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Craven Local Plan Examination

Matter 3

Affordable Housing Need (Policy H2)

Supplementary evidence on the viability of affordable housing on residential typologies

19 October 2018

Introduction

This note responds to the Craven Local Plan Examination Inspector's request for the Council to provide evidence on the viability of affordable housing provision on additional residential typologies. Specifically, the Inspector requested evidence on the viability of affordable housing provision on appropriate typologies of:

- Residential development on previously developed land, and
- Specialist housing for older people.

This note sets out Craven District Council's position and is supplemented by the Craven Local Plan – Viability Assessment – Brownfield Land and Supported Living (October 2018)

Craven District Council's Position

The Council has considered the above viability assessment and agrees with the recommendations set out in paragraph ES 15 and 7.1 of the report.

As a result of accepting these recommendations the Council proposes to introduce particular provision for affordable housing within Policy H1 Specialist housing for older people, and within Policy H2 a) II) for previously developed land sites, as follows:

Policy H1: Specialist Housing for Older People

- A minimum of 30% affordable housing provision for age restricted/sheltered housing or similar on greenfield land.
- A minimum of 25% affordable housing provision for age restricted/sheltered housing or similar on previously developed land, and
- A minimum of 13% affordable housing provision for assisted living/extra care housing or similar on greenfield land
- A minimum of 8% affordable housing provision for assisted living/extra care housing or similar on previously developed land.

Policy H2 a) II): Affordable Housing

- A minimum of 25% affordable housing provision for residential development on previously developed land on:
 - Sites of 11 or more dwellings and on any site with a combined gross internal floor area of more than 1000 sq metres across the whole plan area, and on
 - Sites of 6 to 10 dwellings within designated rural areas.