

Craven Local Plan

Hearing Statement

Matter 3: Affordable Housing Need (Policy H2)

Submitted on behalf of Giggleswick School

September 2018



GIGGLESWICK
SCHOOL

Turley

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Client

Giggleswick School

Our reference

GIGM3002

25 Sep 2018

1. Matter 3: Affordable Housing Need (Policy H2)

Issue 2 – Affordable Housing Need

Q6. The PPG states that an increase to the total housing figures should be considered where it would help deliver the required number of affordable homes. Has an uplift to the housing requirement for this reason being considered? If so, where is this set out?

- 1.1 No. The Council has expressly not attributed an uplift to the housing requirement to respond to evidence of a high need for affordable housing. The draft Local Plan confirms that the planned level of provision will not deliver the need for affordable housing in full¹. It suggests that the planned requirement will enable only 66% of the HMA's affordable housing need to be met.
- 1.2 Even achieving this proportion of the full need for affordable housing is, however, predicated on achieving the delivery of 30% affordable housing as prescribed through Policy H2. The SHMA (2017) confirms that on average a level below this has been achieved between 2007/08 – 2016/17 (27.3%). There is therefore a risk that the level of unmet need for affordable housing will be more pronounced, therefore creating a worsening of circumstances for those households most in need of affordable housing.
- 1.3 In this regard the 2017 SHMA Update (November 2017)² confirms that as of 2016 there were still in excess of 550 people on the housing register and that as of 2017 there were 284 households who were classed as being in need. This includes homeless, overcrowded and concealed households. Taking account of the assessed available supply this concluded there was a backlog need of some 150 households. On the basis of the annual average delivery of affordable homes (42.5 per year between 2007/08 – 2016/17³) this would take approximately 3 and a half years to address.
- 1.4 In this context, and in accordance with the school's hearing statement in respect of Matter 2, the draft Local Plan should have explored in greater detail the extent to which a higher level of housing provision may be required to ensure that a higher level of affordable housing is provided. This should be considered in the context of ensuring that the affordability issues of residents in the district are actively improved.

¹ *Submission Draft Craven Local Plan*, Craven District Council (March 2018), paragraph 4.14

² *Craven Strategic Housing Market Assessment (SHMA) Update 2017*, Arc4 (November 2017)

³ *Craven Strategic Housing Market Assessment (SHMA) Update 2017*, Arc4 (November 2017), Table 5.3

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