



- Strategic Housing Land Availability Assessment (SHLAA) Update
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- Affordable Housing and Community Infrastructure Levy Study Update
- Taylor Review News

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 (SHLAA) Update



What is the SHLAA?

The Strategic Housing Land Availability Assessment (SHLAA) is a list of sites which have been suggested to the Council by a wide range of organisations and individuals as having potential for housing development.

The Council has gathered information on each of these sites to assess how likely it is that a site would be available and suitable for housing development and whether it would have a reasonable prospect of being developed within 5 years or if it is likely to take longer to develop. It is important to note that this study will not allocate sites for development.

The SHLAA is an update of an earlier draft Strategic Housing and Employment Land Availability Assessment, which was prepared for the Council in 2008 by Envision Consultants.

Why do we need a SHLAA?

The Local Development Plan must include an allocation of sites which can be developed to meet the District's housing needs over the plan period (the next 15 years). The SHLAA is a way of gathering information on all of the sites that have been suggested to the Council

to see which might be the most suitable for this purpose. We also need to assess when a site is likely to be developed because the Government requires us to allocate sites that we can be reasonably confident will be developed within the first 5 years of the plan. The SHLAA will not actually allocate the sites for development, but will inform the process.

Where have the sites come from?

The sites within the SHLAA have been suggested to the Council by a wide range of individuals and organisations who own or manage land or buildings, or who know of a site that they think would be a suitable location for housing development.

Will all the suggested sites be developed?

No. The Council will only allocate enough land to meet the housing target for the District over the plan period. There are far more sites that have been suggested to the Council than will be needed.

The process of determining what the local housing target for the District should be, and how the target should be spread out across the towns and villages in the District was started in September 2012. Please see the [Shaping a Spatial Strategy and Housing Figure webpage](#) to see what work has taken place so far on the local housing target.

How will the sites be assessed?

The suggested sites will be assessed against a two part [Site Checklist](#).

Part one of the checklist provides a preliminary sweep of all the sites in the SHLAA to highlight those with an initial advantage in terms of their potential as a draft allocation. A site

which passes the broad checks in Part One can be viewed as being available for development and in a suitable location and is ready to have further checks applied in Part Two.

Part Two of the checklist looks in greater detail at each site that has passed the checks in Part One. Some of the factors in Part Two of the checklist are likely to need information and input from infrastructure providers, technical/professional experts landowners and/or developers. Only when a site has passed all the checks in Part Two will the site be ready to go forward for consideration as a possible draft allocation in the Local Development Plan.

How do I view the SHLAA?

All of the SHLAA documents and the Site Checklist are available to download from the [Strategic Housing Land Availability Assessment page](#) of the Council's website. The SHLAA Sites have had Part One of the checklist applied to them.

Next steps

The Council is now ready to apply the Part Two Checks to those sites which have met all the criteria in Part One of the Checklist.

Once the Part Two Checks have been completed the Council will be contacting land owners, developers, infrastructure providers and technical or professional experts to request additional information on the sites where necessary.

Once all the information is in place, the Council will be consulting on the outcomes of the Checklist and starting the process of identifying the most suitable sites for consideration as draft allocations in the Local Development Plan.

Local Plan Timetable



Our Local Plan of Action, published in December 2011, replaces the old Local Development Framework timetable, known as the Local Development Scheme. One year on, we've published an update and progress report, which is now available on the [Local Development Plan Timetable](#) page of our website.

In addition to the update, you can also see our work programme for the first 6 months of 2013, which will take us to the next round of informal engagement on the emerging local plan.

That means engagement with you, our stakeholders, so we look forward to seeing you towards the end of Spring.

Taylor Review of Planning Guidance

Lord Taylor has completed his review of more than 7000 pages of government planning guidance, some of which dated back to 1963!



When the National Planning Policy Framework (NPPF) was published, last March, a large swathe of guidance was left to be sorted out at a later date.

Lord Taylor, working with an independent practitioners' group, is aiming "to enable the production of an accessible and more effective set of practice guidance, dramatically reducing the existing guidance and ensuring that new guidance supports effective planning."

Lord Taylor's vision is for a rationalised live web based system of planning guidance. The report is available on the [Department for Communities and Local Government](#) website.

Affordable Housing and Community Infrastructure Levy Study Update

The Local Development Plan for Craven is expected to include planning policies requiring a proportion of new homes to be affordable housing and other policies requiring some developments to make financial contributions towards infrastructure.

The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money raised can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.

The Policy team has appointed Roger Tym & Partners, to carry out a viability study, which will provide evidence to help the council decide whether to set a CIL charge and if so what those charges should be. The findings of the study are expected in March 2013.



Gypsy and Traveller Study Update

Opinion Research Services have been commissioned to prepare an up to date assessment of Gypsy, Traveller and Travelling Show People accommodation needs.

The study places particular emphasis on consultation with Settled and Traveller communities. This includes discussing Travellers' accommodation needs with Travellers themselves, their representative bodies and local support groups.

The final report is due in February 2013.

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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