



Planning Focus

Issue 14 - May 2013

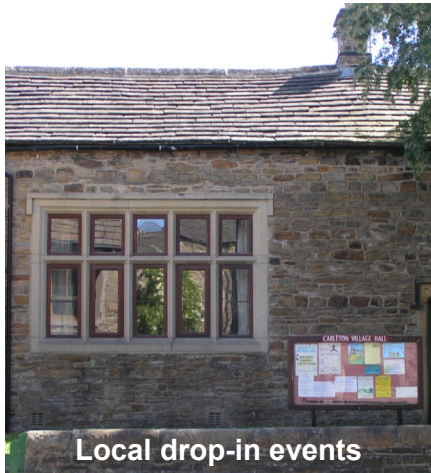
- Community Engagement—planning for the next round of informal public consultation
- Site Checklists and the Strategic Housing Land Availability Assessment (SHLAA)
- Viability Workshop—Community Infrastructure Levy and Affordable Housing
- 2011 Census Data—updating population projections and Parish Profiles

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.

Community Engagement on the emerging Local Plan - Coming Soon

We're currently drawing up plans for a concentrated programme of informal events throughout the plan area.

The first event will take place in the last week of June and the last towards the end of July. The programme will include events in about 16 different towns and villages in the northern, middle and southern parts of the area.



We'll be setting up open-door events in places like village halls, where people can drop-in during the day and evening to get information, discuss ideas, ask questions and provide feedback.

Some of the things we're particularly keen to discuss are:

- The emerging spatial strategy, which will guide where new development is located.

- The emerging housing figure, which will guide how many new homes are built.
- The emerging economic development strategy, which will guide the location and amount of land for new business premises.
- The pros and cons of various sites known to be available for development, to help choose the best sites for allocation.

The upcoming events will build and expand upon discussions held in September 2012, when we ran a series of participatory workshops for parish councils and other key organisations.

By the end of Summer, we're hoping to have a reasonable degree of consensus amongst a wider range of stakeholders on the main planks of a new local plan, including which sites in which towns and villages are likely to be the best for providing new homes and business premises.

What are stakeholders?

Stakeholders are individuals, organisations or companies with an interest in the planning of the area, and can be from within or outside the area. The term is handy because it encompasses

everyone and everything in a single word.

What is the difference between community engagement and public consultation?

The differences, if there are any, are probably too subtle to be of any practical importance. Some might say that the term "community engagement" is better at suggesting a more inclusive and participatory process, compared to the old "public consultation", but the two are essentially interchangeable.

What is the difference between a formal and an informal process?

Formal planning processes tend to be prescribed by regulations (instruments of law), which means they have to be done in a certain way, whereas informal processes involve greater local discretion. The final version of a complete local plan goes through a formal process of "Publication", which includes an Examination in Public. Our upcoming round of informal community engagement events will bring us closer to that final publication version.

Planning Focus Bulletin: In a couple of weeks we'll issue a special Planning Focus Bulletin with a full and detailed programme of events.

Viability Workshop

In the last issue of Planning Focus, we reported that Roger Tym & Partners (RTP) had been appointed to carry out a development viability study to help our consideration of Community Infrastructure Levy and affordable housing requirements.



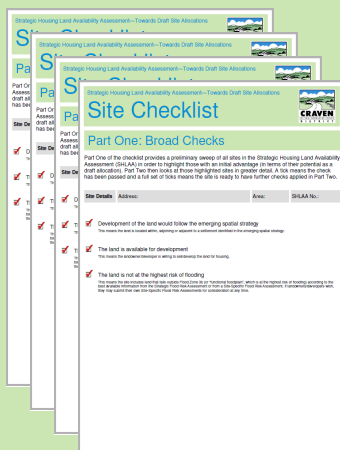
On 31st May, RTP reported their initial findings at a viability workshop organised for key stakeholders.

The workshop provided attendees with a first look at the draft study and an opportunity to frontload their knowledge of viability issues, before RTP's report is finalised. Although attendees were a little low in number, they put forward some interesting points, including:

- Is there scope for two separate CIL charging zones in the plan area, reflecting experience of affordable housing transfer values?
- Would land values be capable of absorbing CIL charges in the short to medium term, if landowners choose to wait for better times ahead rather than release land now at lower values?
- Is the assumption for profit of 20% on cost too low, in the current borrowing and lending situation?
- Should commercial CIL charges be limited to retail development, given the current available evidence?
- How will the RTP work relate to future site specific viability assessments?

RTP will consider feedback, finalise their report and present findings to the Council in a few week's time.

SHLAA Checklists



The Planning Policy Team has been working on Site Checklists for the hundreds of sites put forward for consideration as potential housing allocations. Part One Checks have been applied to all sites. Part Two Checks are being applied to sites settlement-by-settlement, with all settlements likely to be covered by the first week in June.

Checklists are being sent to landowners or their agents so that they have the opportunity to contribute information, which may then be used to update the checklists. Once a settlement is covered, all checklists for that settlement will be sent out at the same time.

For further information visit our dedicated [Strategic Housing Land Availability Assessment web-page](#).

2011 Census

The mountain of information received from the latest national census continues to be processed and published by the Office for National Statistics (ONS).

Previous ONS population projections, which were based on the 2001 census, are now being revised in light of the new information.

The Planning Policy Team is looking to update the Craven District Population Estimates and Projections (March 2012), undertaken by consultants Edge Analytics, to reflect the latest ONS projections. In this way we can check that the realistic range of future population scenarios, identified in our August 2012 discussion paper "Shaping a Spatial Strategy and Housing Figure", continues to be a reliable and useful guide to the area's future needs.

Our current population information can be found here:

[Craven District Population Estimates and Projections March 2012 web-page](#)

Our August 2012 discussion paper can be found here:

[Shaping a Spatial Strategy and Housing Figure web-page](#)

2011 census data will now be used to update Parish Profiles, too. Current profiles contain 2001 census data and can be found here:

[Parish Profiles web-page](#)

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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