



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

Craven District Council

**STRATEGIC HOUSING AND
EMPLOYMENT LAND AVAILABILITY
ASSESSMENT**

**FINAL DRAFT REPORT FOR PUBLIC
CONSULTATION**

August 2008

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SECTION A: INTRODUCTION

A INTRODUCTION

A1. Introduction and Acknowledgements

A1.1 This Draft Strategic Housing and Employment Land Availability Assessment (SHELAA) has been prepared by Envision and finalised by Craven District Council. It represents the culmination of an eight month programme of desk top and physical study, consultation, mapping, and appraisal.

A1.2 The Council and Envision would like to acknowledge the help and support of all the various consultees who have contributed to the study process and in particular to members of the Craven Housing and Employment Market Partnership who have given their time freely to comment and contribute at various stages of the study.

A2. Purpose of the Study

A2.1 There are 4 main purposes of the study:

- To identify specific, deliverable sites which will help the Council to establish a five year supply of land for residential development;
- To inform the preparation of the Core Strategy and Site Allocations Development Plan Documents (DPD's) by identifying sufficient specific housing sites for at least the first 10 years of the plan, from the anticipated date of its adoption and ideally for the whole 19 year plan period;
- To provide robust evidence for the inclusion of an appropriate level of windfall allowance in accordance with PPS3

With respect to Employment Land:

- To identify sufficient potential employment sites to meet Regional Spatial Strategy (RSS) requirements and to inform the preparation of the Core Strategy and Site Allocations DPD

A3. Interface with the Craven Local Development Framework

A3.1 The study represents an important part of the evidence base supporting the Local Development Framework. Whilst this SHELAA will ultimately inform the Core Strategy and Site Allocations DPD, work undertaken on the early stages of both documents has fed into its preparation as follows:

- The settlement strategy as set out in the Craven Core Strategy Preferred Options Document has been used as the basis for determining which settlements should be included in the study; and
- Pre production work on the Site Allocations DPD in terms of sites submitted for consideration for development has been incorporated into the study process.

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- The SHELAA will in turn form part of the pre production stage and inform the draft Site Allocations DPD.

A4. Status of Sites Identified in this Study

A4.1 It is important to note that identification in this study of sites as having potential for development does not infer any particular planning status or weight when considering planning applications. Sites identified as being developable will be considered in greater detail through the Site Allocations DPD process.

A5. Structure of Report

A5.1 This report has been set out in four main Sections as follows:

Section A: Introduction and Background

This section sets out the purpose of the study, the background in relation to the Local Development Framework and the way in which the report is structured.

Section B: Policy and Guidance Context

This section explains the policy and good practice guidance context for the study.

Section C: How the Study was Undertaken

This section explains the main stages of the study in accordance with the agreed methodology, outlining the process used to determine which sites should form part of the final SHELAA.

Section D: Findings and Conclusions

This section sets out the findings of the study, the conclusions and guidance on the way forward.

Appendices

Key information about the findings is included in Appendices. This includes lists of sites discounted during the process, a schedule of final sites identified, output from the windfall analysis, a housing land trajectory, and plans for each settlement studied, showing the final SHELAA sites identified.

Annexes

In addition the Annexes are available in a separate document. These give the response to the consultation process, detailed site plans, and the draft methodology.

SECTION B: GUIDANCE AND POLICY CONTEXT

B GUIDANCE AND POLICY CONTEXT

This study is in effect a hybrid study combining the requirements of Government guidance on the consideration of housing and employment land into one comprehensive study. Whilst not a mandatory requirement the Council considered that this approach offered a number of benefits to the preparation of the Council's LDF in term of:

- Speed and maximising use of staff and consultant resources
- Enabling housing and employment land uses to be considered contemporaneously which helps a coordinated approach to identifying development potential.

B1 Housing Land Guidance

B1.1 The housing land element of the study has been prepared in accordance with the requirements of the following national policy and good practice guidance:

Planning Policy Statement 3: Housing (PPS3)

B1.2 PPS 3 requires local planning authorities to:

- identify specific, deliverable sites for the first five years of a plan that are ready for development, and to keep this topped up over-time in response to market information;
- identify specific, developable sites for years 6–10, and ideally years 11–15, in plans to enable the five year supply to be topped up;
- where it is not possible to identify specific sites for years 11–15 of the plan, indicate broad locations for future growth; and
- not include an allowance for windfalls in the first 10 years of the plan unless there are justifiable local circumstances that prevent specific sites being identified.

The Strategic Housing Land Availability Assessments Practice Guide (July 2007)

B1.3 This identifies the main purpose of a SHLAA as:

- to identify sites with potential for housing;
- to assess their housing potential; and
- to assess when they are likely to be developed.

B1.4 It advises that SHLAAs should aim to identify as many sites with housing potential in and around as many settlements as possible in the study area. The study area should preferably be a sub-regional housing market area, but may be a local planning authority area, where necessary. As a minimum, it should aim to identify sufficient specific sites for at least the first 10 years of a plan, from the anticipated date of its adoption, and ideally for longer than the whole plan period. Where it is not possible to identify sufficient sites, it should provide the evidence base to support judgements around whether broad locations should be identified and/or whether

there are genuine local circumstances that mean a windfall allowance may be justified in the first 10 years of the plan.

B1.5 The guide states that the SHLAA is an important evidence source to inform plan-making, but does not in itself determine whether a site should be allocated for housing development.

B1.6 It will identify:

- the recent pattern of housing development;
- the choices available to meet the need and demand for more housing; and
- whether action would need to be taken to ensure sites will become deliverable or whether plan policies need to be reviewed to enable identified sites to be developed for housing.

B1.7 It points out that there are advantages in undertaking land availability assessments, particularly for housing, employment, retail and other built uses, in parallel so that land availability and suitability can be considered across the whole range of land requirements.

Core Requirements of a SHLAA

B1.8 A SHLAA should, as a minimum, provide the following core outputs:

A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary);

1. Assessment of the deliverability/developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed;
2. Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified);
3. Constraints on the delivery of identified sites;
4. Recommendations on how these constraints could be overcome and when.

B1.9 The SHLAA should involve key stakeholders and the methods, assumptions, judgements and findings should be discussed and agreed upon throughout the process in an open and transparent way, and explained in the SHLAA report. The report should include an explanation as to why particular sites or areas have been excluded.

B1.10 The use of the standard methodology in the guidance is strongly recommended because it will ensure that the SHLAA findings are robust and transparently prepared. When followed, a local planning authority should not need to justify the methodology used in preparing its assessment, including at independent examination.

Differences between a SHLAA and an Urban Capacity Study

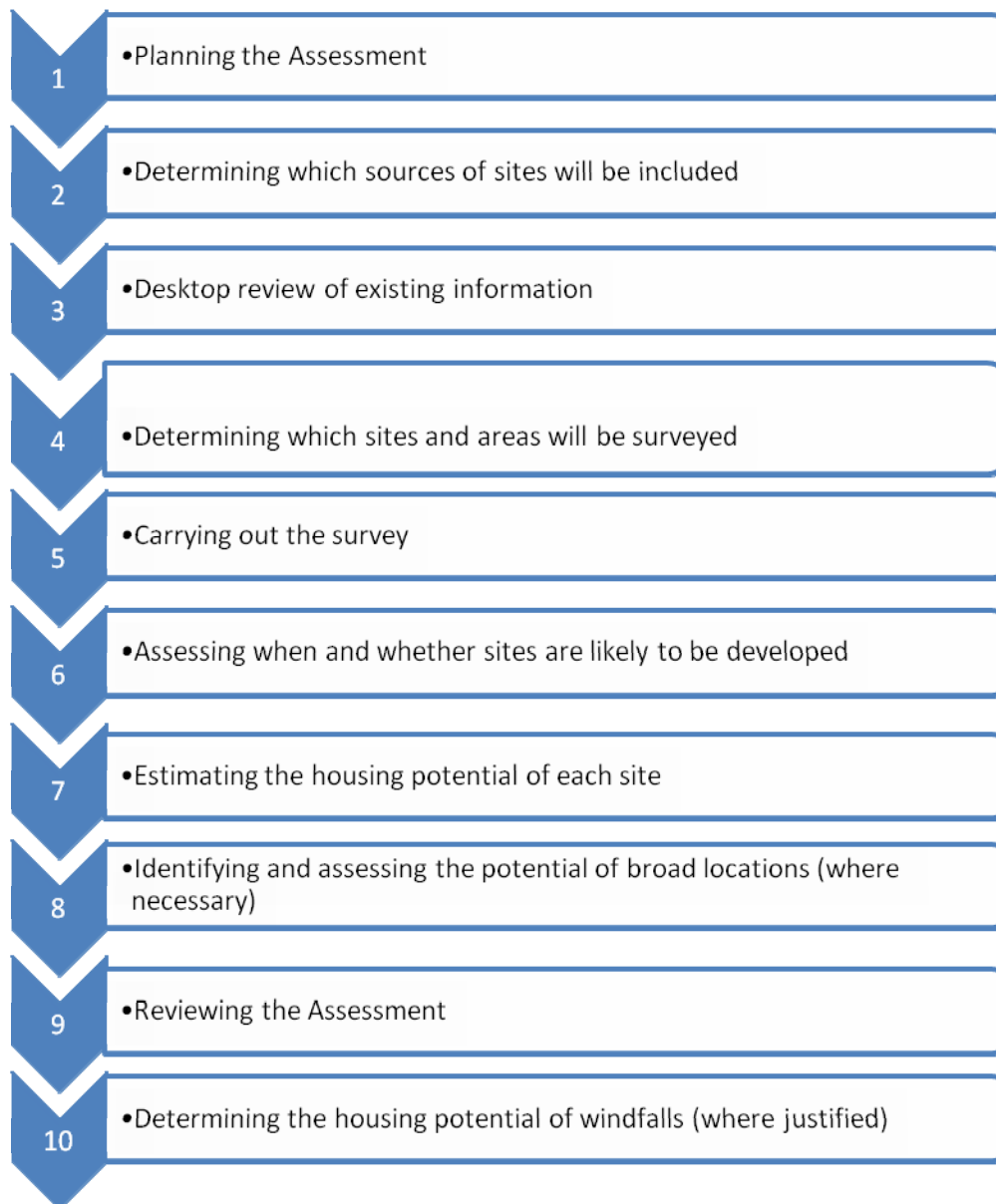
B1.10 A SHLAA is significantly different from an Urban Capacity Study, previously required by PPG3. Therefore, even where there is a recent Urban Capacity Study that has identified sites, it will be necessary to carry out further work, in particular to:

- determine whether identified sites are still available and to review assumptions on housing potential;
- identify additional sites with potential for housing which were not required to be investigated by Urban Capacity Studies, such as sites in rural settlements, previously developed land sites outside settlement boundaries and suitable greenfield sites, as well as broad locations (where necessary);
- carry out further survey work within settlements to identify additional previously developed land sites that have come forward since the Urban Capacity Study was carried out; and
- assess the deliverability/developability of all sites.

Keeping the Assessment up-to-date

B1.11 The SHLAA is not a one-off study and updating it should be an integral part of the Annual Monitoring Report process, in order to support the updating of the housing trajectory and the five-year supply of specific deliverable sites. The main information to record is set out in the Practice Guide. It should only be necessary to carry out a full re-survey when plans have to be reviewed and rolled forward to a longer time horizon, or some other significant change makes it necessary

Diagram B1: Strategic Housing Land Availability Assessment - Key Stages



B2. Employment Land Guidance

B2.1 Given the aim of including a further check of the Employment Land Review's supply evidence within the SHLAA, the assessment has also had regard to the Guidance on Employment Land Reviews (ODPM 2004), in particular Steps 2 ("Collate Data on Land Stock and Demand"), 8 ("Quantify Employment Land Supply") and 13 ("Identify additional sites to be brought forward").

B2.2 Step 2 of the ELR guidance recommends planning authorities set up a comprehensive database of employment sites from a variety of sources, including

planning/ economic development databases, OS maps, and site visits, with a minimum site size threshold of 0.25 has (or 500 sq. m.). It also recommends collation of information on the recent pattern of employment land supply, namely grant and take-up of permissions by market segment and sub-area, together with loss of employment land to other uses.

B2.3 Step 8 advises Local Planning Authorities to undertake a stock analysis of land and premises, together with flow analysis, which looks at take up of planning permissions for employment use as well as in some cases the loss of employment sites to other uses and the much greater flows associated with the turnover of business premises in existing buildings.

B2.4 Step 13 sets out a process for identifying “additional” employment sites in a formal way, but stating that it must be tailored to the extent of the site search that is required. It starts with confirming the nature of the “gap” in market requirements in terms of market segment, location/ access, environmental quality, plot size and overall quantum, using such criteria to identify potential sites.

B3. Regional Spatial Strategy

The Yorkshire and Humber Plan- Regional Spatial Strategy to 2026: May 2008

B3.1 The study has also had regard to the policy framework contained in the adopted Yorkshire and Humber Plan (Regional Spatial Strategy) in terms of housing and employment land requirements and related policies for the District. Relevant policies are set out below:

POLICY YH1: OVERALL APPROACH AND KEY SPATIAL PRIORITIES

A Growth and change will be managed across places and communities in Yorkshire and Humber in order to achieve sustainable development and the Spatial Vision ...

B Plans, strategies, investment decisions and programmes should aim to:

1. Transform economic, environmental and social conditions in the Regeneration Priority Areas
2. Manage and spread the benefits of continued growth of the Leeds economy as a European centre of financial and business services

.....

5. Support Principal Towns and Local Service Centres as hubs for the rural and coastal economy and community and social infrastructure and encourage diversification of the rural economy

6. Protect and enhance the region’s environmental resources including areas of international and national importance, and the character and qualities of the Region’s countryside including for economic and social development

7. Avoid exacerbating environmental threats to the region and reduce the region's exposure to those threats
8. Avoid increasing flood risk, and manage land and river catchments for flood mitigation, renewable energy generation, biodiversity enhancement and increased tree cover
9. Ensure that transport management and investment support and help deliver the spatial strategy

POLICY YH2: CLIMATE CHANGE AND RESOURCE USE

Plans, strategies, investment decisions and programmes should:

- A** Help to meet the target set out in the RES to reduce greenhouse gas emissions in the region in 2016 by 20-25% (compared to 1990 levels) with further reductions thereafter by:
1. Increasing population, development and activity in cities and towns
 2. Encouraging better energy resource and water efficient buildings
 3. Minimising resource demands from development
 4. Reducing traffic growth through appropriate location of development , demand management and improving public transport and facilities for walking and cycling
 5. Encouraging redevelopment of previously developed land
 6. Facilitating effective waste management
 7. Increasing renewable energy capacity and carbon capture
- B** Plan for the successful adaptation to the predicted impacts of climate change by:
1. Minimising threats from and impact of coastal erosion, increased flood risk, increased storminess, habitat disturbance, increased pressure on water resources, supply and drainage systems;
 2. Maximising opportunities from: increased growing season; greater tourism potential; and warmer urban environments

POLICY YH3: WORKING TOGETHER

Plans, strategies, investment decisions and programmes should be based on:

- A** Effective collaboration between areas within the Region, particularly to:
1. Support the renewal and regeneration of urban and rural areas
 2. Address low and high housing demand
 3. Balance housing with current and future employment opportunities
 4. Promote networks of different places with complementary roles, based on their own strengths and characteristics
 5. Realise the potential of City Regions and ensure that benefits are spread across them
 6. Achieve effective environmental management and enhancement and address climate change
- B** Effective collaboration between areas in adjoining regions, particularly to:
-
2. Make the best use of inter-regional road and particularly rail and water transport links

3. Achieve effectivelandscape and environmental management and enhancement

POLICY YH5: PRINCIPAL TOWNS

- A** Principal Towns should be the main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities.
- B** The roles of Principal Towns as accessible and vibrant places to live, work and invest should be enhanced. Plans, strategies, investment decisions and programmes should:
 - 1. Improve accessibility from surrounding areas and improve their function as hubs for transport services and interchange
 - 2. Improve public transport links between Principal Towns and with Regional and Sub Regional Cities and Towns
 - 3. Ensure that they provide the main focus for employment development in rural areas
 - 4. Enhance the vitality and viability of town centres
 - 5. Achieve a high standard of design that protects and enhances local settings, character, distinctiveness and heritage.
- C** LDFs should include the Principal Towns indicated on the Key Diagram and may in particular circumstances supported by compelling evidence include other towns

POLICY YH6: LOCAL SERVICE CENTRES AND RURAL AND COASTAL TOWNS

Local Service Centres and ruralareas will be protected and enhanced as attractive and vibrant places and communities, providing quality of place and excellent environmental, economic and social resource. Plans, strategies, investment decisions and programmes should:

- 1. Achieve a high standard of design that protects and enhances settlement and landscape diversity and character
- 2. Support innovative means of accessing and delivering services
- 3. Retain and improve local services and facilities, particularly in Local Service Centres
- 4. Support economic diversification
- 5. Meet locally generated housing needs for both market and affordable housing

POLICY YH7: LOCATION OF DEVELOPMENT

- A** After determining the distribution of development between cities and towns in accordance with policies ...YH5 and YH6, local planning authorities should allocate sites by giving:
 - 1. First priority to the re-use of previously developed land and buildings and the more effective use of existing developed areas within the relevant city or town.
 - 2. Second priority to other suitable infill opportunities within the relevant city or town

3. Third priority to extensions to the relevant city or town
- B** In identifying sites for development, local planning authorities will should adopt a transport-orientated approach to ensure that development:
1. Makes the best use of existing transport infrastructure and capacity
 2. Takes into account capacity constraints and deliverable improvements, particularly in relation to junctions on the Strategic Road Network
 3. Complies with the public transport accessibility criteria set out in Tables 16.8 and 16.9 and maximises accessibility by walking and cycling
 4. Maximises the use of rail and water for uses generating large freight movements

POLICY H1:PROVISION AND DISTRIBUTION OF HOUSING

- A** The region’s housing stock should be improved and increased to provide appropriate accommodation for all households wanting homes, taking account of strong economic growth in the Leeds City Region, ... and the need to place a greater emphasis on meeting local needs in rural areas.
- B** Plans, strategies, programmes and investment decisions should ensure the delivery of the average annual net additions to the dwelling stock set out in Table 12.1 in locations that accord with the Core Approach and Sub Area policies, taking account of indicative timing set out in Table 12.2.

RSS Table 12.1 ANNUAL AVERAGE NET ADDITIONS TO THE DWELLING STOCK 2004-2026

LOCAL AUTHORITY	2004-8	2008-2026
Craven	250	250

**RSS TABLE 12.2
INDICATIVE TIMING OF HOUSING GROWTH FROM 2008**

Annual net housing growth likely to rise from below the 2008-2026 average to above it.	Annual net housing growth likely to remain broadly consistent 2008-2026.	Annual net housing growth likely to fall from above the 2008-2026 average to below it.
		Craven

POLICY H2: MANAGING AND STEPPING UP THE SUPPLY AND DELIVERY OF HOUSING

To support the step–up in the delivery of new homes required by policy H1 and to ensure that new homes are in locations that accord with the Plan’s Core Approach

and Sub-Area Policies:

- A** Local Planning Authorities should complete Strategic Housing Land Availability Assessments (SHLAA) during 2008 as evidence for LDFs.
- B** Local Planning Authorities should identify and manage the release of land to maintain the momentum of the urban transformation of ... Principal Towns by:
 1. Prioritising housing development on brownfield land and through conversions to contribute to a regional target of at least 65%
 2. Identifying sites and contributions from areas of planned change in LDFs (based on Strategic Housing Land Availability Assessments, Local Employment Land Reviews, and other evidence) to ensure a 15 year supply of land for housing, including a five year supply of specific, deliverable sites
 3. Where needed, identifying broad locations in LDFs in accordance with policy YH8, so that these locations can be included in the 11-15 year supply and be further tested before sites are identified
 4. Co-ordinating the release of housing land with the necessary improvement to and/or provision of green, social and physical infrastructure
 5. Adopting a flexible approach to delivery by not treating housing figures as ceilings whilst ensuring that development is focussed on locations that deliver the Plan's Core Approach and Sub-Area policies
 6. Maintaining housing and brownfield land trajectories, and managing delivery where actual performance is outside of acceptable ranges
- C** The Regional Planning Body should monitor the five-year housing land supply in the region, along with levels and patterns of migration, household and population change, the recent and projected performance of the regional economy, housing mix, affordability, and delivery in rural areas. The RPB should maintain a regional housing trajectory, linked to regional and local Annual Monitoring Reports. Where monitoring suggests that the expected outcomes of the Plan (Table 2.1) are not being achieved, consideration should be given to reviewing the Plan.
- D** The Plan will be refined through a partial review to be completed by 2011 to ensure that longer term housing growth is planned and accommodated in the most sustainable way by identifying broad locations to meet longer term development needs, considering proposals for New Growth Points and Ecotowns and other evidence.

B4. Emerging Craven Core Strategy

B4.1 The SHLAA has been informed by the Craven Core Strategy Preferred Options Report in terms of the 55

55settlement strategy and general intended distribution of housing and employment development. The Settlement Strategy Policies SS 1 to 5 establish the overall proposed settlement hierarchy as follows:

Hierarchy	Settlement	Role
Policy SS1: Principal Service Centre:	Skipton	A substantial amount of the district's development of most types will be directed towards the Principal

		Service Centre of Skipton
Policy SS2: Local Service Centres :	South Craven (Crosshills/ Glusburn/ Sutton in Craven), Settle (with Giggleswick), and High Bentham	Will play a lead role in the future development and provision of services in the plan area.
Policy SS3: Smaller Local Service Centres :	Gargrave and Ingleton	Limited development would be supported together with new or maintenance of existing levels of services in partnership with other service providers.
Policy SS4: Villages with Facilities	Burton in Lonsdale, Carleton, Clapham , Cononley, Cowling, Embsay, Hellifield, Kildwick (with Farnhill), Low Bentham and Low Bradley	Development will be small scale and aimed at meeting local needs.
Policy SS5: Other Rural Villages and Open Countryside		Most development will be resisted unless exceptional justification can be demonstrated

B4.2 Core Strategy Preferred Option Policies SS1 to 5 also emphasise the need for priority to be given to development on previously developed land and within existing settlement limits before greenfield sites, wherever possible and subject to other sustainable development criteria. In accordance with these policies, Policy HO2: Housing Provision within settlements, and Policy EC1: Employment Land Provision, set out proposed distribution targets for Housing and Employment land, as follows:

Location	Proportion of Housing Provision	Proportion of Employment Provision
Skipton	35%	45%
South Craven	26%	30%
Settle (with Giggleswick)	10%	10%
High Bentham	6%	5%
Ingleton and Gargrave (together)	8%	5%
Villages with facilities (together)	15%	5%

B4.3 In addition, Policy HO3 states that the Site Allocations DPD will be required to identify sites which give precedence to previously developed land and which provide 55% of all dwellings on such land.

B5. Craven Environmental Capacity Study

B5.1 As part of its LDF evidence base the Council have prepared an Environmental Capacity Study (ECS). This study identifies key environmental constraints to potential development within and adjoining the key settlements as set out in the Core Strategy Preferred Options document. For the purposes of the SHELAA the draft ECS (July 2007) was used to identify key environmental constraints, particularly at the fringes of existing settlements. The ECS covers the principal settlements of Skipton, South Craven, Settle with Giggleswick, High Bentham, Ingleton and Gargrave. The report was used as a first sieve when considering sites outside the existing development limits. In particular those sectors categorised as 'red' (i.e. where development should not be permitted under any circumstances), were in most cases ruled out for future development. A few sites within the red category were retained within the SHELAA list where they formed a relatively small part of the relevant ECS zone and /or were only affected by one factor which could be affected by a policy change or interpretation within the Council's remit (i.e. through a Conservation Area Assessment).

SECTION C: HOW THE STUDY WAS CARRIED OUT

C HOW THE STUDY WAS CARRIED OUT

C1 Introduction

C1.1 This section describes the main stages of the study, the actions undertaken during each stage and the assumptions and relevant decisions made.

C1.2 Whilst these stages are in broad compliance with Government guidance for the preparation of SHLAAs there are a number of differences. The main differences between this SHELAA and the Practice Guide are that this study covers both housing and employment land, and indeed mixed uses, and that the study also makes use of work already done on broad locations through the Environmental Capacity Study, rather than treating this as a separate stage towards the end of the assessment.

C2 Stage 1: Planning the assessment

C2.1 The first stage of the SHELAA was to establish a project scope and draw up a methodology of how the key elements of the assessment were to be undertaken. A draft methodology (Annexe 7) was published on the Council's web site in September 2007 and was sent out for consultation with key partners. Comments on the methodology were also received during the consultation on the Core Strategy Preferred Options Report during the latter part of 2007.

C2.2 Annexe 1 presents the list of key partners who were consulted on the methodology. No major comments were received on this consultation other than from a number of Parish Councils who requested that they be specifically consulted during the process. Recognising the detailed knowledge held by the Parish Councils it was agreed with Craven District Council to include them in the consultation exercise in December 2007 and January 2008.

C2.3 In terms of specific issues raised in the Practice Guide, the methodology sets out the following assumptions:

i. Possible joint working with adjoining authorities

It was decided that the SHELAA should be undertaken for the planning authority area only, in view of the urgent need to progress this study, the relative geographical isolation of Craven outside the Yorkshire Dales National Park from other North Yorkshire authorities to the east, the existence of the border with the North West region to the west, and the timescale for the Craven and Richmondshire SHMA.

ii. Using an existing 'Housing Market Partnership' and whether membership is appropriate

An internal working party had progressed proposals for a Housing and Employment Market Partnership as a thematic group of the Housing Forum which is part of the Local Strategic Partnership (LSP). It was decided to use this group to guide the SHELAA. The establishment of the Craven Housing

and Employment Market Partnership involved the key landowners, local estate agents, developers and/or their representative bodies operating in the area. Many of these have already been identified during the response to the Issues and Options consultation on the Core Strategy.

Consideration was given to whether all relevant partners were already involved in the partnership. Whilst membership did not include the various statutory undertakers, it was decided that many of these would probably not want to commit time to membership of the Housing and Employment Market Partnership. Instead, it was decided that they would be consulted separately.

iii. Resources available for the project – within the local planning authority and the partnership:

The Council decided that, owing to their own limited staff resources, they would utilise consultancy services from Envision. The consultants would work with the GIS officer, and collaborate with the Principal Planner (Policy) and other in-house staff as necessary (including Craven District Council staff in other departments).

Financial Resources for Envision's services were made available through the Planning Delivery Grant.

iv. Ensuring appropriate skills needed are available within 'Study Team':

The combined Council/consultancy study team ensured that all necessary skills were available to carry out the study.

C2.4 The agreed methodology was generally followed, but adjustments were made to meet circumstances as they emerged, including time and resource pressures. The following sections therefore reflect what actually happened and differs in detail from the methodology as originally set out.

C3 Stage 2: Determining which sources of sites were included

C3.1 The government's previous guide to good practice with regard to urban potential studies ('Tapping the Potential': DETR 2000), and previous draft guidance, listed several sources of potential housing, some of which were land and some of which related to existing buildings (i.e. re-use of vacant houses, conversions of commercial property, sub-division of houses and flats above shops). Many of the latter were best accounted for by means of an allowance, rather than identifying and surveying specific sites. The new guidance places less emphasis on allowances and more on the identification of sites. Presumably because of PPS3's general exclusion of windfall sites from the first 10 year's supply, it only includes windfall assessment as an optional stage (see below).

C3.2 The main sources of sites considered as part of this study are as follows:

A. Sites in the planning process

- 1) land allocated (or with permission) for employment or other land uses which are no longer required for those uses
- 2) existing housing allocations and site development briefs
- 3) unimplemented/outstanding planning permissions for housing
- 4) planning permissions for housing that is under construction

B. Sites not currently in the planning process, e.g.

- 1) vacant and derelict land and buildings
- 2) surplus public sector land
- 3) land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development
- 4) additional housing opportunities in established residential areas, such as under-used garage blocks
- 5) large scale redevelopment and re-design of existing residential areas

C3.3 The Practice Guide recommends three further sources of information relating to sites not in the planning process. These are:

- sites in rural settlements and rural exception sites
- urban extensions (broad locations identified in RSS)
- new free standing settlements.

C3.4 These would not previously have been included in an urban capacity study since they lie outside the urban area. In the case of Craven, the latter two (urban extensions identified in the RSS and new settlements) are not relevant since they are not allowed for in the RSS and there is clearly no need or scope for this scale of development (but see recommendation for further action in the event of a need for such a scale of development at the end of this report). However, the consultants consider that the Practice Guide omits an important category, namely the extension of urban areas and other settlements on a scale less than that required to be identified in RSS. This important category comprised the majority of sites identified by the SHELAA.

C3.5 With regard to sites in rural settlements and rural exception sites, section C5 below describes how the SHELAA concentrated on the most sustainable settlements, including several in rural areas. However, there was no systematic search for sites outside these villages since they would be considered unsustainable and the resources required to identify them could not be justified. However, existing commitments in this category are taken into account and any future development on such sites is included in a windfall allowance.

C3.6 Identification of such land implies no commitment to granting planning permission, but judgement and selection at Stage 4 focused attention on those sites with a realistic chance of allocation. This selection is based on the Environmental Capacity Study as referred to above. With the exception of clear-cut designations such as sites of Special Scientific Interest, it was agreed that the scope of the assessment should not be narrowed down by existing policies. This means, for example, that the Green Wedges in South Craven and Bentham were not considered a reason for excluding sites from consideration.

C4. Stage 3: Desktop review of existing information

C4.1 The Practice Guide suggests various sources of information to be used in the desktop study. The key sources for the Craven SHELAA were:

- The in-house housing land availability information, which is updated monthly to take account of new planning permissions and completions. A base date of 1st April 2007 was agreed.
- The Annual Monitoring Report 2006/07 for allocated/permitted employment sites and allocated housing sites.
- A search of the planning register for sites refused permission for housing development and for sites recently granted permission for employment uses.
- Database of sites submitted in response to the “call for sites” on the Site Allocations DPD.
- The previous Urban Potential Study 2003 (also included in the National Land Use Database returns).
- The draft Employment Land Review.
- Ordnance Survey maps as a basis for discussion with development control officers and other staff with local knowledge.

C4.2 Information relating to employment sites is not regularly monitored in the same way as housing sites by Craven District Council. Investigation of the National Register of Surplus Public Sector land revealed no sites in Craven.

Recording Data

C4.3 The sites identified from the above sources were recorded on GIS software and cross-related to a Microsoft Access database setting out a range of characteristics, such as site reference, address/location description, source category, previously developed land or greenfield, grid reference, site area, existing land use, existing buildings present, planning status, adjoining land uses, constraints etc. Some of this information was entered at desk top study stage and the remainder after site survey (see below).

C4.4 In total some 1006 database entries were collected and divided amongst the various sources as follows:

Table C1: Summary of Source Information

Source Ref No	Source of Information	No of DB Entries
1	Extant PP's from Housing Monitoring Database	233
2	Urban Potential Study	184
3	Employment Land Review	57
4	Additional sites from Craven District Council	24
5	Site Allocations DPD site database	236
6	Housing refusals since 2005	102
7	Employment approvals since 2005	114
8	New sites added by Envision (following survey)	56
	TOTALS	1006

During the establishment of this initial database, duplicate entries were identified and noted as such within the database but not removed so as to allow for further checks in the future. Through discussion with Craven District Council staff a number of entries were marked as complete and housing numbers checked to ensure all completions after 1st April 2007 are included in the SHELAA. Over half of the employment applications were not relevant to the exercise, since they related to extensions and changes of use and did not identify land for either employment or housing use.

C4.5 As a result of the above work the total sites for survey was reduced to 708 as follows:

Table C2: Duplicates and Deletions

	Duplicates/Deletions	No of DB Entries
A	Duplicate entries	185
B	Sites complete	35
C	Employment sites not relevant	60
D	Additional removals	18
	TOTALS	298

C4.6 The Practice Guide refers to mapping certain areas in order to help identify which geographic areas (e.g. development hotspots, town and district centres, principal public transport corridors and specific locations within and outside settlements) could be covered by the survey (i.e. in order to pick up additional sites which had not been identified in the desk top study). However, given the relatively small size of the settlements in Craven, the extent of work already done (including the UPS 2003, the draft ELR and the Site Allocations DPD consultation) and the absence of specific locations as described in the guidance, it was not considered necessary to do this explicitly, although special attention was given to Skipton town centre and the main public transport routes serving it.

Inviting Suggestions for Sites

C4.7 Invitations to submit sites for consideration in the study were invited from appropriate public sector organisations by letter and at the 1st and 2nd Craven Housing and Employment Market Partnership Meetings. Few new sites were added as a result of this exercise but additional information was provided for sites already in the SHELAA, such as those owned by public sector organisations, including both the County and District Councils. As noted in Table C1 above, a large number of sites was considered under source 5 (sites put forward under the Site Allocations DPD). These sites follow an initial invitation for sites as part of the pre-production stage of the proposed Site Allocations DPD. Many of these sites are put forward by land owners and, as part of the process, they had been asked to supply site details together with the preferred intended use. In general terms this indicates a willingness on the part of the owner/promoter to see the site developed.

Identifying Constraints

C4.8 A key part of the desktop review was the identification and mapping of an extensive list of known policy constraints as detailed below.

Constraint Map 2A: Local Plan Designations

- Development limits
- Education reserve
- Employment allocation
- Employment commitment
- Established Industrial Areas
- Frontage
- Green Wedge
- Protected (Important) Open Space
- Recreation/amenity space
- Recreation reservation
- Protected road approaches to Skipton
- Special Landscape Area
- Tourism development site
- Trackbeds
- Site of Cross Hills Railway Station
- Yorkshire Dales National Park boundary

Constraints Map 2B: Environmental

- Agricultural land classification
- AONB
- Flood Zones 2 and 3
- Closed landfill sites and 250 m buffer
- Current landfill sites and 250m buffer
- Non statutory Nature Conservation sites
- Parks and Gardens

- Special Areas of Conservation (SAC's) and buffers
- Ground Source Protection Zones (water)
- Special Protection Areas (SPA's) and buffers
- Sites of Special Scientific Interest (SSSI's) and buffers
- Tree Preservation Orders (TPO's)

Map 2C: Heritage and Built Environment, Recreation and others

- Listed Buildings
- Conservation Areas
- Ancient monuments
- Archaeological site
- All sport and recreation survey sites
- Pipelines

C4.9 Using the Council's GIS system, this information was mapped for each settlement and used as part of the site survey stage to identify constraints affecting each site.

C5. Stage 4: Determining which sites and areas will be surveyed

C5.1 The guidance notes that assessments will need to be more comprehensive (in terms of geographical coverage) and intensive (in terms of minimum site size to be surveyed) where housing targets are high and/or where housing market conditions signal worsening affordability. This is the case in Craven, as indicated by the need for affordable housing in most wards (see Table 5.8 in the Craven 2005 Housing Needs Assessment) and by market pressures (demand exceeding supply) in many wards, especially in and around Skipton (Table 5.15 of the Housing Needs Assessment).

C5.2 Moreover, where the area is dominated by smaller rural settlements, as is the case here, then it may be necessary to identify all the sites with potential for housing. Also where a large proportion of housing is expected to be delivered on small sites, then the survey will need to identify smaller sites than would be necessary where larger sites are likely to make up the bulk of supply.

C5.3 According to the current housing monitoring information a significant proportion of current development sites with planning permission are small in size, hence the need for a relatively low site size threshold for the survey. However, the guidance also states that the methodology should take account of the resources available.

C5.4 In order to avoid unnecessary and time-consuming site survey it was agreed that all sites currently within the planning process will be included in the database but that, in order to minimise workload and given the threshold size suggested for affordable housing in the Core Strategy Preferred Options report, only those sites of 0.1 hectares and above would be surveyed (as opposed to the slightly larger figure of 0.2 hectares which was used in the previous Urban Potential Study). Additionally, to conform with sustainability objectives and the draft RSS, the survey focussed on

sites within the settlement strategy as set out in the Core Strategy Preferred Options report, covering a total of 16 settlement areas as detailed below.

- Skipton;
- South Craven: Glusburn/Crosshills/Sutton
- Settle (with Giggleswick)
- High Bentham
- Ingleton
- Gargrave
- and the larger villages of:*
- Burton in Lonsdale
- Carleton
- Clapham (outside the National Park)
- Cononley
- Cowling
- Embsay
- Hellifield
- Kildwick (with Farnhill)
- Low Bentham
- Low Bradley

C5.6 As a result of the above analysis, the 708 sites as outlined in Stage 3 were further reduced as shown in table C3 below.

Table C3: Sites Removed from Survey

	Removed from Survey	No of DB Entries
E	Sites outside the settlement strategy (only)	130
F	Sites below 0.1ha (only)	195
G	Sites which are both outside the settlement strategy and below 0.1ha	33
	TOTALS	358

C5.7 For the remaining 350 sites, each was given a unique survey reference number based on the settlement (e.g. for Bradley - BR001, BR002 etc; for Skipton - SK001, SK002 etc).

C5.8 Within each settlement, the study team looked for sites in or adjoining the settlement boundaries defined in the adopted Local Plan, taking account also of those sites put forward by owners as part of the request for sites under the proposed Site Allocations DPD. Not all of these sites were included in the final list of 350 sites as they were not considered to be linked to the settlement despite having the same parish reference, or would have extended the settlement in an unsustainable form (e.g. ribbon development). These form part of the 'outside settlement strategy' list in category E in table C3 above.

C6. Stage 5: Carrying out the survey

- C6.1 As outlined in Stage 4, 350 sites were surveyed over a 4 week period during November/December 2007. This total includes the 56 additional sites put forward by Envision (Source Ref. 8 in Table C1). Each site was surveyed by a member of the Envision Team, digital photographs were taken and data entered into the SHELAA database.
- C6.2 During each site visit notes were taken using a standard checklist (refer to Information for Site Survey section of Table C4 below) . For most sites it was possible to see into or across the site, but for a few Google Earth was used to determine site characteristics.
- C6.3 Wherever possible, during the surveys the boundaries of each site were accurately mapped and any physical constraints noted either on site or from adjoining land uses. The character of the surrounding area was noted together with other relevant factors such as existing land-use, buildings, topography, vegetation, water-courses, pylons, accesses and public rights of way. Prior to the site visits, information relating to known policy constraints was entered into the database, and this was augmented with information collected during the site visits. In some cases the information was queried and checked with Craven District Council staff.

Initial Assessment and Sites Retained for Further Consideration

- C6.4 Survey data from both desktop analysis and the on site survey were entered into the database. The following information was entered for each site, totalling 65 individual field entries:

Table C4: Database Fields

	Data Field	Notes
BASE DATA		
1	ID1	Unique MSAccess ID number
2	SHELAA Ref No	Completed post survey
3	Survey Ref No	Unique ref no.
4	Survey Date	
5	Photos No's	1 or more photographs of each site taken
6	Data Source	As described in Stage 3 , Table C1
7	Site Allocations DPD site ref no	
8	ELR Ref No	
9	UPS Ref No	
10	Plan App Ref	If applicable
11	Parish Ref	Unique refs used by Craven District Council
12	Parish	4 letter code used by Craven District Council
13	Site Description	

14	Site Size (ha)	
15	Planning History	If applicable
16	ELR site Info	If applicable
17	Site Allocations site put forward by	
18	Ownership Details	
19	Land Proposed For (Site Allocations)	From Site Allocations DB
20	Planning Application Description	
21	PP Dec Date	
22	PP Expiry	
23	Ownership Details (from Site Allocations DB)	From Site Allocations DB
24	ELR: Date of Survey	From ELR DB
25	ELR: Site Availability	From ELR DB
26	ELR: Development Constraints	From ELR DB
27	ELR: Greenfield	From ELR DB
28	ELR: Use Class Allocation	From ELR DB
INFORMATION FROM SITE SURVEY		
1	Current Use	
2	Current Use (if Other please specify)	
3	Development Progress (if applicable)	
4	PDL	
5	Topography	
6	Topography (if other please specify)	
7	Trees on site	
8	Potential Contamination	
9	Evident Physical Constraints	
10	Buildings on Site	
11	Buildings on Site (if yes, description)	
12	Areas of Parking/Circulation	
13	Existing Vehicular Site Access	
14	Access (if no, access potential)	
15	Proximity to Public Transport	
16	Local Facilities Provision	
17	Adjoining Character	
18	Adjoining Character (if other please specify)	
19	Sensitivity for Employment Use	
20	Environmental Nuisance from Adjoining Uses	
INFORMATION FROM DESKTOP SURVEY USING CONSTRAINTS MAPS		
1	Agricultural Land	Grades 3, 4 and 5

2	Flood Zone	2 and 3
3	SSSI	2km and 500m buffers
4	SAC/SPA	2km and 500m buffers
5	AONB	Yes or No
6	In Conservation Area	All, part, none
7	Listed Buildings	Yes or No
8	Scheduled Ancient Monuments/Archaeologically Sensitive Site	Yes or No
9	TPO's on site	Yes or No
10	Landfill Site	All, part, none
11	Environmental Capacity Study Zoning	Red, Orange, Yellow, Blue
12	ECS: Craven District Council Addendum Category	Red, Orange, Yellow, Blue
13	Green Wedge	All, part, none
14	Important Open Space	All, part, none
15	Special Landscape Area	All, part, none
16	Local Plan - Other Designation	
17	Existing Development Limits	Within (whole/part), outside

C6.5 Following the survey and mapping work, a first sieve of sites was carried out by Envision prior to the consultation. The study team used the following criteria as shown in table C5 to remove 59 sites. Such sites are not removed from SHELAA database, but remain in a separate category for further analysis. For example a site which is currently used for allotments and does not appear available for development was excluded under this first sieve. However, in the future the site may become vacant or under utilised, in which case the Council would have the option to re-assess the site using the survey information and to bring it back into consideration as part of the land supply.

Table C5: First Sieve Removals

	FIRST SIEVE	No's
A	Well-used allotments	3
B	Well-used and maintained public open space	1
C	Other important open space	5
D	Site built/complete (check numbers)	6
E	Existing established private house and /or gardens	16
F	Severe environmental constraint	15
G	Site unrelated to the built up area	8
H	Out of scale with settlement and need	5
	TOTAL	59

C6.6 This brought the revised total for consultation to 291. A complete list of sites removed at the first sieve is contained in Appendix 1.

C7 Stage 6: Assessing when and whether sites are likely to be developed

C7.1 Following the site survey the next stage was to determine which of the sites remaining in the SHELAA were deliverable, developable or not currently developable (as defined in paras. 54 and 56 of PPS3). This involved looking at the following factors:

- **Suitability**, i.e. in terms of sustainable development and as a location for housing/ employment/ mixed use, taking into account policy restrictions (but subject to the ability to ease restrictive designations through the Core Strategy), physical problems or limitations, potential impacts (e.g. on landscape or conservation) and environmental conditions for future residents. This assessment had already been done at Stage 4 (and is generally not needed for sites in the planning process), but was checked in the light of the work done at stage 6.
- **Availability**, i.e. within 5 years of the date of adoption of the Site Allocations DPD, based on available information on owner's intentions and on legal and ownership problems, as obtained through discussion with Craven District Council's Development Control team and Economic Development staff and through the consultation (see below). Where problems were identified, an assessment was made as to how and when they can be overcome and this information was used to estimate when the site may be available.
- **Achievability**, i.e. whether the site is economically viable (i.e. the residual value for the use and at the density proposed exceeds the value of the site remaining in its existing use) and saleable over a given period, taking account of market factors, cost factors and delivery factors as set out in paragraph 40 of the Guidance.

C7.2 It was agreed with Craven District Council that this important stage of the process would be best informed through consultation with key statutory consultees/infrastructure providers, the Craven Housing and Employment Market Partnership members, Parish Councils and key Council Officers. This consultation was undertaken during December 2007 and January 2008 and involved each consultee being sent relevant information for all 291 sites including:

- Masterplans of each settlement showing location of sites within the settlement
- Detailed site plans for each site
- Key site information by settlement
- Photographs; and
- An assessment questionnaire

C7.3 It was agreed that the Parish Councils would only receive information for their particular parish.

C7.4 Information was put on to CD format.

Assessment Questionnaire

C7.5 To assist and guide the assessment each consultee was sent a questionnaire which was structured into three parts:

Part 1: Suitability for Housing, Employment or Mixed Use Development

This section asked whether the site was suitable for development, and if so which type. If the site was suitable for development respondents were asked to indicate the development potential of the site, in terms of density/ housing numbers or employment floorspace

Part 2: Site Availability

This asked whether the site was available now in ownership terms, i.e. owned by a single (or multiple) owner(s) with an intention to bring forward the site for development and was free from legal and other land constraints

If the site was not considered available then further information was requested on the particular ownership constraint and whether the constraint could be resolved before 2026 and if so which year and key actions required.

Part 3: Achievability

This sought to determine whether development of the site was achievable in terms of:

Physical Constraints

Consultees were asked whether the site was free from known physical constraints which could prevent it being developable by 2026 without action.

For sites with constraints further information was requested regarding whether the constraint could be overcome by 2026, key actions required and estimated cost.

Economic Viability

Consultees were asked if they thought development of the site was economically viable now, and if not to indicate the key factors influencing viability, whether they could be overcome by 2026 and key actions required.

Completion

Consultees were asked to indicate the year when development may be completed up to 2026.

Outcome of the consultation exercise

C7.6 Responses were received from a total of 54 consultees. Annexes 1 to 5 provide a full breakdown of the list of consultees, the general comments received which were not site specific and the site specific comments on all surveyed sites and in particular on the final SHELAA sites. A further assessment was carried out by Envision with regard to site suitability, availability and achievability. Using the knowledge gained from the survey process together with detailed information from organisations such as North Yorkshire Highways, the Environment Agency, English Heritage, key landowners and developers, Craven District Council staff and the Parish Councils, this second sieve of sites resulted in a further 73 sites being removed from the SHELAA.

Table C6: Second Sieve Removals

	SECOND SIEVE	No of DB Entries
I	Sites not suitable	36
J	Sites not available	35
K	Sites not achievable	2
	TOTALS	73

C7.7 A full list of the sites removed at this stage is contained in Appendix 2 which details the full reason for removal and the information upon which this was based. This reduced the total number of sites to 218. In addition the consultation provided information to suggest that certain sites should be amalgamated so as to make best use of the available land or enable access. Further minor amendments were made to the final SHELAA list based on more detailed information regarding the number of potential houses as it was found that some sites now fell below the 0.1ha. threshold or would only deliver 1 or 2 houses. These sites were placed in the small sites category rather than the main SHELAA list. This third sieve reduced the number of sites to 183. A full list of the sites removed at this stage is contained in Appendix 3.

Table C7: Third Sieve Removals

	THIRD SIEVE	No of DB Entries
L	Sites amalgamated	29
M	Small sites	6
	TOTALS	35

C7.8 The total of 183 includes housing sites, sites for both housing and employment, employment only sites and mixed use sites, particularly those in town centre locations. The sites taken out of the process as detailed above remain within the SHELAA database. The assumptions can be re-tested at any time.

C8. Stage 7: Estimating the potential of each site

C8.1 To enable the next stage of the assessment revised site plans were prepared together with detailed masterplans for each settlement. To enable more detailed analysis of the 183 sites, data were exported to a spreadsheet so that calculations could be made regarding the potential number of houses and the amount of employment land throughout the plan area. Information relating to whether the sites were inside or outside existing development limits and on previously developed land was extracted and additional criteria were added to the spreadsheet as detailed in table C8.

Table C8: Data Fields for SHELAA Site Assessment

	Data Field	Notes
BASE DATA LINKED TO DATABASE		
1	PDL	As previously detailed
2	Existing Development Limits	Within (whole/part), outside
3	Data Source	1 to 8 (see Table C1)
REVISED/NEW DATA FIELDS		
4	Site Description	All site descriptions amended to reflect changing boundaries
5	Site Size (ha)	Each site re-measured following further boundary amendments and site amalgamations
6	Survey Ref No	Where sites have been amalgamated cross reference to all survey refs
7	SHELAA Ref No	New unique SHELAA ref number issued to each of the 183 sites in the SHELAA
8	Developable area	Percentage of area that can be developed
9	Notes on the development of site	Notes regarding the way in which it is planned to develop the site, including reference to existing planning permission figures, other uses such as open space, retail, car parking.
10	Percentage of site for housing	
11	Size of site for housing	Calculation based on percentage developable, and percentage for housing
12	Percentage of site for employment	
13	Size of site for employment	Calculation based on percentage developable and percentage for employment
14	Actual or estimate for housing capacity	An indication of whether an actual figure (from a planning application or scheme) has been used or whether an estimate has been made. Where neither, then the figure is calculated from the site area.
15	Category for housing density calculation	Town / service centre, edge of town centre, suburban, rural
16	Net housing density figure	Taken from housing density table (see Table C9)
17	Number of dwellings	Rounded down number of dwellings for each site delivering housing

Housing

C8.2 Where there was a planning permission or sketch scheme for the site, this figure was used as the housing capacity. In other cases, an initial calculation was made of the developable area followed by the percentage of the site that could be developed for housing. Table C9 was then used for calculating the housing density for each site. The larger the site, the lower will be the gross to net ratio, reflecting the fact that larger sites will need to include more provision for complementary land uses, such as (depending on size and local context) roads, landscaping, local open space, balancing ponds and community facilities (but excluding large land users such as schools, retail, employment and flood zone compensation areas). There will also be an increase in density with distance from town centre and facilities, reflecting both visual factors and the higher accessibility of such sites to services.

Table C9: Illustrative Density Assumptions

	Site size	<0.4 has	0.4 - 2 has.	>2 has.
		dph	dph	dph
Location	Gross to net ratio	100%	90%	80%
Town / service centre	Gross density	60	60	60
	Net density	60	54	48
Edge of town centre	Gross density	50	50	50
	Net density	50	45	40
Suburban	Gross density	40	40	40
	Net density	40	36	32
Rural	Gross density	35	35	35
	Net density	35	31.5	28

C8.3 The full conclusions from this exercise are contained in section D of this report together with the final SHELAA table as detailed in Appendix 4.

Employment

C8.4 Sites identified for employment and mixed use were assessed for their potential by reference to the market sector for which each site is considered suitable (e.g. small business units, warehouse and distribution, general industry), applying a plot ratio and employment density applicable to that sector. Where a mixed use site involved more than just a simple split of the land between residential and employment use (i.e. genuine integration of uses on different levels), then some form of design-led approach as discussed above may be necessary, but this was not done as part of the SHELAA because of time and resource constraints.

C9 Stages 8 & 9: Reviewing the Assessment

C9.1 All the above information was entered into the Excel spreadsheet as detailed in Appendix 4, showing a total potential supply of 7,768 housing units.

C9.2 In order to assess the adequacy of the housing land supply identified by the SHELAA, a trajectory was prepared which projects completion of housing development over the plan period of the RSS and LDF, which is up to 2026 taking into account the base date of information as of the 1st April 2007. To attempt to predict completion of each site exactly by year would have been spurious given the information available. Instead the trajectory (as well as looking at total supply to 2026) looks at the plan period divided into time bands, which are shorter in the short term (where prediction is easier) and longer in the long term. The time bands relate to financial years and are:

- 2007/ 08 (one year)
- 2008/09 to 2009/10 (two years)
- 2010/11 to 2012/13 (three years)
- 2013/14 to 2015/16 (three years)
- 2016/17 to 2020/21 (five years)
- 2021/22 to 2025/26 (five years)

C9.3 The date identified for each site is the earliest date at which it is estimated that development can be completed, taking into account the response to the question in the consultation, its current planning status, known progress to date, the current use on the site and any need to relocate, the size of the site (and consequent need to spread construction over several years) and other such factors. It does not take into account issues in relation to the housing market which would arise if too many sites were released at the same time.

C9.4 The trajectory includes an assessment of need/ requirement, both for the whole plan period and for each time band, as defined by the Core Strategy Preferred Options report, final RSS and RSS plus 20% (to allow for flexibility and slippage). This enabled the analysis of the supply against requirements for the district as a whole and by settlement for the whole plan period and for time bands within it.

C9.5 The findings of this stage are detailed in Section D4 of this report. The conclusion drawn was that sufficient sites were identified to meet requirements for both housing and employment land throughout the period of the LDF, hence Stage 9 of the current methodology was not required.

C10. Stage 10: Determining the housing potential of windfalls (where justified)

C10.1 PPS 3 states that allowances for windfalls should not be included in the first 10 years of land supply unless there are genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but

should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.

C10.2 Recorded housing completions for the year 2005/06 were 146; 132 of these were 'windfall' units developed on land not allocated for housing, predominantly on seven sites identified in the Urban Potential Study. It is therefore clear that Craven relies on such sites in arriving at its current housing land supply but also that it would have been possible to identify most of such sites in advance through the methodology outlined above.

C10.3 Nevertheless there remains an element of small windfall sites for which allowance must be made in order to avoid the unnecessary release of greenfield land. The Core Strategy Preferred Options report, while stating that large windfall sites will be specifically identified and therefore taken out of the windfall category through the SHELAA, still refers to an element of small windfalls as part of total supply.

C10.4 Such windfall sites are likely to comprise small infill plots within the built up areas; conversions of existing small buildings, including former farm buildings; and subdivision of existing houses. An analysis of the completions on these and other sources of windfall sites over the last 7 years was undertaken (information before this date being incomplete) and these average completion rates used to determine the realistic housing potential from windfalls, taking into account whether these rates are likely to decrease in the light of the availability of suitable premises. The output table from this work is included in Appendix 5.

C10.5 In addition, there are two sources of sites which were in earlier 'Tapping the Potential' Guidance but would not be revealed by an analysis of planning permissions and the survey process described above. These are:

- *Flats Over Shops*
- *Empty Homes*

C10.6 A survey of flats above shops was undertaken for the UPS 2003 and a calculation made based on this. It assumed that only 25% of the total potential could be realistically realised. We reviewed the assumptions made but did not repeat the survey which remains generally valid.

C10.7 The Council's Empty Homes Strategy shows that in April 2006 there were 744 recorded empty dwellings in Craven and of these 327 private sector properties had been empty for longer than 6 months. The vacancy rate in Craven (3.1%) is above average for both North Yorkshire and the Region. However, the Craven 2005 Housing Needs Assessment showed that vacancy rates are below the "transactional vacant" rate of 2% for social rented and 4% for the private sector. The information from the strategy and that in the Housing Needs Assessment was used to decide whether to include an allowance for this source.

SECTION D: FINDINGS AND CONCLUSIONS

D. FINDINGS AND CONCLUSIONS

D1 Introduction

D1.1 This chapter sets out the findings of the SHELAA and relates the conclusions on housing to the requirements of the RSS and, comments on the supply of employment land (while more detail on this in relation to demand is set out separately in the Employment Land Review update) and, finally , sets out various further actions which are required to enable the SHELAA findings to be incorporated into the Core Strategy and the Site Allocations DPD and to ensure that this valuable source of evidence is maintained in future.

It should be emphasised that the SHELAA is no more than a factual evidence base. While it has made certain judgements about the suitability of sites for development, or more accurately about the unsuitability of other sites that have been dropped, it does not imply that these sites have been or should be allocated for development. Moreover it does not infer that planning permission would be granted for the sites identified.

D1.2 **The decision on allocations will be made by the Site Allocations DPD and planning permission for greenfield sites currently outside the development limits, or otherwise not permitted by current, saved, policies in the Craven District Local Plan should await the adoption of that DPD, unless material considerations indicate otherwise.**

D1.3 The final outcome of the methodology described in the previous chapter is set out in Appendix 4. This lists all 183 SHELAA sites in reference number order, starting with sites in Skipton, followed by South Craven, Settle (with Giggleswick), High Bentham, Gargrave, Ingleton and the 10 other villages with facilities identified by the Core Strategy Preferred Options Report.

D1.4 For each site, there is:

- a brief site description (a more detailed description is provided in the database),
- site size in hectares
- the estimated percentage of the site which is developable (after taking into account physical constraints such as steep slopes, valuable trees, high flood risk areas)
- the proposed use/uses for the site; this includes “mixed use” which may involve uses other than employment and housing (e.g. retail, town centre uses, education, public open space, car-parking)
- where relevant, notes on where the capacity is derived from (e.g. planning permission or sketch scheme, or a percentage breakdown of uses), followed by

-
- an indication as to whether the figures being used are actual (i.e. taken from a planning permission or pre-application discussion) or estimated (e.g. from a sketch scheme)
 - for sites including housing, where actual or estimated figures are not being used, the percentage of the site to be developed for residential use, followed by the calculated area for housing
 - for sites including employment, the percentage of the site to be developed for this use, followed by the calculated area for employment
 - the broad location of the site (town centre, edge of centre, suburban or rural); this is used to help determine the density to be applied to the housing element of each site, but is also an indication of appropriate development type for employment.
 - for sites including housing, where actual or estimated figures are not being used, the appropriate net residential density as described in Table C9, based on broad location and site size
 - for sites including housing, the estimated number of dwellings based on either a calculation of density multiplied by area for housing, or on an actual/ estimated figure
 - an indication of whether the site is previously developed land, or partly so
 - an indication of whether the site is within (wholly or partly) or outside the development limits as defined by the current Craven District Local Plan.

D1.5 In addition Annex 6 includes a site plan for each site. The following section analyses the SHELAA sites by their various characteristics.

D2 SHELAA Findings

a) SHELAA Sites by Proposed Use

D2.1 The SHELAA has identified sites for development amounting to some 358 hectares, although some of this is undevelopable as a result of physical constraints within the site. About 204 hectares (57%) is suitable for housing development, providing 7,768 dwellings, and about a further 72 hectares (20%) is suitable for employment development. The remaining 25% is either not developable or is suggested for other uses such as retail, town centre uses, public open space or car-parking.

D2.2 Table D1 illustrates the breakdown of proposed uses for the SHELAA sites in terms of numbers of sites and of site area (including undevelopable areas within them). The percentage figures relate to the areas of land identified for each type of use in relation to the total area of the SHELAA sites in that settlement / group of settlements. The quantity and breakdown of land for employment and of housing land, in terms of both area and numbers of dwellings, is described in sections D3 and D5 below.

TABLE D1: SHELAA Sites- Breakdown of Proposed Uses

Proposed use	TOTAL	Skipton	South Craven	Settle	High Bentham	Gargrave/ Ingleton	Other Villages
1. Housing *							
No sites	125	27	22	16	13	17	30
Area (ha)	204	63.6	60.2	11.6	17.7	22.7	28.2
% Area	57%	43%	68%	47%	56%	59%	63%
2. Housing and POS/ Parking							
No sites	9	1	1	1	0	2	4
Area (ha)	24.8	17.4	0.6	1.0	0	1.8	4.0
% Area	7%	12%	1%	4%	0%	6%	11%
3. Employment							
No sites	24	11	4	2	2	5	0
Area (ha)	65.6	40.7	16.8	1.9	1.4	4.8	0
% Area	18%	28%	19%	8%	4%	13%	0%
4. Housing and Employment **							
No sites	10	5	1	1	1	0	2
Area (ha)	49.9	16.3	10.9	8.2	10.9	0	3.7
% Area	14%	11%	12%	33%	35%	0%	10%
5. Mixed Use							
No sites	15	10	0	3	1	1	0
Area (ha)	13.6	9.2	0	1.8	1.5	1.0	0.0
% Area	4%	6%	0%	8%	5%	3%	0%
TOTAL							
No. sites	183	54	28	23	17	25	36
Area (ha)	358.0	147.3	88.5	24.5	31.4	30.3	36.0

Includes 1 site with 15% assumed for possible retail use (SHELAA

** Ref: 326)*

*** Includes 1 site with 20% assumed for possible retail use (SHELAA Ref: 507) and 1 site with 20% assumed for possible education use (SHELAA Ref: 145)*

D2.3 By far the largest number of sites are proposed for **housing** use only or for **housing plus open space or car-parking**, the latter reflecting the retention or development of a part of their area for such uses,. In addition all sites would be expected to provide public open space at an appropriate level, but this is reflected in the lower net densities used to assess housing capacity on the medium-sized and larger sites. A total of 134 sites fall into these two categories, constituting 73% of all sites, although a rather lower 64% of land area.

D2.4 South Craven has the highest proportion of purely housing sites, although the largest site included here has 15% of its area suggested for possible retail use

(SHELAA Ref: 326). The “other villages” also have a high proportion of sites and land area proposed just for housing, or for housing with open space (often in the form of a village green). However, when the first two categories of proposed use are combined, all settlements have at least 50% area proposed for residential as opposed to mixed use or being combined with employment.

- D2.5 24 sites are proposed for **employment** use with no residential element. While these constitute only 13% of all SHELAA sites, they make up 18% by land area. They are concentrated in Skipton (where they form 28% of the town’s SHELAA sites by area) and South Craven (19%), although there is also a substantial amount of employment land identified in Ingleton. The Skipton and South Craven figures reflect two very large sites at South Skipton (SHELAA Ref: 116) and Ashfield Farm, Crosshills (SHELAA Ref: 301)
- D2.6 Sites for **housing and employment** use are those where it is anticipated that distinct parts of the site will be zoned for these two uses. In these cases an assumed percentage allocation between the uses has been used. There are only 10 sites in this category (5.5% of the total) but they make up 14% of the SHELAA sites’ area. In most of the sites are in Skipton (5) with 1 large site in South Craven, Settle and High Bentham.
- D2.7 The sites identified as **mixed use** are distinguished from combined housing and employment sites by being generally in town centre or edge of centre locations and by including a wider variety of uses, including for instance retail and commercial leisure uses as well as replacement car-parking. Assumptions of capacity on these sites have been made based on town centre densities and percentage splits of site area, which can be refined on the basis of further work in the future e.g. sketch design schemes.
- D2.8 15 sites were identified for mixed use development, almost all in Skipton, but with a few opportunities in Settle and one each in High Bentham (SHELAA Ref: 512) and Gargrave (SHELAA Ref: 601).

b) SHELAA Sites by Size

- D2.9 As already described in the methodology at C5.4, the SHELAA had a site size threshold of 0.1 hectares. Moreover a few sites above this size but committed to providing only 1 or 2 dwellings were not included in the final list. The analysis of housing provision in sections D3 and D4 below include the contribution made by small sites with planning permission as at 1st April 2007 (about 215 dwellings), as well as by anticipated windfalls on small sites in the future.
- D2.10 Table D2 sets out the breakdown of the SHELAA sites by site size, using categories of 0.1 to 0.4 hectares (small sites, below the site area of a “major development” for development control purposes), between 0.4 and 2 hectares (medium sized sites), between 2 and 5 hectares (large sites) and over 5 hectares (very large sites). These tie in with the categories used for applying an appropriate housing density as

described in the methodology and Table C9 page 32 (but with the larger sites divided into the large and very large categories).

TABLE D2: SHELAA Sites- Breakdown by Site Size

Site Size	TOTAL	Skipton	South Craven	Settle	High Bentham	Gargrave / Ingleton	Other Villages
Small: 0.1 has.- 0.4 has.							
No. sites	43	13	3	8	6	9	4
<i>As % of total</i>	<i>23%</i>	<i>24%</i>	<i>11%</i>	<i>35%</i>	<i>35%</i>	<i>36%</i>	<i>11%</i>
Employment area (has.)	1.48	0.47	0.23	0.17	0.21	0.40	0.00
No. Dwellings	381	130	20	64	54	76	37
Medium: 0.4 has. - 2 has.							
No. sites	95	23	12	13	7	12	28
<i>As % of total</i>	<i>52%</i>	<i>43%</i>	<i>43%</i>	<i>57%</i>	<i>41%</i>	<i>48%</i>	<i>78%</i>
Employment area (has.)	16.00	7.00	0.89	2.12	1.15	2.43	2.41
No. Dwellings	2675	633	464	323	236	284	735
Large: 2has. - 5 has.							
No. sites	29	11	8	1	3	2	4
<i>As % of total</i>	<i>16%</i>	<i>20%</i>	<i>29%</i>	<i>4%</i>	<i>18%</i>	<i>8%</i>	<i>11%</i>
Employment area (has.)	16.19	10.05	3.66	0.00	0.00	2.48	0.00
No. Dwellings	2115	666	687	56	341	93	272
Very Large: > 5 has.							
No. sites	16	7	5	1	1	2	0
<i>As % of total</i>	<i>9%</i>	<i>13%</i>	<i>18%</i>	<i>4%</i>	<i>6%</i>	<i>8%</i>	<i>0%</i>
Employment area (has.)	38.24	23.45	10.50	2.34	1.96	0.00	0.00
No. Dwellings	2597	1171	738	152	187	349	0
TOTAL							
No. sites	183	54	28	23	17	25	36
Employment area (has.)	71.91	40.96	15.28	4.63	3.32	5.31	2.41
No.Dwellings	7768	2600	1909	595	818	802	1044

D2.11 43 SHELAA sites, 23% of the total, were **small** (below 0.4 hectares or 1 acre) and these only accounted for 381 dwellings (5% of the total) and 1.48 hectares of employment land (2% of the total). The largest proportion of small sites is to be found in Settle and Ingleton, Gargrave and High Bentham. Relatively few of them were identified in South Craven and the “other villages”.

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- D2.12 The 95 **medium** sized sites made up just over half of all sites identified and contributed 2,675 dwellings, which is over 34% of all dwellings on SHELAA sites. Medium sized sites contained 16 hectares of employment land, 22% of the total, a relatively small amount given the number of medium sized sites, reflecting the fact that most of the medium sized sites are suggested for housing use. Employment provision is made up a few large and very large sites.
- D2.13 78% of SHELAA sites in the “other villages” were in the medium-sized category, mostly suggested for housing use. This reflects the small scale of such villages, where larger sites would generally be excessive in relation to the settlement size and contrary to Core Strategy Preferred Option policy. Elsewhere the highest proportion of medium sized sites was in Settle (57% or 13 sites).
- D2.14 29 sites fell within the **large** category, 16% of the total but accommodating 2,115 dwellings, which is 27% of the total housing provision on all SHELAA sites, and over 16 hectares of employment land, 22.5% of the total employment sites. Two-thirds of all large sites (employment and housing) were in Skipton and South Craven, with only 1 in Settle and relatively few in Gargrave/ Ingleton and the other villages.
- D2.15 While there were only 16 **very large** sites, these made up 53% (38.24ha) of employment land identified, almost entirely within Skipton and South Craven and concentrated on the two sites already referred to at South Skipton and Ashfield Farm, Crosshills in paragraph D2.5. In terms of sites for housing or housing and employment, there are a further 6 very large sites identified in Skipton, mostly to the north-west and east of the town, and 4 more such sites in South Craven. There is also a very large site identified in each of Settle, High Bentham, Gargrave and Ingleton. The former two also include employment land, while the latter two are suggested for housing only.

c) SHELAA Sites by Location

- D2.16 Analysis by location looks at the distribution of sites between settlements and at where the sites are located within and around those settlements.

Location by Settlement

- D2.17 Table D3 sets out the number of SHELAA sites, the amount of land in total, the amount for housing and employment and the number of dwellings identified for each settlement.

TABLE D3: SHELAA Sites – Location by Settlement

	No. sites	As % Total	Area (has)	As % Total	Area for Housing (has.)	Dwellings	As % Total	Area for Employment (has.)	As % Total
Skipton	54	30%	147.27	41%	52.85	2600	33%	40.96	57%
South Craven	28	15%	88.54	25%	53.23	1877	25%	15.28	21%
Settle (with Giggleswick)	23	13%	24.52	7%	15.62	595	8%	4.63	6%
High Bentham	17	9%	31.42	9%	22.65	818	11%	3.32	5%
Gargrave	7	4%	9.48	3%	8.20	253	3%	0.76	1%
Ingleton	18	10%	20.79	6%	14.31	549	7%	4.55	6%
Burton in Lonsdale	1		2.21		2.21	61			
Carleton	2		1.32		1.32	42			
Clapham	1		0.78		0.78	24			
Cononley	2		3.17		1.70	56		1.65	
Cowling	10		9.49		8.1	311			
Embsay	3		2.85		1.63	58			
Hellifield	5		6.35		5.04	196		0.76	
Kildwick	1		0.52		0.39	15			
Low Bentham	7		5.27		4.55	163			
Low Bradley	4		4.01		3.55	118			
Sub-total: other villages	36	20%	35.98	10%	29.27	1044	13%	2.41	3%
TOTAL	183		357.99		196.12	7768		71.91	

D2.18 **Skipton** has the greatest concentration of sites, 30% of the number, but 41% of the land area. It has one third of the dwelling capacity identified. The town has by far the largest amount of employment land, 41 hectares or 57% of the total, which is appropriate to its status as a principal town and as a focus of transport systems.

D2.19 **South Craven** has the second highest concentration of land, although there are small number of large sites (28 or 15% of the total) Providing most of the housing and employment capacity in South Craven. In terms of land area the housing sites constitute 25% of total supply (reflecting predominantly suburban rather than town centre densities). 15 hectares of employment land are identified, although the two largest sites are heavily “discounted” to take account of flood risk and their site area may be increased following more detailed analysis of how to deal with this risk. This makes up 21% of the total employment land identified in the SHELAA.

D2.20 13% of the SHELAA sites are located in Settle and Giggleswick, but these sites represent only 7% of the land area. Nevertheless this would still accommodate 595 dwellings and 4.63 hectares of employment land .

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- D2.21 The SHELAA has identified significant potential on 17 sites in **High Bentham**, accommodating over 800 dwellings and 3.3 hectares of employment land..
- D2.22 The SHELAA found significant amounts of both housing and employment land in **Ingleton** (about 549 dwellings and 4.55 hectares) but rather less in **Gargrave**, which is heavily constrained by environmental factors, including its extensive Conservation Area. Nevertheless more than enough housing land was identified in each settlement, with one very large site in each. Options for employment land in Gargrave are more constrained, although its major employer (Johnson and Johnson) is on a site outside the development limits where there may be extension opportunities which are not covered by the SHELAA. Ingleton, on the other hand, has a significant amount of employment land, in line with that in Settle and more than in nearby High Bentham.
- D2.23 Very little employment land was identified in the **other villages** with some facilities. In terms of housing land, there was a mixed picture in the “other villages”. **Cowling, Low Bentham, Hellifield and Low Bradley** have significantly more housing sites and capacity identified than is likely to be required. All other villages have only 1, 2 or (in the case of **Embsay**) 3 sites identified by the SHELAA for housing.
- D2.24 In total the “other villages” contain 20% of the SHELAA sites, but only 10% of the land area. The SHELAA sites have potential for 1044 dwellings, 13% of the total identified by the SHELAA.

Location within and around Settlements

- D2.25 Important factors in assessing the sustainability of sites and in making a decision on whether planning permission can be granted before the LDF Core Strategy and Site Allocations DPD is adopted, will be the sites’ location in relation to the town centre and to the development limits as currently defined in the Craven District Local Plan. Table D4 sets out the information for the SHELAA sites.

TABLE D4: SHELAA Sites- Location within and around Settlements

Location	TOTAL	Skipton	South Craven	Settle	High Bentham	Gargrave/ Ingleton	Other Villages
Within development limits- town centre/ edge of town centre							
No sites	34	20	0	6	4	4	0
As % of total	19%	37%	0%	26%	24%	16%	0%
Employment area (has.)	6.39	4.43	0	0.60	1.36	0.00	0.00
Dwellings	868	584	0	110	64	110	0
Within development limits- suburban							
No sites	50	13	7	10	3	11	6
As % of total	27%	24%	25%	43%	18%	44%	17%
Employment area (has.)	4.95	1.68	1.12	0.00	0.00	2.16	0.00
Dwellings	880	286	156	148	45	111	134
Partly within development limits							
No sites	12	2	2	1	2	1	4
As % of total	7%	4%	7%	4%	12%	4%	11%
Employment area (has.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dwellings	384	81	103	25	26	46	103
Outside development limits							
No sites	87	19	19	6	8	9	26
As % of total	48%	35%	68%	26%	47%	36%	72%
Employment area (has.)	60.57	34.86	14.16	4.03	1.96	3.16	2.41
Dwellings	5636	1649	1650	312	683	535	807
TOTAL							
No sites	183	54	28	23	17	25	36
Employment area (has.)	71.91	40.96	15.28	4.63	3.32	5.31	2.41
Dwellings	7768	2600	1909	595	818	802	1044

D2.26 The SHELAA has identified 84 sites within the current development limits and a further 12 which are partly within the limits. In all these constitute 53% of all SHELAA sites. However, they only accommodate 27% of dwellings (2132) and 16% of employment land (11.3 hectares) on SHELAA sites. The 87 sites outside the current development limits are estimated to be capable of accommodating 5,636 dwellings and include 60.57 hectares of employment land.

D2.27 The main source of sites within the development limits is **Skipton**, which has 37% of its SHELAA sites within or on the edge of the town centre, comprising 584 dwellings and 4.4 hectares of employment land, as well as a further 367 dwellings

and 1.68 hectares of employment land elsewhere within or partly within the current development limits.

- D2.28 **Settle** also has a relatively high number of sites identified within the development limits, comprising 73% of all SHELAA sites in the town, although accounting for only 48% of the total dwellings and 13% of the total employment land.
- D2.29 **Ingleton** is also characterised by a high proportion of sites within the development limits (14 sites), however, **Gargrave** only has 2 sites within development limits. In terms of dwellings the combined total of dwellings for **Ingleton** and **Gargrave** is 535 (67% of the total) identified on sites outside the development limits.

d) SHELAA sites by existing use

- D2.30 While most of the sites outside the development limits will be “greenfield”, that is in agricultural use of some form, the SHELAA sites within the urban area were varied in character, including vacant land and buildings and sites with redevelopment potential. The latter could include industrial premises or public buildings where the current uses could be relocated to more modern buildings in better locations, enabling redevelopment and/ or conversion for residential or mixed use. They could also include under-used areas of land such as, car-parks/ garages or open space whose partial development would enable upgrading.
- D2.31 Many, but not all, of the urban sites will therefore comprise previously developed land, which is a key sustainable spatial objective in the Preferred Option Core Strategy (draft policy SP010). The RSS gives a target for the region as a whole of 65% housing on previously developed sites, while recognising that this may not be appropriate everywhere and requiring districts to set their own figures through their LDFs. The Core Strategy Preferred Options report states that a more realistic target of 55% should be aimed for.
- D2.32 This section therefore looks at the amount of housing and employment land which is on greenfield, and previously developed, land.
- D2.33 Table D5 sets out the percentage of SHELAA sites on previously developed land and greenfield sites (including some that are part previously developed land and part greenfield). It relates this to both housing land, in terms of numbers of dwellings suggested, and to employment land, looking at both the total plan area and at each settlement / settlement group.

TABLE D5: SHELAA Sites- Previously Developed and Greenfield Land

PDL/ Greenfield	TOTAL	Skipton	South Craven	Settle	High Bentham	Gargrave/ Ingleton	Other Villages
Previously Developed Land: Whole Site							
No sites	66	26	8	9	5	10	8
<i>As % of total</i>	<i>36%</i>	<i>48%</i>	<i>29%</i>	<i>39%</i>	<i>29%</i>	<i>40%</i>	<i>22%</i>
Employment area (has.)	12.88	5.45	1.12	0.43	3.32	0.92	1.65
<i>As % of total</i>	<i>18%</i>	<i>13%</i>	<i>7%</i>	<i>9%</i>	<i>100%</i>	<i>17%</i>	<i>69%</i>
Dwellings	2116	669	672	186	208	204	177
<i>As % of total</i>	<i>27%</i>	<i>26%</i>	<i>35%</i>	<i>31%</i>	<i>25%</i>	<i>25%</i>	<i>17%</i>
Previously Developed Land: Part of site							
No sites	15	4	2	3	2	0	4
<i>As % of total</i>	<i>8%</i>	<i>7%</i>	<i>7%</i>	<i>13%</i>	<i>12%</i>	<i>0%</i>	<i>11%</i>
Employment area (has.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<i>As % of total</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Dwellings	459	160	27	72	64	0	136
<i>As % of total</i>	<i>6%</i>	<i>6%</i>	<i>1%</i>	<i>12%</i>	<i>8%</i>	<i>0%</i>	<i>13%</i>
Greenfield Land							
No sites	102	24	18	11	10	15	24
<i>As % of total</i>	<i>56%</i>	<i>44%</i>	<i>64%</i>	<i>48%</i>	<i>59%</i>	<i>60%</i>	<i>67%</i>
Employment area (has.)	59.03	35.51	14.16	4.21	0.00	4.40	0.76
<i>As % of total</i>	<i>82%</i>	<i>87%</i>	<i>93%</i>	<i>91%</i>	<i>0%</i>	<i>83%</i>	<i>31%</i>
Dwellings	5193	1771	1210	337	546	598	731
<i>As % of total</i>	<i>67%</i>	<i>68%</i>	<i>63%</i>	<i>57%</i>	<i>67%</i>	<i>75%</i>	<i>70%</i>
TOTAL							
No sites	183	54	28	23	17	25	34
Employment area (has.)	71.91	40.96	15.28	4.63	3.32	5.31	2.41
Dwellings	7768	2600	1909	595	818	802	1044

D2.34 81 SHELAA sites, 44% of the total, are either wholly or partly previously developed land, while 102 (56%) are greenfield. However, in terms of land area the proportion of greenfield sites is much higher. This is particularly the case for employment land (where site areas are larger) and 82% employment sites in the SHELAA are greenfield. In terms of numbers of dwellings, 67% are on greenfield sites, with only 33% on previously developed or part previously developed sites.

D2.35 There is relatively little difference in the greenfield/ previously developed land distribution between settlements. However, **Skipton**, as would be expected, has a somewhat higher amount of previously developed land amongst its SHELAA sites, amounting to 55% of sites, although only 32% of dwellings and 13% employment land is on previously developed land.

D2.36 **Settle** is the only other settlement with a higher than average proportion of previously development land sites (52%) and here 43% of dwelling capacity is identified by the SHELAA as being on previously developed, or part previously developed land. However, a large amount of its employment potential is on greenfield land, second only to South Craven in this respect.

D3 Housing Land Supply

a) Housing Trajectory

D3.1 In order to assess the adequacy of the housing land supply identified by the SHELAA, a trajectory was prepared which projects completion of housing development over the period of the RSS and LDF, which is up to 2026. The methodology for this is described in section C9 above. This trajectory is set out in Appendix 6.

D3.2 The trajectory covers all significant sources of housing land supply as follows:

- SHELAA sites as described above
- Small sites (less than the 0.1 has. threshold)
- Sites outside the settlement strategy (above and below 0.1 has)
- Windfall allowance
- Flats above shops allowance

b) SHELAA sites

D3.3 These have already been described in some detail. The trajectory takes the numbers of dwellings for each SHELAA site and assigns them by year band within each settlement / group of settlements.

c) Small Housing Sites

D3.4 Information was obtained on sites less than 0.1 hectares with planning permission for residential use from 1st April 2007 (or over this size but with permission for only 1 or 2 dwellings) by Parish, including all sites in rural areas and parishes not included within the Core Strategy Preferred Options settlement strategy. Permissions for holiday homes and for dwellings tied to a business (such as agricultural worker's dwellings) were excluded.

D3.5 Work done on windfall sites (see paragraph D3.7) indicates that about 85% of dwellings with planning permission are built, so the sites with planning permission were discounted to 85% and spread over the period 2007/08 to 2009/10.

d) Sites outside the settlement strategy

D3.6 Also contributing to supply in this first three year period are a few larger sites which are outside the settlement strategy but which have planning permission already. These include Aireside Mill, Cononley, the former West Marton Creamery and Ickornshaw Mill, Cowling. These and others are separately listed in the trajectory. Although they are not “SHELAA sites”, having not been subject to survey or consultation, they are all considered to be suitable, achievable and available and so are included in the first three year period of the trajectory and have not been discounted to 85%. The yield from these sites is 102 dwellings.

e) Windfall allowance

D3.7 In line with the methodology, and as required by PPS3, a thorough analysis has been undertaken of windfall sites emerging over the last 7 years (2000 – 07) in order to provide robust evidence to justify a windfall allowance. The output table from this work is included in Appendix 5.

D3.8 The analysis looks at sites emerging within the settlements used for the SHELAA, in three size bands (less than 0.1 hectares, 0.1 to 0.4 hectares and over 0.4 hectares). It also looks at sites coming forward as windfalls in locations outside the settlement strategy, excluding holiday homes and dwellings tied to a business (such as agricultural worker’s dwellings).

D3.9 The analysis shows that **windfall sites above 0.4 hectares** came forward on a somewhat erratic basis ranging from none in some years to 175 in one year, but averaging 57 permissions a year. About 32% were conversions or changes of use, while 61% were new build units on previously developed land. A very small number were on greenfield sites. Of those permissions granted, 83% had been completed with potential for this to rise as more units are built on sites granted permission in the last two years covered by the study.

D3.10 However, in view of the erratic nature of these windfalls, and because it is anticipated that many of the sites of this size will have already been identified by the SHELAA, it was decided not to include any allowance for this size of windfall site (more than 0.4 ha) in the trajectory. Nevertheless a good case could be made for doing so, as permitted by PPS3, for the period 10 years after the adoption of the Core Strategy and providing monitoring revealed that such sites were coming forward on land and premises which the SHELAA had not identified.

D3.11 **Windfall sites from 0.1 hectares to 0.4 hectares** also came forward on an unpredictable basis, from 8 in one year to 109 in another, averaging 47 a year, of which 83% had been implemented. Rather more of these sites (76%) were new build on previously developed land, while only 10% were conversions or changes of use.

D3.12 The assumption is that sites of this size (0.1ha to 0.4ha) will continue to emerge over and above the identified SHELAA sites. This allowance was based on 50

planning permissions per annum, 80% of which would be implemented to give 40 per annum from 2019 onwards to conform with the requirements of Planning Policy Statement 3: Housing not to include a windfall allowance for the first 10 years unless robust evidence suggests otherwise.

- D3.13 **Windfall sites below 0.1 hectares** were much more consistent in coming forward, with a low of 29 in one year and a high of 75 and averaged 47 permissions a year. As might be expected, this size of site comprises rather more conversions and changes of use (44%) and rather less new build units (45% on previously developed land and 11% on greenfield sites).
- D3.14 Since sites of this size (less than 0.1ha) were not covered by the SHELAA survey work and they come forward on a more reliable basis, it was felt that there was a robust case for including an allowance for these in the trajectory and for assuming that at least 85% of 50 dwellings with planning permission a year would be implemented, that is 43 per annum. In order to avoid double-counting, the allowance would not start until after the assumed completion of current small sites, i.e. from 2010/11 onwards.
- D3.15 **Windfall sites outside the settlement strategy** came forward on a consistent basis of between 21 and 58 a year, averaging 41 per year. The completion rate is at 81% and this is likely to rise as recently approved sites are implemented. These sites are split about 50:50 between conversions and new build, with very few on greenfield sites.
- D3.16 In the light of the study, it was felt that an allowance should be made for windfall sites outside the settlement strategy to come forward at a rate of 45 planning permissions a year, of which 95% would be implemented, giving 43 per annum.
- D3.17 As a result the windfall allowances contribution is set out in Appendix 6 (Trajectory) to this report.
- D3.18 The distribution of the windfall allowance between settlements for sites within the settlement strategy is based on past rates and a judgement of future potential. The following breakdown was used:
- Skipton- 40%
 - South Craven – 15%
 - Settle – 15%
 - High Bentham – 10%
 - Ingleton / Gargrave – 10%
 - Other villages – 10%

f) Other Allowances

- D3.19 The previous guidance on urban capacity studies required local planning authorities to look at various other sources of housing land, including intensification of development subdivision of large dwellings, empty properties, and flats above shops. Intensification of development and sub-division was considered by survey and analysis of planning permissions. Empty properties and flats above shops are considered in paragraph D20-21 below.
- D3.20 In the event it was decided that no allowance should be made for empty properties, since the Housing Needs Study showed that vacancy rates are below the “transactional vacant” rate of 2% for social rented and 4% for the private sector.
- D3.21 With regard to flats above shops, the potential for this in most locations was previously considered to be negligible. However, evidence shows there is some potential from this source in Skipton. Given the long time-frame of the SHELAA, an allowance of 3 flats per annum, 48 in all, has been made based on previous trends.

D4 Housing Land Supply in Relation to Requirement

The Trajectory (Appendix 6) includes information about the requirement or need for housing land in order to enable a comparison with supply. It does this for Craven as a whole and for each settlement or group of settlements surveyed. The distribution of the requirement between settlements is based on the draft policy H02 in the Core Strategy Preferred Options report, namely 35% in Skipton, 26% in South Craven, 10% in Settle, 6% in High Bentham, 8% in Ingleton and Gargrave (combined) and 15% in the “other villages”. If the submission Core Strategy varies this distribution in response to consultation, then the following conclusions will need to be amended accordingly.

- D4.1 The Trajectory (Appendix 6) refers to the requirement set out in the adopted Yorkshire and Humber Plan (Regional Spatial Strategy), published in May 2008.
- D4.2 The requirement set out in RSS is for an annual average of 250 net additions to the dwelling stock in Craven., To allow for flexibility, slippage and failure of sites to come forward an allowance of 20% above the RSS has also been used for comparison purposes.
- D4.3 In addition, the Council has been part of a “Growth Point Bid” for the Leeds City Region, which covers part of Craven (including South Craven and Skipton), and this could take the requirement even higher. It is not clear at this stage, just after approval of the Growth Point, what the exact implications of this will be for Skipton and South Craven (the Leeds City Region does not extend to Settle and the towns and villages further north). No allowance has therefore been made for this in the trajectory and the following analysis.

D4.4 The following commentary looks at the supply identified by the SHELAA in relation to the measure of housing provision in RSS only and RSS +20% allowance for slippage for Craven (outside the Yorkshire Dales National Park) as a whole and for each of the settlements/ settlement groups in the emerging Core Strategy. It should be recalled that the supply figure has not been “smoothed out” to allow for marketing and phasing policies, this will be done as part of the Site Allocations DPD. Tables D7 to D13 give a summary of the figures from the trajectory in Appendix 6.

a) Craven DC (outside the Yorkshire Dales National Park)

D4.5 Overall the SHELAA identifies sites for 9,345 dwellings, which is nearly double the amount of housing required by the RSS (4,750) and exceeds the target of RSS plus 20% (5,700) by 3,645. Nearly 2,900 (61%) of the RSS requirement could be met by sites within the current development limits, with about 1,850 dwellings needed from greenfield release to meet the RSS, or 2,800 to meet RSS+20%.

D4.6 While there may be a shortfall in relation to requirements in 2007-08, this could be more than made up for in 2008-2010, with the identified sites exceeding the higher requirement (RSS + 20%) over the Plan’s first three years by nearly 300 dwellings. While the evidence shows a shortfall in the last 10 years of the plan period the Site Allocations DPD would have to consider phasing policies to ensure a continuous supply to meet demand across the whole plan period.

D4.7 Looking at the 5 year supply situation from April 2008 onwards (i.e. the sum of 2008/09- 2009/10 and 2010/11-2012/13), 1,682 dwellings could be built on sites within the development limits (or already committed outside), compared to a requirement of 1,250 (final RSS) or 1,500 (RSS plus 20%). Table D7 below shows the summary trajectory for Craven (outside the Yorkshire Dales National Park) as a whole.

Table D7: Summary Trajectory for CRAVEN DC outside YDNP							
	Total dwellings	2007/08	2008/09 2009/10	2010/11 2012/13	2013/14 2015/16	2016/21	2021/26
SHELAA sites	7768	18	793	3339	2619	816	183
Small and windfall sites	1475	115	164	261	237	365	334
Sites > 0.1 has. outside settlement strategy	102	4	98	0	0	0	0
TOTAL SUPPLY-CRAVEN DC	9345	137	1055	3599	2856	1181	517
<i>On brownfield sites/within development limits</i>	2893	107	906	626	366	481	407
NEED							
Final RSS	4750	250	500	750	750	1250	1250
Final RSS + 20%	5700	300	600	900	900	1500	1500

b) Skipton

D4.8 In Skipton there are sites for 2,976 dwellings to the year 2026, which exceeds the higher level of requirement (RSS plus 20%) by nearly 1000 dwellings, based on the 35% allocation to Skipton.

D4.9 Both levels of provision (RSS and RSS +20%) can be met on land within the development limits in the short term to 2009/10. The number of sites expected to be developed across the plan period is erratic when judged against the RSS average annual requirement. The Site Allocations DPD will need to consider a phasing policy to ensure sufficient supply to meet demand across the plan period. Table D8 below shows the summary trajectory for Skipton.

D4.10 There is a 5 year supply of land identified when assessed against both the RSS and RSS +20%. Again the Site Allocations DPD will need to ensure any land allocated is in the most sustainable and least environmentally sensitive areas to ensure sufficient supply to meet demand.

Table D8: Summary Trajectory for SKIPTON								
	Total dwellings	2007/08	2008/09	2010/11	2013/14	2015/16	2016/21	2021/26
SHELAA sites	2600	14	257	800	989	423	117	
Small and windfall sites	376	19	38	61	56	99	103	
TOTAL SUPPLY - SKIPTON	2976	33	296	860	1045	522	220	
<i>On brownfield sites/within development limits</i>	1198	33	296	186	173	290	220	
NEED as % total	35%							
Final RSS	1663	88	175	263	263	438	438	
Final RSS + 20%	1995	105	210	315	315	525	525	

c) South Craven

D4.11 The identified supply of 2,027 dwellings in South Craven exceeds the RSS requirement by nearly 800 dwellings and RSS +20% by 545 dwellings, based on the 26% apportionment in the Core Strategy Preferred Option report. Table D9 shows the summary trajectory for South Craven.

D4.12 With regard to the 5 year supply from 2008, the trajectory identifies more than sufficient land to meet RSS requirements and RSS +20%..

Table D9: Summary Trajectory for SOUTH CRAVEN							
	Total dwellings	2007/08	2008/09 2009/10	2010/11 2012/13	2013/14 2015/16	2016/21	2021/26
SHELAA sites	1909	0	136	726	918	128	0
Small and windfall sites	118	5	11	19	18	32	33
TOTAL SUPPLY - SOUTH CRAVEN	2027	5	147	746	936	160	33
<i>On brownfield sites/within development limits</i>	363	5	147	129	18	32	33
NEED as % total	26%						
Final RSS	1235	65	130	195	195	325	325
Final RSS + 20%	1482	78	156	234	234	390	390

d) Settle with Giggleswick

D4.13 The identified supply in Settle and Giggleswick (680) exceeds RSS by 205 dwellings and RSS plus 20% by some 110 dwellings. 293 dwellings of the identified supply is on previously developed land and/or within the development limits.

D4.14 The trajectory for Settle and Giggleswick shows that development in 2007/08 failed to meet the RSS and RSS +20%, requirements, but that projected development for the next 2 years will significantly exceed them and will compensate for the current shortfall. The Site Allocations DPD will need to ensure any land allocated is in the most sustainable and least environmentally sensitive areas to ensure sufficient supply to meet demand.

D4.15 The trajectory identifies sufficient land in Settle for a 5 year supply to meet both RSS and RSS +20% requirements. The Council will continue to monitor the housing supply position monthly to assess trends and ensure sufficient sites are allocated in the Site Allocations DPD to meet demand. Table D10 shows the summary trajectory for Settle with Giggleswick.

Table D10: Summary Trajectory for SETTLE with Giggleswick							
	Total dwellings	2007/08	2008/09 2009/10	2010/11 2012/13	2013/14 2015/16	2016/21	2021/26
SHELAA sites	595	0	85	158	171	115	66
Small and windfall sites	85	6	12	13	12	21	22
TOTAL SUPPLY - SETTLE	680	6	97	171	183	136	88
<i>On brownfield sites/within development limits</i>	353	6	97	30	57	75	88
NEED as % total	10%						
Final RSS	475	25	50	75	75	125	125
Final RSS + 20%	570	30	60	90	90	150	150

e) High Bentham

D4.16 The identified supply in High Bentham (913) is well in excess of what is required to meet RSS and RSS +20%. Indeed supply on brownfield sites and within the development limits is only about 50 dwellings short of RSS (based on the 6% apportionment set out in the Preferred Option Core Strategy) and 110 short of RSS +20% over the plan period.

D4.17 The trajectory indicates that there is sufficient land within the development limits for the period up to 2016 and that phasing policies in the Site Allocations DPD could be considered to ensure a continuous supply of land to meet demand in the most sustainable and least environmentally sensitive locations.

D4.18 There is also more than enough land in High Bentham to provide a 5 year supply from 2008. Table D11 below shows the summary trajectory for High Bentham.

Table D11: Summary Trajectory for HIGH BENTHAM							
	Total dwellings	2007/08	2008/09 2009/10	2010/11 2012/13	2013/14 2015/16	2016/21	2021/26
Sub-total - SHELAA sites	818	0	84	466	268	0	0
Sub-total -small and windfall sites	95	15	13	13	12	21	22
TOTAL SUPPLY - HIGH BENTHAM	913	15	97	479	280	21	22
<i>On brownfield sites/within development limits</i>	232	15	97	34	43	21	22
NEED as % total	6%						
Final RSS	285	15	30	45	45	75	75
Final RSS + 20%	342	18	36	54	54	90	90

f) Ingleton and Gargrave

D4.19 The identified supply in Ingleton and Gargrave (923) is more than double the RSS +20% requirement, based on the 8% apportionment set out in the Preferred Option Core Strategy . Moreover, 84% of this requirement can be met from sites on previously developed land and other land within existing development limits.

D4.20 The trajectory shows that development in 2007/08 exceeded the RSS requirement, all on small and windfall sites. There is further potential for development on previously developed sites during 2008-2013. Sufficient land to meet supply will need to be allocated through the Site Allocations DPD up to the end of the plan period.

D4.21 As would be expected given this large supply (mostly in Ingleton), there is a more than adequate 5 year supply, Table D12 below shows the summary trajectory for Ingleton and Gargrave.

Table D12: Summary Trajectory for INGLETON and GARGRAVE												
	Total dwellings	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
SHELAA sites	802	0	135	345	214	108	0					
Small and windfall sites	121	34	19	13	12	21	22					
TOTAL SUPPLY - INGLETON and GARGRAVE	923	34	154	358	226	129	22					
<i>On brownfield sites/within development limits</i>	383	34	154	110	42	21	22					
NEED as % total	8%											
Final RSS	380	20	40	60	60	100	100					
Final RSS + 20%	456	24	48	72	72	120	120					

g) Other Villages

D4.22 Within the “**other villages**” the SHELAA has identified a potential of 1141 dwellings which is greater than the highest level of requirement (RSS +20%). Only 364 of this potential is on previously developed land sites and land within development. The Site Allocations DPD will need to ensure any land allocated is in the most sustainable and least environmentally sensitive areas to ensure sufficient supply to meet demand.

D4.23 The trajectory shows that, although the RSS targets for 2007/08 have not been met, the proposed developments over the next two years more than meet them and partly catch up the 07/08 shortfall, all on previously developed land and within existing development limits.

D4.24 As the villages are considered as a group there are some significant variations between them as outlined in Section D2c (SHELAA Sites by Location) of this report and shown in Table D3. Cowling, Low Bentham and Hellfield in particular have more sites identified than the other villages and this will need to be taken into consideration when preparing the Core Strategy and Site Allocations DPD.

D4.25 Sufficient land is identified in the SHELAA to provide more than a five year supply in the “**other villages**” in relation to RSS, and RSS +20%. The Council will continue to monitor the housing supply position monthly to assess trends and ensure sufficient sites are allocated in the Site Allocations DPD to meet demand. Table D13 below shows the summary trajectory for “other villages”.

Table D13: Summary Trajectory for OTHER VILLAGES							
	Total dwellings	2007/08	2008/09 2009/10	2010/11 2012/13	2013/14 2015/16	2016/21	2021/26
SHELAA sites	1044	4	96	844	58	42	0
Small and windfall sites	97	10	20	13	12	21	22
TOTAL SUPPLY - OTHER VILLAGES	1141	14	116	857	70	63	22
<i>On brownfield sites/within development limits</i>	364	14	116	136	35	42	22
NEED as % total	15%						
Final RSS	713	38	75	113	113	188	188
Final RSS + 20%	855	45	90	135	135	225	225

D5 Employment Land Supply

- D5.1 When the Council commissioned Envision to undertake the comprehensive SHELAA, the programme for updating the Employment Land Review (ELR) was redefined so that the supply-side review of employment land could be merged with the SHELAA programme. The draft ELR Update has of necessity therefore followed the production of the draft SHELAA report.
- D5.2 The Employment Land Review is a three stage assessment firstly of existing employment land supply; secondly of the future demand for employment land; and thirdly, the identification of the most suitable sites to meet future demand. This third stage is fully integrated with the SHELAA. Having assessed the retention and release of existing sites and the extent to which they will meet future demand, future additional sites are identified and appraised and recommendations made as to which additional sites have the potential to be developed within the plan period.
- D5.3 The SHELAA reaches a set of conclusions about the sites which are suitable for employment use either exclusively or as part of a mixed-use development. These are set out in section D2 above. The ELR update has further appraised these potential employment sites against demand, local need and according to market segment. Appraisal Criteria have been reviewed so as to more explicitly reflect the factors which influence investor, developer and occupier decision making in the market place. Separate measures for market potential and for physical and policy constraints have been devised so as to better inform decisions about future supply. On this basis, the ELR update has been able to draw conclusions about priorities for future employment land allocations in the Core Strategy and Site Allocations DPD.

D6 Recommendations for Further Action

D6.1 **New or significantly changed sites since last consultation:** following on from the consultation in December 2007 and January 2008, some sites were amended in response to comments from consultees (for instance amalgamating sites and/ or amending boundaries to enable access) and some site boundaries were changed to extend sites significantly. In addition a few new sites were identified for inclusion as a result of representations and reconsideration in consultation with officers at Craven District Council. Due to time pressures, it was not possible to re-consult the Craven Housing and Employment Partnership (CHEMP) or the technical and statutory consultees on these sites. While there will be a general public consultation on this document, it is suggested that, in addition, the CHEMP and the technical and statutory consultees be specifically asked for their views on these sites, as well as being asked to broadly ratify the SHELAA findings.

D6.2 **Sites needing frameworks/briefs/design studies:** the SHELAA has identified a number of large and/or complex sites (including mixed use and urban redevelopment sites) which will require either:

- Preparation of detailed development/design briefs in order to achieve appropriate high quality sustainable development, or
- Proactive action by the Council to encourage and facilitate timely development possibly through the preparation of Area Action Plans or Supplementary Planning Documents.

In this context, it is recommended that, as part of the preparation of the Site Allocations DPD, consideration be given to the particular implementation and design requirements of each SHELAA site; particular attention should be paid to urban redevelopment and large greenfield sites.

D6.3 **Conservation Area Appraisal:** English Heritage have recommended in their submissions on survey sites and in their response to the Core Strategy Preferred Options report that Conservation Area Appraisals (CAAs) be undertaken in key settlements and villages. We would recommend that priority settlements for such CAA's should be Settle, Giggleswick and Skipton (all already underway), Gargrave, Cowling, Low Bradley, and Embsay. This is because these settlements include sizeable SHELAA sites within the Conservation Area boundaries and possible release through the Site Allocations DPD would need to be made in the context of an up to date CAA. Other CAAs with a lower priority would be Kildwick, Sutton, Ingleton and Carleton.

D6.4 **Relocation Sites:** several SHELAA sites are dependent on alternative sites being found for other uses. For employment uses, the ELR will take this on board. Other uses are:

- **Education**, i.e. Skipton Girls, Craven College and Bentham Primary School. There is a need to identify sites as part of Site Allocations DPD..
- **Emergency Services**, i.e. fire and ambulance station for Skipton and fire, ambulance and police station for Settle. The Site Allocations DPD needs to identify alternative sites, with good highways access.

-
- **Hospitals**, i.e. Skipton General and Castleberg in Giggleswick. It may be that the latter will not be replaced but the Site Allocations DPD will need to confirm this and to take forward proposals for the Skipton site.

In all cases sites that may be identified for housing and/or employment in the SHELAA may be more suitable for one of the uses above. The Site Allocations DPD will address this issue.

- D6.5 **Transport Infrastructure:** the scale of land release which could be achieved on the sites identified by the SHELAA will have a major impact on transport systems and traffic congestion. Depending on the extent and location of release, transport studies will be required for areas or groups of sites. The Preferred Option Core Strategy already identifies requirements for South Craven but there is a need for a more detailed assessment of the cost of provision and of the ability of development to deliver it. A similar strategic approach may be needed for Skipton, while the feasibility of delivering a new access road on the back of development in High Bentham may need to be established.
- D6.6 **Flood Risk:** a Stage 2 Flood Risk Assessment will be needed for key locations, especially South Craven, where it may be necessary to release land within Flood Zone 3a for housing development. This will then inform a sequential test and an exceptions test for any site proposed for these areas, which in turn will inform the Site Allocations DPD.
- D6.7 **Sewerage:** United Utilities have identified the need for additional infrastructure in some areas. Further work is required on the cost and programming of this as part of the Site Allocations DPD.
- D6.8 **Education:** early discussions are required on the need for new schools to support development. Some sites (in addition to those referred to above for replacement schools) may be needed, which could reduce the amount available for housing.
- D6.9 **Retail:** the SHELAA has already identified some possible sites for retail use where current provision is perceived to be inadequate for the growth proposed (South Craven and High Bentham). A retail study is needed to check and quantify this. There may also be a need for some local shopping on large sites away from town centres, which may slightly reduce housing figures.
- D6.10 **Other Infrastructure:** the Site Allocations DPD will also need to establish whether sites are needed for other local infrastructure, such as health centres, community centres and sports facilities and consider whether they need to be found from within the SHELAA sites. However, it should also be noted that the larger sites already have a lower density assumption based on the need to provide some local facilities within them.
- D6.11 **Areas of Search:** if the requirements increase or the supply reduces dramatically because of the above, or if the sites (in South Craven) are not enough to deliver the required infrastructure (especially if a by-pass is required), or if major sites prove

undeliverable for flood risk reasons, then it may be necessary to consider further land release. The study has identified two possible areas of search:

- North-west of Skipton and
- West of Glusburn/Sutton.

Appendix 8 of the SHELAA shows the broad location of the two areas.

D6.13: Area Action Plan / Supplementary Planning Guidance: in addition to the site-specific briefs and transport studies referred to above, the Council may wish to consider a more formal detailed planning framework for areas of major change. The prime candidate for this would be South Craven where an AAP or SPD would be beneficial in guiding and coordinating future growth, ensuring that infrastructure is in place prior to development.

D6.14 Revisions to Settlement Strategy: The Council may wish to consider a minor change in the apportionment of the RSS need between various settlements and groups of settlements, in order to reflect land availability more closely. An alternative for consideration as part of the submission Core Strategy would be:

- Skipton- 35%
- South Craven- 25%
- Settle – 10%
- High Bentham – 10%
- Ingleton and Gargrave- 10%
- Other villages- 10% (with the expectation that there may be additional exception sites for local needs)

D6.15 Monitoring and Maintenance: The findings of this SHELAA study will be reviewed by the Council on a regular basis. A methodology for reviewing and updating the SHELAA is being established which will:

- Review any changes to site suitability, and availability etc as a result of detailed assessment and allocations through the Site Allocations DPD;
- Review development of sites
- Monitor windfall sites
- Keep a record of emerging or submitted surplus sites and buildings
- Issue a review document on a regular basis.

D7 Conclusions

D7.1 This Strategic Housing and Employment Land Availability Assessment constitutes a major source of evidence for the Core Strategy and Site Allocations Development Plan Documents for the Craven (outside the National Park) Local Development Framework (LDF). It can also be used to support decisions on planning applications for major housing and employment development in the period before these LDF documents are adopted. Before being adopted by the Council, it should be subject to general public consultation (as well as further site-specific technical consultation as described above). It is also important that the information behind it is monitored and maintained regularly and that the Core Strategy and Site Allocations DPD are progressed as quickly as possible in order to take full advantage of this evidence.