

Appendix 7: Housing – Existing Planning Policy

1. Version 1 of the draft Neighbourhood Plan, (June 2021), contained a detailed housing policy covering a total of 10 topics. These planning matters have been removed from the draft Neighbourhood Plan Housing Theme, as sufficient local or national policy cover them. However, the information has been provided here to provide clarity to interested parties, who can view the update position / summary below.

Site Allocations / Polices

2. An independent site assessment has been undertaken of 25 sites during the preparation of the draft Neighbourhood Plan, (Site Options and Assessment – Final Report undertaken by AECOM, September 2021). Sites were included from the Craven District Council Strategic Housing and Economic Land Availability Assessment (SHELAA), and considered for housing, live/work units and/or employment.
3. The assessment identified four sites that would be suitable and appropriate for allocation in the Neighbourhood Plan area. The final report currently forms Appendix 11 on the Neighbourhood Plan website; it sets out the relevant National Planning Policy Framework (NPPF) and Local Plan Policies.
4. Given the housing figure completions, no site allocations are proposed. The focus for the Neighbourhood Plan is to ensure the right type and tenure of housing is provided to address local need.
5. Former Clapham School is identified as a site potentially suitable for allocation. None of the sites identified have the potential to accommodate 10 or more dwellings and therefore none would be required to include a proportion of affordable housing under national planning policy.

Specialist Housing for Older People

6. There are no specialist housing units for older people in the Parish area and the number of 75+ individuals in Clapham-cum-Newby is expected to almost double by 2031.

7. Craven District Council Local Plan Policy ENV 3 encourages development to accommodate specific groups such as older people, however with no specific targets for the proportion of new housing that might be required to meet national standards for accessibility and adaptability, or for wheelchair users.
8. The HNA 2022 recommends a 'hub' for specialist accommodation which for sustainability and accessibility reasons may need to be located outside the Neighbourhood Plan area. The Civil Parish sits within a housing market area which covers both Craven District Council and the Yorkshire Dales National Park.

Rural Exception Sites

9. Rural exception sites are defined within the NPPF at Annex 2: Glossary as: small sites used for affordable housing in perpetuity, where sites would not normally be used for housing. They provide an important opportunity to address affordable housing needs in smaller communities. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents, or have an existing family or employment connection.
10. The NPPF provides Local Planning Authorities with the opportunity to consider allowing small amounts of market housing on exception sites to assist the delivery of schemes.
11. Existing Local Plan policies, Policy SP4 (Spatial Strategy and Housing Growth), and H2, (Affordable Housing, policy criteria i) and j), for Craven District Council, and Policy C2, (Rural Exception Sites), for Yorkshire Dales National Park, set out the policy criteria requirements for rural exception sites. If policy criteria are met, affordable housing can be delivered outside settlement boundaries.
12. Therefore, there are existing development plan provisions at the district local level covering the designated Neighbourhood Plan area addressing this potential need for small-scale affordable housing.

Development on Farms

13. The NPPF paragraph 80 c), d) and e) allows for rural homes of any scale, subject to certain restrictions, including the need for a rural worker, where the

development would re-use redundant or disused buildings and enhance their setting, and isolated homes where the design is of exceptional quality.

14. Craven District Council Local Plan Policy SP4: Spatial Strategy and Housing Growth, sets out the conditions under which development in the open countryside will be supported, including meeting the essential need for rural workers' accommodation.
15. Therefore, there is an existing policy framework in place to assess new dwellings on farms, and in making planning decisions; the Neighbourhood Plan is unable to add value to this.
16. NPPF, paragraph 84 a) - c), and Craven District Council Local Plan Policy EC3 d), and Yorkshire Dales National Park Local Plan Policy BE2 and T5, are relevant, regarding mixed-use developments. Further, Craven District Council are producing a Supplementary Planning Document on rural workers' dwellings to add more depth to existing policy.
17. Certain works to agricultural buildings can be carried out under permitted development rights, (do not require planning permission), and therefore it is not possible to restrict extensions to existing agricultural buildings.

Change of Use

18. Any proposed change of use within the designated Neighbourhood Plan area will be required to meet adopted local and national planning policy requirements. It is not possible within planning to prioritise the development types for change of uses.

Self-Build / Conversions

19. The Neighbourhood Plan encourages self-builds and conversions in line with national and local planning policy, (Policy ENV3).

Live / work development

20. Craven District Council Local Plan Policy EC3, e) and f), supports the conversion of existing buildings to live/work units and also supports the continued use of existing live/work units.