



Planning Focus

Issue 9 - November 2011

- Strategic Housing Land Availability Assessment Update
- Parish Profiling
- Monitoring Core Retail Areas
- Planning Gain Guide for Allotments—forthcoming consultation
- Neighbourhood Planning

Planning Focus provides information on Craven District Council's local development plan - the new 'plan' for the area of Craven outside the Yorkshire Dales National Park - and other planning policy issues.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT UPDATE

The Planning Policy Team has been working to update the 2008 draft of the Strategic Housing Land Availability Assessment (SHLAA). The purpose of the assessment is to find land which could potentially be developed for housing in the future.

Over 400 sites have been included in the study, which have been identified through:

- Suggestions from the general public and land owners;
- Other studies produced by the Council in the past which looked at previously developed land and employment sites; and
- The Council's planning information, which includes sites with planning consent and applications which have been refused in the past.

The Planning Policy Team has recently sent out Land Availability Questionnaires to all the people whose land has been suggested to the Council to gain an understanding of which sites are actually available for development. The Council is also carrying out assessments which look at the suitability of the sites for development, and whether the development is achievable. The information gathered from the returned questionnaires, together with the results of these other assessments will help determine how much potential development land is available in Craven. It is important to note that the SHLAA will not allocate land for development, but the information gathered will help the Council decide which sites should be designated in the Local Development Plan to meet the needs of Craven over the next 15 years.

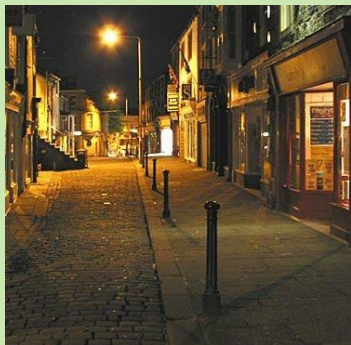
If you have received a questionnaire but have not filled it in yet, please could you do so and return it to the Planning Policy Team. Even if you do not want your land to be considered as a potential development site, the Council needs to know so that it can be removed from the assessment.

Once we have received all the questionnaire responses, the Planning Policy Team will produce a draft SHLAA which will include details on all the available sites and maps to show their locations. We aim to have the draft finished in January 2012, when it will be published for public consultation before being finalised.



MONITORING OF CORE RETAIL AREAS

There are five core retail areas within Craven, which cover the main shopping areas of Skipton, Settle, Crosshills, High Bentham and Ingleton. These settlements play an important role in the District, providing a good range of shops and services which support their residents and the surrounding rural communities. The Council will try to protect and maintain the retail function of these settlements by resisting planning applications to change ground floor shop units to other uses within the core retail area.



The Planning Policy Team has been surveying the core retail areas to get an idea of the current mix of shop uses. So far, surveys have been done for Skipton, Settle, Ingleton and Crosshills. The results of these surveys can be viewed on the [Planning Policy Monitoring](#) pages of the Council's website. The surveys will be updated quarterly. They will be used by the Development Control Team when assessing planning applications to ensure that these settlements continue to provide for the shopping needs of local communities.

The Council has a new website. Take a look at the Planning Policy Pages and keep up-to-date with our latest news:

www.cravenc.gov.uk/planningpolicy

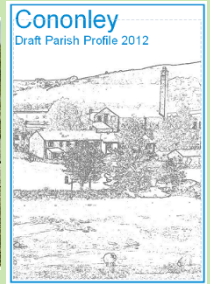
www.cravenc.gov.uk/latestplanningpolicynews

PARISH PROFILING

The Planning Policy Team has been busy preparing Parish Profiles for those settlements within the plan area with a population of over 1000. Once finalised they will provide a snapshot of each parish in terms of its social, economic, environmental and transportation characteristics. The Planning Policy Team is currently attending Town and Parish Council meetings to gather information on existing facilities and assets, the type of place the parish is and how it functions. As final drafts of each profile are prepared, the Planning Policy Team will then send them back to each Town or Parish Council for further comment.

Once completed each Parish Profile will be used to inform

the new Development Plan for Craven by helping the Council to produce a plan that responds to the distinct nature of each profiled parish and address important issues within those parishes. Parish Profiles have only been prepared for the parishes that contain market towns and larger villages as these are likely to be the focus for future development in the Local Development Plan.



CONSULTATION ON THE DRAFT REGULATIONS FOR NEIGHBOURHOOD PLANNING

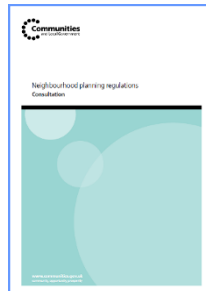
The Government is currently consulting on the Draft Regulations for Neighbourhood Planning which were published on 13th October 2011.

Neighbourhood planning is a new way for communities to decide the future of the places where they live and work. They will be able to:

- choose where they want new homes, shops and offices to be built;
- have their say on what those new buildings should look like; and
- grant planning permission for the new buildings they want to see go ahead.

The Government wants to introduce the right to do neighbourhood planning through the Localism Bill. The Localism Bill is being debated by Parliament at the moment.

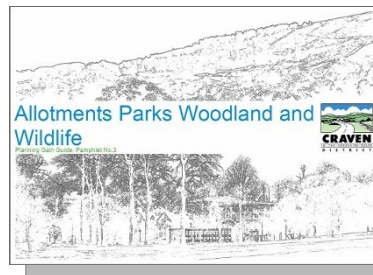
The Draft Regulations for Neighbourhood Planning can be viewed at the [Department for Communities and Local Government website](#). The consultation will run until 5th January 2012.



Consultation

Allotments Parks Woodland and Wildlife

Readers may recall previous articles about our **Planning Gain Guide**, which is a folder containing pamphlets on different planning gain subjects. This month we're publishing the consultation draft of Pamphlet No.3: Allotments Parks Woodland and Wildlife.



Through planning gain, we're looking to help communities improve their local environment, landscape and recreational facilities. The new pamphlet explains how developers should contribute towards

community assets, like allotments, parks, woodland and wildlife, when they build in an area and how local communities can highlight their needs and priorities.

Consultation runs from 14th November to 12th December 2011. Full details are available on the Planning Gain Guide page of the Council's website. We welcome your comments (by e-mail or post) and will use them to improve the pamphlet. A final version should be available before Christmas.

www.cravencd.gov.uk/PlanningGainGuide

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

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