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Policy: **H1** - Specialist Housing for Older People

Preferred Approach: The diverse housing needs of older people in the area will be met by supporting the provision of specialist housing for older people across all tenures in sustainable locations, encouraging developers to build new homes to the 'Lifetime Homes' standard, and allocating specific sites in Settle, Bentham, and Gargrave.

Reasonable Alternatives: No reasonable alternatives identified.

SA Objective	Preferred Approach					Commentary
	Timescale		Location of Impact			
	Short term	Long term	Urban	Rural	Transboundary Impact	
SO1) Maximise employment opportunities within Craven	0	+	+	0	0	Evidence indicates that Craven's population will age significantly over the plan period and at a substantially higher rate than the expected change at regional and national level. With specialist and extra care housing, there should be some employment created for carers of people who may require assistance with this housing.
SO2) Maximise opportunities for economic and business growth	0	+	+	0	0	Evidence indicates that Craven's population will age significantly over the plan period and at a substantially higher rate than the expected change at regional and national level. With specialist and extra care housing, there should be some employment created for carers of people who may require assistance with this housing.
SO3) Promote equality and diversity, and foster community cohesion by reducing all forms of poverty.	+	+	+	+	0	This approach will almost certainly result in stronger community cohesion as appropriate facilities will be provided for elderly people. It should result in more social cohesion in the community, as loneliness and social isolation among elderly people should be tackled and reduced.
SO4) Enhance access for all to essential facilities	+	++	++	++	+	This approach should provide appropriate housing facilities for elderly people,and less inappropriate accommodation and social isolation, and hence access to essential facilities should be greatly improved.
SO5) Promote physical, mental and social health and wellbeing	+	++	++	++	0	The diverse housing needs of older people in the area will be better and more appropriately met through the provision of specialist housing. Greater community cohesion and less social isolation should be some of the results. Therefore, this policy should have a positive effect on this objective.
S06) Enable all residents to live in suitable and affordable housing	+	++	+	++	+	This objective represents the prime intention of this policy. The needs of elderly people should be much better provided for with specialist housing where required. There would still be the requirements of younger people who need to purchase affordable and suitable housing, which this policy is not aimed towards, and other policies in the plan aim to tackle this.

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	There is no clear and direct link between the preferred approach and this SA objective.
SO8) Improve connectivity, reduce the need for travel, and ensure proposed developments have safe access	+	+	+	+	+	This policy would have a positive effect, as connectivity would be improved through more concentrated specialist housing provision for elderly people, which would result in the reduction or elimination in the requirements to travel from more isolated locations.
SO9) Reduce the risk and impacts of flooding on people, property and the environment including through the implementation of Sustainable Urban Drainage.	+	+	+	0	0	Specialist housing units would be directed towards areas at the lowest risk of flooding, to reduce as far as possible any potential issues regarding flood impacts on people, property and the environment.
SO10) Protect and enhance the natural and agricultural conditions to maintain soil quality and grow food within Craven	0	0	0	0	0	The provision of specialist housing units would potentially result in some greenfield land been taken for development, however development within the plan is concentrated where possible on land of the lowest agricultural quality. There is also the relatively low number of specialist units to consider which generally are concentrated in urban areas.
SO11) Ensure the prudent use of land resources	0		0	0	0	The preferred approach for development sets out clear parameters for the location and appropriate scale of housing in line with the Spatial Strategy, but there may have a minor negative effect on the prudent use of land resources over time, simply due to the necessity to take land, but this is seen to be negligible given the relatively low numbers of specialist housing units.
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	The preferred approach for development sets out clear parameters for the location and appropriate scale of housing in line with the Spatial Strategy, and the conservation and enhancement of the historic environment is one of those. Therefore, the effect on the historic environment should be minimal with the relatively low number of specialist housing units.Enhancement of heritage assets is possible in urban areas.
SO13) Protect, and where possible enhance, Craven's biodiversity and geodiversity, particularly protected habitats and species	0	0	0	0	0	The preferred approach for development sets out clear parameters for the location and appropriate scale of housing in line with the Spatial Strategy, and the protection and enhancement of biodiversity is one of those. Therefore, the effect on the natural environment should be minimal with the relatively low number of specialist housing units.
SO14) Protect and enhance the open countryside and wider landscape character.	0	–	0	0	0	The preferred approach for development sets out clear parameters for the location and appropriate scale of housing in line with the Spatial Strategy, and the protection of open countryside is one of those. Therefore the relatively low number of specialist housing units should result only in a relatively minor negative impact over time due to the inevitable land take involved.

SO15) Promote innovative design which enhances the visual character of Craven's towns and villages	+	+	+	0	0	Development proposals considered under this policy will also be considered against Policy ENV3 Good Design which aims to ensure that growth in Craven results in positive change, which benefits the local economy, environment and quality of life and seeks to enhance local distinctiveness.
SO16) Minimise air, noise and light pollution, and where possible improve local air quality	+	+	+	0	0	There is likely to be a positive effect over time, as the concentrated nature of specialist housing means that less elderly people will need to use private vehicles to assess many essential services, and hence there would be a reduction of travel overall.
SO17) Minimise impacts on climate change, including supporting energy production through renewable and low carbon sources.	+	+	+	0	0	There is likely to be a positive effect over time, as the concentrated nature of specialist housing means that less elderly people will need to use private vehicles to assess many essential services, and hence there would be a reduction of travel overall. Small scale renewable energy production facilities may be included with specialist housing units.
SO18) Conserve and enhance water quality and resources and improve the efficiency of water use.	0	0	0	0	0	There is no clear and direct link between the preferred approach and this SA objective.
SO19) Minimise waste production and increase recycling rates in Craven.	0	0	0	0	0	There is no clear and direct link between the preferred approach and this SA objective.
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	Effects should be negligible as specialist housing units would be directed away from mineral safeguarding areas.

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Policy: **H2** - Affordable Housing

Preferred Approach: Local affordable homes that are needed in the plan area will be delivered by the provision of a minumum of 30% of proposed new dwellings on greenfield sites of 11 dwellings or more, as affordable housing in rural designated areas, proposals on greenfield sites of 6 to 10 dwellings, will be required to make an equivalent financial contribution. Development proposals that seek to provide a lower level of affordable housing contribution will not be acceptable unless it can be clearly demonstrated that exceptional circumstances exist which justify a reduced affordable housing contribution.

SA Objective	Preferred Approach					Commentary
	Timescale of Impact		Location of Impact			
	Short term	Long term	Urban	Rural	Transboundary Impact	
SO1) Maximise employment opportunities within Craven	+	+	++	+	0	The provision of affordable housing of a minimum of 30% could help to retain key employers within Craven as it enables people to live within the district and therefore provides a pool of labour, particularly with people who are in economic activity. A lower percentage may result in too few affordable housing units being built, and such provision may not retain people in lower paid work who require affordable housing. A considerably higher percentage may increase the risk of undermining the viability of development, the willingness of landowners to release land and, therefore, the delivery of housing, including affordable housing.
SO2) Maximise opportunities for economic and business growth	0	+	++	+	0	The preferred approach of a minimum provision percentage of 30% would likely see the provision of what is believed to be the most appropriate level of affordable housing based on existing evidence. This could be important to providing the best opportunity for people in economic activity to live locally. This is likely to be attractive to business through a stronger pool of available labour. A lower percentage would see lower numbers of affordable housing provided and would likely negatively impact on maximising opportunities to provide a pool of labour within Craven, thereby having negative consequences for economic and business growth. A much higher percentage of minimum provision may lead to problems of development viability and housing delivery, which can undermine economic growth.

SO3) Promote equality and diversity, and foster community cohesion by reducing all forms of poverty	+	+	++	+	+	The average age of the Craven population is rising, and whilst it is recognised that many retired people in Craven are relatively finanically well-off compared to the general population, there still may be greater affordable housing need for some older people. The SHMA identifies a need for older persons' affordable housing. Ensuring all sections of the community are able to live in good quality housing and that those who are unable to meet their housing needs through market housing are housed affordably helps to increase equality. The preferred approach would likely make the greatest contribution towards achieving this objective. A lower percentage may fail to provide the amount of affordable housing likely to be required, and therefore possibly result in inequality within communities. Equality benefits may not arise from a higher percentage, because of the potential development viability and housing delivery problems referred to above.
SO4) Enhance access for all to essential facilities	0	+	+	+	0	Access to services would likely be provided under this preferred approach, as they would be likely to be provided under slightly lower and higher percentages.
SO5) Promote physical, mental and social health and wellbeing	+	++	++	+	0	The ability for people's housing needs to be met is a strong contributor to quality of life. Given the preferred approach would likely result in the most appropriate affordable housing being constructed it is likely to result in strong benefits to wellbeing. Whilst lower and higher percentage allocations would still result in the provision of affordable housing, a lower option would not be likely to contribute to meeting housing needs at the same level that the preferred approach would, and would therefore perhaps contribute less to promoting health and wellbeing overall. A higher percentage option may result in over-provision, which may be still positive for health and well-being, but can have negative economical outcomes elsewhere.
S06) Enable all residents to live in suitable and affordable housing	+	++	++	++	+	The preferred approach is likely to result in what is believed to be the most appropriate levels of affordable housing being constructed, which will seek to meet affordable needs within Craven. Lower and higher percentage provision options below a minimum of 30% and above a minimum of 30% respectively would result in that is thought to be too low and to be too high affordable housing in terms of meeting housing requirements.
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	There is no clear and direct link between the options and the SA objective.

SO8) Improve connectivity, reduce the need for travel, and ensure proposed developments have safe access	0	0	0	0	0	The policy does not determine the distribution of housing but seeks to ensure that affordable housing is provided on new residential schemes. Therefore the policy has little impact on reducing the need for travel.
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	The policy does not specifically seek to influence the location of new housing and therefore scores neutral against this objective.
SO10) Protect and enhance the natural and agricultural conditions to maintain soil quality and grow food within Craven	0	0	0	0	0	The policy does not specifically seek to influence the location of new housing and therefore scores neutral against this objective. Other policies within the plan address this.
SO11) Ensure the prudent use of land resources	0	0	0	0	0	The policy does not specifically seek to influence the location of new housing and therefore scores neutral against this objective.
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	The policy does not specifically seek to influence the location of new housing and therefore scores neutral against this objective. Other policies within the plan seek to protect the historic environment.
SO13) Protect, and where possible enhance, Craven's biodiversity and geodiversity, particularly protected habitats and species	0	0	0	0	0	The policy does not specifically seek to influence the location of new housing and therefore scores neutral against this objective. Other policies within the plan seek to address biodiversity.
SO14) Protect and enhance the open countryside and wider landscape character.	0	0	0	0	0	The policy does not directly seek to influence location of affordable housing. Other policies within the plan will consider landscape impact. Therefore the options score neutral against this objective.
SO15) Promote innovative design which enhances the visual character of Craven's towns and villages	0	0	0	0	0	The policy does not directly seek to influence location of affordable housing. Other policies within the plan will consider design. Therefore the options score neutral against this objective.
SO16) Minimise air, noise and light pollution, and where possible improve local air quality	0	0	0	0	0	There is no clear and direct link between the options and the SA objective.

SO17) Minimise impacts on climate change, including supporting energy production through renewable and low carbon sources.	0	0	0	0	0	There is no clear and direct link between the options and the SA objective.
SO18) Conserve and enhance water quality and resources and improve the efficiency of water use.	0	0	0	0	0	There is no clear and direct link between the options and the SA objective.
SO19) Minimise waste production and increase recycling rates in Craven.	0	0	0	0	0	There is no clear and direct link between the options and the SA objective.
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	There is no clear and direct link between the options and the SA objective.

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Policy: **H3** - Gypsies, Travellers, Showmen and Roma

Preferred Approach: The policy seeks to met the housing requirements of Gypsies, Travellers, Showmen and Roma by maintaining an adequate supply of sites to occupy, in line with current evidence of existing and future need.

Reasonable Alternatives: No realistic alternative approach because of the provisions contained in the NPPF.

SA Objective	Preferred Option					Commentary
	Timescale of Impact		Location of Impact			
	Short term	Long term	Urban	Rural	Transboundary Impact	
SO1) Maximise employment opportunities within Craven	0	0	0	0	0	Given the limited levels of provision anticipated, any effects are likely to be negligible regarding this objective.
SO2) Maximise opportunities for economic and business growth	0	0	0	0	0	Given the limited levels of provision anticipated, any effects are likely to be negligible regarding this objective.
SO3) Promote equality and diversity, and foster community cohesion by reducing all forms of poverty	+	++	++	++	+	The policy may indirectly help to ensure that older and/or less mobile people within the Gypsies, Travellers, Showmen and Roma community are accommodated in locations where they are able to access services easily. Housing the needs of the community is important in equality and diversity. Whilst the policy does not set allocations because of an absence of current need, it sets a positive framework for meeting future arising need.
SO4) Enhance access for all to essential facilities	+	++	++	++	0	The policy does not allocate new sites but provides for the opportunity to ensure requirements are met where they arise in the future. The provisions of the policy helps the Gypsy, Travellers, Showmen and Roma community to access facilities more easily.
SO5) Promote physical, mental and social health and wellbeing	+	++	++	++	0	The policy seeks to meet the needs of the Gypsies, Travellers, Showmen and Roma community where they arise and will therefore make a positive contribution to health and wellbeing as meeting their accommodation needs is of significance and is likely to have positive effects on reducing isolation within the community. Furthermore the policy also seeks to ensure that new pitches are located with good access to health facilities.
S06) Enable all residents to live in suitable and affordable housing	+	+	+	+	+	The policy seeks to meet the housing needs of the Gypsy, Traveller, Showmen and Roma community and therefore scores positively whilst accepting the policy does not meet the needs of all people within Craven. The policy seeks to ensure that new accommodation is suitable and affordable.

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	The policy may assist access to more ready access to education facilities through the provision of housing, but the effect is likely to be indirect at best.
SO8) Improve connectivity, reduce the need for travel, and ensure proposed developments have safe access	+	++	++	++	0	The policy seeks to ensure that any new provision has good access to the surrounding highway network. New provision would be likely to increase travel overall, but the policy seeks to ensure such that accommodation is provided within close proximity of services.
SO9) Reduce the risk and impacts of flooding on people, property and the environment including through the implementation of Sustainable Urban Drainage.	+	++	++	++	0	The policy seeks to ensure that new provision is not located in areas subject to high flood risk. The NPPF technical guidance requires sites proposed within Flood Zone 2 to be subject to an Exception test as caravans are a highly vulnerable type of development.
SO10) Protect and enhance the natural and agricultural conditions to maintain soil quality and grow food within Craven.	0	0	0	0	0	The policy does not set specific locations for pitches but provision is likely to be low over the plan period, and any effect is thought likely to be negligible. Moreover, the provision of housing tries to avoid the best agricultural land in the district where possible for each settlement.
SO11) Ensure the prudent use of land resources.	?	?	?	?	0	There are predominately unknowns here as the policy does not allocate specific sites for new pitches. Therefore uncertainty exists as development proposals may or may not come forward on brownfield land, which would be the most prudent use of land.
SO12) Conserve and where appropriate enhance the historic environment including heritage assets and their settings and areas of identified and potential archaeological interest.	+	+	+	+	0	The policy seeks to ensure that any new proposals do not harm the natural and built environment, which includes the historic environment of heritage assets and their settings.
SO13) Protect, and where possible enhance, Craven's biodiversity and geodiversity, particularly protected habitats and species	0	0	0	0	0	Whilst the policy will not lead to the enhancement of biodiversity, the policy does include provisions to ensure harm does not occur. The effect is deemed quite weak overall.
SO14) Protect and enhance the open countryside and wider landscape character.	+	+	+	+	0	The policy seeks to ensure that new provision would not harm the natural environment which includes landscapes. Whilst the policy does not specifically seek to protect tranquil areas, the policy includes wording to ensure that provision is made within locations that are compatible.

SO15) Promote innovative design which enhances the visual character of Craven's towns and villages	+	+	+	0	0	The policy seeks to ensure that new provision is well designed.
SO16) Minimise air, noise and light pollution, and where possible improve local air quality	0	0	0	0	0	The policy relates to a relatively small community and it is unlikely that impacts would arise in terms of air quality and dark skies. The policy does include provisions to ensure development takes place in compatible locations.
SO17) Minimise impacts on climate change, including supporting energy production through renewable and low carbon sources.	0	0	0	0	0	The policy relates to a small community with few pitches within Craven. It is considered that the policy is unlikely to have any significant effects on greenhouse gas emissions or reducing the need for travel or renewable energy provision.
SO18) Conserve and enhance water quality and resources and improve the efficiency of water use.	0	-	0	-	0	The policy has no direct positive effect on conserving, enhancing or improving the efficiency of water use. There may be a minor negative effect on water quality, but this is subject somewhat to the effectiveness of other policies.
SO19) Minimise waste production and increase recycling rates in Craven.	+	0	+	0	0	The policy requires the provision of areas for recyclable waste collection and therefore scores positively in this regard. However, the proposal may lead to an increase in pitches in the future and therefore may in turn result in an increase in household waste, but this is dependent on proposals coming forward.
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	As a result of the low population and projected future need within Craven, the policy is considered unlikely to result in any significant land take up requirements and therefore is unlikely to have impacts on mineral resources. Development hazards are covered by other national and local policies.