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Issue 18, December 2014

The latest edition of [Planning Focus](#) is set out below. Planning Focus is intended to keep people informed about progress on Craven District Council's Local Development Plan and other planning policy matters. Paper copies of this newsletter are also sent to local libraries and parish councils.

If you know of anyone that might be interested in Planning Focus, please ask them to subscribe to our [online consultation database](#) or e-mail localplan@cravencd.gov.uk and we'll ensure they're notified about future newsletters.

Top stories for December 2014:

- Draft Craven Local Plan
- Affordable Housing and Tariff Style Developer Contributions
- Housing Land Supply
- Local Development Scheme
- Neighbourhood Planning



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Draft Craven Local Plan

Consultation on an early informal draft of the new local plan closed on 3rd November. We're going through the feedback and will make a full report to the council's Spatial Planning Sub-Committee in February (2015). The report will be published in advance, so keep an eye on the [sub-committee's web-page](#). In the meantime, here are some headline statistics about the consultation event...

27,430 consultation flyers posted

4,000 visits to the consultation web-page

368 people responded

864 comments made

411 comments relate to sites suggested for housing/employment

50 comments relate to the housing growth policy

36 comments relate to the spatial strategy policy

24 comments relate to the context section

24 comments relate to the green infrastructure policy

Continued...

We've compiled a Consultation Stat's document to provide a more complete and detailed breakdown – it can be downloaded from our [New Local Plan](#) web-page.

Thanks to everyone that participated. We've got plenty of feedback to work with and we'll be putting it to good use in making further progress on the draft local plan in the new year.

Affordable Housing and Tariff Style Developer Contributions

New national planning policy has changed the way developer contributions are to be sought with respect to small-scale housing schemes. On 28th November, Housing and Planning Minister, Brandon Lewis, announced the following changes:

“Due to the disproportionate burden of developer contributions on small scale developers, for sites of 10-units or less, and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought.”

“For designated rural areas (1)...authorities may choose to implement a lower threshold of 5-units or less, beneath which affordable housing and tariff style contributions should not be sought. This will also apply to all residential annexes and extensions. Within these designated areas, if the 5-unit threshold is implemented then payment of affordable housing and tariff style contributions on developments of between 6 to 10 units should also be sought as a cash payment only and be commuted until after completion of units within the development.”

Continued...

“A financial credit, equivalent to the existing gross floorspace of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes. This will not however apply to vacant buildings which have been abandoned.”

For a complete and definitive account of the changes, please refer to the [minister's full statement](#).

We'll be updating our local [on-line guidance](#) documents to reflect these national policy changes, as soon as we can. Of course, in the meantime, national policy will take precedence. We'll also need to take account of these changes in our current work on the [new local plan](#).

(1) Within the Craven plan area, designated rural areas are the Forest of Bowland Area of Outstanding Natural Beauty and the parishes of Bank Newton, Bentham, Bolton Abbey, Burton-in-Lonsdale, Clapham-cum-Newby, Coniston Cold, Embsay-with-Eastby, Gargrave, Giggleswick, Halton East, Hellifield, Ingleton, Langcliffe, Lawkland, Long Preston, Otterburn, Rathmell, Settle, Stirton-with-Thorlby, Thornton-in-Lonsdale and Wigglesworth. Please refer to Section 157 of the Housing Act 1985 and the Housing (Right to Buy) (Designated Rural Areas and Designated Region) (England) Order 1988. NB. This list is provisional and subject to confirmation by the Department for Communities and Local Government.

Housing Supply Land

Over recent weeks we've been making progress on a new and improved assessment of our current housing land supply situation – those of you that hold planning permissions (for 5 or more dwellings) should have received a Sites with Planning Consent questionnaire, which is part of that process. The new assessment will look at past delivery (the number of homes built), current supply and future supply, and will include a housing trajectory for the next 5 years and beyond. The 5-year assessment period will begin on 1st April 2015 and will be rolled forward annually. If you still have your Sites with Planning Consent Questionnaire, we'd very much appreciate its completion and return, as the information will be of great assistance to us. If you believe you should have received a questionnaire, but haven't, please email us at localplan@cravendc.gov.uk. If you'd prefer to complete an online version of the questionnaire, there's one available via our [Policy News](#) web-page.

Local Development Scheme

We've postponed the December 2014 update and progress report on our [Local Plan of Action](#) until after the Spatial Planning Sub-Committee meeting to be held in February 2015. After that meeting we should be able to publish a new and revised Local Plan of Action (to replace the current one that dates from 2011) and provide a timetable that's more relevant and up-to-date. One improvement that might be implemented in the new version is a list of Supplementary Planning Documents that may need to be timetabled in response to recent consultation on the draft local plan.

Neighbourhood Planning

Bradley Neighbourhood Plan

Building on an initial event, held in the village hall in April last year, and a successful application for government funding, a working group of parish councillors and volunteers have prepared a consultation document for parishioners. The document is intended to form the basis of a future neighbourhood plan and contains an outline of suggested planning policies. Consultation began in November and closed on 1st December. More information is available on the village website at:

<http://bradleyvillage.org/neighbourhoodplan#>

Gargrave Neighbourhood Plan

The Gargrave Neighbourhood Plan Working Group has also been consulting parishioners with a Planning Update pamphlet and feedback form, which was issued to coincide with our own consultation on the draft local plan. The pamphlet and feedback form raised awareness of both the local and neighbourhood plans, asked questions about potential development sites in the village and enabled parishioners to suggest what should be included in the neighbourhood plan.

Cononley Neighbourhood Plan

Previously, Cononley Parish Council had been considering the potential of neighbourhood planning and has now taken the initial formal step of submitting an application to designate a neighbourhood area. The proposed area follows the parish boundary and is likely to be considered by our Spatial Planning Sub-Committee at its first meeting of 2015. Cononley now joins Bradley and Gargrave on the road to its own neighbourhood plan.

More information about neighbourhood planning is available on our [Planning for Parishes](#) web-page.

We hope you all have a merry Christmas and a happy new year.

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