



Shaping Places and Spaces

LOCAL DEVELOPMENT FRAMEWORK FOR CRAVEN DISTRICT
OUTSIDE THE YORKSHIRE DALES NATIONAL PARK

Craven District Council

**Annual Monitoring Report for
the Period April 2010 to
March 2011**

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David Smurthwaite
Strategic Manager, Planning and Regeneration
Craven District Council, Planning and Building Control, 1 Belle Vue Square, Skipton,
North Yorkshire BD23 1FJ
Telephone Number 01756 706472 Email: ldf@cravendc.gov.uk
Web: www.cravendc.gov.uk

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Glossary of Acronyms

Acronym	Meaning
AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
BCS	British Crime Survey
CLG	Communities and Local Government
NEYEDC	North and East Yorkshire Ecological Data Centre
NYCC	North Yorkshire County Council
ONS	Office of National Statistics
PDL	Previously Developed Land
RSS	Yorkshire and Humber Plan (Regional Spatial Strategy) to 2026
SINC	Site of Importance for Nature Conservation
SHELAA	Strategic Housing and Employment Land Availability Assessment
SSSI	Site of Special Scientific Interest

Craven District Council Annual Monitoring Report 2010-2011

Non-Technical Summary

This is the seventh Annual Monitoring Report (AMR) to be produced by Craven District Council. It reports on the period 1st April 2010 to 31st March 2011. As with the Local Development Plan, the AMR covers the area of the Craven District that falls outside of the Yorkshire Dales National Park. The aim of the AMR is to give the authority a better understanding of the important social, economic and environmental factors influencing the District, and allow the effects of policies in the Development Plan to be measured. The 2010-2011 Craven District Council AMR seeks to achieve five key tasks which are summarised below.

TASK 1: Review the progress of Local Development Plan

A number of changes were introduced to the planning system during 2010-11 as part of the Coalition Government's move towards a more localised planning system. Over 2010-11 Craven District Council Planning Policy team has been getting to grips with the new emerging policies and regulations, and continuing to work on the Local Development Plan and other planning policy documents with the Government's Localism Agenda in mind.

The consultation responses to the Core Strategy Preferred Option Consultation have been examined to draw out the key issues raised, and work has been done on the vision and strategic objectives of the strategy to make them more locally specific.

The Council has been analysing past housing completion rates and has been involved in the preparation of the North Yorkshire and York Sub-Regional Strategic Housing Market Assessment. This work will provide evidence on housing need in the District and will inform the establishment of a local housing target when the Regional Spatial Strategy is revoked.

The 2008 draft Strategic Housing and Employment Land Availability Assessment has been revised during 2010-11. Officers have been re-assessing the sites identified in 2008 and researching land ownership to establish what land could realistically be available for development in future. This work will form the basis of the Site Allocations part of the Local Development Plan.

As well as working on the Local Development Plan, the Planning Policy team have produced policy guidance to add detail to existing planning policies and help ensure they are implemented effectively. The Council's Planning Gain Guide was published in November 2010, and a Flood Risk Guide was published in April 2011.

In October 2011 the Council's Spatial Planning Sub-Committee approved a 'Local Plan of Action', which sets out a timetable for the adoption of the Local Development Plan by the end of 2013.

TASK 2: Review development and changes within the District over the monitoring period to assess the extent to which policies in the Development Plan are being implemented

As the Council does not currently have any adopted Local Development Plan policies, the 2010-11 AMR continues to assess the extent to which "saved" policies from the Local Plan for Craven District (outside the Yorkshire Dales National Park) are being implemented, through the measuring of a series of indicators grouped into the following themes:

Craven District – Its environment, demography and economy

Craven is a predominantly rural District with a rich built and natural environment. It covers 117,875 km², and has a resident population of 53,620, living in 22,680 households (2001

Census). The 2010 mid-year population projections gave an estimate of 55,400 persons resident. In 2001, 26% of residents were aged over 60.

At March 2011 the unemployment rate for males had increased from the figure recorded in the 2001 Census, from 2.5 % (at 2001) to 2.6% (at 2011), but the rate for females had decreased from 1.5% (at 2001) to 1.4% (at 2011).

At the 2001 Census, 76% of residents owned their own home. However, house prices in Craven continue to be higher than in Great Britain as a whole. At March 2011 the average house price in North Yorkshire was £173,886.

Economy Indicators

N.B. The flowing information relates to planning applications for employment and retail use that were granted since 1st April 2007.

A net total of 1.3 hectares additional employment floorspace was completed in the 2010-11 monitoring year. 0.7 Hectares of this was on previously developed land. At the end of March 2011 approximately 4.54 Ha of land allocated and committed in the adopted Local Plan remained available, and a further 2.8 Ha of employment land could potentially be delivered through the development of unimplemented planning consents.

There was a net loss of 143 m² of retail floorspace in 2010-11 through changes of use away from retail. At November 2011 there were total of 21 vacant retail units available in the Core Retail Areas of Skipton, Crosshills, Ingleton, Settle and High Bentham.

Housing Indicators

Craven (outside the Yorkshire Dales National Park) has an annual housing target of 250 net additions to the dwelling stock a year between 2004 and 2026, as set out in the Yorkshire and Humber Plan (Regional Spatial Strategy) to 2026. The Coalition plans to revoke the Regional Spatial Strategy. Once the Regional Spatial Strategy is removed the Council will be able to set its own housing target based on evidence of local need.

In 2010-11, 129 dwellings were completed. This is an increase from the 2009-10 figure (when 83 new dwellings were completed) but is not as high as the number achieved in previous years, before the recession. This could indicate that the building industry is beginning to recover from the economic downturn.

Of the 129 dwellings completed, 87 were built on previously developed (brownfield) land, and 60 were 'affordable' houses.

Environment and Design Indicators

The Council did not grant any planning applications contrary to advice from the Environment Agency on flooding or water quality grounds during 2010-11.

Information provided from the North and East Yorkshire Ecological Data Centre showed that the number of Sites of Importance for Nature Conservation (SINCs) within Craven had fallen from 104 to 78 over 2010-11. The deleted sites were removed as surveys of the sites revealed that they were no longer of a high enough quality to be considered as SINCs.

Over 2010-11, a total of £106,790 was received as a result of planning gain from developments in Cononley, Hellifield and Ingleton. The money contributed towards the improvement and enhancement of recreation facilities in the three villages.

TASK 3: Where policies are not being implemented, explain why and see what steps should be taken to ensure that the policy is implemented or whether the policy is to be amended or replaced.

The Local Plan of Action sets out an estimated date of adoption for the Local Development Plan of November/ December 2013. The success of the policies within the Development Plan will be monitored from 2013 onwards.

TASK 4: Identify the significant effects of implementing policies in the Local Development Plan and whether they are as intended.

The effects of Local Development Plan policies will be monitored by measuring changes to indicators within future monitoring reports once the Local Development Plan is adopted.

TASK 5: Set out whether policies are to be amended or replaced.

The Council in September 2007 agreed with Government a revised list of policies from the adopted Local Plan that are still valid and to be saved beyond September 2007. Saved policies will be replaced by Local Development Plan policies once they are adopted.

Part 1: Background and Introduction

1.1 Introduction

- 1.1.1 Monitoring is an essential part of the plan-making process. It gives authorities a better understanding of the important social, economic and environmental factors influencing the District, and allows them to measure the effects that policies in the Development Plan are having, both positive and negative. By using the findings of the Annual Monitoring Report to look at past trends and predict future changes, the authority can determine whether any changes are needed in the Local Development Plan.
- 1.1.2 The Localism Act (December 2011) included some new rules for Annual Monitoring Reports. Previously local authorities were required to submit their Annual Monitoring Report to the Secretary of State by the end of December each year. This requirement has now been removed, and authorities must instead make their monitoring reports available to the public. This report will be published on the Council's website, and a hard copy will be made available at the Council Offices in Belle Vue Square, Skipton. The Localism Act also included changes to the content of the monitoring report, giving local authorities more flexibility to include indicators which they feel are relevant. The content of this Annual Monitoring Report is outlined below (see section 1.3).
- 1.1.3 This Annual Monitoring Report will complete 5 inter-related tasks, namely:
- Task 1 – Review the progress of Local Development Plan
 - Task 2 – Review development and changes within the District over the monitoring period to assess the extent to which policies in the Development Plan are being implemented
 - Task 3 – Where policies are not being implemented, explain why and set out steps to ensure that the policy is implemented or whether the policy is to be amended or replaced
 - Task 4 – Identify any significant effects of implementing policies in the Local Development Plan and whether they are as intended
 - Task 5 – Set out whether policies are to be amended or replaced
- 1.1.4 This is the seventh Annual Monitoring Report to be produced by the Council. It reports on the period 1st April 2010 to the 31st March 2011. As with the Local Development Plan, the Annual Monitoring Report covers the area of the Craven District that falls outside of the Yorkshire Dales National Park.
- 1.1.5 Further information on the Local Development Plan and Annual Monitoring Reports from previous years are available on the Planning Policy pages of the Council's website at [www.cravencdc.gov.uk/AnnualMonitoring Reports](http://www.cravencdc.gov.uk/AnnualMonitoringReports).

1.2 Scope of the Annual Monitoring Report

- 1.2.1 The Annual Monitoring Report will take account of the whole development plan process. As well as looking at the effects of policies within the development plan, the objectives, targets and indicators set out in the sustainability appraisals which accompany the Local Development Plan and the evidence base studies produced to inform the Local Development Plan will be monitored. This will allow objectives and policies contained within the development plan to be appraised against wider sustainable development objectives i.e. social, environmental and economic factors.

1.3 Structure of the Annual Monitoring Report

- 1.3.1 Part 2 of the Annual Monitoring Report is split into 5 sections, each covering one of the 5 tasks listed above.
- 1.3.2 Previous Annual Monitoring Reports have reported against four types of indicators which were set within the Government's 2005 Good Practice Guidance for Annual

Monitoring Reports. In March 2011 the Coalition Government withdrew the Good Practice Guidance and the list of Core Output Indicators (published in 2008) which Councils were required to include in their monitoring reports. It is now a matter for each Council to decide what to include in their Annual Monitoring Report.

- 1.3.3 The information reported in this Annual Monitoring Report has not changed significantly from that contained in previous reports. However, some amendments have been made to the indicators used to make them easier to understand. Indicators have been renamed and grouped into the following themes:
- The Craven District (contextual indicators intended to provide a baseline position of the wider social, environmental and economic circumstances of the plan area).
 - The Economy
 - Housing
 - Environment and Design
- 1.3.4 The reporting of indicators is covered under Task 2 “Review development and changes within the District over the monitoring period to assess the extent to which policies in the Development Plan are being implemented”. A schedule of indicators is included at Appendix A along with an explanation of the origin of the indicator (i.e. whether it was previously reported under another name or is a new indicator introduced in this Annual Monitoring Report).

Part 2: Developing Monitoring Systems

2.1 TASK 1: Review the progress of the Local Development Plan

- 2.1.1 There have been a number of changes to the planning system introduced over the 2010-11 monitoring year. The Coalition Government intends to make the planning system more localised, and their proposals have resulted in a period of uncertainty for planning policy which has affected the Council’s development plan preparation.
- 2.1.2 Key to the Government’s Localism Agenda is the removal of the regional tier of government and their imposition of top-down targets and policies. The Regional Assembly for Yorkshire and the Humber has been disbanded, and it is the Government’s intention to revoke Regional Spatial Strategies in the near future. This could potentially lead to gaps in planning policy which the Council’s Local Development Plan would have to fill. The Government is also proposing to get rid of existing National Planning Policy Statements and Guidance and replace them with a single document called the National Planning Policy Framework.
- 2.1.3 Over 2010-11 Craven District Council Planning Policy team has been getting to grips with the new emerging policies and regulations, and continuing to work on the Local Development Plan and other planning policy documents with the Government’s Localism Agenda in mind.
- 2.1.4 The consultation responses to the Core Strategy Preferred Option Consultation have been examined to draw out the key issues raised, and work has been done on the vision and strategic objectives of the strategy to make them more locally specific. The Council will be working closely with Parish Councils over the coming months to get their input into the issues which are important in each parish and these will feed into a revised draft of the Core Strategy.
- 2.1.5 Work has been done to gather evidence on housing need in the District in anticipation of the revocation of the Regional Spatial Strategy and the need to establish a local

housing target. The Council has been analysing past completion rates and the Planning Policy and Strategic Housing teams have been involved in the preparation of the North Yorkshire and York Sub-Regional Strategic Housing Market Assessment. This document is due to be signed off by the North Yorkshire and York Housing Board on the 12th December 2012. It will present evidence on the housing need in each parish in Craven.

- 2.1.6 The draft Strategic Housing and Employment Land Availability Assessment has also been revised during 2010-11. This document looked at land which could potentially be developed in future. Officers have been re-assessing the sites identified by the 2008 draft study and researching land ownership information to establish which sites are realistically available for development. This work will be completed by March 2012, and will form the basis of the Site Allocations part of the Local Development Plan.
- 2.1.7 As well as working on the Local Development Plan, the Planning Policy team have produced policy guidance to add detail to existing planning policies and help ensure they are implemented effectively. The Council's Planning Gain Guide was issued for a period of public consultation in August and September 2010 before being finalised and published in November 2010. The guide consists of a folder containing pamphlets which cover different planning gain subjects which will be added to as more are produced. In November 2010 two pamphlets were published; one covering sport and recreation facilities and one on affordable housing. A further pamphlet on allotments, parks, woodlands and wildlife is currently undergoing public consultation (in November and December 2011). Further details can be found on the Council's website at www.cravenc.gov.uk/PlanningGainGuide.
- 2.1.8 The Council's Flood Risk Guide was published in April 2011. The guide was produced in collaboration with the regional branch of the Environment Agency to help people take flood risk into account in their development proposals and planning applications. The guide can be viewed on the Council's website at www.cravenc.gov.uk/FloodRiskGuide.
- 2.1.9 In October 2011 the Council's Spatial Planning Sub-Committee approved a 'Local Plan of Action', which sets out a timetable for the adoption of the Core Strategy and Site Allocations Document by the end of 2013. The Core Strategy and Site Allocations documents will be presented together as a Local development Plan. The Local Plan of Action is available to view on the Council's website at www.cravenc.gov.uk/LocalDevelopmentPlanTimetable. Future Annual Monitoring Reports will measure progress against this agreed timetable.

2.2 TASK 2: Review development and changes within the District over the monitoring period to assess the extent to which policies in the Development Plan are being implemented

- 2.2.1 The Council's monitoring framework will continue to be developed as the Local Development Plan is progressed. New indicators may be introduced once the Local Development Plan is adopted, which will measure whether the adopted policies are successfully achieving the strategic objectives of the Development Plan.
- 2.2.2 As the Council does not currently have any adopted Local Development Plan policies, this Annual Monitoring Report continues to assess the extent to which "saved" policies from the Local Plan for Craven District (outside the Yorkshire Dales National Park) are being implemented. As explained previously, the indicators reported below are grouped into the following themes:
- The Craven District – its environment, demography and economy
 - The Economy

- Housing
- Environment and Design

2.2.3 Craven District – Its environment, demography and economy

2.2.4 The following indicators are intended to provide a picture of the current situation in Craven against which the effects of policies can be measured. Please note that Census figures are provided for the entire Craven District, including the Yorkshire Dales National Park.

Demographic Structure

(i) *Population 2001 – Census 2001*

(ii) *2010 Mid Year Population Estimate – North Yorkshire County Council*

(iii) *Age Group Breakdown – Census 2001*

(iv) *Area of District – Census 2001*

(v) *Number of People per Square Kilometre – ONS*

(vi) *Percentage of White/Other Ethnic Groups – Census 2001*

2.2.5 The total area of Craven is 117,875 square kilometres. The area of Craven to which the Local Development Plan relates is 370 square kilometres, with the remainder falling within the Yorkshire Dales National Park. Craven (outside the National Park), is a predominantly rural District with three market towns and a concentration of employment opportunities in the Skipton and South Craven areas.

2.2.6 The resident population of the Craven District (including the Yorkshire Dales National Park) was 53,620 at the 2001 Census. The 2010 mid-year estimate raised this figure to 55,400, which is an increase of 3.3% from the 2001 figure. The age group breakdown from the 2001 Census is as follows:

- 0-15 years – 10117 (18.9%)
- 16-29 years – 6895 (12.9%)
- 30-44 years – 10999 (20.5%)
- 45-59 years – 11660 (21.8%)
- 60-74 years – 8592 (16%)
- 75-89 years – 4838 (9%)
- 90 and over – 519 (1%)

Based on the 2001 Census figure, the average population density of the Craven District is 0.47 people per hectare.

2.2.7 At the 2001 Census the ethnic make up of Craven was predominantly white (98.6% of the total population). Of the remaining 1.5%, 0.7% considered themselves to be Asian or British Asian, 0.4% considered themselves to be mixed race, 0.1 % considered themselves to be black or black British and 0.3% considered themselves Chinese or of another ethnic group.

2.2.8 *Employment and Economy*

(i) *Percentage of Population 16 to 74 in Economic Activity – Census 2001*

(ii) *Total Unemployed – Census 2001 and North Yorkshire County Council Claimant Count Rate Estimates April 2011.*

2.2.9 The 2001 Census reveals that 75.9% males and 63.4% females of working age (between 16 and 74) were economically active, compared to a total average, for both males and females of 75% for Great Britain.

2.2.10 In the 2001 Census the total unemployment rate for males within the District was 2.5%, whereas for females this rate was slightly lower at 1.5%. At April 2011 the unemployment rate for males had increased slightly to 2.6%, but the rate for females had decreased slightly to 1.4%. The total number of claimants within Craven at April 2011 was 683. 25% of these were aged 18 to 24, and 30.9% had been claiming for more than 6 months. The highest unemployment rates were reported in the Skipton South (131 claimants and a rate of 5.4%) and Skipton West (117 claimants and a rate of 4.5%) wards, though this might reflect the higher population densities of these areas. There has been a fall in unemployment over the 2010-11 year both within Craven and across North Yorkshire as a whole.

2.2.11 Deprivation

(i) Indices of Deprivation – Rank Average Score – Index of Multiple Deprivation, 2007, CLG

2.2.12 The Indices of Multiple Deprivation combine information relating to income, employment, education, health, skills and training, barriers to housing and services and crimes into an overall measure of deprivation. According to the 2007 English Indices of Multiple Deprivation, Craven District has an overall rank of 270 out of 354 Local Authorities (the higher the rank the greater the levels of deprivation).

2.2.13 Housing

(i) Number of Households – Census 2001

(ii) Average Household Size – Census 2001

(iii) Housing Tenure – Census 2001

(iv) Average House Price – Land Registry 2010-2011

2.2.14 At the 2001 Census there were 22,680 households in the District, with an average of 2.31 persons resident in each. Housing tenure at 2001 is indicated below:

- Owned Outright – 9075 (40%)
- Owned with Mortgage of Loan – 8240 (36.3%)
- Shared Ownership (part rent, part mortgage) – 102 (0.5%)
- Rented – Council (Local Authority) – 1486 (6.6%)¹
- Rented – Housing Association/Registered Social Landlord – 692 (3.1%)
- Rented – Private Landlord or Letting Agency – 2146 (9.5)
- Rented – Other 939 (4.1)

¹ The figure for Rented – Council (Local Authority) households relates to the 2001 census figures. Since that date, in 2003 Craven District Council became a LVST Authority, thus transferring its housing stock to a registered social landlord.

TABLE 1: Showing how the Average Price of Different Property Types in North Yorkshire has fallen over the Monitoring Period (Source: Land Registry, April 2010 to March 2011).

Dwelling Type	Average Price April 10		Average Price March 2011	
	North Yorkshire	England and Wales	North Yorkshire	England and Wales
Detached	£273,505	£258,953	£270,505	£257,045
Semi Detached	£155,395	£155,779	£153,690	£152,666
Terraced	£131,129	£125,742	£129,691	£122,840
Flat/ Apartment	£125,079	£154,909	£123,708	£150,531
Average House Price (all Dwelling types)	£175,805	£164,897	£173,886	£161,559

2.2.15 Table 1 shows that house prices in North Yorkshire have fallen slightly over the monitoring period. Prices are still higher than the average recorded in April 2009 (£167,146), but lower than the average house price in April 2008, which was £196,226. House prices in North Yorkshire continue to be higher than the National average.

2.2.16 Environment

2.2.17 The Craven District (outside the Yorkshire Dales National Park) has a rich built and natural environment, which includes:

- (i) 29 Conservation Areas (Some Conservation Areas are split by the Yorkshire Dales National Park Boundary).
- (ii) 871 Listed Buildings (English Heritage)
- (iii) 32 Scheduled Ancient Monuments (English Heritage)
- (iv) 2 Parks and Gardens of Historic and/or Landscape Interest
- (v) 1 Area of Outstanding Natural Beauty (The Forest of Bowland in the north of the District)
- (vi) 12 Sites of Special Scientific Interest (SSSI) (Natural England)

2.2.18 Crime

- (i) **Recorded Crime BCS Comparator Offences Recorded – Home Office Statistics 2010-11**
- (ii) **Number of Violent Crimes – Home Office Statistics 2010-11**
- (iii) **Number of Burglaries – Home Office Statistics 2010-11**
- (iv) **Fear of Crime – 2008-09 North Yorkshire Place Survey**

2.2.19 The Recorded Crime BCS Comparator is a sub-set of recorded crimes taken from categories in the British Crime Survey. It is estimated to cover about 60% of all recorded crime, including vehicle crime (theft from or of a motor vehicle), bicycle theft, domestic burglary, theft from a person, common assault, criminal damage and robbery. The number of crime BCS comparator offences recorded in Craven (including the National Park) between April 2010 and March 2011 was 1,061, which was down 2% from the 2009-10 figure of 1,080.

- 2.2.20 Detailed crime data for the previous 12 months is available from the Home Office website. Between April 2010 and March 2011, 426 acts of 'violence against the person' and 81 domestic burglaries were reported in the Craven area.
- 2.2.21 Fear of crime in the Craven District is slightly lower than in North Yorkshire as a whole. In the most recent Place Survey, carried out across the whole of North Yorkshire in 2008-09, 73% of respondents from the Craven District said that they feel safe in their area after dark compared to 68% of respondents from the whole of North Yorkshire, and 97% felt safe during the day compared to 95% of respondents from the whole of North Yorkshire.

2.2.22 Health

(i) Perception of General Health – Census 2001 and 2008-09 North Yorkshire Place Survey

- 2.2.23 The general perception of health in the District is outlined in the 2001 Census according to whether people had limiting long term illness or felt that their health was 'not good'. 17.2% of people are recorded as having limited long term illness and 8.2% felt that their health was 'not good'.
- 2.2.24 78% of respondents to the 2008-09 Place Survey from the Craven District considered themselves in good health.

2.2.25 Economy Indicators

- 2.2.26 To monitor the take up of land allocated for employment use, the Council have prepared and published Employment Monitoring Reports since the adoption of the Craven District (outside the Yorkshire Dales National Park) Local Plan in 1999. At the end of the Local Plan period in 2006 there was a supply of land allocated for employment use still available. As such, the policies relating to this land have been saved as part of the emerging Local Development Plan and this land is monitored via the Employment Monitoring Report for 2011 which is attached at Appendix B.
- 2.2.27 The Council developed an Employment and Retail Monitoring Database in 2008. The database currently records all planning applications for employment and retail use that were granted since 1st April 2007, and has been used to provide information for the indicators reported below. The results of these indicators are therefore incomplete, as they are limited to those applications granted since April 2007.

EC1: Total amount of additional employment floorspace completed by type (m²).

EC2: Total amount of employment floorspace by type on previously developed land (m²).

- 2.2.28 The amount of employment development completed over the 2010 – 2011 year is shown in Table 2 below. A net total of 13320 m² (1.3 hectares) additional employment land was completed in 2010-11, with 718 m² of this on previously developed land.

TABLE 2: Showing Additional Employment Floorspace Created by Type, split by Previously Developed and Greenfield Land (in square metres)

Employment Use Class		Previously Developed Land			Greenfield			Net Total (m ²)
		Floor space Gained (m ²)	Floor space Lost (m ²)	Net Change (m ²)	Floor space Gained (m ²)	Floor space Lost (m ²)	Net Change (m ²)	
Business (B1)	Offices (B1a)	446	87	359	12642	0	12642	13001
	Research & Development (B1b)	0	0	0	0	0	0	0
	Light Industry (B1c)	234	309	-75	0	0	0	-75
General Industrial (B2)		374	0	374	0	0	0	374
Storage (B8)		60	0	60	0	0	0	60
TOTAL (m²)		1114	396	718	12642	0	12642	13360

EC3: Total amount of additional employment floorspace completed in rural live/ work units

- 2.2.29 Policy EMP9 of the Craven District Council Local Plan (adopted 1999) allowed the conversion of rural buildings to employment generating uses with ancillary living accommodation subject to certain criteria being met. The policy aimed to encourage enterprise and provide jobs in rural areas, whilst preventing the neglect and dereliction of traditional rural field barns.
- 2.2.30 Since the policy was adopted in 1999 a total of 56 barns have been converted to live/work units and a further 35 are currently under construction.
- 2.2.31 In the 2010-11 monitoring year two rural live/ work units (granted after 1st April 2007) were completed, generating a total employment floorspace of 101 m². A further 7 live/ work units were completed which received planning consent prior to April 2007, and are therefore not included on the Council's employment monitoring database.

EC4: Employment land available on allocated sites

- 2.2.31 Until new employment land is allocated through the Local Development Plan, this indicator will look at the availability of employment land from allocated and committed sites within the 1999 Adopted Local Plan.
- 2.2.32 A detailed breakdown of the take up of committed and allocated Local Plan employment sites is provided in the Employment Land Take Up Monitoring Report at Appendix B. This report shows that 4.54 Ha of land allocated and committed in the Local Plan was still available at 31 March 2011. This is general employment land, and is not allocated by type.

EC5: Potential Additional Employment Floorspace which could be provided from outstanding planning consents (gross)

- 2.2.33 At 31st March 2011 there was the potential to deliver an additional 27689 m² (2.8 hectares) of employment land on sites which had planning consent but had not yet been implemented, and on sites which were under construction. This is a gross figure and does not take into account potential losses of floorspace.

EC6: Total amount of retail floorspace completed

2.2.34 There was a net loss of 143 m² of retail floorspace in 2010-11; 137 m² of new retail space was completed, but 280 m² was lost through changes of use away from retail.

EC7: Number of vacant units in Core Retail Areas

2.2.35 The 1999 Adopted Local Plan designated five ‘Core Retail Areas’, covering the main shopping areas of Skipton, Settle, Crosshills, High Bentham and Ingleton. The purpose of the designation was to protect the role of these settlements as service centres providing a good range of shops and services which support their residents and the surrounding rural communities. Within the Core retail Areas the Council will resist planning applications to change ground floor shop units to other uses.

2.2.36 Since April 2011 the Council had been surveying the Core Retail Areas to keep track of the mix of shop uses within each area and the number of vacant units. The table below shows the number of vacant units within each Core Retail Area and the date on which the survey was carried out. The surveys will be updated every quarter, and the results published on the Council’s Website at <http://www.cravenc.gov.uk/PlanningPolicyMonitoring>. The number of vacant units within the District’s service centres gives an indication of their vitality.

TABLE 3: Number of Vacant Retail Units in Craven’s Core Retail Areas

Core Retail Area	No. units Vacant	Date of Survey
Skipton	11	24 th November 2011
Cross Hills	1	3 rd November 2011
Settle	3	21 st October 2011
Ingleton	2	21 st October 2011
Bentham	4	29 th November 2011

2.2.37 Housing Indicators

H1: Housing Target for the Plan Period

2.2.38 The current ‘plan period’ will run to 2026: this is the period which the Council’s Local Development Plan will have to cover. The housing target for Craven was set by the Yorkshire and Humber Plan (Regional Spatial Strategy) to 2026, which was approved and published by the Government in May 2008. The Yorkshire and Humber Plan contains the regional level planning policies which all local authorities in the region have to conform to.

2.2.39 The Coalition Government wishes to remove the regional level of government, and in 2010 the Secretary of State wrote to all local authorities to set out the Government’s intentions to abolish Regional Spatial Strategies. The new Localism Act (which was given Royal Assent on the 15th November 2011) has put in place the legislation needed for the Government to carry out these plans and it is expected that Regional Spatial Strategies will be revoked in the near future.

2.2.40 Once the Yorkshire and Humber Plan is abolished, Craven District Council will be able to set its own housing target based on evidence of local need. Until this time the

Council will continue to use the Regional Spatial Strategy target of 250 net additions to the dwelling stock a year for Craven (outside the Yorkshire Dales National Park).

H2: Net additional housing completions over previous years

2.2.41 The completion figures for the previous six years are set out in Table 4.

H3: Net additional housing completions for the reporting year (2010-11)

2.2.42 A net total of 129 new dwellings were completed over 2010 – 2011. This is an increase from the previous year's figure of 83 but is not quite back to the pre-2009 figures, before the country went into recession. The increase compared to 2009-10 figure may indicate that the building industry is beginning to recover from the economic downturn.

H4: Estimation of additional dwellings which could potentially be delivered in future years

2.2.43 Between 1st April 2011 and 1st December 2011 there have been 184 completions recorded. Based on an analysis of sites that are currently under construction, it is estimated that a further 54 dwellings could potentially be completed by March 2012, giving a predicted total of 238 completions for 2011-2012. This figure is much higher than has been seen for the past couple of years. The completions for the current year have been boosted by a high number of housing association projects; 113 of the 184 dwellings completed since April 2011 are affordable homes (for example, Greenroyd Mill in Sutton and the Burnside Allotment development in Skipton).

2.2.44 The Council is required by Government to maintain a 'five-year land supply'. This means that the Council should be able to demonstrate that there is enough available development land within Craven to meet the Districts housing target for the next five years. Based on the Regional Spatial Strategy housing target of 250 a year, the Council's five-year housing target is 1250 additional dwellings.

2.2.45 Craven is currently unable to demonstrate a five-year land supply. At March 2011 there was the potential to deliver an additional 1084 dwellings across this District from the following sources:

- 793 dwellings from sites with outstanding planning consents
- 251 dwellings on sites identified in the Council's 2003 Urban Potential Study which remain undeveloped
- 40 dwellings on sites allocated for housing in the Local Plan (adopted 1999), which remain undeveloped.

This figure is 166 dwellings short of a five-year supply.

2.2.46 The Council is currently working to update the Draft Strategic Housing and Employment Land Availability Assessment which was first published in 2008 as a study of land within the District which could potentially be available for development. The update will include a more in depth assessment of what land is realistically available and developable for housing. The most suitable sites identified in the updated assessment will be allocated through the Local Development Plan, and the release of sites for development will be phased to ensure that the Council is able to maintain a five-year land supply.

H5: Managing housing delivery over future years

2.2.47 The annual average completion rate for the period 2004 to 2011 is 174 dwellings, which represents an annual shortfall of 76 dwellings when compared to the Regional Spatial Strategy housing requirement. This shortfall is skewed by the lower completion rates achieved between 2009 and 2011 when the house-building industry

has been affected by the economic recession, which has resulted in reduced market demand and reduced building rates. At this stage it is uncertain when the current economic position is likely to change, however this situation will be monitored and reported in subsequent Annual Monitoring Reports.

2.2.48 The estimated completion figure for 2011-12 is much higher at 238 dwellings, but this is partly due to the large number of housing association projects which have been developed so does not necessarily indicate a recovery from the economic downturn in the private sector. It is likely that the building industry will make a gradual recovery back up to pre-recession rates, which will be reflected in increased completions over the next few years.

2.2.49 The shortfall over the past 2 years will also be partly due to a lack of allocated housing sites throughout Craven. The majority of sites allocated in the Local Plan (1999) have been developed. New development sites will be allocated within the Local Development Plan, which the Council hopes to publish in December 2012. By this time the Regional Spatial Strategy will have been revoked, and the Council will have introduced a locally determined housing target. Any shortfall in completions against the Council's housing target over previous years will be dealt with through the phased release of allocated sites once the Local Development Plan is adopted.

2.2.50 Table 4 below illustrates the statistics relating to Indicators H1 to H4.

TABLE 4: Table Illustrating Housing Indicators for 2004 – 2012

Year	H1 – Annual Housing Target	H2 and H3 – Net Additional Housing Completions	H4 – Prediction of future housing completions	Average completions over previous years
04/05	250	206		174
05/06	250	165		174
06/07	250	199		174
07/08	250	148		174
08/09	250	289		174
09/10	250	83		174
10/11 (monitoring year)	250	129		174
11/12 (current year)	250		238	

N.B. Please note, for 2004 to 2008 the gross completion figures are used in the above table. The net completion data for these years is not available.

H6: Number of dwellings completed dwellings completed on previously developed land (PDL)

2.2.51 87 dwellings were completed on previously developed land in 2010-11, which is 65.4% of the gross total number of dwellings completed.

H7: Number of Gypsy and Traveller pitches in the plan area

2.2.52 No additional gypsy or Traveller pitches received consent during the 2010-2011 monitoring period. One existing pitch which was previously granted a temporary planning consent received permission to remain for a further 12 months.

At the 31st March 2011 there were a total of 10 private Gypsy and Traveller pitches within the Craven District (outside the Yorkshire Dales National Park). There is also a 'tolerated' Gypsy and Traveller pitch which does not currently have planning consent.

H8: Number of affordable homes completed (gross)

2.2.53 60 'social rent' affordable homes were provided through housing completions in the 2010-2011 monitoring year within the following developments:

- Greenroyd Mill, Sutton-in-Craven (20 apartments)
- Land adjacent to Wesley Close, High Bentham (32 houses)
- Redevelopment of Block 1, Roughaw Close, Skipton (8 apartments)

2.2.54 4 low cost market houses were completed at the former Business Park site in Cononley, but these do not meet the Government's definition of affordable housing.

2.2.55 A further 18 affordable homes have been provided in the District (outside the National Park) through other schemes, such as empty homes grants, open market purchases, and Mortgage Rescue.

2.2.56 There are currently 18 affordable homes under construction across the District (at 1st December 2011).

H9: Number of outstanding housing commitments in the current Saved Local Plan (i.e. remaining Development Plan housing allocations)

2.2.57 Of the sites allocated for housing development in the Saved Local Plan, one site remains wholly undeveloped, and one site has been partially developed. These sites are:

- Land south of Broughton Road, Skipton - partially developed – 0.171 ha remains available
- Land to the west of Beanlands Drive and Nursing Home, Glusburn – undeveloped – 0.851 ha available.

The potential yield of these two sites is 40 dwellings, should the sites be developed at a density of 40 dwellings per hectare.

H10: Number of dwellings that have been completed on land not allocated for housing in the current Local Plan

2.2.58 All 129 units completed during 2010-11 were on sites which were not allocated for housing in the Local Plan.

H11: Number of unimplemented planning permissions which could provide dwellings on previously developed land (including through conversions and change of use) and on greenfield land

2.2.59 The position at 31st March 2011 was as follows:

Previously developed land: 531 units (including conversions and change of use)

Greenfield: 262 units (including agricultural barn conversions, which are considered to be greenfield)

H12: Number of affordable housing units granted planning permission

2.2.60 13 affordable housing units have been granted planning permission over the 2010-2011 monitoring year. 9 of these are currently under construction, and the remaining 4 were completed in October 2011.

H13: Number of sites identified in the Urban Potential Study which have been developed for housing

2.2.61 During 2010/2011, development commenced on three sites which were originally identified within the Council's Urban Potential Study in 2003, as follows:

- Land west of Overdale Court, Skipton – Consent was granted for 4 dwellings on part of the site in May 2008 (planning ref 63/2008/8251) and the consent was implemented in September 2010. (A further 3 dwellings have been granted consent on this site since April 2011.)
- Former Burnside Allotments, Carleton Road, Skipton – Consent was granted for 38 dwellings on this site in February 2010 (planning ref 63/2009/10007) and the consent was implemented in August 2010. These units are now complete (completed by December 2011).
- Land east of Castleberg Hospital, Giggleswick – Consent was granted for 7 dwellings on this site in July 2009 (ref 31/2009/9446), and the consent was implemented in August 2010.

2.2.62 9 sites were removed from the Urban Potential Study as they were no longer considered to have development potential following a further analysis of the sites as part of the Strategic Housing and Employment Land Availability Assessment. The deleted sites are:

- Land west of Beech Hill Road, Carleton
- Land west of Park Lane, Carleton
- Land north of Keighley Road (Fernwood), Cowling
- Sansbury Mount Site, High Bentham
- Land west of Old Road, Ingleton
- Land to east of Town Head, Low Bentham
- Land west of Bankwell Road, Giggleswick
- Land west of Duke Street (Halsteads), Settle
- Land north of Cawder Lane, Skipton

2.2.63 At March 2011 there was considered to be potential to deliver an additional 251 dwellings on undeveloped Urban Potential Study Sites.

2.2.64 Environment and Design Indicators

ED1: Number of planning permissions granted contrary to Environment Agency advice on flooding or water quality grounds:

2.2.65 No planning applications were granted contrary to advice from the Environment Agency.

- 2.2.66 The Council consulted the Environment Agency on 129 planning applications, and the Agency responded to 74 of these.
- 2.2.67 The Environment Agency objected to 8 applications. Two of these applications were withdrawn by the applicant, one was later found to be invalid, one application was refused and four were approved.
- 2.2.68 The objections to the four approved applications were all resolved prior to the applications being approved following the submission of improved flood risk assessments by the applicants and through planning conditions attached to the approvals at the request of the Environment Agency.

ED2: Changes in sites designated for their importance for nature conservation (SINCs)

2.2.69 The North and East Yorkshire Ecological Data Centre (NEYEDC) manage Biodiversity records for Craven District Council. They provide the Council with updated maps showing Sites of Importance for Nature Conservation (SINCs) whenever there is a significant change to the site boundaries. The update provided in September showed the following changes:

- Original number of SINCs within Craven District 104
- Original sites which still qualify and should be retained as SINCs 67
- Sites which no longer qualify and should be deleted 29
- New SINC sites identified 10
- **Total number of SINC sites within Craven at September 2010 78**

A further 4 potential SINCs were identified by the NEYEDC which will need further survey work carrying out to confirm their status.

ED3: Planning permissions granted for renewable energy schemes

2.2.70 In the 2010-2011 monitoring year the following planning consents were granted for renewable energy schemes:

- Five individual wind turbines to serve domestic properties, with the combined potential to generate 56 kilo Watts of energy as follows:
 - Land off Craven Bank Lane, Giggleswick (6 kW)
 - Pikeber Farm, Wigglesworth (20 kW)
 - Swinden Moor Head Farm, Hellifield (20kW)
 - Field Gate Farm, Paley Green Lane, Giggleswick (5 kW)
 - Long Bank Farm, Keasden, Clapham (5kW)
- The installation of solar photovoltaic panels on the roofs of four properties
- The installation of air source heat pumps at two properties.

ED4: Production of an up to date Recreation Open Space Strategy/Audit

2.2.71 An Assessment of Open Space, Sport and Recreation Facilities was completed in August 2004, and updated in September 2008.

ED5: New Open Space provision/contributions from Planning Gain

2.2.72 Over the 2010-11 year, the following contributions were made towards open space provisions as a result of planning gain:

- £55,750 was contributed to the improvement of recreational and/ or social facilities available for community use in Cononley Parish on 9th November 2010 as a result of planning gain from the development of Highgate Poultry Farm, Windle Lane, Cononley (planning ref 21/2003/3779).
- £25,000 in planning gain was contributed to the improvement of the recreation ground adjoining Station Road, Hellifield from the development of the new housing on Station Road (planning ref 42/2007/8253). The playground was completed in July 2010.
- A £26,040 contribution was made towards the cost of providing or improving outdoor facilities for play and/ or recreation in Ingleton as a result of planning gain from the development of the land on the south side of Low Demesne, Ingleton (planning ref 45/2009/10183). Payment was received on 13th December 2010.

2.3 TASK 3: Where policies are not being implemented, explain why and see what steps should be taken to ensure that the policy is implemented or whether the policy is to be amended or replaced.

2.3.1 Craven District Council does not currently have any adopted Local Development Plan policies. The Local Plan of Action sets out an estimated adoption date for the Local Development Plan of November/ December 2013. The success of policies within the development plan will therefore be monitored from 2013 onwards.

2.3.2 Once the Local Development Plan is adopted it may be necessary to introduce new indicators to the Annual Monitoring Report aimed at measuring the effects of specific policies. It may take a while for the effects of the adopted policies to become apparent after the adoption of the plan, but changes to the indicators in the Annual Monitoring Report should provide a good indication as to whether a policy is being successful or needs adapting.

2.4 TASK 4: Identify the significant effects of implementing policies in the Local Development Plan and whether they are as intended.

2.4.1 As mentioned above, the effects of Local Development Plan policies will be monitored by measuring changes to indicators within the Annual Monitoring Report once the Local Development Plan is adopted. Any significant effects will be judged through a comparison of the predicted and intended effects of implementing a policy with the actual observed effects.

2.5 TASK 5: Set out whether policies are to be amended or replaced.

2.5.1 Since commencement of the Planning and Compulsory Purchase Act 2004 the entire adopted local plan was saved for a period of three years i.e., up to 2007. In September 2007 the Council agreed with Government a revised list of policies from the adopted Local Plan that were still valid and these were 'saved' beyond 2007. Saved policies will be replaced by Local Development Plan policies once they are adopted. A list of Local Plan policies which were saved beyond 2007 is set out at Appendix C.

Appendix A – Schedule of Indicators

Previous Indicator Name	New Indicator Name	Related Local Plan Policies	Data Source
Demographic Structure			
Population 2001	No change	Not relevant	Census 2001
Mid-Year Population Estimate	No change	Not relevant	North Yorkshire County Council
Age Group Breakdown	No change	Not relevant	Census 2001
Number of People per square kilometre	No change	Not relevant	Office National Statistics
Percentage of white/other Ethnic Groups	No change	Not relevant	Census 2001
Economy			
Percentage of population 16 – 74 in Economic Activity	No change	Not relevant	Census 2001
Total Unemployed	No change	Not relevant	Census 2001 and North Yorkshire County Council
Deprivation			
Indices of Deprivation – Rank Average Score	No change	Not relevant	Index of Multiple Deprivation – CLG
Housing			
Number of Households	No change	Not relevant	Census 2001
Average Household Size	No change	Not relevant	Census 2001
Housing Tenure	No change	Not relevant	Census 2001
Average House Price	No change	Not relevant	Land Registry
Environment			
Number of Conservation Areas	No change	Not relevant	Local Planning Authority
Number of Listed Buildings	No change	Not relevant	English Heritage
Number of Scheduled Ancient Monuments	No change	Not relevant	English Heritage
Number of Parks and Gardens of Historic and/or Landscape Interest	No change	Not relevant	Natural England
Number of AONB's	No change	Not relevant	Natural England
Number of SSSI's	No change	Not relevant	Natural England
Crime			
Recorded Crime BCS Comparator Offences Recorded	No change	Not relevant	Home Office
Number of Violent Crimes	No change	Not relevant	Home Office
Number of Burglaries	No change	Not relevant	Home Office

Health			
Perception of General Health	No change	Not relevant	Census 2001 and North Yorkshire County Council
ECONOMY INDICATORS			
BD1 - Total amount of additional employment floorspace - by type.	EC1: Total amount of additional employment floorspace completed (m ²)	EMP1 – Industrial Land Supply EMP2 – Existing Employment Commitments EMP3 – Employment Land Allocations/Lapsed Permissions EMP4 – Employment Development Within Development Limits and Established Industrial Areas EMP5 – New Employment Development Outside Development Limits and Established Industrial Areas (Excluding Conversions)	Local Authority Employment and Retail Monitoring Database
BD2: Total amount of employment floorspace on previously developed land - by type	EC2: Total amount of additional employment floorspace completed on previously developed land (m ²)	EMP1 – Industrial Land Supply EMP2 – Existing Employment Commitments EMP3 – Employment Land Allocations/Lapsed Permissions EMP4 – Employment Development Within Development Limits and Established Industrial Areas EMP5 – New Employment Development Outside Development Limits and Established Industrial Areas (Excluding Conversions)	Local Authority Employment and Retail Monitoring Database
N/A	EC3: Total amount of additional employment floorspace completed in rural 'live/ work' units	EMP9 – Conversion of buildings to employment generating uses with ancillary living accommodation	Local Authority Employment and Retail Monitoring Database
BD3: Employment land available - by type	EC4: Employment land available on allocated sites	EMP1 – Industrial Land Supply EMP2 – Existing Employment Commitments	Local Authority Employment Monitoring Report

		EMP3 – Employment Land Allocations/Lapsed Permissions	
N/A	EC5: Potential additional employment floorspace which could be provided from outstanding planning consents (gross)	EMP1 – Industrial Land Supply EMP2 – Existing Employment Commitments EMP3 – Employment Land Allocations/Lapsed Permissions EMP4 – Employment Development Within Development Limits and Established Industrial Areas EMP5 – New Employment Development Outside Development Limits and Established Industrial Areas (Excluding Conversions)	Local Authority Employment and Retail Monitoring Database
BD4: Total amount of floorspace for 'town centre uses'	EC6: Total amount of retail floorspace completed	R2 – New retail development R3 – Ground floor use	Local Authority Employment and Retail Monitoring Database
Local Indicator 1: Number of vacant units and percentage of vacant floorspace in both Town Centres and Out of Town Centres	EC7: Number of vacant units in Core Retail Areas	R3 – Ground floor use	Local Authority Core Retail Area Monitoring
Housing Indicators			
H1: Plan period and housing targets	H1: Housing target for the plan period	Not relevant	Local Authority Housing Land Monitoring
H2(a): Net additional dwellings in previous years	H2: Net additional housing completions over previous years	H1 – Housing Provision up to 2006	Local Authority Housing Land Monitoring
H2(b): New additional dwellings for reporting year	H3: Net additional housing completions for the reporting year	Not relevant	Local Authority Housing Land Monitoring
H2(c): Net additional dwellings – In future years	H4: Estimation of additional dwellings which could potentially be delivered in future years	Not relevant	Local Authority Housing Land Monitoring
H2(d): Managed delivery target	H5: Managing housing delivery over future years	Not relevant	Local Authority Housing Land Monitoring
H3: Number of new and converted dwellings on	H6: Number of dwellings completed on previously developed land	H2 – New Residential Development	Local Authority Housing Land Monitoring

previously developed land		H3 – Residential Development Within the Development Limits of Skipton, and the Named Local Service Centres H4 – Residential Development Within the Development Limits of Villages	
H4: Net additional pitches (Gypsy and Traveller)	H7: Number of Gypsy and Traveller pitches in the plan area	H17 – Single residential caravans and mobile homes H18 – New or extended sites for caravans and mobile homes	Local Authority Housing Land Monitoring
H5: Gross affordable housing completions	H8: Number of affordable houses completed (gross)	H11 – Affordable Housing on Large/Allocated Sites in District and Local Service Centres H12 – Affordable Housing For Local People on Exception Sites	Local Authority Housing Land Monitoring
H6: Housing Quality – Building for Life Assessments	Removed – unable to monitor	Not relevant	
Local Indicator 2: Number of outstanding housing commitments in the current adopted Local Plan (i.e. remaining Development Plan housing allocations)	H9: Potential number of units which could be delivered on sites which were allocated for housing in the Local Plan	H2 – New Residential Development	Local Authority Housing Land Monitoring
Local Indicator 3: Number of dwellings that have been completed on land not allocated for housing in the current adopted Local Plan	H10: Number of dwellings that have been completed on land not allocated for housing in the current adopted Local Plan	H3 – Residential Development Within the Development Limits of Skipton, and the Named Local Service Centres H4 – Residential Development Within the Development Limits of Villages H8 – Rural Buildings for Residential Use	Local Authority Housing Land Monitoring
Local Indicator 4: Number of unimplemented planning permissions which could provide dwellings on previously development land	H11: Number of unimplemented planning permissions which could provide dwellings on previously development land (including through conversions and change of use) and on Greenfield land.	H2 – New Residential Development H3 – Residential Development Within the Development Limits of Skipton, and the Named Local Service Centres	Local Authority Housing Land Monitoring

(including through conversions and change of use) and on Greenfield land.		H4 – Residential Development Within the Development Limits of Villages H8 – Rural Buildings for Residential Use	
Local Indicator 5: Number of affordable housing units granted planning permission	H12: Number of affordable housing units granted planning permission	H12 – Affordable Housing For Local People on Exception Sites	Local Authority Housing Land Monitoring
Local Indicator 6: Number of sites identified in the Urban Potential Study which have been developed for housing	H13: Number of sites identified in the Urban Potential Study which have been developed for housing	Not relevant	Local Authority UPS Monitoring
ENVIRONMENT AND DESIGN			
E1: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	ED1: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Not relevant	Fast Planning database of planning applications
E2: Change in Areas of Biodiversity Importance	ED2: Changes in sites designated for their importance for nature conservation (SINCs)	Not relevant	NEYEDC
E3: Renewable energy generation	ED3: Planning permissions granted for renewable energy schemes	Not relevant	Fast Planning database of planning applications
Local Indicator 7: Production of an up to date Recreation Open Space Strategy/Audit	ED4: Production of an up to date Recreation Open Space Strategy/Audit	SRC2 – Provision of Recreation Space in New Housing Developments	Assessment of Open Space, Sport and Recreation Facilities, 2004, updated 2008
Local Indicator 8: New Open Space provision/contributions from Planning Gain	ED5: New Open Space provision/contributions from Planning Gain	SRC2 – Provision of Recreation Space in New Housing Developments	Local Authority Open Space Monitoring (not done to date)

**Craven District (outside the Yorkshire Dales
National Park) Local Plan**



Employment Land Take Up Monitoring Report

Position at March 2011

Craven District (outside the Yorkshire Dales National Park)

Saved Local Plan. Annual Employment Monitoring Report

1. Introduction

1.1 The Craven District (outside the Yorkshire Dales National Park) Saved Local Plan sets out the Council's commitment to publish regular monitoring reports in respect of employment land take up and policy. This is the tenth such report for the period 2010 to 2011. The first employment monitoring report showed land take up between 1995 and 1999, the second report covered the period 1999 to 2000, the third covered the period 2000 to 2005, and subsequent reports give an annual update of the position at the end of each financial year.

1.2 In September 2007 various policies from the adopted Local Plan were saved, and will continue to form part of the development plan until superseded by adopted Local Development Plan policies. The Local Plan policies that deal with allocated and committed employment land in the plan area were included in the list of saved policies. The Council will therefore continue to monitor the uptake of employment land allocated and committed in the Local Plan, until new employment land is allocated through the Local Development Plan. The uptake of land allocated in the Local Development Plan will be monitored within the Annual Monitoring Reports, and this separate Employment Monitoring Report will no longer be produced.

1.3 The findings of the Employment Report will provide information on the supply and take up of employment land in the plan area, which will inform the employment policies within the Local Development Plan.

1.4 Report Structure

1.5 This report will update the picture for the take up of allocated employment land from April 2010 to March 2011. This 12 month period will also be compared against the level of land take up in previous years.

2. Total Employment Land Take up 1995 to 2000

2.1 Between 1995 and 2000 8.68 Hectares (Ha) of allocated and committed employment land was developed.

2.2 Total Employment Land Take Up 2000 to 2006 (end of Local Plan period)

2.3 Policies EMP2 and EMP3 of the Adopted Local Plan identified a total of 30.34 Ha of land for employment uses for the plan period 1995 to 2006. At March 2006 the total area of committed and allocated employment sites that were **not developed** was;

Committed Sites (EMP2):	0.67 Ha
Allocated sites or sites with lapsed consents (EMP3):	4.73 Ha
Total allocated land available in the Plan Area at March 2006	5.4 Ha

- 2.4 Therefore over the period 2000 to 2006 a total of 12.78 Ha of allocated employment land was developed.
- 2.5 Over the period 1995 to 2006 a total of 21.46 Ha of allocated employment land was developed.

2.6 Updating the Figures 2006 to 2011

- 2.7 Between April 2006 and March 2008 a total of 0.488 Ha of land was developed. No further allocated employment land was developed in the 2008-09 period. Between April 2009 and March 2010, 0.37 Ha was developed on an EMP3 site to the south west of the existing Industrial Estate, New Road, Ingleton. There was no further take up of allocated employment land in 2010-11.
- 2.8 The summary below shows the total area of committed and allocated employment sites that are **available** at March 2011;

Committed Sites (EMP2):	0.62 Ha
Allocated sites or Sites with lapsed consents (EMP3):	3.92 Ha
Total allocated land available in the Plan Area at March 2011	4.54 Ha

- 2.9 Therefore over the five year period (2005/6-2010/11) the actual area of allocated land that has been **developed** is set out below;

Committed Sites (EMP2):	
Land Developed 2006 – 2007	0.05 Ha
Land Developed 2007 – 2008	0 Ha
Land Developed 2008 – 2009	0 Ha
Land Developed 2009 – 2010	0 Ha
Land Developed 2010 – 2011	0 Ha
Allocated sites or Sites with lapsed consents (EMP3):	
Land Developed 2006 – 2007	0 Ha
Land Developed 2007 – 2008	0.44 Ha
Land Developed 2008 – 2009	0 Ha
Land Developed 2009 – 2010	0.37 Ha
Land Developed 2010 – 2011	0 Ha
Total committed and allocated land developed in the Plan Area between April 2006 and March 2011	0.86 Ha

- 2.10 The total of allocated and committed employment land developed between 1995 and 2011 is 22.32 Ha.
- 2.11 Therefore the average annual land take up between 1995 and 2011 is 1.40 Ha of allocated employment land per year. This represents a continuing downward trend in annual take-up from 1.49 per year from 1995 to 2010, 1.57 per year from 1995 to 2009, 1.69 Ha per year from 1995 to 2008, and 1.79 Ha per year from 1995 to 2007. The reason for this decrease in annual land take-up is that there are only a few allocated sites remaining undeveloped, and those that are available have significant constraints to development. The take-up is likely to continue to decline until further land for employment use is designated through the Local Development Plan.
- 2.12 The Crossings Business Park, Crosshills and Sowarth Field Industrial Estate, Settle are two large committed sites. Policy EMP2 states the gross site area for these two sites, which does not allow for landscaping and infrastructure provision. For the purposes of calculating the amount of land not developed at March 2011 the net area has been used as this provides a truer picture of the amount of land that is currently available for development. Appendix B provides a detailed breakdown of the land developed and available in terms of gross and net areas for these two sites.
- 2.13 For sites that have been partially developed, the area of the site that has been developed has been deducted from the total site area to give a breakdown of the developed site area and the area that remains available. Partially developed sites are listed below and in Appendix A:
- Land east of Sowarth Field Industrial Estate, Settle (EMP2) 1.28 Ha developed, 0.24 Ha available at March 2011
 - Land south of the sewage works adjacent to western by-pass, Skipton (EMP3) 1.82 Ha Developed, 0.9 Ha available at March 2011
 - Land adjacent to former Skipton Bolton Abbey Railway, Firth Street, Skipton (EMP3) 0.027 Ha developed, 0.093 Ha available at March 2011
 - Land to the south east of the existing Industrial Estate, New Road, Ingleton (EMP3) 0.37 Ha developed, 0.17 Ha available at March 2011
 - Fields adjacent to the southern edge of existing industrial estate, Ingleton (EMP3) 0.3 Ha developed, 0.87 Ha available at March 2011
 - Former Highways Depot, Eshton Road, Gargrave (EMP3) 0.081 Ha developed, 0.119 Ha available at March 2011.

These broken down figures have been used in the above calculations of land developed between 2006 and 2011, and land still available at March 2011.

- 2.14 In order to explain the calculations to update the figures to 2011, sites that currently have consent, are being developed and their completion imminent, have been classed as a developed site.
- 2.15 Lapsed Consents
- 2.16 Over the period April 2008 to March 2011 no consents on vacant identified employment land have expired. In the terms of the local plan, land with consent that has not been implemented remains available.

2.17 Distribution of Employment Land Take Up and Comparison With Remaining Supply

2.18 For the purposes of this monitoring report and to complement the previous reports, the committed and allocated land take up are split into three areas; Skipton, South Craven, Settle and North Craven.

2.19 Skipton Employment Land Take Up (Sites in Skipton and Gargrave)

Land Supply Position at March 2006	3.4 Ha
Land Developed 2006 – 2007	0 Ha
Land Developed 2007 – 2008	0.14 Ha
Land Developed 2008 – 2009	0 Ha
Land Developed 2009 – 2010	0 Ha
Land Developed 2010 – 2011	0 Ha
Area of Allocated Land Remaining 2011	3.26 Ha

2.20 Between April 2008 and March 2011 no allocated and committed employment land has been development in Skipton and Gargrave.

2.21 It should be noted that a significant portion of the remaining land available for development within the Skipton area is significantly physically constrained in terms of flooding, and is unlikely to come forward for development during the short term. The majority of the remaining available sites also have a long history of being used for external storage. The constraints that exist on the remaining supply of allocated and committed employment land within Skipton and Gargrave have not been overcome during the plan period. Assessments will therefore be required to assess whether these allocations/commitments should be carried forward into the Site Allocations Development Plan Document of the Local Development Plan.

2.22 South Craven Employment Land Take Up (Sites in Sutton in Craven, Crosshills and Cononley)

2.23 All allocated and committed employment land within the South Craven area had been developed by March 2006. There is no allocated land under saved Local Plan policies EMP2 and EMP3 remaining in South Craven.

2.24 North Craven Employment Land Take Up (Sites in Settle, Bentham and Ingleton)

Land Supply Position at March 2006	2 Ha
Land Developed 2006 – 2007	0.05 Ha
Land Developed 2007 – 2008	0.3 Ha
Land Developed 2008 – 2009	0 Ha
Land Developed 2009 – 2010	0.37 Ha

Land Developed 2010 – 2011	0 Ha
Area of Allocated Land Remaining 2011	1.28 Ha

2.25 There has been no development of allocated and committed employment land has been developed in the North Craven area between April 2010 and March 2011. The figure for land remaining for the North Craven area at March 2011 is a net area figure.

3. Summary and Conclusions

3.1 For the period between 1995 and 2006 the average annual take up of allocated and committed employment land was 1.95 Ha. Since 2006 the annual take-up of employment land has decreased, with no development in the 2008-2009 year, only 0.37 Ha developed in 2009-10 and not development in the 2010-2011 year. This has affected the average annual take-up, reducing it to 1.40 Ha per year between 1995 and 2011.

3.2 The total area of allocated and committed employment land that is available within the three areas are as follows:

- Skipton and Gargrave: 3.26 Ha
- South Craven: 0 Ha
- North Craven: 1.28 Ha

3.3 The limited development on the remaining allocated and committed employment land that is available within the North Craven and Skipton area may be due to the constraints that exist on some of the available sites. Further work will be necessary to establish the reasons for this as part of the Local Development Plan process. Assessments will be made of the remaining allocated and committed sites within the Saved Local Plan to establish whether these sites should be taken forward as allocations/commitments within the Local Development Plan.

Appendix A - Breakdown of Committed and Allocated Employment Land by Site

Employment Land Take-Up – Committed Sites in Saved Local Plan under policy EMP2

Site	Gross Area (Ha)	Implemented?	Lapsed?	Comments
1. Land between Keighley Road and A629 100 metres south of Acorn Business Park, Skipton	0.35	Y	N	Built
2. Land adjacent to western bypass, Airedale Business Centre, Skipton	0.2	Y	N	Built
3. Land adjacent to Keighley Road and Snaygill Industrial Estate, Skipton	0.58	Y	N	Built
4. Land at Sandylands Business Centre, Skipton	0.16	Y	N	Built
5. Land east of Sandylands Leisure Centre, Carleton New Road, Skipton	0.52	Y	N	Built
6. Land north of Engine Shed Lane, Skipton	0.01	Y	N	Built
7. Land east of Ings Lane, Skipton	0.5	Y	N	Built
8. Land west of Ings Lane, Skipton	0.38	N	Y	Vacant
9. Land east of the Bailey, north of Overdale Grange, Skipton	1.37	Y	N	Built
10. Land east of Sowarth Field Industrial Estate, Settle	2.55 (1.52Ha Net)	See separate Analysis		See Separate Analysis. (1.28 Ha Net developed, 0.24 Ha Available)
11. Land in the north of Station Road Industrial Estate, Crosshills	0.91	Y	N	Built
12. Land at Airedale Trading Park, Crosshills	10.2 (8.09 Ha Net)	See separate Analysis		Built - See separate analysis (all developed – 8.09 Ha)
Total	17.73 (Gross) 14.59 (Net)			
Total Land Developed – March 2011				13.97 Ha (Net)
Total Land Available – March 2011				3.76 Ha (Gross) <u>0.62 Ha (Net)</u> <u>Actual Land Available</u>

Note 1: 2.11 Ha of The Crossings Business Park and 1.03 Ha of Sowarth Field Industrial Estate is taken up by landscaping and infrastructure provision, and is therefore not available for development.

Employment Land Take Up – Allocated Sites in Saved Local Plan under policy EMP3

Site	Gross Area (Ha)	Consent?	Implemented?	Comments
1. Land adjacent to Craven Nursery Park, Snaygill Industrial Estate, Skipton	0.12	<i>Y (lapsed)</i>	N	<i>Vacant</i>
2. Land east of Dales Pharmaceuticals, Snaygill Industrial Estate, Skipton	0.66	Y	Y	<i>Built</i>
3. Land adjacent to Charvo Ltd, Snaygill Industrial Estate, Skipton	0.36	Y	Y	<i>Built</i>
4. Land south of Charvo Ltd, Snaygill Industrial Estate, Skipton	1.54	Y	Y	<i>Built</i>
5. Land south of the sewage works adjacent to western by-pass, Skipton	2.72	<i>Y for 1.82 Ha</i>	Y	<i>1.82 Ha built 0.9 Ha available at March 10</i>
6. Land adjacent to Acorn Business Park, Skipton	0.54	Y	Y	<i>Built</i>
7. Land immediately north west of the Go Kart Track, Engine Shed Lane, Skipton	0.09	Y	Y	<i>Built</i>
8. Land 200 metres east of CDC depot, Engine Shed Lane, Skipton	0.08	Y	Y	<i>Built</i>
9. OS Field No 5600, adjacent to A629 Skipton By Pass, Ings Lane, Skipton	1.65	N		<i>Vacant.</i>
10. Land adjacent to Canal, Firth Street, Skipton	0.03	Y	Y	<i>Built</i>
11. Land adjacent to former Skipton Bolton Abbey railway, Firth Street, Skipton	0.12	<i>Y for 0.027 Ha</i>	Y	<i>0.027 Ha Built 0.093 Ha available at March 10</i>
12. Land to the south of Station Road Industrial Estate, Cross Hills	0.24	Y	Y	<i>Built</i>
13. Part of land formerly occupied by Silent Night Holdings, Sutton in Craven	1.8	Y	Y	<i>Built</i>
14. Land to the west Of Bentham Industrial Estate, Off Wenning Avenue, Bentham	0.25	Y	Y	<i>Built</i>
15. Land to south west of existing Industrial Estate, New Road, Ingleton	0.54	<i>Y for 0.37 Ha</i>	Y	<i>0.37 Ha Built 0.17 Ha Vacant at March 2010</i>
16. Fields adjacent to the southern edge of existing industrial estate, Ingleton	1.17	<i>Y for 0.3 Ha (See note 2 Below)</i>	Y	<i>0.3 Ha Built 0.87 Ha available at March 10</i>
17. Former Highways Depot, Eshton Road, Gargrave	0.2	<i>Y for 0.081 Ha</i>	Y	<i>0.081 Ha Built 0.119 Ha available at March 10</i>
18. Land adj to River Aire, Aireside Mills, Cononley	0.5	Y	Y	<i>Built</i>
Total:	12.61			
Total Land Developed – March 2011				9.228 Ha
Total Land Available – March 2011				3.922 Ha

Note 2 about Site No. 16: Application 45/2007/7409 granted for the temporary siting of portacabins for 12 months to 31st Jan 2008. Application 45/2008/8149 granted to extend the temporary consent for a further 12 months to 31st January 2009.

Breakdown of Sowarth Field Industrial Estate, Settle – Availability by Plot

Plot No	Plot Area (Ha)	Developed?	Available?	Comments
1	0.314	Y	N	62/2002/1815 – Proposed industrial workshop building. Approved March 02
2	0.066	Y	N	62/2000/763 – Industrial unit. Approved March 01
3	0.046	Y	N	32/410/A – alteration of existing garage/workshop for form new access, service and storage yard & re-siting of existing oil tanks. Approved June 96
4	0.048	Y	N	5/62/39F – workshop. Approved April 95
5	0.046	N	Y	Used for external storage
6	0.053	N	Y	Used for external storage
7	0.05	Y	N	62/2004/4662 – Erection of 2 No. workshops. Approved October 04
8	0.234	Y	N	62/2000/868 – Food store with car parking, service yard & civic amenity area. Approved Feb 01
9	0.062	Y	N	5/62/39J – Construction of two manufacturing/industrial unit to let. Approved June 1995
10	0.09	Y	N	5/62/39J – Construction of two manufacturing/industrial unit to let. Approved June 1995. 62/2003/3794 – extension to existing building
11	0.081	N	Y	Used for external storage
12	0.062	Y	N	5/62/39/A – Erection of building for light industrial / warehouse use. Approved June 1988
13	0.06	N	Y	Vacant
14	0.081	Y	N	62/2001/995 – Industrial/manufacturing unit to let. Approved March 02
15	0.23	Y	N	5/62/39/D – Proposed new workshop class B1 use and outsidess storage for reclaimed stone. Approved May 1993.
Total Gross Site Area				2.55 Ha
Total Net Site Area				1.52 Ha
Total Site Developed @ March 2011				1.28 Ha
Area of Land Currently Undeveloped @ March 2011 (net area – total site developed)				0.24 Ha

Breakdown of The Crossings Business Park, Crosshills– Availability by Plot

Plot No	Plot Area (Ha)	Developed?	Available?	Comments
1	0.527	Y	N	32/2001/1689 – Construction of 3 no 5500sq ft office units (2 storey) under B1 use classes. Approved Jan 02
2	0.462	Y	N	32/2001/1426 – Industrial unit. Approved Aug 01
3	0.438	Y	N	32/2002/2726 – Erection of B2 industrial unit with car parking/service yard. Approved Jan 03
4	0.494	Y	N	32/2003/3053 – construction of industrial unit. Approved May 03
5	0.5	Y	N	32/2001/1563 – Construction of industrial unit. Approved Nov 01
6	0.413	Y	N	32/2003/1192 – Industrial unit. Approved June 01
7	1.936	Y	N	32/2002/1852 – erection of buildings & use of land for freight haulage depot (Joda). Approved Sept 02.
8	0.68	Y	N	32/2003/2847 – Industrial unit within B8 use class. Approved March 03
9	0.498	Y	N	32/2003/3167 – construction of industrial unit 32/2003/3840 – division of unit, installation of window in north elevation. Approved Jan 04
10	0.241	Y	N	32/2002/2672 – Erection of industrial unit (B2). Approved Feb 02
11	0.257	Y	N	32/2002/2717 – Erection of warehouse for the storage of motor vehicles. Approved Jan 03 32/2003/3653 – Construction of storage & valeting building – approved Nov 03
White Rose Garage	0.732	Y	N	32/535/R – car showroom. Approved July 99
Walter Briggs Garage	0.912	Y	N	32/2001/1118 – Construction of car showroom, workshop, parts development & associated car parking. Approved Aug 01.
Total Gross Site Area				10.2Ha
Total Net Site Area				8.09Ha
Total Site Developed @ March 2011 (including plots 8 & 10)				8.09Ha
Area of Land Currently Undeveloped @ March 2011 (net area – total site developed)				0Ha

Appendix C - List of Local Plan Policies That Are Saved Beyond 2007

DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING

AND COMPULSORY PURCHASE ACT 2004

POLICIES CONTAINED IN CRAVEN DISTRICT (OUTSIDE THE YORKSHIRE

DALES NATIONAL PARK) LOCAL PLAN

ADOPTED JULY 1999

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

**GEOFF DIBB
TEAM LEADER, LOCAL DEVELOPMENT FRAMEWORKS
GOVERNMENT OFFICE FOR YORKSHIRE AND THE HUMBER
SEPTEMBER 2007**

SCHEDULE

POLICIES CONTAINED IN CRAVEN DISTRICT (OUTSIDE THE YORKSHIRE

DALES NATIONAL PARK) LOCAL PLAN

ADOPTED JULY 1999

POLICY NUMBER	POLICY TITLE
CHAPTER 3	RURAL ENVIRONMENT
ENV1	Development in the Open Countryside
ENV2	Requirements for Development in the Open Countryside
ENV 10	Protection of Trees and Woodland
ENV 13	New Agricultural Buildings and Structures
ENV 18	Light Generating Development
ENV 12	Farm Diversification
CHAPTER 4	BUILT ENVIRONMENT
BE2	Protection of Road Approaches to Skipton
BE3	Green Wedges
CHAPTER 5	HOUSING
H1	Housing provision up to 2006
H2	New residential development
H3	Residential development within Skipton & local service centres
H4	Residential development within villages
H5	Frontage protection at Lothersdale, Stirton, Eastby and Wigglesworth.
H8	Rural buildings for residential use
H12	Affordable housing on exception sites
H17	Single residential caravans and mobile homes
H18	New or extended sites for caravans and mobile homes
H20	Extensions to existing dwellings
CHAPTER 6	INDUSTRY, EMPLOYMENT & TOURISM
EMP1	Industrial Land Supply
EMP2	Existing Employment Land Commitments
EMP3	Employment Land Allocations/Lapsed Permissions
EMP4	Employment Development Within Development Limits and Established Industrial Areas
EMP5	New Employment Development outside development limits and Established Industrial Areas (excluding conversions)
EMP6	Extensions to Existing Employment Uses
EMP7	Change of Use from Industrial to Non Industrial
EMP8	Conversion of Buildings to Employment Use
EMP9	Conversion of Buildings to Employment Generating Uses with Ancillary Living Accommodation

EMP11	Tourist Development Opportunity Sites
EMP14	Rural Buildings for Tourism Related Use
EMP15	Camping Barns
EMP16	Static Caravans and Chalets
EMP17	Camping and Touring Caravan sites
EMP18	Permanent Buildings on Camping, Caravanning and Chalet Developments
EMP19	Occupancy Conditions
CHAPTER 7	SHOPPING/RETAILING
R1	The sequential approach for new retail development
R2	New Retail Development
R3	Ground Floor Use
R10	Village and Corner Shops
CHAPTER 8	SPORT, RECREATION & COMMUNITY FACILITIES
SRC2	Provision of recreation space in new housing developments
SRC11	The Leeds and Liverpool Canal
SRC12	Protection of public rights of way
SRC13	Protection of land for educational use
SRC14	Protection of land for future recreational use
CHAPTER 9	TRAFFIC, TRANSPORTATION AND CAR PARKING
T2	Road Hierarchy
T4	Relaxation of Highway Standards
T6	Encourage Provision of Effective Public Transport Services
T7	Protection of Track Beds