



# Planning Focus

Issue 3 - December 2009

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Planning Focus provides information on Craven District Council's Local Development Framework (LDF) - the new 'plan' for the area of Craven outside the Yorkshire Dales National Park - and other planning policy issues.

The Local Development Framework consists of a series of documents that are developed with stakeholder and community input. The Framework will set out planning policies and land use designations to guide future development. For more information on the Local Development Framework system and Craven's LDF click [here](#)

The **CORE STRATEGY** is the key document of the Local Development Framework and will set out the spatial vision, strategic objectives and key planning policies for development. Following production of the Core Strategy, a **SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT (DPD)** will be produced which will set out development allocations and land designations to allow new development as well as protecting existing important areas.

## LOCAL DEVELOPMENT SCHEME NO. 3

The Council's revised timetable for the preparation of the Core Strategy and Site Allocations DPD has been agreed. The timetable known as the Local Development Scheme No. 3 came into effect on 9<sup>th</sup> October following consideration by the Council's Policy Committee and the Government Office for Yorkshire and the Humber.

The Local Development Scheme No.3 replaces the one that covered the period 2007 -2010. Both documents should be adopted by the end of 2012 and will form the Council's Local Development Framework for Craven outside the Yorkshire Dales National Park. The Local Development Scheme No.3 can be viewed by [clicking here](#).

## SKIPTON & SOUTH CRAVEN TRANSPORT MODELLING WORK

Motorists in and around Skipton and South Craven may have seen transport surveys taking place recently. Jacobs, on behalf of North Yorkshire County Council, are in the process of creating detailed transport models for settlements across the County.

When complete these models will allow the impact of the development of individual sites on the transport network to be assessed. These transport models will therefore be an important tool in selecting which sites in Craven should be developed when the Site Allocations DPD is produced.



**Transport survey work will inform selection of development sites**

## STRATEGIC HOUSING MARKET ASSESSMENT FINALISED

In October Craven District Council's Strategic Housing Market Assessment (SHMA) was finalised and accepted by Councillors as forming part of the evidence base for the Local Development Framework. The SHMA will provide evidence to support the housing policies included in the Local Development Framework. The document which was prepared in conjunction with local housing market professionals outlines the high level of need for affordable housing in the district and will be updated periodically to reflect changes in the housing market. More information on the Strategic Housing Market Assessment can be viewed by [clicking here](#).



**Craven housing market assessed**



## GUIDANCE FROM PLANNING INSPECTORATE ON CRAVEN'S LDF.

In September an Inspector from the [Planning Inspectorate](#) visited Craven as part of its scheme to provide early guidance to planning authorities involved in the creation of Local Development Framework documents. Although the purpose of the visit was not for the Planning Inspectorate to provide any formal indication of whether planning documents are 'sound' and are likely to be found acceptable at a formal examination in public in the future, it did give the opportunity for important issues relating to the development of these documents to be discussed.

The Inspector assessed previous drafts of the Core Strategy as well as evidence base documents that the Council has produced to support this document. Following the visit the Planning Inspector provided the Council with a note of the meeting which summarises the main issues covered which can be viewed by [clicking here](#).

## INFRASTRUCTURE AUDIT UPDATE

In the May edition of Planning Focus information on the Infrastructure Audit being produced by the Planning Department was presented.

Work has been continuing on this important evidence base document and the Planning department has met with a number of infrastructure and service providers including Yorkshire Water, United Utilities, Network Rail, Northern Rail, the Emergency Services, North Yorkshire County Council's Education Department etc to discuss issues affecting Craven, with a number of key issues emerging.

The Planning Policy Team has consulted all **Parish and Town Councils** and asked for information on the infrastructure deficits and requirements affecting their area and is asking all Councils who have not yet replied to the consultation to respond by the end of November.

Due to staffing issues within the Department the timescale for finalisation of the document has been amended and it is now intended to present the document to the Craven Spatial Planning Sub-Committee in January 2010.



## LIVE/WORK GUIDANCE UPDATE

Supplementary Planning Guidance (SPG) on the creation of live/work units was approved by Councillors last month. The SPG which relates to the conversion of traditional rural buildings to live/work units and the development of new live/work units on redundant employment sites, was referred to in the May edition of Planning Focus. The guidance will now be used by the Development Control Team when determining planning applications.

**A traditional Craven barn that has been converted to a live/work unit.**



## MONITORING HOUSING SUPPLY AND THE IMPORTANCE OF HAVING A 5 YEAR SUPPLY OF HOUSING LAND

A key issue facing the Council at present is pressure for new housing development on greenfield sites which are not allocated for housing in the existing Local Plan. A draft Site Allocations Development Plan Document as part of the LDF is in preparation, but will not be ready for consultation until late 2010.

Applications for housing development on unallocated greenfield sites have been submitted at Eley Croft in Skipton, Ingfield Lane in Settle and Green Lane in Glusburn in recent years.

Most of the housing sites which were allocated in Craven's Local Plan, adopted in 1999, have now been developed. It will only be possible for new sites to be allocated for development as part of the Local Development Framework process which involves a number of statutory processes and consultation with local communities. Craven's Council Plan indicates that the Site Allocations Development Plan Document, which will formally allocate new sites, will be adopted by 2012.

Craven has a regional target to provide 250 dwellings per annum in the area outside the Yorkshire Dales National Park. National planning policy in [Planning Policy Statement 3: Housing](#) makes it clear that if the Council cannot demonstrate that it has a 5 year supply of deliverable housing land (i.e. land within the existing development limit of a settlement and / or land which has a current planning permission) they should consider favourably applications for housing developments, subject to the applications meeting other important planning criteria.

The Council would ideally like all decisions, on which sites are to be developed over the next 15 years, to be undertaken as part of the Local Development Framework process. However, if planning applications are submitted in the interim, the Council has to have regard to the above national planning policy statement. Decisions to refuse applications for housing development contrary to national planning policy, solely on the grounds that the site is unallocated is likely to result in such decisions being overturned at appeal and the Council may also be faced with paying the appellant's costs of making an appeal, which in some cases, can be substantial.

The Council calculates and disseminates information on housing supply and numbers of dwellings completed using its Housing Position Statement, which is produced every 2 months. To see the latest version of the statement, which indicates that the Council cannot currently demonstrate a five year supply of housing land, please [click here](#).



**Greenfield sites in Craven: Development pressure**

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Planning Focus does not cover the Yorkshire Dales National Park. The National Park Authority (0300 4560030) deals with planning in that area.

**If you would like to view this information in a way which is better for you, please telephone 01756 706494.**

