depot, Kirkgate, Settle	8	Market housing scheme at 32 dwellings per hectare, with developer contributions required towards off site provision (Small site in designated rural area)	Existing B1 industrial land value. Archaeological investigation required and design requires careful consideration of impact on heritage assets. Different viability dynamics compared to on-site provision of affordable housing.
HB011	Primary School, east of Robin Lane, High Bentham	72	Extra care or other specialist housing for older people of approx. 70 units.	Full planning permission granted for public sector scheme of 72 extra care dwellings (64 apartments and 8 bungalows) with 53 on site affordable dwellings (74%). Approved 12/02/2018.
IN006	CDC Car Park, Backgate, Ingleton	6	Market housing scheme at 32 dwellings per hectare, with developer contributions required towards off site provision (Small site in designated rural area)	Car park existing land value. Design requires careful consideration of impact on heritage assets and setting of settlement. Different viability dynamics compared to on site provision of affordable housing.
GA004	Neville House, Neville Crescent, Gargrave	14	Market and affordable housing scheme at 32 dwellings per annum.	Existing building conversion or demolition costs involved. Careful design to minimise impact on character and appearance of the area, and measures to minimise impacts on air quality, noise and light pollution required.
CN006	Station Works, north of Cononley Lane, Cononley	94	Market and affordable housing scheme at 48 dwellings per hectare, including B1 employment provision.	Full planning permission granted for conversion and extension of mill to form 49 apartments, conversion of mill house to 1 dwelling, 44 new dwellings (total 94 dwellings) and 1,445 sq metres of B1 use approved on 30 July 2018. Inclusive of 8 on site new build affordable homes and financial contribution of £570,000 in lieu of provision of 7 affordable dwellings within the mill building. Development under construction.