

CRAVEN LOCAL PLAN EXAMINATION: OCTOBER 2018

SUGGESTED MODIFIED WORDING TO CRAVEN LOCAL PLAN DRAFT POLICIES H1 AND H2: SUBMISSION DRAFT

(SHOWING ONLY SUGGESTED CHANGES RESULTING FROM THE UPDATED PLAN VIABILITY ASSESSMENT (EL4.009b))

DRAFT POLICY H1: SPECIALIST HOUSING FOR OLDER PEOPLE

The diverse housing needs of older people in the area will be met by:-

- a) supporting the provision of specialist housing for older people across all tenures in sustainable locations, provided proposals accord with Policy SP4, H2 and INF3 and all other relevant local plan policies;
- b) encouraging developers to build new homes to the 'Lifetime Homes' standard so that they can be readily adapted to meet the needs of those with disabilities and the elderly as well as assisting independent living at home;
- c) allocating specific sites in Settle, Bentham and Gargrave within Policies SP6, SP7 and SP10 respectively for delivering specialist forms of residential accommodation to meet the housing needs of older people;
- d) the provision of the minimum level of affordable housing set out below:
 - i. 30% affordable housing provision for age restricted/sheltered housing or similar residential accommodation on greenfield land,
 - ii. 25% affordable housing provision for age restricted/sheltered housing or similar residential accommodation on previously developed land,
 - iii. 13% affordable housing provision for assisted living/extra care housing or similar residential accommodation on greenfield land, and
 - iv. 8% affordable housing provision for assisted living/extra care housing or similar residential accommodation on previously developed land.

Where off site affordable housing contributions are acceptable, proposals will be expected 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.

Note: Definitions of the Policy H1 specialist housing for the elderly to be provided in the supporting text.

DRAFT POLICY H2: AFFORDABLE HOUSING

a) Local affordable homes that are needed in the plan area will be delivered by:

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II ~~negotiating with developers and landowners on brownfield sites to secure a proportion of new dwellings as affordable housing or to secure an equivalent financial contribution. In negotiating schemes the local planning authority will look to maximise provision having regard to the circumstances of individual sites and scheme viability.~~ the provision of a minimum of 25% of proposed new dwellings as affordable housing on previously developed land sites of 11 or more dwellings and on any previously developed land site with a combined gross floorarea of more than 1000sq metres. In designated rural areas, proposals on previously developed land 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. Developers will be expected to conduct negotiations on a transparent and 'open book' basis. In appropriate circumstances, the local planning authority will apply vacant building credit and will reduce on-site and/or financial contributions accordingly.

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