

## **POLICY COMMITTEE**

7<sup>th</sup> December 2017

**Present** – The Chairman (Foster) and Councillors Barrett, Brockbank, Dawson, Heseltine, Jaquin, Morrell, Mulligan, Myers Rose and Welch.

**Officers** – Chief Executive, Solicitor to the Council (Monitoring Officer), Strategic Manager for Planning and Regeneration, Legal Services Manager, Spatial Planning Manager, Planning Consultant, Planning Policy Officer, Planning Support Officer and Committee Administrator.

Apologies for absence were received from Councillors Hull, Ireton, Lis and Madeley.

Councillor Heseltine left the meeting at 7pm.  
Councillor Mulligan left the meeting at 8.35pm.  
Councillor Brockbank left the meeting at 8.50pm.

Start: 6.30pm

Finish: 8:55pm

On behalf of the Policy Committee, the Chairman expressed thanks to the Planning Policy Team for the huge amount of work they had undertaken in the preparation and presentation of the publication Draft Local Plan and supporting documentation.

### **Minutes for Report**

POL.889

#### **PUBLIC PARTICIPATION**

Mr David Walsh, former Skipton Town Councillor addressed the Committee who stated that there were inconsistencies in the Local Plan when compared with the Transport for the North East/West Connectivity Study published in March 2017. He felt that the detailed text in the Local Plan had not quite caught up. Also in his view he felt that the average of new houses over the decade prior to 2012 was well short of the proposed 230 per annum and suggested a contingency plan for failure to meet that number was still a reasonable idea.

POL.890

#### **CRAVEN LOCAL PLAN – EVIDENCE BASE UPDATE: STRATEGIC HOUSING MARKET ASSESSMENT**

The Strategic Manager for Planning and Regeneration submitted a report requesting that Committee accept a further update of the Council's Strategic Housing Market Assessment (SHMA) into the evidence base of the Craven Local Plan.

Representations had been received regarding the approach taken in the Council's SHMA and the alignment between that paper and the employment land review. Publication of more recent national statistics on population and economic activity rates, and more recent regional economic data had also resulted in the need to update the evidence base.

**Resolved** – (1) That, it is noted that the November 2017 Strategic Housing Market Assessment (SHMA) update, as set out in Appendix 1 to the report now submitted, is accepted into the evidence base of the Craven Local Plan : Publication Draft.

POL.891

#### **CRAVEN LOCAL PLAN DEVELOPMENT SCHEME : REVISED TIMETABLE**

The Strategic Manager for Planning and Development submitted a report updating Members on the Local Plan timetable and the slight amendments necessary to reflect the current position as a result of changes needed to the evidence base following consultation.

**Resolved** – (1) That, the adjusted timetable detailed in Appendix A to the report now submitted, for the preparation of the Craven Local Plan is approved and the Local Development Scheme for publication on the Council’s website is approved accordingly.

**Minutes for Decision**

POL.892

**CRAVEN LOCAL PLAN VIABILITY ASSESSMENT : ADDENDUM  
AND AFFORDABLE HOUSING TRANSFER PRICE BACKGROUND  
PAPER**

The Strategic Manager for Planning and Regeneration submitted a report asking Members to approve the Craven Local Plan Viability Assessment: Addendum and the Affordable Housing Transfer Price Background Paper which would form part of the evidence base for the Craven Local Plan; Publication Draft.

In order to assist Members, Ben Aspinall, consultant from Aspinall Verdi gave a presentation to Members on the economic viability in respect of the cumulative impact on development of the new Local Plan policies. In particular, he focussed on their assessment on the impact of the Council’s emerging policies which sought developer contributions for open space, sport and recreation, education, highway infrastructure and affordable housing on the viability of ‘typical’ housing sites likely to come forward during the plan period. He stated that whilst 40% affordable housing was still viable on many sites, further work had resulted in recommending lowering the affordable housing proportion on market housing sites to a minimum requirement of 30%. This should provide a good buffer for the Council as well as landowners.

**RECOMMENDED** – (1) That, the Craven Local Viability Assessment (CLPVA): Addendum November 2017 (Appendices 2, 3 and 4) and the Craven Local Plan Background Paper: Affordable Housing Transfer Prices (Appendix 5) into the evidence base to support the emerging Craven Local Plan are noted and accepted.

(2) That, 30% as the minimum proportion of affordable homes to be secured on the majority of mixed tenure residential development sites through the mechanism of the Craven Local Plan Policy H2: Affordable Housing is approved.

POL.893

**CRAVEN LOCAL PLAN – HOUSING GROWTH OPTIONS PAPER:  
ADDENDUM**

The Strategic Manager for Planning and Regeneration submitted a report asking Members to approve an addendum to the Housing Growth Options Paper (HGOP) together with the Craven Local Plan’s housing requirement for the Craven Local Plan: Publication Draft.

The Addendum reflected the Council’s response to representations made in respect of the pre-publication draft and took account of updated evidence on housing need. Having assessed a range of growth options the addendum concluded that the full objectively assessed housing need for the Craven Local plan should be 230 dwellings per annum between the years 2012 and 2032 realising 4,600 dwellings by 2032.

The position would be reviewed after a period of five years as required by the National Planning Policy Framework.

**RECOMMENDED** – (1) That, Annex 1 to the report now submitted as a background paper to support the Craven Local Plan: Publication Draft is approved.

(2) That, the Craven Local Plan Publication Draft, the inclusion within Policy SP1: Meeting Housing Need, a minimum housing requirement of 4,600 net new dwellings during the plan period from 2012 to 2032 (being the net annual average of 230 dwellings per year) is approved.

POL.894

**CRAVEN LOCAL PLAN : EQUALITY IMPACT ASSESSMENT**

The Strategic Manager for Planning and Regeneration submitted a report presenting the Craven Local Plan Publication Draft Equality Impact Assessment (November 2017) for consideration and to highlight significant implications, so that the Council's equality responsibilities could be taken into account in decision making on the Publication Draft Craven Local Plan.

The Council was committed to meeting the needs of all local communities and completing an Equality Impact Assessment of proposed policies helped to ensure that people's different needs and how they could be met were fully taken into account.

**RECOMMENDED** – That, the Craven Local Plan Publication Draft Equality Impact Assessment (November 2017) contained in Appendix A to the report now submitted is accepted

POL.895

**CRAVEN LOCAL PLAN – STATEMENT OF CONSULTATION**

The Strategic Manager for Planning and Development submitted a report presenting the Statement of Consultation relating to the preparation of the draft Craven Local Plan.

The Statement explained how the Council had undertaken consultation on the Publication Draft Craven Local Plan and how that had shaped the Local Plan. The Statement provided clarity on who had been invited to make comments, the consultation methods used, a summary of the main issues raised during each consultation and how the comments had been taken into account in formulating the subsequent drafts of the Local Plan.

**RECOMMENDED** – (1) That, the Statement of Consultation as a proposed submission document to be made available alongside the Publication Draft Craven Local Plan for a statutory six week public consultation period from Tuesday 2<sup>nd</sup> January until Tuesday 13<sup>th</sup> February 2018 and submitted to the Secretary of State together with the submission Draft Craven Local Plan, by the end of March 2018 is approved.

(2) That, delegated authority is given to the Strategic Manager for Planning and Regeneration to make any necessary amendments to the Statement of Consultation prior to publication and submission of the Craven Local Plan and submission documents, including updating of the Statement of Consultation to provide information on the representations made during the period of public consultation on the soundness and legal compliance of the Publication Craven Local Plan, prior to formal submission is approved.

POL.896

**CRAVEN LOCAL PLAN – REGULATION 19 PUBLICATION DRAFT LOCAL PLAN FOR CONSULTATION**

The Strategic Manager for Planning and Development submitted a report presenting responses to the issues arising from consultation on Policy H2: Affordable Housing in the Pre-Publication Draft Local Plan June 2017 and to seek approval to recommended changes to the draft Local Plan for consultation under Regulation 19 of the Planning and Compulsory Purchase Act 2004.

There had been extensive consultation and engagement with a wide range of stakeholders including local communities, parish councils and businesses. Approximately 942 comments were made, most of which were submitted in the final few days of the consultation period.

Consideration of the consultation responses and new/updated evidence and planning guidance had resulted in new draft policies being proposed for inclusion in the Local Plan or significant changes being made to existing draft policies. The most significant changes were:

New Policy SD2: Meeting the Challenge of Climate Change – To ensure that the Council is able to clearly demonstrate that statutory requirements are met i.e. development plan documents must (taken as a whole) include policies designed to secure that the development and use of land in the local planning authority's area contributed to the mitigation of, and adaptation to, climate change.

Policy SP1: Meeting Housing Need - A reduction in onsite affordable housing on mixed tenure residential developments from 40% to 30%.

Policy SP2: Economic Activity and Business Growth – Provision for 32 hectares of employment land to ensure alignment of the Local Plan's housing and employment growth strategies. Land at the former Cross Hills Railway Station was safeguarded from other forms of development and land at Thornton Station Yard, Ingleton included in the supply of existing employment sites.

Policy SP4: Spatial Strategy and Housing Growth – Policy significantly revised to include provisions that were previously detailed within Policy H1: New Homes on Unallocated Sites (now deleted and replaced by new Policy H1: Specialist Housing for Older People). Rathmell re-designated as a Tier 5 Settlement in the settlement hierarchy, as following closure of the primary school, Rathmell no longer met the criteria for designation as a Tier 4a settlement. The growth previously allocated to Rathmell (0.8%) re-distributed to the key service centres of Settle and Bentham (up from 10.5% to 10.9%). Adjustments made to the annual housing provision for Skipton (up from 107 dwellings per annum (dpa) to 115 dpa), Settle and Bentham (up from 23dpa to 25dpa), Cononley (up from 5dpa to 6dpa), Embsay (up from 4dpa to 5dpa) and Tier 5 settlement allowance (up from 13dpa to 14dpa) to reflect the preferred growth option of 230 dpa for the whole plan area.

Policy SP5: Strategy for Skipton Tier 1. Significant changes include:-

- New housing site allocation proposed on land to the north of A6131 and south of A65 (Site Ref SK087).
- New primary school to be located on land to the north of Airedale Avenue and Elsey Croft and east of railway line, Skipton (Site Ref SK089, SK090) and adjustments to estimated dwelling yield from site.
- Adjustment to net developable area on land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton (Site Ref SK081, SK082, SK108) to take account of increased area of Local Green Space (Site Ref LGS47)

Adjustment to net developable area of land to east of North Parade and Cawder Road garage site, Horse Close, Skipton (Site Ref. SK114, SK124).

Policy SP6: Strategy for Settle Tier 2. Significant changes include :-

- Reduced net developable area on land to the north west and south west of Penny Green, Settle (Site Ref. SG021, SG066, SG080) to mitigate landscape visual impact.
- Extended net developable area and green infrastructure area on land to the south of Brockhole View and west of Brockhole Lane, Settle (Site Ref. SG027, SG068).
- Adjusted net developable area land to the south of Ingfield Lane, Settle (Site Ref. SG025) to mitigate impact on heritage assets.
- New housing allocation site proposed on land at F H Ellis Garage, Duke Street, Settle (Site Ref. SG035).

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- Reduced net developable area on land to the north of Town Head Way, Settle (Site Ref. SG079) to mitigate impact on heritage assets.
- New housing allocation site proposed on land to the north of Barrel Sykes, Langcliffe (Site Ref.LA004).

Policy SP7: Strategy for Bentham Tier 2. Significant changes include:-

- New housing allocation site on land north of Low Bentham Road, High Bentham (HB023 part).
- Deletion of sites HB039 – Land between Springfield Crescent and Tatterthorn Road and HB042 - Land between Pye Busk and Belle Bank to avoid significant adverse landscape visual impact.

Policy SP11: Strategy for Tier 4a and 4b Villages with Basic Services and Bisected Villages with Basic Services. Significant changes include:-

- New housing allocation site on land adjacent to Lord's Close and Sandholme Close, (Site Ref. SG014). This site is proposed for allocation in response to representations from Giggleswick School, that development of the site will enable the provision of a full size World Rugby 22 3G pitch, which would have a formal community use agreement for peak hours and address the lack of capacity at Wharfedale RUFC and North Ribblesdale RUFC for such facilities. This project is included in the Open Space, Playing Pitch and Built Facilities Strategy and its delivery is supported under Policy INF3 of the Local Plan.

Policy ENV10: Local Green Space. Significant changes include:-

- Increased area of Local Green Space LGS47— Existing protected road approach, north side of Gargrave Road, between roundabout Aireville Grange and Park View, Skipton.
- New Local Green Space designation SK-LGS64 on land to north of Skipton, bounded to the north by Skipton Bypass, to the east by Embsay Road and The Bailey; and to the west by Grassington Road, Skipton.
- Revised area of Local Green Space on land to the north of A6131 and south of A65, (Site Ref. SK087)
- Ingleton Park and Glusburn Park to be designated as Local Green Space.
- Area of Local Green Space designation extended on land at Hellifield Flashes (Site Ref.HE-LGS1)

New Policy H1: Specialist Housing for Older People

Policy EC2: Safeguarding Existing Employment Areas – Land at Thornton Station Yard, Ingleton to be identified on the policies map under Policy EC2.

New Section 9 Monitoring – Sets out proposed indicators for monitoring the local plan.

**RECOMMENDED** – (1) That, the updated policies and text of the June 2017 pre-publication Local Plan in Appendix 1 and the policies and maps in Appendix 2 as now submitted are approved to form the Publication Plan for consultation under Regulation 19 of the Planning and Compulsory Purchase Act 2004.

(2) That, consultation on the Regulation 19 Publication Plan for a six week period commencing on Tuesday 2<sup>nd</sup> January 2018 to Tuesday 13<sup>th</sup> February 2018 is approved.

(3) That the list of proposed submission documents which will be available for inspection and published on the Council's website to comply with Regulation 19 at Appendix 3 to the report now submitted is noted.

(4) That the recommendation by Spatial Planning Sub-Committee to give delegated authority to the Strategic Manager for Planning and Regeneration to prepare any necessary supporting documents for the Publication Plan and Submission Plan and to make minor amendments to the Local Plan, policies map and supporting documents to ensure a high quality of presentation of the Draft Publication plan and Submission Plan is endorsed.

POL.897

**CRAVEN LOCAL PLAN – DUTY TO COOPERATE: DRAFT  
MEMORANDUM OF UNDERSTANDING WITH THE YORKSHIRE  
DALES NATIONAL PARK AUTHORITY**

The Strategic Manager for Planning and Regeneration submitted a report presenting a revised draft Memorandum of Understanding with the Yorkshire Dales National Park Authority (YDNPA) to reflect updated evidence on objectively assessed housing and employment needs.

To formalise the cross boundary relationship between this Council and the Yorkshire Dales National Park Authority and demonstrate compliance with the duty to co-operate, a memorandum of understanding covering the following points had been drafted:-

- the Objectively Assessed Housing Need (OAHN),
- the Objectively Assessed Employment Need (OAEN),
- apportionment between Craven District Council and Yorkshire Dales National Park Authority, and
- strategy alignment

**RECOMMENDED** – (1) That, the updated Memorandum of Understanding (MOU) as contained in Appendix 1 to the report now submitted, is approved.

(2) That, delegated authority is given to Strategic Manager for Planning and Regeneration to make minor amendments to the Memorandum of Understanding; and

(3) That, delegated authority is given to the Strategic Manager for Planning and Regeneration to sign the Memorandum of Understanding on behalf of Craven District Council and arrange for the Memorandum of Understanding to be signed by the Yorkshire Dales National Park Authority (YDNPA).

(Councillor Welch declared an Appendix B interest in the above items because he was a Member of the Yorkshire Dales National Parks Authority.)

Chairman