



YORKSHIRE DALES
National Park Authority

Local Development Scheme

A programme for the production of the Yorkshire Dales Development Framework



Dent

Third review

January 2009 – April 2012

Abbreviations

DPD	Development Plan Document (A part of the Yorkshire Dales Development Framework that is subject to examination by a Planning Inspector)
LDF	Local Development Framework (the replacement for Local Plans and County Structure Plans)
MPS	Minerals Planning Statement (National Planning Policy for Minerals)
PPG/PPS	Planning Policy Guidance and Planning Policy Statements (National Planning Policy)
RSS	Regional Spatial Strategy (The regional plan for Yorkshire and the Humber)
SCI	Statement of Community Involvement (the Authority's policy to consult the public on planning applications and the formation of planning policy)
SPD	Supplementary Planning Document (detailed policy guidance and explanation)
YDDF	Yorkshire Dales Development Framework (the LDF for the National Park)

Introduction

1.1 Local Plans and Structure Plans which have set out local planning policy since the 1970s are being replaced by a new system. The Planning and Compulsory Purchase Act 2004 introduced Local Development Frameworks and Regional Spatial Strategies. The objective is to integrate Planning policy with wider local and regional strategies and to speed up the pace of review.

1.2 The Yorkshire Dales Development Framework (YDDF) will set out local planning policy for the whole National Park up until 2026. It will sit at the bottom of a hierarchy below national planning policy and the Yorkshire and Humber Regional Spatial Strategy. It will guide day-to-day decisions on planning applications and help to implement wider local strategies such as the Sustainable Community Strategies produced by partnerships in Craven, Richmondshire and South Lakeland.

1.3 This document is a programme for producing the YDDF over the next three years. It supersedes previous versions published in 2005 and 2007. It describes the components being prepared, the resources that will be used to prepare it and the intended timetable between 2009 and 2012.

Selective Review

1.6 Unlike other planning authorities in the region the National Park Authority has decided not to begin its local development framework with a review of planning strategy. It is not therefore producing a 'Core Strategy' within the project period. Instead it has chosen to focus on a detailed review of housing policy and implementation. Housing policy is a planning priority for the Authority and its partners because of continuing evidence of a local shortfall of affordable housing which is raising concerns about the long term sustainability of communities.

1.7 The Authority's wider strategies have only relatively recently been reviewed through the National Park Management Plan 2006, the Yorkshire Dales Local Plan 2006 and the Regional Spatial Strategy 2008. It was felt that the wider spatial planning issues could wait until after a more selective review of housing policy which is regarded as an issue of great local urgency.

1.8 The first part of the YDDF is therefore the preparation of a Housing Development Plan Document. The Housing DPD will take the saved local plan strategy forward but review its detailed policies and land allocations. Its main objective will be to attempt to reduce the shortfall of locally needed affordable housing over the next 15 years.

1.9 Following adoption of the Housing DPD in 2012 the Authority will start work on a Core Strategy for the National Park. This will review the vision, aims and objectives of local planning policy. It will eventually replace all the non housing policies in the saved Local Plan. A timetable is set out in Appendix 1.

1.10 Previous Local Development Schemes also included a review of Minerals and Waste policy. However during consultation in 2007 it became clear that there were no realistic alternative minerals and waste options worth pursuing and since then several large minerals applications have largely determined the near future of quarrying in the national park over the next 10 years. Government advice has also clarified that the Authority cannot pursue a revision of its minerals or waste strategy separately from a Core Strategy. In May 2009 the Authority therefore resolved to halt its production of a Minerals and waste DPD but to return to the issues as part of its Core Strategy in 2012.

Components

The components of the YDDF are set out below.

YORKSHIRE DALES DEVELOPMENT FRAMEWORK 2009 - 2012				
Saved Local Plans	Strategy	Development Plan Documents	Supplementary Planning Documents	Procedural Documents
Yorkshire Dales Local Plan 2006	Saved Local Plan Strategy	Housing	National Park Design Guide (first revision)	Statement of Community Involvement
Yorkshire Dales Minerals and Waste Local Plan 1998	National Park Management Plan Regional Spatial Strategy 2008 Sustainable Community Strategies (South Lakeland, Craven and Richmondshire)			Annual Monitoring Report Sustainability Appraisal

Saved Local Plans

2.1 Since 2007 selected policies in the Minerals and Waste Local Plan 1998 and most of the policies in the Yorkshire Dales Local Plan 2006, have been 'saved' by application to Government Office. As long as they continue to remain in general conformity with the Regional Spatial Strategy and national planning policy they will be used for the purpose of determining planning applications.

Core Strategy

2.2 The Authority will not be producing a Core Strategy until after the adoption of its Housing DPD. The current Local Plan has only recently been tested against national and regional planning policy and found to provide a contemporary strategy for the location of new development, mainly focused on existing towns and villages with services (see Appendix 2). Producing a Core Strategy is therefore not a priority for the Authority at this time.

Housing Development Plan

2.3 An Issues and Options paper on Housing policy was the subject of public consultation during 2007. This revealed public consensus in favour of more proactive planning policies to address the shortfall of affordable housing. The preferred option is to allocate sites for new housing. Research into the economic viability of releasing land in the Park during 2008, led to a call for housing sites during 2009. Work is now progressing to shortlist these for allocation in a draft Housing DPD during 2010.

Area Action Plans

2.4 The LDF system provides the opportunity to produce 'Action Area Plans'. These are intended to address proposals for comprehensive redevelopment or regeneration. It is not however considered that there are any locations or circumstances that warrant such attention within the National Park at this time.

Supplementary Planning Documents

2.5 These are intended to provide additional guidance to assist developers in designing their schemes and determining planning applications. They are subject to public consultation but unlike DPDs they do not review planning policy and are not exposed to formal examination by a Planning Inspector. They are guidance and consequently carry less legal weight than policy. During the next 3 years the Authority intends to publish a Supplementary Planning Document that will review its current design guidance (see Appendix 3).

Procedural Documents

2.6 A number of procedural documents have been prepared as part of the YDDF:

Statement of Community Involvement

The Statement of Community Involvement sets out the Authority's policy for engaging local residents, business and external stakeholders, in the review of planning policy and the consideration of planning applications. It explains what the Authority seeks involvement with, how it will do it and who will be involved. The current Statement of Community involvement was adopted by the Authority following examination by a Planning Inspector in August 2008.

Annual Monitoring Report

Annual monitoring reports are discussed by the Authority every November and published on the Authority's website in January each year. They provide a useful review of the Authority's performance on planning policy and planning decisions and provide pointers to emerging issues.

Sustainability Appraisal/Strategic Environmental Assessment

Sustainability appraisal is a feedback process that informs the Authority's options. The Housing DPD is appraised at each stage in its production. It provides information about the significant effects that the implementation of planning policy may have.

Resources

Project Management

3.1 Two officers are now working on the production of the YDDF under the direction of the Head of Planning. Additional staff, predominantly from within the Planning Department, will assist with site appraisal, public consultation, administration and preparation for formal examination. Where it would be more efficient to use external support or where information is seriously deficient and is not available from a partner agency, the Authority will consider the use of specialist consultancy. Partner authorities, organisations and bodies will also assist with evidence gathering and testing.

3.2 The review of housing is being steered by a working group of eight National Park Authority Members. They meet monthly to review work and make decisions on policy options and direction. The Working Group will recommend a draft Housing DPD to the Authority for discussion and public consultation. The Authority will make the decisions about policy, timetabling, consultation, resources, submission to the Planning Inspectorate and ultimately adoption. Implementation of the YDDF will mainly be through Planning Committee decision making.

Linkage with other strategies

3.3 The YDDF is required to conform with national and regional planning policy. Since the Yorkshire Dales Local Plan has only recently been 'saved' it can be assumed that it is currently up to date and provides a safe strategy against which to review detailed policy.

3.4 A new Regional Spatial Strategy (RSS) for Yorkshire and the Humber was adopted in 2008. This covers the entire National Park including the three parishes inside Cumbria. The intention is to review the RSS and eventually replace it with a new Integrated Regional Strategy that will merge economic and planning policy into a single document. The regional strategy of targeting land at affordable and locally needed housing in the national parks, is not expected to change.

3.5 Other key strategies that will inform the YDDF include the National Park Management Plan and the local community, housing and economic strategies of the District and County Councils.

3.6 The National Park Management Plan was reviewed during 2006. It sets out the aims, principles and objectives for the following issues in the National Park; community and culture, economy and employment, nature conservation, landscape and the historic environment. The review of local planning policy through the YDDF is a key tool to deliver some of these together with the statutory National Park purposes and the Authority's duty to foster the economic and social well being of communities that live and work inside the Park.

3.7 Sustainable Community Strategies provide a joined up vision for each of the three Districts covered by the Park. The preparation of a Housing DPD is an opportunity to pick up on their common priority of seeking to reduce the shortfall of locally affordable housing.

3.8 The housing and economic development strategies of the District Councils also inform the YDDF. They will for example assist in justifying allocations of land, or future reviews of employment policy when the Authority prepares its Core Strategy. In the meantime the District housing strategies are informing policies and decisions about affordable housing and are providing some of the evidence for local housing need.

3.9 The linkage between these strategies and the YDDF is illustrated in Appendix 4.

Evidence Base

3.10 Most of the supporting evidence and monitoring systems are already in place or are being gathered and evaluated by the Authority or its partners. At this stage there do not seem to be any significant gaps where additional external research would be helpful in relation to the production of the Housing DPD.

3.11 The evidence base for the Housing DPD will include the following:

Planning application system monitoring

The Authority's application database is used to record type of application and decision. This information is supported by monitoring decision making, experience in dealing with applications, appeal success and review of Inspector's decisions. An annual report is presented to the Authority and its conclusions may inform the evolution of the YDDF.

Checking the YDDF against local, regional and national policies

This will involve 'proofing' the YDDF against national and regional policy, circular advice, Government guidance and good practice advice. One of the purposes of LDFs is that they become the spatial expression of sustainable community strategies and do not simply repeat national policy. Three strategies cover the National Park, one for each district. They help focus the LDF on local priorities and inform its drafting and review. Changes to local, national and regional strategies are reviewed in the Annual Monitoring Report each year.

Census Trends

The 2001 Census has been evaluated. When it is compared against the 1991 Census it reveals social and economic trends that inform planning policy. Likewise the mid year population estimates, migration trends and household projections also inform planning policy, particularly at the regional and sub regional level.

Housing Land Availability

Information on the supply of sites, type of dwellings and completion rates inside the Park is recorded on the planning application database. It is fundamental information for monitoring housing policy.

Settlement Survey

The saved Local Plan 2006 provides the settlement strategy against which the Housing DPD is being prepared. It identifies a hierarchy of Local Service Centres, Service Villages and Small Settlements within the Park as the sustainable locations to support and benefit from new housing. It does however permit scope for periodic review as services change and the supply of infill and rounding off sites and the scope for residential conversion is gradually used up. The Housing DPD will therefore review the list of settlements that fit into each category and this will inform the scope for releasing land to meet local housing needs.

State of the Park Report 2005

This wide ranging catalogue of economic, social and environmental information is collected to help monitor achievement of National Park purposes. It is compared against a previous set of figures and provides trend information, of use in monitoring policy and informing policy options.

Housing Needs Surveys

The three District Housing Authorities each have programmes to maintain their survey of housing needs which will now form part of their housing market assessments. The surveys prioritise affordable housing schemes and present an overall impression of the total amount and different types of affordable housing needed in the area. They provide evidence to support the release of land for development, either through allocation, exceptions sites or negotiation with landowners. They will continue to be of fundamental assistance to policy formulation and planning decisions.

House Price and Income Survey

The Authority collects house price information from the Land Registry. Comparing it with local household income is useful to monitor affordability and gaps in the local housing market.

Call for Sites

There is no regional strategic housing requirement for the National Park. The Regional Spatial Strategy requires all new housing permitted in the area to be directed at local need only. The Authority does not therefore have to maintain a five year supply of land for market house building. Instead it has chosen to

undertake an evaluation of potential development sites for affordable and local needs housing. This is also being driven by the Sustainable Community Strategies and Housing Needs Surveys of the three District Housing Authorities which continue to point to a serious shortfall of affordable housing across the National Park. An assessment during 2008 of the economic viability of developing land revealed that a proportion of 50% affordable housing to 50% occupancy restricted housing, should be financially viable within the Park. On this basis the Authority has invited landowners to submit sites for evaluation. Consideration of these sites is expected to lead onto allocation of preferred sites within the draft Housing Development Plan.

Risk Assessment

3.12 The following risks to the timetable and to the process have been assessed:

Slippage

Late adoption of the Local Plan delayed the start of the YDDF. The main risk of further slippage will come from competing areas of work, delays in responding to public consultation and changes in strategic policy and procedures.

Resources

The National Park Authority prioritises its programmes of work. The LDF is categorised as medium priority where the Authority wishes to maintain a good level of service or make improvements. Two full time officers are now responsible for the YDDF.

Objection

A detailed review of housing policy will inevitably provoke debate. The preferred option of evaluating new sites and reviewing the list of settlements within the saved Local Plan hierarchy may generate significant objection. Consideration of objections is a statutory part of the process but can sometimes delay progress.

Review

3.13 Review will be informed by the findings of the Annual Monitoring Report, changes to national and regional planning policy and evolving local circumstances and experience.

3.14 The intention at this stage is to prepare a Core Strategy and a set of development policies from 2012. This will enable the review of the remaining areas of planning strategy including employment development, visitor related development, conservation and agriculture.

YORKSHIRE DALES LOCAL PLAN 2006

Saved March 2009

3. GENERAL POLICIES

- GP1 National park purposes
- GP2 General design policy
- GP3 Accessibility and safety
- GP4 Landscape enhancement schemes
- GP5 Major development
- GP6 Permitted development rights

4. HOUSING

- H1 New housing in key service centres
- H2 New housing in service villages
- H3 Conversion of traditional buildings to housing within settlements
- H4 Housing in the countryside
- H5 Affordable housing on exception sites
- H6 Sub-division of existing houses
- H7 Housing density
- H8 Residential caravans and mobile homes
- H9 Replacement dwellings

5. EMPLOYMENT

- E1 Employment land allocation
- E2 New small-scale employment uses
- E3 Existing employment sites
- E4 Conversion of traditional buildings to employment uses
- E5 Re-use of modern buildings
- E6 Home-based working

6. FARMING

- F1 Agricultural buildings and structures
- F2 Farm diversification
- F3 Residential lets and self-catering holiday accommodation
- ~~F4 Important agricultural land~~

(This policy has not been saved)

7. COMMUNITY FACILITIES

- C1 Provision of community facilities
- C2 Protection of existing community facilities
- C3 Retailing and other services in key service centres
- C4 Village shops
- C5 Joint use of community facilities

8. UTILITIES

- U1 Foul and surface water drainage
- U2 Water resources
- ~~U3 Development by water and sewage undertakers~~
- (This policy has not been saved)
- U4 Telecommunications
- ~~U5 Large-scale renewable energy developments~~

(This policy has not been saved)

- U6 Small-scale renewable developments
- U7 Utility service lines

9. NATURAL ENVIRONMENT

- NE1 The open upland
- ~~NE2 International sites of nature conservation importance~~

(This policy has not been saved)

- NE3 Sites of special scientific interest
- NE4 Limestone pavement
- NE5 Regional or local sites of nature conservation importance
- NE6 Regionally important geological/geomorphological sites
- NE7 Protection of species
- NE8 Preventing habitat fragmentation and species isolation
- NE9 Trees, woodlands and hedgerows
- NE10 Protecting trees at risk from development
- NE11 New or improved habitats

10. BUILT HERITAGE AND THE HISTORIC ENVIRONMENT

- B1 Historic landscapes
- ~~B2 Scheduled ancient monuments~~

(This policy has not been saved)

- B3 Other sites of archaeological significance
- B4 Historic parks and gardens
- B5 Open spaces in settlements
- B6 Streets and plots
- B7 Building design
- B8 Conservation areas
- B9 Demolition within conservation areas
- B10 Shop fronts
- B11 Development within barns and walls conservation areas
- B12 The Settle-Carlisle Railway Conservation Area
- B13 Listed buildings
- B14 Extensions and alterations to buildings
- B15 Conversion of traditional buildings
- B16 Re-occupation of former houses
- B17 Changing land to domestic use
- B18 Signs and advertisements
- B19 Advance signs and advertisements

11. ENVIRONMENTAL PROTECTION

- EP1 Protecting the environment
- ~~EP2 Flood risk~~

(This policy has not been saved)

- ~~EP3 Contaminated and unstable land~~

(This policy has not been saved)

12. SPORT AND RECREATION

- SR1 Provision of community sport and recreation facilities
- SR2 Protection of existing community sport and recreation facilities
- ~~SR3 Recreational development~~

(This policy has not been saved)

- SR4 Noisy sports
- SR5 Golf courses
- SR6 Equestrian centres
- SR7 Private equestrian developments

13. VISITOR FACILITIES

- VF1 Assessment of visitor facilities
- VF2 Bunkhouse barns
- VF3 Tented camp sites
- VF4 Sites for touring caravans
- VF5 Sites for static holiday caravans
- VF6 Holiday chalets

14. TRANSPORT AND ACCESS

- TA1 Protection of public rights of way and access opportunities
- TA2 New or improved public rights of way and public access opportunities
- TA3 Pedestrians, cyclists and equestrians
- TA4 Public transport facilities
- TA5 Journey generating developments
- TA6 Protection of former railway lines
- TA7 Rail facilities along the Settle-Carlisle Railway
- TA8 Access tracks
- TA9 Capacity of roads
- TA10 Public road developments
- TA11 Design and construction of roads
- TA12 Access from the highway
- TA13 Public car and coach parks
- TA14 Parking standards
- TA15 Rail transport for quarry and other bulky products

YORKSHIRE DALES MINERALS AND WASTE LOCAL PLAN 1998

Saved April 2007

MINERALS

~~MLP 1 Provision for Crushed Rock Aggregate~~

~~(This policy has not been saved)~~

MLP2 New quarries and extensions to existing quarries for crushed rock aggregate

~~MLP3 Aggregate landbank~~

~~(This policy has not been saved)~~

~~MLP4 Extraction of limestone~~

~~(This policy has not been saved)~~

~~MLP5 Limestone Pavements~~

~~(This policy has not been saved)~~

MLP6 Quarrying of Building Stone

~~MLP7 Disposal of Mineral Waste~~

~~(This policy has not been saved)~~

MLP8 Reworking of Mineral Waste

MLP9 Reuse and Recycling of Waste

~~MLP10 Requirement for Annual Monitoring Reports~~

~~(This policy has not been saved)~~

~~MLP11 Review of Minerals Permissions~~

~~(This policy has not been saved)~~

~~MLP12 Restriction of Working Hours~~

~~(This policy has not been saved)~~

~~MLP13 Rail transport~~

~~(This policy has not been saved)~~

~~MLP14 Manufacturing and Industrial Processing Plants~~

~~(This policy has not been saved)~~

~~MLP15 Landscaping and Restoration~~

~~(This policy has not been saved)~~

~~MLP16 Maintenance of Landscaping and Restoration~~

~~(This policy has not been saved)~~

MLP17 Afteruse

WASTE

WLP1 Disposal of Household and Non Inert waste

WLP2 Disposal of Inert Waste

WLP3 Civic Amenity Sites

WLP4 Local Recycling Sites

ENVIRONMENTAL ASSESSMENT

~~EA1A Requirement for Environmental Assessment~~

~~(This policy has not been saved)~~

Housing Development Plan Document	
Purpose	<ul style="list-style-type: none"> ◆ Review of detailed planning policy for housing. ◆ Aims and objectives and saved local plan strategy, Sustainable Community Strategies, Regional Spatial Strategy, National Park Management Plan and national planning policy. ◆ Review of settlements within the hierarchy, policy on new house building, residential conversion, development boundaries, local need, house type and size, density, design, energy conservation and affordable housing. ◆ Investigation of sites for allocation to deliver affordable housing
Timetable	<ul style="list-style-type: none"> ◆ June 2007 - Issues and Options ◆ January 2009 and November 2009 – Call for Sites ◆ March 2010 – draft Housing Development Plan ◆ January 2011 – Publish Housing Development Plan ◆ March 2011 – Submit to Planning Inspector ◆ August 2011 – Pre examination ◆ November 2011 - Examination
Production	<ul style="list-style-type: none"> ◆ A Working Group of National Park Authority Members will steer the process ◆ Policy decisions are made by the Authority ◆ The work will be carried out by the Planning Policy Team and partners
Review	<ul style="list-style-type: none"> ◆ The Annual Monitoring Report will review progress

Design Guide (first review) Supplementary Planning Document	
Purpose	<ul style="list-style-type: none"> ◆ Guide decision making and negotiation on planning applications ◆ Inspire and inform the public, architects, agents and decision makers
Conformity	<ul style="list-style-type: none"> ◆ Saved Local Plan Policy GP2 (General Design Policy)
Timetable	<ul style="list-style-type: none"> ◆ May 2010 – publish draft design guide ◆ June – August 2010 – Consultation ◆ September 2010 - Final draft ◆ December 2010 – Adoption
Production	<ul style="list-style-type: none"> ◆ The work to be managed by the Deputy Head of Planning ◆ The work to be undertaken by Consultants ◆ Adoption by the Authority
Review	<ul style="list-style-type: none"> ◆ The Annual Monitoring Report will review progress

Core Strategy	
Purpose	<ul style="list-style-type: none"> ◆ This will replace the saved Local Plan Strategy and provide new strategic planning policy on employment, conservation and visitor related development
Timetable	<ul style="list-style-type: none"> ◆ Work to begin in 2012 after the adoption of the Housing DPD
Production	<ul style="list-style-type: none"> ◆ A Working Group of the Authority will steer the process ◆ Policy decisions are made by the Authority ◆ The work will be carried out by the Planning Policy Team and partners
Review	<ul style="list-style-type: none"> ◆ The Annual Monitoring Report will review progress

