



CPRE Craven

We face a near 50% increase in our housing target
Is this achievable or realistic or good for Craven?

ROUND AND ROUND WE GO!

- 1 UNREALISTIC housing targets are set
 - 2 Councils are forced to allocate large amounts of land to meet targets
 - 3 Developers cherry-pick the most profitable sites, usually prime greenfield ignoring brownfield
 - 4 Building rates are kept slow by developers to keep prices high
 - 5 Housing targets are inevitably missed
 - 6 Councils are forced to allocate even more land
 - 7 Developers again target the most profitable sites
- AND WE ARE BACK AT UNREALISTIC HOUSING TARGETS being set

Round and round we go!

The setting of unattainable housing targets is a dangerous flaw in the current planning system. It is opening the door to wave after wave of speculative planning applications for housing on greenfield land across Craven and the rest of the country.

WHY CURRENT HOUSING FIGURES ARE PIE IN THE SKY

- 1 They don't take account of current housebuilding rates
- 2 They are calculated using an inconsistent and flawed methodology
- 3 They take little account of infrastructure - pressures and sustainability issues.

The pressure all falls on the local authorities and communities

Too many local authorities, including CDC find themselves under huge pressure to identify lots of land to accommodate implausibly high housing targets, in many cases, like Craven, HIGHER THAN HAVE EVER BEEN ACHIEVED. even in boom years. Yet, we are still not getting the houses we need built in the right place for the right reason.

CPRE Craven have been lobbying for an up to date local plan for the last four years and yet, today some seven years after the local plan exercise began, we are still without a viable, logical local plan. The plan though should not now be simply pushed through to meet targets because,

AN UNSUSTAINABLE LOCAL PLAN IS AS BAD AS NO PLAN AT ALL!

IT'S TIME TO GET REALISM BACK INTO OUR PLANNING SYSTEM AND OUR CRAVEN LOCAL PLAN

HOW CAN THE HOUSING TARGET BE REDUCED BUT STILL SATISFY INSPECTION?

1. USE EDGE ANALYTICS HOUSEHOLD GROWTH FIGURE OF 127 EACH YEAR AS THE BASE FIGURE INSTEAD OF CLG'S FIGURE OF 154
2. REDUCE THAT FIGURE TO 117 TO REFLECT THE PLAN PERIOD (see Craven's Housing Position Statement May (2015).
ANNUAL TARGET BECOMES 219 for Craven outside the National Park.

CONSIDER THE IMPACT OF UNDER-DELIVERY

- FACT Average build rate in Craven is 180 per annum
- FACT To satisfy a target of 256, Craven must deliver an additional 5% for choice ie 269
- FACT Failure to deliver 269 homes each year will add another 15% to the target total 307
- FACT CDC GIVES APPROVALS BUT RELIES ON DEVELOPERS TO DELIVER

RESULT

PLANNING OFFICERS AND PLANNING COMMITTEE LOSE THE ABILITY TO CONTROL THE RIGHT DEVELOPMENT IN THE RIGHT PLACE AT THE RIGHT TIME. IN OTHER WORDS, A LOCAL PLAN WITH AN UNREALISTIC HOUSING TARGET IS NO BETTER THAN HAVING NO PLAN AT ALL.