



Planning Focus

Issue 4 - March 2010

- Annual Monitoring Report for 2008 to 2009
- Design Guidance for Affordable Housing Providers
- Conservation Area boundary changes in Skipton, Settle and Giggleswick

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.

ANNUAL MONITORING REPORT for 2008 to 2009

In December 2009 the Council submitted its fifth Annual Monitoring Report to the Secretary of State. The Report contains information on the Council's progress with the Local Development Framework and key statistics to measure development and changes in the District over the previous financial year.

In terms of housing and employment development for 2008-09, the following were recorded:

- 283 new dwellings were built, 247 of which were on previously developed, 'brownfield' land. This includes dwellings created through conversions and changes of use.
- 29 'affordable' houses were built and a further 90 were granted planning consent
- 5,200 square metres of additional employment floorspace was created
- 617 square metres of additional retail and office development was completed



New housing completed at Belle Vue Mills, Skipton

If you would like to see the full Annual Monitoring Report for 2008-2009, please [click here](#) to download a copy from the Council's website.

PLANNING POLICY WEBSITE IMPROVED

Improvements have been made to the Planning Policy pages of the Craven District Council Website. To make the website easier to use, a new 'Latest News' page has been added, which will report on the Council's progress with various Local Development Framework documents and contain information on any consultation events. To visit the website please [click here](#). The Council would welcome your comments and suggestions for any further improvements.

DISTRIBUTION OF PLANNING FOCUS

Copies of this newsletter are available at Council Offices as well as at local libraries. Planning Focus is distributed by email to all contacts on its planning database with email addresses, however due to postage costs, we are unable to send out paper copies. If you would like to receive a copy of this newsletter directly, please send your email address to ldf@cravenc.gov.uk. Copies are also sent to Town and Parish Councils and Elected Members.

INFRASTRUCTURE AUDIT UPDATE

The May 2009 edition of Planning Focus reported that the Council had started work on preparing an Infrastructure Audit for Craven outside the National Park. The Infrastructure Audit will form an important evidence base document for the Local Development Framework, highlighting where there are deficits in the provision of different types of infrastructure, including transport, utilities, health, education, housing, leisure and community infrastructure. The Council has worked with a wide range of infrastructure and service providers and consulted Town and Parish Councils to gain local information on the infrastructure requirements affecting the area. Work on the Infrastructure Audit is now being finalised and will be presented to the Craven Spatial Planning Sub-Committee following the Easter Holidays (date yet to be confirmed).

DESIGN GUIDANCE FOR AFFORDABLE HOUSING PROVIDERS

The Council has produced Design Guidance for Affordable Housing Providers, which provides clarification to developers on the standard of design required on affordable housing developments within the Craven District outside the Yorkshire Dales National Park.

Craven has high levels of affordable housing need in settlements across the plan area and the provision of affordable housing is a key priority for the Council.

The guidance is intended to ensure that affordable housing developments in Craven respect the character and appearance of our settlements (as well as the needs of residents) and meet or exceed the standards of some of the examples shown in the guidance.



Affordable housing at Ash Grove, Sutton

Improving the supply of good local affordable housing is a key objective for Craven District Council, and the Council is committed to working with registered social landlords to ensure this can be achieved.

Please [click here](#) to visit the Council's website for further information and to download a copy of the Guidance.

HOUSING VIABILITY ASSESSMENT

Adams Integra Consultants have been commissioned by the Council to carry out a Housing Viability Assessment. The Housing Viability Assessment will provide key evidence to inform preparation of the affordable housing policies in the Council's Local Development Framework.

The Government requires local authorities to consider development viability when setting policy targets for affordable housing. Evidence from the Council's Strategic Housing Market Assessment (2008) suggests that, in order to address affordability issues, 57% of all new housing provided in the District may need to be affordable. The Housing Viability Assessment will test these findings to establish whether this target is realistic and achievable.



Affordable housing provided at Lord's Close, Giggleswick

CHANGES TO THE CONSERVATION AREA BOUNDARIES IN SKIPTON, SETTLE AND GIGGLESWICK

In 2008, appraisals of the Conservation Areas in Skipton, Settle and Giggleswick were undertaken to assess the boundaries of the historic areas, identify areas for improvement and enhancement and set out actions for future works. As a result of public consultation events last year, the boundary changes that were recommended in the Appraisals have been modified by the Council's Policy Committee. Revised designations have now been made with immediate effect and changes to the boundaries are summarised below.

SKIPTON

- The three previous conservation areas have been combined in a new single Skipton Conservation Area, which has recognised "zones of characterisation".
- The boundary of the resulting Skipton Conservation Area also incorporates several additional areas of the town. However, residential properties in the Broughton Road area have not been included.



Skipton Castle

SETTLE

- Modern housing development in the Townhead area has been removed from the conservation area.
- The adjacent Holy Ascension Church has also been removed from the conservation area, because it already has greater protection as a listed building.
- An area around Duke Street and Halsteads Terrace, which is recommended for removal in the Appraisal, has been retained within the conservation area.



The Folly, Settle

GIGGLESWICK

- The conservation area has been extended to include several additional areas and amended to the rear of Castleberg Hospital and north of Rallin Brow, as recommended in the Appraisal.



Ivy Fold, Giggleswick

The Conservation Area Appraisals and new conservation area maps (showing all the necessary detail) are available online via the links above and at the Council's Granville Street offices, Skipton Town Hall and Settle Town Hall.

CONTACT THE PLANNING POLICY TEAM

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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.

