



Planning Focus

Issue 1 - May 2009

This issue:

- Welcome to Planning Focus
- New Evidence Base Documents and Planning Guidance
- Successful Use of Brownfield Land

Welcome to Planning Focus. Craven District Council is in the process of creating a new 'plan' for the District, which is known as the Local Development Framework. More information on the Local Development Framework is given below.

The Planning Focus newsletter will provide a quarterly update on progress on the Local Development Framework and on other planning policy issues involving Craven District Council.

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WE WANT TO SEND THIS NEWSLETTER DIRECTLY TO YOU!

Copies of this newsletter are available at Council Offices as well as at local libraries. The Council has over 2000 contacts on its planning database and due to postage costs, copies have only been sent to people on the database with e-mail addresses. If you would like to receive a copy of this newsletter directly, please send your e-mail address to ldf@cravendc.gov.uk. Please note that if you are on the Council's database and do not have an e-mail address you will still receive information on ALL planning consultations, directly by post.

Local Development Framework

The [Local Development Framework](#) consists of a series of documents that will set out planning policies and land use designations that will guide the District for 15 years from when these documents are adopted.

The **Core Strategy** is the key document of the Local Development Framework. It will set out the spatial vision, spatial objectives and core policies for development, in relation to housing and employment development, energy, transportation, infrastructure, conservation and retail development, in the area of Craven outside the National Park to 2026.

Following production of the Core Strategy, the Council will produce a **Site Allocations Development Plan Document**. This document will set out land designations and development allocations for new housing and employment land and ensure the protection of existing important open spaces, community facilities and employment land.



YORKSHIRE DALES
National Park Authority

Do you live in the Yorkshire Dales National Park?

If you live in the National Park then Craven District Council is not the Planning Authority for your area. The Yorkshire Dales National Park Authority deals with all planning issues within the National Park. Planning Focus relates to areas of the District outside of the Park.

CORE STRATEGY UPDATE

The Planning Policy Team is in the process of producing and co-ordinating a number of studies which will help us to produce a high quality Core Strategy for the District which is based on a strong evidence base. These evidence base studies include:



Infrastructure Audit

The Council is currently in the process of producing an Infrastructure Audit. The Infrastructure Audit will record the committed spending of infrastructure providers across the area of Craven outside of the National Park. The Audit will also assess where there are deficits in the provision of infrastructure and this information will provide an input into the production of the Core Strategy and Site Allocations document of the Local Development Framework.

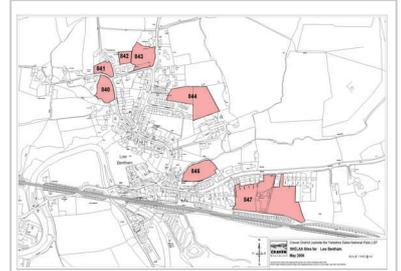
The Audit will assess many different types of infrastructure such as transport, utilities, health, education, housing and leisure and community infrastructure. Infrastructure providers such as utility companies have tended to look at infrastructure provision over a shorter time scale than planning policies and provision has often been made on a reactive basis. Government advice is clear that planning departments should increasingly work with infrastructure providers so that planning documents take a strategic view of development patterns and ensure that delivery of development and infrastructure provision are strongly linked.

CORE STRATEGY UPDATE (continued)

Strategic Housing and Employment Land Availability Assessment / Strategic Housing Market Assessment / Employment Land Review

These 3 documents, which will form an important part of the Core Strategy's evidence base, were consulted upon between August and October of last year.

The [Strategic Housing and Employment Land Availability Assessment](#) raised concerns amongst some residents who believed that maps in the document were allocating land for development. However, the document does **NOT** allocate land for development. The Council is required by government to undertake an assessment of land that may be potentially available for development, in advance of producing its Core Strategy and the Site Allocations document. The Land Availability Assessment is therefore a planning 'tool' to help the Council in reaching decisions on which sites to eventually allocate in the Site Allocations document to meet housing requirements, including affordable housing needs. All the sites in the document will be subject to further detailed evaluation against a range of criteria to assess their suitability for development and will be subject to further public consultation.



Map from Strategic Housing and Employment Land Availability Assessment



Strategic Flood Risk Assessment Update

Craven has commissioned, in partnership with Harrogate and Richmondshire Councils, an update of its Strategic Flood Risk Assessment. The update will ensure that the Council's Flood Risk Assessment is in line with the most up to date national planning policy statements and Environment Agency advice. The updated Flood Risk Assessment will be used to inform the Council's planning policy and will help to identify where development is unacceptable due to flood risk issues.

New Planning Guidance to Ensure High Quality Housing Design

The Planning Policy and Affordable Housing Team at Craven District Council are in the process of producing guidance on the design of affordable housing. The guidance is a pro-active measure to ensure that affordable housing developments respect and positively contribute to the appearance and character of Craven's settlements.



Affordable development, Sutton, with traditional design and quality materials



New Planning Guidance Supporting Rural Live / Work Units

Craven has recently produced and consulted on new planning guidance. The guidance clarifies the Council's position on the conversion of rural buildings, such as barns, to 'live/work units', which allow people to run a business from employment premises attached to their home. The document will provide more information to the public about these types of developments and will also be used by the Council's Development Control Team when assessing planning applications. The [draft guidance](#) is available on the Council's website.

Barn, Giggleswick, to be a live/work unit

94% of New Housing on Brownfield Land

Between April 1st 2008 and March 31st of this year **293 new dwellings** were completed in the area of Craven outside the National Park, and 94% of these were on brownfield land.

Large brownfield redevelopment sites such as Belle Vue Mills in Skipton and Greenroyd Mill in Sutton have contributed to the achievement of such a high proportion of previously developed land being reused for housing. Craven is required to provide 250 dwellings a year up to 2026. However, not all of these homes will be 'new builds' on housing estates as building conversions, the sub-division of larger houses, extra-care apartments for older people and 'live/work units' all contribute to this figure.



New house completed on brownfield land at Greenroyd Mill, Sutton