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Policy: SP1 Meeting Housing Need

The Craven Local Plan Strategic Housing Market Assessment (Dec. 2016) provides the Council with a robust estimate of the objectively assessed needs for housing (OAN) in Craven District from 2012 to 2032. This represents the evidence required to complete the first stage of the Local Plan's remit to set a housing requirement for the plan period. The second stage of the process is to consider what policy and other considerations there are which might point to a higher or lower number of new homes than the OAN. This Housing Growth Options Background Paper (March 2017) provides the second stage of this process for the Craven Local Plan. That work and other information was used to put forward eight housing growth options to be the subject of a sustainability appraisal.

SA Objective	Housing Growth Option B1 206 dpa					Housing Growth Option F 230 dpa					Housing Growth Option C1 242 dpa					Housing Growth Option E 280 dpa					Commentary
	Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			
	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	
SO1) Maximise employment opportunities within Craven	0	(-)	(-)	0	0	(+)	(+)	(+)	(+)	0	(+)	(+)	(++)	(+)	0	(+)	(+)	(++)	(+)	0	Options F, C1 and E can ensure that the economy of Craven remains buoyant and does not decline through a significantly ageing population and a declining workforce. The approach of both options are aimed at creating new jobs and safeguarding existing employers through retaining a pool of available labour. The policy may have little impact on wage levels. These options may be more effective than Options A and B which may not provide the necessary workforce levels to keep the local economy at a vibrant level, particularly Option A with its lowest housing projection.

SA Objective	Housing Growth Option B1 206 dpa					Housing Growth Option F 230 dpa					Housing Growth Option C1 242 dpa					Housing Growth Option E 280 dpa					Commentary
	Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			
	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	
SO2) Maximise opportunities for economic and business growth.	0	(-)	(-)	0	0	(+)	(+)	(+)	(+)	0	(+)	(+)	(++)	(+)	0	(+)	(+)	(++)	(+)	0	Similarly to SO1, options F, C1 and E may ensure that the economy of Craven remains buoyant and does not decline through a significantly ageing population and a declining workforce. The approach is aimed at maximising opportunities for economic and business growth through retaining a pool of available labour. The policy may have little impact on wage levels. In contrast, previous options A and B may not provide the necessary workforce levels to keep the local economy at a vibrant level.

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Policy: SP1 Meeting Housing Need

SA Objective	Housing Growth Option B1 206 dpa					Housing Growth Option F 230 dpa					Housing Growth Option C1 242 dpa					Housing Growth Option E 280 dpa					Commentary
	Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			
	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	
SO3) Promote equality and diversity, and foster community cohesion by reducing all forms of poverty.	(+)	(++)	(+)	(++)	0	(++)	(++)	(+)	(++)	0	(+)	(++)	(+)	(++)	0	(+)	(++)	(++)	(+)	0	By providing a greater level of housing, these options may enable an increased choice that would meet a wide range of age and demographic groups including sufficient amounts to achieve affordable needs within the district over the plan period. Option A would most likely result in a significantly ageing population which could have negative effects for inequalities through increased pressure on health services, declining school rolls etc. Previous option D would meet the district's affordable need and increase business growth, helping to address inequalities. However, conversely it would be likely to harm the natural environment which would impact on inequalities of residents and may place significant pressure on public services. These options F, C1 and E are close to option D in that they will help to meet the district's affordable housing need with increasing housing numbers, but are less likely to cause harm in environmental terms.

SA Objective	Housing Growth Option B1 206 dpa					Housing Growth Option F 230 dpa					Housing Growth Option C1 242 dpa					Housing Growth Option E 280 dpa					Commentary
	Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			
	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	
SO4) Enhance access for all to essential facilities.	0	0	0	0	0	0	0	0	0	0	0	0	(-)	0	0	0	(-)	(-)	0	0	Whilst the location of individual schemes concerns physical access to essential facilities, it is important that a sufficient level of housing is provided which enables services to remain viable. It is difficult to ascertain the level at which this would be achieved and depends on the individual service requirements. The spatial strategy in combination with the housing requirement are important in addressing this objective. Therefore the impact of Options B & C are negligible in the absence of detailed individual service requirements. The most extreme projections of previous options A & D are likely to have some negative impacts on service provision. These options F, C1 & E may have negligible or minor impacts on service provision.

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SA Objective	Housing Growth Option B1 206 dpa					Housing Growth Option F 230 dpa					Housing Growth Option C1 242 dpa					Housing Growth Option E 280 dpa					Commentary
	Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			
	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	
SO5) Promote physical, mental and social health and wellbeing.	0	(+)	(+)	(+)	0	0	(+)	(++)	(+)	0	0	(+)	(+)	0	0	0	(-)	(-)	0	0	Whilst previous option D may contribute strongly to providing for higher employment levels, such a high level of development could place significant pressure on services including health, result in a loss of countryside and would likely result in high increases in emissions with the district. Option A may result in a decline in service provision. Options B & C may have the least overall negative impacts as they are thought to provide a better balance in terms of housing provision. Option C1 may have minor positive aspects in some respects, with the increasing numbers of option E possibly having minor negative impacts. Option F may have the best possible scenario. Overall, impacts here are difficult to fully predict in terms of social change.

SA Objective	Housing Growth Option B1 206 dpa					Housing Growth Option F 230 dpa					Housing Growth Option C1 242 dpa					Housing Growth Option E 280 dpa					Commentary
	Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			
	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	
SO6) Enable all residents to live in suitable and affordable housing.	0	(-)	0	0	0	0	(+)	(++)	(+)	0	(+)	(+)	(++)	(+)	0	(+)	(++)	(++)	(+)	0	Previous option D may ensure that the district can meet all its need for affordable housing in terms of numbers. Options A, B and C are likely not to meet the full need in terms of affordable housing, but the local authority would likely seek a percentage of 30% in terms of affordable housing on each eligible site. With increasing housing numbers, Option C performs slightly better than Option B, which in turn performs slightly better than Option A. Certainly, options F and C1 are likely to have positive impacts, with the increasing numbers under option E promising more suitable and affordable housing.

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SA Objective	Housing Growth Option B1 206 dpa					Housing Growth Option F 230 dpa					Housing Growth Option C1 242 dpa					Housing Growth Option E 280 dpa					Commentary
	Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			
	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	
SO7) Enable everyone to access a good standard of education and the ability to undertake relevant training and augment skill levels.	0	0	(+)	(-)	0	0	0	(+)	(-)	0	0	0	(+)	(-)	0	0	0	(-)	(+)	0	All of the approaches may require increased education depending on the location of new housing. Whilst it would be expected that a greater level of education places would be required under previous option C and particularly Option D, policies within the plan concerning new development being required to supported by suitable infrastructure including education should address increased need. It is hence difficult to determine which housing options have positive or negative impacts, but it would most likely be based on differing urban and rural provision impacts as the housing projections arise. Options B1, F and C1 may have minor positive urban impacts and minor negative rural impacts, and option E may have minor negative urban impacts and minor positive rural impacts.

SA Objective	Housing Growth Option B1 206 dpa					Housing Growth Option F 230 dpa					Housing Growth Option C1 242 dpa					Housing Growth Option E 280 dpa					Commentary
	Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			
	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	
SO8) Improve connectivity, reduce the need for travel, and ensure proposed developments have safe access.	0	0	0	(-)	0	0	0	(-)	(+)	0	0	0	(-)	(+)	0	0	0	(-)	(+)	0	The outcomes of this largely depend upon the location of new housing. However, it is generally agreed that the greater level of housing provision, the greater the population increase within Craven and therefore the greater the need for overall travel. However, the outcomes will largely depend on allocations and spatial strategy. Some indications can be made, e.g. previous option A would likely result in poorer connectivity for those people living in rural areas, and previous option D would put great pressure on existing public transport provision. Options F, C1 and E are likely to have minor negative urban impacts and minor positive rural impacts.

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	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	
SO9) Reduce the risk and impacts of flooding on people, property and the environment including through the implementation of Sustainable Urban Drainage.	0	(-)	0	0	0	0	(-)	(-)	0	0	(-)	(-)	(-)	(-)	0	(-)	(--)	(--)	(-)	(-)	In general, the higher the level of development, the greater potential there exists for flood risk in the district as greenfield land is replaced by built surfaces. Clearly, previous option D would most likely result in the greatest flooding risk throughout the district. Previous option A would always result in the least impact in terms of flood risk. However, the overall impact is not a direct correlation, as the impact of flood risk will also depend on the location of the development throughout the district and particularly within individual settlements.

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SO10) Protect and enhance the natural and agricultural conditions to maintain soil quality and grow food within Craven. .	0	(-)	0	(-)	0	0	(-)	0	(-)	0	(-)	(-)	0	(-)	0	(-)	(--)	0	(--)	0	In terms of the previous set of options A, B and C will always perform better than option D, as those options present the least potential to negatively impact on the amount of land taken from agricultural use or potential agricultural use in the future. In contrast, option D has certainly the greatest negative impact due to increasing housing development taking away from the amount of agricultural land available for food growth within the District. This may be somewhat mitigated against by choosing the agricultural land of poorest quality in the District first for greenfield development, if possible. It is similarly the case with these options. Options B1, F, C1 and E are likely to have increasing negative impacts as housing numbers rise.

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	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	
SO11) Ensure the prudent use of land resources.	(+)	(+)	(++)	(+)	0	(+)	(+)	(+)	(+)	0	0	(+)	(+)	(-)	0	(-)	(-)	(--)	(-)	0	Previous housing growth options A and B offer the likelihood of the highest percentage of new development taking place on brownfield and/or land within existing town and village centre boundaries within the district. In contrast, Previous option D will demand a large percentage of greenfield land to contribute to its large housing development projections. This would be seen as an inefficient and non-prudent use of land resources. Option F may be seen as having a broadly balanced approach to land resource use, in terms of socio-economic needs and environmental safeguarding. Options C1 and E may be progressively negative options in this regard, in terms of suitable land availability and environmental capacity.

SA Objective	Housing Growth Option B1 206 dpa					Housing Growth Option F 230 dpa					Housing Growth Option C1 242 dpa					Housing Growth Option E 280 dpa					Commentary
	Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			
	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	
SO12) Conserve and where appropriate enhance the historic environment including heritage assets and their settings and areas of identified and potential archaeological interest.	0	0	(-)	0	0	0	0	(-)	0	0	0	0	(-)	(-)	0	(-)	(-)	(--)	(-)	0	Previous housing growth options A and B will generally perform best here, as these options minimise the likelihood of negative impacts on the historic environment settings and areas of identified archaeological interest, with their relatively low projected housing growth rates. However, there is an agrument that there is more scope to enhance any heritage assets in poor condition through increased development. Hence the correlation between increased housing growth and an increasing negative impact on the historic environment is not always clear. Similarly, it can be argued that more housing development can mean uncovering more items of potential archaeological interest during ground excavations. Options B1 and F are likely to have minor negative impacts. Options C1 and E may have increasingly negative impacts.

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SO13) Protect, and where possible enhance, Craven's biodiversity and geodiversity, particularly protected habitats and species.	0	(-)	0	(-)	(-)	0	(-)	0	(-)	(-)	(-)	(-)	0	(-)	(-)	(-)	(--)	(-)	(--)	(-)	Residential development has generally had a negative impact on biodiversity and habitats worldwide, primarily by the replacement of natural habitats by the built environment. In more recent times, there have been efforts to enhance biodiversity habitat within designs for larger sites for residential development. However, there is no doubt that more residential development, and associated human population impact, have on the whole negative impacts for the natural environment. Accordingly, overall the larger the housing projection, the greater the negative impact in this case. This means that these options C1 and E are likely to have relatively negative impacts compared to the other options presented here, B1 and F.

SA Objective	Housing Growth Option B1 206 dpa					Housing Growth Option F 230 dpa					Housing Growth Option C1 242 dpa					Housing Growth Option E 280 dpa					Commentary
	Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			
	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	
SO14) Protect and enhance the open countryside and wider landscape character.	0	(-)	0	(-)	0	0	(-)	0	(-)	(-)	(-)	(-)	0	(-)	(-)	(-)	(--)	0	(--)	(-)	The larger the housing allocation, the more severe is the land take in rural areas, and the greater the threat to the open countryside and wider landscape character of the District. This is particularly important given the considerable environmental and socio-economic importance attached to the scenic landscapes in and around the Craven District. In previous option A, there is more scope for the urban areas to take most of the housing growth. Previous option D would present large difficulties in terms of protection of the open countryside due to the relatively extensive land take involved. Options C1 and E are not likely to present as many difficulties as previous option D, but are still likely to have increasingly negative impacts relative to the other options B1 and F.

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	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	
SO15) Promote innovative design which enhances the visual character of Craven's towns and villages.	(+)	(+)	(+)	(+)	0	(+)	(+)	(+)	(+)	0	(+)	(+)	(+)	(+)	0	(+)	(+)	(+)	(+)	0	Each of these options is expected to perform adequately here, given that all planning permissions for new development go through the development management process, where good and innovative design is encouraged to safeguard and enhance the visual character of the District's built environment.

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	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	
SO16) Minimise air, noise and light pollution, and where possible improve local air quality.	0	(-)	(-)	0	0	0	(-)	(-)	0	0	(-)	(-)	(-)	(-)	0	(-)	(--)	(--)	(-)	(-)	Previous options A and B will always perform best here, as these options minimise the likelihood of air, noise and light pollution with the lowest projected housing growth rate. Previous option D is likely to have severe negative impacts over time, and in particularly in urban areas in terms of air, noise and light pollution. The impact of noise and light pollution is also influenced by housing design and location in new development. Options C1 and E are likely to have negative impacts, particularly considering the high private vehicle use in the district. Options B1 and F are likely to have minor negative impacts.

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SO17) Minimise impacts on climate change, including supporting energy production through renewable and low carbon sources.	0	(-)	(-)	(-)	0	0	(-)	(-)	(-)	0	0	(-)	(-)	(-)	0	(-)	(--)	(-)	(-)	(-)	The support of energy production through renewable and low carbon sources is dependent in part on the form and layout of new residential development, in particular the levels of housing density. Clusters of high density housing can support local forms of renewable energy production. However, the density of development is beyond the scope of this policy as it focuses exclusively on the levels of housing growth only. In this regard, it can be stated that for the other aspect of this objective, the minimisation of the impact on climate change, it is the previous option A which performs the best, followed by previous options B and C. The lower the housing growth rate, the lower is the District's contribution to greenhouse gas emissions. In contrast, previous option D has the potential to cause both negative local and transboundary impacts. Options F, C1 and E are likely not to cause the negative impacts to the extent of previous option D but are likely to still cause difficulties.

SA Objective	Housing Growth Option B1 206 dpa					Housing Growth Option F 230 dpa					Housing Growth Option C1 242 dpa					Housing Growth Option E 280 dpa					Commentary
	Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			Timescale of Impact		Location of Impact			
	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	

SO18) Conserve and enhance water quality and resources and improve the efficiency of water use.	0	(-)	0	0	(-)	0	(-)	(-)	(-)	(-)	0	(-)	(-)	(-)	(-)	(-)	(--)	(-)	(-)	(-)	The greater the housing development in the District, the greater potential for problems regarding both water abstraction rates and the safe disposal of wastewater arising from new development. Therefore previous options A and B perform the best of the four options, followed by previous option C. Previous option D has the potential to cause increasing problems over the lifetime of the plan, in terms of both the conservation and enhancement of water quality and resources. In addition, the greater the water abstraction rates, the more likely a negative impact can occur on the protected conservation features of the European designated sites in the region (Special Areas of Protection and Special Conservation Areas). This objective is largely dependent on the density of housing development permitted. Here, option B1 is likely to have minor negative impacts, with options F and C1 likely to have slightly increased negative impacts. Option E are likely to put noticeable pressure on water quality and resources which would need solutions with water providers.

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SO19) Minimise waste production and increase recycling rates in Craven.	(+)	(-)	0	0	0	(+)	(-)	(-)	0	0	(+)	(-)	(-)	0	0	(-)	(--)	(--)	(-)	(-)	As a general rule, the larger the housing allocation, the greater the waste generated within the District. This can be somewhat tempered if recycling rates rise proportionally with waste generation, or preferably faster. However, within the waste hierarchy, prevention of waste is much preferred to the requirement to recycle. Hence, previous options A and B, with two relatively low housing growth allocations per annum, perform best here, followed by previous option C. Previous option D performs by far the worst under this objective. Here, options C1 and E are not likely to cause the extent of the problems of previous option D but are still likely to result in increasing waste production. Options B1 and F are likely to present minor negative impacts in terms of waste production.

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	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	Short term	Long term	Urban	Rural	Transboundary Impact	
SO20) Safeguard minerals resources and other natural material assets, and ensure the safe management of hazard risks of former mining activity, where new development is proposed.	(+)	0	0	(-)	0	(+)	(-)	(-)	0	0	(+)	(-)	(-)	(-)	0	(-)	(--)	(-)	(-)	(-)	It stands to reason that the more housing development which takes place, the greater the land take in the District, and the more difficult it becomes to meet this objective. Therefore previous housing growth options A and B perform the best, followed by previous option C. In contrast, previous option D has the potential to cause increasing problems over the lifetime of the plan, in terms of safeguarding minerals resources and other natural material assets. Here, options C1 and E may pose increasing difficulties in terms of safeguarding mineral resources which would require careful consideration with the relevant authority. Options B1 and F are likely to impose negligible or minor negative impacts overall.