

Core Strategy Issues & Options:
Economic Strategy & Distribution Consultation Paper 3
Response Form Summary

SECTION 2: OPTIONS

A. Location of Economic Development

It is anticipated that the broad direction and distribution of growth within the plan area, including new employment sites, will be determined by the Settlement Strategy (Consultation Document 2). The options below relate to the location of individual sites for employment development within that overall strategy and the primary determining factors in site selection. In order to identify sites of employment development should emphasis be placed upon:

Please rate each option in terms of preference (1 being the most preferred option etc).
(Note about scoring method: ratings of 1-5 were scored 5-1 respectively; no option was rated 6).

A1 Option 1: 'Market Led' – The location of new employment development is determined in response to market forces. **Overall ranking: 5 (total score of 9)**

A2 Option 2: The location of new employment development is determined in response to the needs of businesses within the plan area, identified through an up-to-date Employment Needs Study. **4 (28)**

A3 Option 3: The location of new employment development is determined by the need to minimise impact on the environment. (E.g., close to existing public transport links). **2 (45)**

A4 Option 4: The location of new employment development is determined according to the principles of sustainable development. **3 (41)**

A5 Option 5: An integrated approach, in which equal weight is given to the market, the needs of businesses the environment and sustainability in determining the location of new employment development. **1 (97)**

A6 Option 6: A different approach. **6 (5)**

A99 If you feel that a different vision for the LDF should be produced i.e., option 6 please set out your suggestions for the vision below:

From the comments submitted in respect of this question (A99) the overall preferred option is Option 5; economic growth of settlements such as Bentham should be allowed; retain existing businesses and attract new businesses to the area; new economic development should be located in sustainable and accessible locations to meet local need, e.g. Skipton and other settlements; recognise the

need to locate types of economic development in villages; location for new economic development should be influenced by the market, funding and regeneration strategies such as Skipton and Settle RMT programme; Safeguard existing allocated employment sites and ensure that the scale and type of development is appropriate to the location.

B. Types of Employment Development

The following set of options have been formulated to allow a preference to be made in terms of whether each option should be applied to the whole of the plan area or specifically to the settlements, group of settlements or areas listed below:

- Skipton
- Local Service Centres
- Villages
- Open Countryside

In addition it would be helpful if each option was rated in terms of preference (1 being the most preferred option etc).

	Skipton Preference of Option Centres (Rank 1-10)	Local Service Centres	Villages	Open Countryside	
<u>B1 Option 1:</u> Encouraging live/work units, and the enhancement of Broadband technology.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>B2 Option 2:</u> Farm diversification schemes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>B3 Option 3:</u> Tourism based enterprises.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>B4 Option 4:</u> High technology based development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>B5 Option 5:</u> Warehousing/distribution development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>B6 Option 6:</u> Retail development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>B7 Option 7:</u> The development of offices.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>B8 Option 8:</u> A mix of employment uses on new sites.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>B9 Option 9:</u> 'Do nothing' – planning policy does not actively encourage any of specific economic sectors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESPONSES TO AND RANKING OF TYPES OF EMPLOYMENT DEVELOPMENT ARE SET OUT ON THE FOLLOWING TABLE:

Ranked Type of Employment Development	Local Services Centres (number of responses)	Skipton (number of responses)	Villages (number of responses)	Open Countryside (number of responses)
Live/Work Units	20	15	18	11 ?
Tourism	15	18	17	11 ?
Farm Diversification	7	1	14	17
High Tech Industry	16	16	7	4
Offices	15	15	5	2
Retail	15	19	8	2
Mix of uses	15	14	9	3
Warehousing and Distribution	10	13	2	2
Do Nothing	1	1	1	1

This table illustrates how people responded to Question B: Types of Employment Development. The type of employment development has been ranked in terms of the number of ticks given to each and how they were ranked by consultees. Respondents were asked to rank the type of employment development between 1 and 10. In terms of the scores that were given, those employment types ranked 1 were given a score of 9 and those ranked 9 were given a score of 1. A breakdown of how the employment sectors were ranked is provided below:

Rank 1: Live/Work Units and Enhanced Broadband (score of 155)

Rank 2: Tourism based enterprises (score of 128.5)

Rank 3: Farm diversification (score of 102.5)

Rank 4: High Tech based development (score of 98)

Rank 5: Development of offices (score of 84)

Rank 6: Retail development (score of 82)

Rank 7: Mix of employment uses on new sites (score of 81)

Rank 8: Development of Warehouse/distribution units (score of 41)

Rank 9: Do nothing (score of 17)

The information presented in relation to locations represents the number of responses given to whether each type of development would be suitable in the four locations presented e.g., 15 responses were provided in terms of suitability of tourism development within Local Service Centres etc.

B10 Option 10:

A new approach.

If you feel that a different vision for the LDF should be produced i.e., option 10 please set out your suggestions for the vision below:

Mix of employment uses to meet local need and to suit individual site locations; Live work units should provide a realistic and usable workspace; Green tourism, green business schemes and small scale high tech employment development should be encouraged; In addition supermarkets should be located within Skipton; Skipton should be main focus of new employment development; Use of brownfield sites initially and avoid sprawl of settlements; take into account constraints of existing road infrastructure; offer premises for business to relocate and recognise the likely increase of home working; Core Strategy should reflect Regional Economic Strategy and relate to the Leeds City Region.

C. Supporting Local Economic Regeneration

In order to guide the direction of Core Strategy policy to help support the local economy, please consider the following questions:

C1 What approach should be adopted in order to bring forward opportunities for regeneration in key settlements such as Skipton? Should the approach be:

- Influenced by the market **2 responses**
- Influenced by existing and emerging strategies to encourage regeneration **2 responses**
- Influenced by existing and emerging funding regimes, which provide opportunities for regeneration **2 responses**
- A combination of the above? **20 responses**

C2 Should the LDF safeguard existing employment sites from other land uses?

Yes: **22 responses** No: **17 responses**

C3 Should the LDF support the development of the urban economy i.e., by focusing new employment development within or adjacent to existing urban areas and by attracting larger employers to the area?

Yes: **15 responses** No: **24 responses**

C4 Should the LDF help and support existing and new businesses by providing a range of different sizes of employment sites?

Yes: **24 responses** No: **15 responses**

C99

Any Other Comments

Limitations of funding regimes should be recognised, however a combination of market influences, strategies to encourage regeneration and funding regimes are best way to maximise regeneration opportunities; LDF should support the rural economy and react to current issues to ensure sustainable development;

Regeneration opportunities should be influenced to some extent by existing and emerging regeneration/economic strategies; Employment land supply and need should drive regeneration rather than safeguarding existing employment sites from other land uses, however reference should be made to paragraph 42 of PPG3 within any LDF economic strategy; Do not encourage existing businesses to relocate from areas where jobs are needed; include initiatives/policy relating to renewable energy and recycling in respect of new employment development; New employment development should be located within the main market towns, within sustainable locations close to residential development; Ensure that existing employment uses are not lost to housing unless appropriate; New employment development should not compromise existing character of settlements; small employment sites should be provided to meet need.

GENERAL COMMENTS ON THE ECONOMY PAPER

Safeguard existing employment uses, support the urban economy by supporting existing and new businesses by providing a range of sites to meet need. Support the rural economy by providing opportunities for diversification of existing farms. Support opportunities for regeneration of the main settlements and the Airedale Corridor.

Encourage tourism industry, office use, farm diversification and new economic sectors together with small- medium sized sites of high quality.

Concentrate new employment development on previously developed land in the first instance, especially on sites formally used for employment, in response to need. Assess the availability of Skipton to accommodate warehousing and distribution development.

Level of future employment allocations should be informed by robust employment land requirements informed by draft RSS and local studies.