



Planning Focus

Issue 11 - June 2012

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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.



Affordable Housing Update on requirements

In response to the Government's introduction of the National Planning Policy Framework and cancellation of Planning Policy Statement 3: Housing, the Council has withdrawn its Affordable Housing Guide (2008) and adopted an Interim Approach To Negotiating Affordable Housing Requirements. This means the Council now requires 40% of dwellings on sites of 5 or more to be affordable (previously this was 40% on sites of 15 or more). Financial viability will continue to be an important consideration and, if necessary, will be assessed independently on a site-by-site basis.

As always, we encourage applicants to discuss affordable housing requirements and viability with planning and housing officers before preparing their planning applications; and to include a completed [Affordable Housing Pro-Forma](#) with their submissions.

HOUSING DEVELOPMENT IN 2011-2012

The Council carries out regular monitoring work to keep track of housing development in the District (outside the National Park). At the end of each financial year the findings of this monitoring work are pulled together to show how the Council is performing against various targets, and to provide information on how the District is changing.

Over the 2011-2012 year 267 new houses were built (this is a net figure). This includes new build houses, conversions and changes of use. 122 of these houses were classed as 'affordable'.

These figures will be included in the Council's Annual Monitoring Report, which will be published later on in the year.



POPULATION ESTIMATES AND PROJECTIONS

The 2011 Localism Act sets the legislative framework for the abolition of the Regional Plan for Yorkshire and the Humber. The Regional Plan, called the Regional Spatial Strategy currently sets an annual minimum target of 250 new homes each year in Craven. Once the Regional Plan is formally removed, the District Council will be responsible for determining how much new housing should be planned for in Craven. It is important that this is informed by the best information available on the need for new housing in the District.

The March edition of Planning Focus contained an article on the finalisation of the Strategic Housing Market Assessment for North Yorkshire. This assessment includes forecasts for future growth in the number of households in Craven but they are based on certain assumptions, for example in relation to migration and the number of jobs.

On behalf of the Planning Policy Team, Edge Analytics have carried out more detailed analysis of population and household trends in Craven. This includes a range of forecasts of future change in population and the number of households in the District as a whole and in distinct parts of Craven. The Planning Policy Team intends to use evidence from the Edge Analytics study to inform future consultations with local communities on the approach to the scale and distribution of development in Craven in a new Local Development Plan. The [Edge Analytics study](#) is now available on the Council's website.

GOVERNMENT OFFER FINANCIAL ASSISTANCE TO STALLED BUILDING SITES

The Government's 'Get Britain Building' funding scheme has now been opened up to smaller, family-run companies. The Get Britain Building scheme was originally only available for larger developments of 25 houses or more. This threshold has now been lowered to allow smaller builders, planning for 15 houses or more on their sites, to bid for a share of more than £100 million to get their stalled developments back on track.

For further details and information on submitting a bid for funding please see the [Get Britain Building page](#) on the Homes and Communities Agency website.

The Council has a new website. Take a look at the Planning Policy Pages and keep up-to-date with our latest news: www.cravendc.gov.uk/planningpolicy; www.cravendc.gov.uk/latestplanningpolicynews

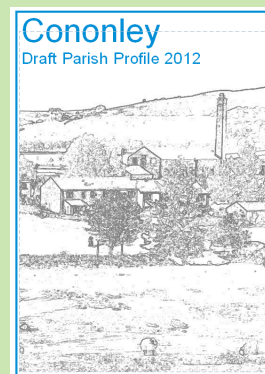
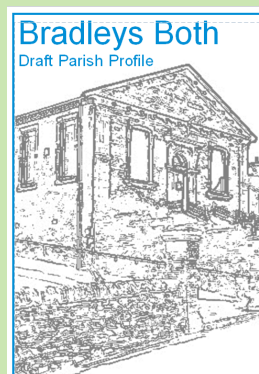
PARISH PROFILES

The Planning Policy Team has been working with Parish Councils with a population of over 1000 in preparing Parish Profiles. A total of 14 Parish Profiles have been prepared and are currently being agreed between each Parish or Town Council and the Planning Policy Team. Each Parish Profile will form an important piece of evidence in terms of preparing any future Neighbourhood or Village Plans, and the Local Development Plan for Craven outside the Yorkshire Dales National Park.

Once each Parish Profile has been agreed it will be placed on the relevant Town or Parish Council's website. A list of all 14 parishes that have been profiled, along with copies of Parish Profiles where they have been agreed and the relevant Parish or Town Council contact details, is also available to view on the [Parish Profile page](#) of the District Council's website.

The Parish Profiles will be updated when necessary, for example when the 2011 Census data is released or when

new issues arise within the parish. Please direct queries relating to any of the Parish Profiles to the relevant Parish or Town Council.



LOCAL PLAN OF ACTION

The Council is no longer required to prepare and submit a formal 'Local Development Scheme' and has instead produced an easier to read Plan of Action, which sets out the timetable for the production of the Local Development Plan over the next 18 months.

The [Local Plan of Action](#) was agreed by the Council's Spatial Planning Sub-Committee in October 2011.

FREE ADVICE ON IMPROVING WILDLIFE HAVENS

The Craven Biodiversity Action Group is offering free advice to anyone who owns a plot of 'scrub' land. Scrub land is often considered to be unsightly, but actually forms an important habitat for many plants and animals. Bushy scrub vegetation provides nectar, seeds, fruit, shelter and nest sites for invertebrates, birds and mammals. The rough grassland associated with its edge is good hunting ground for barn owls and kestrels. These bushy areas also benefit a range of butterfly species, providing much needed shelter from wind and blazing sunlight.

The Craven Biodiversity Action Group can offer advice to owners who are unsure what can be done with their land and want to make the most out of it for wildlife. For full details please visit the [Craven Biodiversity Action Plan](#) webpage or contact North Yorkshire County Council's Biodiversity Officer on 0845 8727374, or by email to countryside@northyorks.gov.uk.



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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