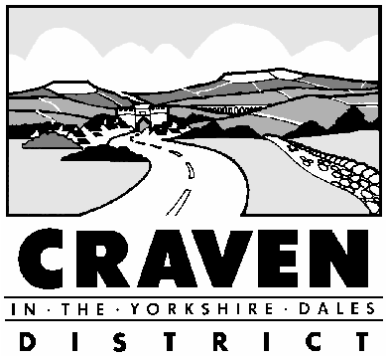

URBAN POTENTIAL STUDY FOR CRAVEN DISTRICT (OUTSIDE THE YORKSHIRE DALES NATIONAL PARK)

A Study To Identify The Potential for Residential Development on Previously Developed Land

Final Council Approved Version

SEPTEMBER 2003

URBAN POTENTIAL STUDY FOR CRAVEN DISTRICT (OUTSIDE THE YORKSHIRE DALES NATIONAL PARK)

CONTENTS

EXECUTIVE SUMMARY

The Urban Potential Study (UPS) for Craven District (Outside the Yorkshire Dales National Park) has been produced in response to the requirement set out within Planning Policy Guidance Note 3: Housing (PPG3, 2000) that each local planning authority is responsible for assessing the capacity of its area to accommodate additional housing on previously developed land. The Urban Potential Study is a comprehensive and rigorous assessment of the amount of land that could potentially come forward for residential development up to 2016.

The methodology followed in the production of the UPS was based on both national and regional good practice guidance and was developed to reflect the rural character of the study area. The methodology can be separated into the following sections:

Defining Appropriate Settlements
Initially the plan area was divided into four sub areas. Those settlements that have existing development limits were then assessed against criteria to establish those which have a broad range of services, offer a range of employment opportunities and have well established public transport links. Appendix A illustrates the sub areas and the settlements included in the UPS.

Surveying the Potential
The included settlements were then surveyed to establish land that may be suitable for residential development. In addition to the survey work, landowners, developers etc were invited to suggest sites for consideration for inclusion in the UPS. The study made assessments of a wide range of different sources of potential for residential development as set out within chapter 3 of this study. The result of this process was that a number of sites were assessed as having potential for residential development. The assessment of sites was carried out in line with the Regional Good Practice Guide: Urban Potential Studies, 2002, as set out at chapter 4 of this study. This stage of the study assessed the residential densities that could be achieved on each site in line with the densities set out within PPG3 for new residential development. As a result a figure for the unconstrained or gross potential was calculated for each source of potential.

Discounting
This stage was concerned with attempting to predict how much of the unconstrained potential is likely to be realised between 2002 and 2016. This was achieved through a process of internal and external consultation to identify physical, policy and market constraints. Following the identification of constraints the sites were categorised into various types according to how likely they are to come forward for development between 2002 and 2016. To arrive at the discounted or net potential for residential development on previously developed land various nationally agreed discount rates were applied, as set out at chapter 5 of this study.

Other Allowances

In addition to the assessment of specific areas of previously developed land that are considered to have potential for residential development, allowances have also been made for unidentified sites through the application of a "yardstick approach" and the estimation of other allowances based on past rates.

The "yardstick approach" makes allowances for unidentified sites from:

- Intensification
- Flats above shops
- Subdivision of large dwellings

Other allowances were made for:

- Sites categorised as having major constraints, which are unlikely to come forward for development before 2016
- Unidentified sites above 0.2 hectares

} Windfall Allowance

- Small sites below 0.2 hectares.

Results

The discounted urban potential 2002 – 2016 for each source of potential has been estimated at:

Source of Potential	Type of Source	Dwelling Estimated 2002-2016
Previously developed, vacant and derelict land and buildings (through redevelopment and/or conversion)	Site survey	497
Redevelopment of existing housing	Site survey	0
Development of car parks	Site survey	24
Subdivision of existing housing	Yardstick	70
Flats over shops	Yardstick	36
Intensification	Yardstick	62
Vacant land not previously developed	Site survey	134
Windfall Allowance	Windfall	793
Small Sites below 0.2Ha	Windfall	238
ESTIMATED CAPACITY 2002-2016:		**1854**

A background document to the UPS has been produced, which includes plans of the sites included in the study, which are considered to have potential for residential development. This document can be viewed at the planning reception at the Granville Street Council Offices, Skipton.

It should be stressed however that the identification of these sites within the Urban Potential Study does not represent acceptance by the Council that development of these sites for housing is acceptable in principle. Planning applications for any site identified within the study would be considered in light of the adopted planning policy, government guidance and other material considerations. The key aim of the Urban Potential Study is to inform the preparation of the Local Development Framework for the plan area and not to circumvent existing and approved planning policy.

CHAPTER 1

INTRODUCTION TO THE STUDY

POLICY CONTEXT FOR URBAN POTENTIAL STUDIES

1.1 The undertaking, by Local Planning Authorities, of an urban potential study is a requirement set out within PPG3. Such a requirement represents a shift towards a "plan, monitor and manage" approach to housing supply by emphasising that each local authority is responsible for evaluating the capacity of its area to accommodate new residential development on previously developed land and through the conversion of existing buildings. The Regional Assembly for Yorkshire and the Humber has produced A Regional Good Practice Guide: Urban Potential Studies 2002 which fulfils the requirement of PPG3 that Regional Planning Bodies should co-ordinate the programme of potential studies undertaken, in order to maintain a consistent approach across the region. This regional framework has developed the themes of the guidance published by the DETR "Tapping the Potential, Assessing Urban Housing Capacity: Towards Better Practice". Both the national and regional guidance has been used to produce this methodology for Craven District Council (Outside the Yorkshire Dales National Park) Urban Potential Study, which is set out in chapter 3.

1.2 PPG3 states that the national target is that by 2008, 60% of additional housing should be provided on previously developed land and through the conversion of existing buildings. In response to this each region has produced its own recycling target which contributes to this national target. The Regional Planning Guidance for Yorkshire and the Humber (RPG12) states that the regional target for the proportion of housing development to take place on previously developed land and through conversions of existing buildings is 60% over the period 1998- 2016. The RPG then sets targets for each strategic planning area. The target for housing provision on previously developed land through conversions of existing buildings between 1998 - 2016 for North Yorkshire is set at 53% and has been derived from a study which made a strategic estimation of urban potential for housing across the region as a whole. This study is known as The Baker Study and was produced in 1998. This target is included within The Planning Services Service Plan 2002 – 2003 in the form of Best Value Indicator 106. This Best Value Performance Indicator states that 53% of new homes should be built on previously developed land for the period 2002 – 2003. The results of the UPS, will therefore provide evidence as to whether this target can be met within Craven District (Outside the Yorkshire Dales National Park).

AIM OF THE URBAN POTENTIAL STUDY FOR CRAVEN DISTRICT (OUTSIDE THE YORKSHIRE DALES NATIONAL PARK)

1.3 The Urban Potential Study (UPS) for Craven District (Outside the Yorkshire Dales National Park) aims to estimate the amount of housing land that potentially could become available between 2002 and 2016 on previously developed land within identified settlements. The results of the study will subsequently inform the preparation of a Local Development Framework, to assess the amount of additional land that may be required to be released to meet housing needs within the plan area. The UPS will be a key planning tool in informing the overall development strategy of the Local Development Framework.

1.4 The study includes a survey of sites that are considered to be potentially suitable for housing, together with an estimation of both the unconstrained/gross and discounted/net residential potential, in terms of dwelling numbers. In addition the study sets out allowances for opportunities for housing development on small sites or larger windfall sites, which at this stage cannot be individually identified. Recent trends have been used to develop projections of the likely rate of housing development on such sites. The estimations made for small sites and larger windfall sites are set out at Chapter 6.

1.5 Chapter 7 sets the calculation of urban capacity for Craven (Outside the Yorkshire Dales National Park) for the period 2002 –2016.

1.6 The Urban Potential Study has identified sites that are considered to have potential for residential development. **It should be stressed however that the identification of these sites within the Urban Potential Study does not represent acceptance by the Council that development of these sites for housing is acceptable in principle.** Planning applications for any site identified within the study would be considered in light of the adopted planning policy, government guidance and other material considerations. The key aim of the Urban Potential Study is to inform the preparation of the Local Development Framework for the plan area and not to circumvent existing and approved planning policy.

1.7 The results obtained from this study will only provide a “snap shot” of the capacity at a specific point in time. The study will therefore require a programme of continuous monitoring and review as circumstances change over time.

1.8 A glossary of terms used throughout this report is set out at Appendix H.

CHAPTER 2:
Identification of a Suitable Survey Methodology for the Study Area

INTRODUCTION

2.1 DETR guidance 'Tapping the Potential' and the Regional Good Practice Guide for Urban Potential Studies suggest four types of survey methodologies, which are each suited to areas with different characteristics.

Comprehensive Surveys

2.2 This methodology surveys all settlements within the defined study area for sites with residential development potential. A comprehensive study would result in the surveying of the whole defined area i.e., the whole District outside the Yorkshire Dales National Park.

Typical Urban Area Study

2.3 This methodology incorporates area based assessments that estimate yields over a broader area using a sampling technique, supplemented by priority area studies in those locations potentially offering most development opportunities.

Priority Area Study

2.4 A localised version of a comprehensive survey in selected locations which could potentially offer the most development opportunities. Priority area studies provide an alternative and complementary approach to the first two types of study, focusing survey work on areas likely to yield a significant amount of potential, or where housing development would be beneficial to meet policy objectives.

Priority Area Study Combined With A Windfall Allowance

2.5 This approach may be most appropriate for rural, smaller yet sustainable settlements. The priority area survey methodology is combined with an estimation of windfall sites. The DETR Good Practice Guide defines windfall sites as previously developed sites that have not been specifically identified as available in the development plan process.

Methodology Selection

2.6 It was considered that both the comprehensive and typical urban area study methodologies were unsuitable, as they would be too intensive in terms of available time and resources. Due to the rural nature of the study area the use of either of these methodologies would result in lengthy survey work, resulting in a UPS that could not be delivered within a reasonable time scale. It was considered therefore that the use of these two survey methodologies would not be cost effective.

2.7 The nature of the study area lends itself to the priority area study, which involves a locational approach, suited to rural, smaller towns and villages where settlements are dispersed. In addition to the use of a

priority area study, it was also considered that the UPS should also make an allowance for windfall sites coming forward. This allowance is based on past trends.

CHAPTER 3
Methodology

BACKGROUND

3.1 The Yorkshire and Humber "Regional Good Practice Guide: Urban Potential Studies 2002" and the DETR's "Tapping The Potential. Assessing Urban Housing Capacity: Towards Better Practice" 2000 were used as a starting point in developing the methodology of the Craven District (Outside the Yorkshire Dales National Park) UPS. It was developed to reflect the rural character of the study area, the advice in PPG3 concerning the selection of sustainable housing sites, the strategy of Regional Planning Guidance and the evolving North Yorkshire Joint Structure Plan.

3.2 In line with the national and regional guidance documents, four key stages to the study were identified. These are:

- Stage 1 - Defining appropriate settlements
- Stage 2 - Surveying the Potential
- Stage 3 - Assessing Yield
- Stage 4 - Discounting

STAGE 1 – DEFINING APPROPRIATE SETTLEMENTS

3.3 The study area contains a number of key service settlements with the role of providing a broad range of services to the settlement in question and their hinterlands. Broadly, studies undertaken for other spatially based projects identify these sub areas as:

- Skipton and sub area
- Settle and sub area
- North Craven sub area
- South Craven sub area

Appendix A illustrates these sub areas and the settlements contained within them.

3.4 These key service settlements, by virtue of the range of services provided, accessibility by modes of transport other than the car, and providing access to employment opportunities already represent locations where, in principle, future development that meets sustainability objectives, should be accommodated. The Regional Planning Guidance for Yorkshire and the Humber identifies market towns and key settlements on this basis.

3.5 It should be noted that the settlements of Glusburn, Crosshills and Sutton are not market towns in the traditional sense. Nonetheless this group of settlements fulfil a similar role to a market town through the provision of a broad range of services to their localities, offering a range of employment opportunities and having well established public transport links, hence their inclusion as key settlements in the study.

3.6 The sub areas may contain, however, other settlements that offer employment opportunities, a range of services and benefit from public transport links that may also be able to accommodate new development in a sustainable manner. Such settlements are identified through the application of criteria to establish their suitability. The settlements that score well against these criteria are selected for study with regard to urban capacity. These criteria are set out at appendix B of this study.

3.7 Only those settlements that have established development limits in the adopted Local Plan have been assessed against these criteria, to establish if they can accommodate sustainable patterns of development. Those settlements that do not have development limits have been specifically excluded from the study as they generally do not have the built form and massing to accommodate new development without significantly compromising their form and character or without having a potentially detrimental impact upon landscape character. In addition, many of these settlements are very small and previous survey work carried out when the adopted Craven District Local Plan was originally prepared in the mid 1990's shows a very limited range of services being available within these settlements.

3.8 **Development of Sustainable Settlement Identification Criteria**

The criteria relating to identifying settlements for study are derived from a number of sources. The key factor in the formulation of the criteria has been to assess the suitability of settlements to accommodate sustainable patterns of development. The Regional Planning Guidance for Yorkshire and the Humber is a key driver in the move towards sustainable patterns of development for the study area.

3.9 The criteria used in identifying settlements for study therefore reflect the emphasis placed upon focussing new development in established and good quality public transport corridors, focussing around market towns and in the case of this study, equivalent settlements that offer a wide range of services and employment opportunities.

SURVEYING THE POTENTIAL

3.10 The Regional Framework recognises that there are a number of potential sources of new housing development and states that it is important to identify all possible sources to avoid overlooking any opportunities for new development. The Regional Framework suggests the following sources of potential:

- Subdivision of existing housing
- Flats over shops
- Previously developed, vacant and derelict land and buildings (through redevelopment and/or conversion)
- Redevelopment of existing housing
- Development of car parks
- Vacant land not previously developed
- Intensification

- Empty homes

The site survey process is explained in more detail in Chapter 4.

3.11 The Study made an assessment of all these sources of potential. The potential from some sources, such as previously developed, vacant land and derelict land and buildings was calculated through the identification of specific areas of land. The assessment of the potential from other sources were calculated through the application of a "Yardstick Approach", where the identification of individual sites is difficult to achieve. The Yardstick Approach is explained in Chapter 6.

3.12 As the selected methodology is a priority area approach combined with a windfall allowance, an allowance has also been made for small sites below 0.2Ha and larger windfall sites. These allowances have been based on past rates of windfall sites and small sites coming forward for development. These allowances are explained more fully in Chapter 6.

ASSESSING YIELD

3.13 This stage of the study assessed the number of dwellings that could be developed on each identified site. PPG3 encourages development at between 30 and 50 dwellings per hectare (dpha). The calculation of the unconstrained yield for this Study has been calculated by applying the maximum density of 50dpha, which illustrates the most effective use of land. A more detailed explanation of the assessment of the unconstrained yield is provided at Chapter 5.

DISCOUNTING

3.14 The next stage was to attempt to predict how much of the unconstrained capacity is likely to be realised between 2002 and 2016. This assessment was made for individual sites and also applied to the allowances made under the yardstick approach, for small sites and windfall sites:

Individual Sites

3.16 Policy, physical and market constraints were identified through consultations with internal and external consultees (see appendix D). Each site was then categorised as being type a, b,c or d, (see appendix E) depending on the number and nature of constraints on each site. The appropriate discount rate as recommended within the Regional Good Practice Guide on UPS (see appendix F) was then applied to each site. The result of this process is that a more realistic potential of each site is calculated. The discounting process is explained more fully in Chapter 5.

Other Sources

3.17 For certain sources of potential the Regional Good Practice Guide recommends the application of yardsticks. For these sources an agreed percentage is applied to the total unconstrained potential in

order to estimate the number of dwellings that can realistically be developed. The application of these yardstick percentages has also been combined with an estimation of the rate these sources of potential have come forward in past years.

CONSULTATION

3.18 One of the key aims of this work is to prepare the UPS in a transparent and open manner. At the initial stage of the UPS, landowners, developers and agents etc were invited to submit potential sites, which were considered during the site survey process. During the discounting stage of the study external and internal consultations were undertaken to establish any physical, policy and market constraints for the sites identified through the UPS process. A full list of individuals and organisations consulted is set out at appendix D.

3.19 The draft UPS will be published for a 6-week consultation period, which will provide an opportunity for internal and external consultees, and the public to submit comments regarding the study. Any comments received following this period of consultation will be reported to Performance and Resources Committee for consideration prior to amendment and the study being finalised.

CHAPTER 4
Site Survey

INTRODUCTION

4.1 This Chapter sets out the methodology that has been developed to identify and undertake the survey of sites, which are considered as having potential for residential development.

ESTABLISHING THE AREAS OF SEARCH

4.2 Following the identification of settlements to be included within the study, areas of search were drawn based on existing development limits. The areas of search also include suitable brownfield sites, located on the periphery of the existing built form. The inclusion of appropriate sites on the edge of the built form is in line with the Regional Good Practice Guide: Urban Potential Studies. The search areas exclude any greenfield land and any employment land allocations that do not have planning permission, which are located on the edge of the built up area. Employment land allocations are not considered to offer any residential potential as recent Employment Monitoring Reports suggest that in many parts of the plan area there is a shortage of employment land. Existing employment allocations are required as they offer economic benefits to the district. The areas of search are set out at appendix A.

Desktop Survey

4.3 This identified specific sites within the areas of search where development potential may exist. The size threshold for the sites surveyed was set at 0.2 hectares. PPG3 sets standards for local planning authorities to apply, encouraging residential development at between 30 and 50 dwellings per hectare (dpha), in order to achieve a greater intensity of development in places with good public transport accessibility. Therefore, for the purposes of the urban potential study, if the maximum density of 50 dpha were used to calculate residential densities of sites below 0.2 ha, the resulting yield would be consistently less than 10 dwellings. It would be difficult, in terms of resources to identify all the sites that have the potential for sustainable residential development. Therefore, an allowance has been made for sites below 0.2 hectares in area. This is discussed within chapter 6. The initial stage of the desktop study involved a sieving exercise to exclude areas that are known to have no potential for residential development. These are set out within the Regional Framework for Urban Potential Studies and are as follows:

- Valued open space
- Areas of nature conservation importance
- Open spaces with play equipment, landscaping or seating
- Sports pitches or facilities and golf courses

- Well used allotments, i.e., those where more than half the plots are currently used.
- Hard' town centre uses (e.g. prime retail, prime leisure, prime offices)
- Streets with strong existing commercial uses on all floors
- Street/areas already entirely in residential use (with no scope for redevelopment)
- Vacant sites with full planning permission for housing and non-residential uses.
- Employment land that is identified as being of strategic importance for industry and business.
- Good quality agricultural land.

4.4 Any remaining areas that did not fall into the above categories were considered to have potential for residential development. These areas were physically surveyed together with the help of information gathered from both internal and external consultees.

Surveying of Sites

4.5 This stage is concerned with the physical surveying of sites identified through the desktop study and the responses obtained from a process of internal and external consultation regarding those sites. This stage is therefore an information gathering exercise and forms the first part of the site surveying and assessment section of the study. A copy of the survey sheet used during site surveying can be found at appendix C.

GEOGRAPHICAL INFORMATION SYSTEMS (GIS)

4.6 All the sites that were identified as being potentially suitable for development were digitally recorded and the site/existing floor areas for each one registered. The information gathered from consultees, site surveys, desktop studies etc were filed with the GIS record, for each site. This will then help to reduce the time taken when reviewing the study in the future, as plotted site information will form a baseline of data and knowledge, which can be built on as the study is reviewed.

CHAPTER 5
Estimating the Yield

INTRODUCTION

5.1 This chapter sets out the process that has been undertaken to estimate the potential housing capacity from:

- Previously Developed Vacant Land and Buildings (through redevelopment and/or conversion)
- Vacant Land Not Previously Developed
- Development of Car Parks

It sets out the methodology that has been developed to calculate both the unconstrained/gross and discounted/net yield for each source of potential. This chapter then sets out these calculations for each source of potential. The aim was to assess the potential from each source, which may realistically be developed in the period 2002 – 2016, and to estimate the number of dwellings that could be achieved on them.

CALCULATION OF THE UNCONSTRAINED POTENTIAL

5.2 The calculation used to reach the unconstrained potential of the sites identified within the UPS can be split into three sections:

Calculation of the Percentage of the Site Developable

5.3 The developable area of each site was calculated depending on the site size in accordance with the Regional Methodology for UPS as described below.

In order to calculate the actual developable area these factors were taken into account and the following assumed:

- Sites less than 0.4Ha: assume 100% developable area
- Sites more than 0.4Ha: reduce developable area by 20%
- Sites more than 4 Ha: reduce developable area by 30%.

5.4 Following the calculation of the developable site area for each site assessed the density multiplier approach or the design led approach was applied to calculate the unconstrained/gross potential from each site.

Calculation of Density – The Density Multiplier Approach

5.5 The density of housing development will depend upon a number of different factors, such as:

- Density policies
- Appropriate car parking standards
- The need for servicing, infrastructure and facilities on the site.

- The type of development (houses/flats/mixture) which is appropriate for the site.
- The character of the surrounding area – scale, density, use type and number of storeys.
- The appropriate layout of development.
- Public transport accessibility.
- The size of gardens and/or open space.

5.6 The Regional Framework for UPS recognises that local authority density standards need to have regard to PPG3, but can be more specific to the needs of the individual authority's area. PPG3 states that Local Planning Authorities should seek greater intensity of development at places with good public transport accessibility such as city, town, local and district local service centres. The UPS for Craven District (Outside the Yorkshire Dales National Park) has used a priority area survey methodology, which has identified sustainable settlements that could accommodate new residential development due to the extent and quality of existing services. The calculation of the unconstrained residential potential has been calculated by applying the higher end of the density scale (30 – 50 dpha) as set out within PPG3 of 50 dwellings per hectare, which therefore illustrates the most effective use of land. The calculation of the unconstrained potential for the Craven UPS is therefore in line with paragraph 57 of PPG3 (2000).

Design Led Approach

5.7 The design led approach was applied to sites located within a Conservation Area or where development of a site may effect the setting of a listed building. It allows a realistic assessment to be made of a sites development potential. The unconstrained residential potential calculated at 50 dpha was then modified through this approach to accommodate new residential development and quality residential environments in keeping with the character of the surrounding area. Internal consultees were consulted on the sites located within Conservation Areas or where development may effect the setting of a listed building to provide a realistic assessment of the design and densities that are in keeping with the character of the area.

CALCULATION OF THE DISCOUNTED POTENTIAL

5.8 This stage is concerned with predicting how much of the unconstrained potential, calculated at 50 dpha is likely to be realised between 2002 and 2016 through applying nationally agreed discount rates.

5.9 During this stage of the study any sites that were considered as unlikely to be developed by 2016, were excluded or "discounted" from the study. Discounting was carried out in two stages. The first stage involved an assessment of all the sites against a number of general planning factors. Following this initial appraisal, any sites that were

clearly unsuitable for residential development were discounted. The second stage involved the remaining sites being subjected to a technical assessment. The result of this assessment was that a number of sites remain, which are considered to have potential for development before 2016.

First Stage: Initial Appraisal

5.10 For the first part of the process all sites identified in the site survey were assessed against the following factors:

- Severe or known access constraints
- If the site is less than 0.2Ha (the threshold size set for the UPS)
- If the site is greenfield and located outside the development limits of the settlements included within the UPS, as set out within the Craven District (Outside the Yorkshire Dales national Park) Local Plan.
- Beneficial existing uses, for example car parks that were considered to have a beneficial use serving the settlement, employment uses and allocations that should be retained.
- If the site has full planning consent, the site was discounted at this stage of the study.
- If the site was considered to be well used agricultural land, within development limits, the site was discounted at this stage.

Second Stage

5.11 In order to arrive at a realistic "discounted" potential, policy, physical and market constraints were identified for those sites identified, together with an assessment of past trends. The physical constraints for each site have been identified through external consultation. Policy constraints were identified through the assessment of each site against existing local plan policies and other material considerations such as PPG3.

5.12 In order to identify any market constraints, local estate agents were asked to provide an analysis of the market. They were asked to provide information relating to the demand for different house types and the current supply for those house types. A comparative analysis was then made between market demand and supply within settlements considered as either being within a weak, medium or strong market area. The result of this consultation and analysis highlighted that the Skipton and South Craven sub areas have a very strong market area and the Settle and North Craven sub areas have a medium market area. A summary of the results of this consultation is set out at Appendix G.

5.13 Following the identification of physical, market and policy constraints, the sites were then categorised into various types according to how likely they are to be developed. After the constraints for each site were

identified the sites were categorised into site types A – D as set out at appendix E.

5.14 The final stage of the discounting process is to apply the discount rates as set out within the Regional Good Practice Guide: UPS for the various sources of potential (see appendix F). These rates represent the percentage of the unconstrained potential that may actually be delivered between 2002 and 2016 for each source of potential. The nationally agreed discount rates as set out at appendix F do not provide rates for those sites that have been categorised as being type D. Type D sites have been ruled out as having no potential at all for housing at least until after 2016 due to the number and nature of existing constraints, therefore the potential that will actually be realised from type D sites between 2002 and 2016 is likely to be zero.

5.15 A background document to the UPS has been produced, which includes plans of the sites that are considered to have potential for residential development and have therefore been included within the study. This background document is held at the planning reception at the Council Offices, Granville Street, Skipton.

CALCULATION OF THE YIELD FROM EACH SOURCE OF POTENTIAL

5.16 The calculations for the unconstrained and discounted potential for each source of potential are set out within this chapter:

POTENTIAL FROM PREVIOUSLY DEVELOPED VACANT AND DERELICT LAND AND BUILDINGS (Through Redevelopment and/or Conversion)

5.17 This is a significant source of housing potential and includes a large variety of sites, for example, former industrial land, derelict buildings and vacant lots. Potential from conversion of non-residential buildings was not considered for housing until the early 1990's, but has become a significant source of potential. Certain sites assessed as having potential for residential development offer potential for both conversion of non residential buildings and redevelopment of vacant land not previously developed. Historically, throughout the plan area, sites offering potential for conversion have also offered potential for new residential development, therefore for the purposes of the UPS, the potential that exists from conversion of non residential buildings has been included within this source of residential potential.

Unconstrained/Gross Potential

5.18 For sites only offering potential from previously developed vacant land and buildings the unconstrained potential has been calculated using the method as set out at 5.2 to 5.8 within this chapter. Where potential from conversion exists the unconstrained yield has been calculated in line with the National and Regional Guidance documents, assuming a usable floor area of 80%. This figure has then been divided by a unit

floor space of 70m², which assumes a mix of one and two bedroom flats. Following these calculations the total unconstrained potential was calculated for previously developed, vacant land and buildings (through redevelopment and/or conversion) is as follows:

Table 5.1: Unconstrained/Gross Potential From Previously Developed, Vacant Land & Buildings (through redevelopment and/or conversion)

Unconstrained/gross potential from previously developed, vacant and derelict land and buildings (through redevelopment and/or conversion):	**1403 dwellings**

Discounting

5.19 In order to arrive at a realistic "discounted" potential, policy, physical and market constraints were identified, together with an assessment of past trends for both residential development on previously developed, vacant land and buildings and for the conversion of non residential buildings.

5.20 Past rates of previously developed, vacant land and buildings coming forward for residential development have been calculated by investigating applications for completion on previously developed, vacant land and buildings from 1991 to 2002:

5.21 For the period 1991 – 2002, 1091 dwellings were completed on previously developed, vacant and derelict land and buildings within the study area. This results in an average annual completion rate of 99 dwellings per year (this rate has been rounded down from 99.18 dwellings pa).

5.22 Assuming that this trend continues the number of dwellings that could be formed from this source of potential over the period 1991 to 2016 has been estimated at 2475 dwellings. Excluding the dwellings completed between 1991 and 2002 it is estimated that 1384 dwellings will be completed between 2002 and 2016.

5.23 Taking into account the policy, physical and market constraints together with past trends and the points listed above the sites have been classified into the following types and the recommended discounts rates (%) applied (see appendices E & F). The realistic or net potential from previously developed vacant land and buildings (through redevelopment and conversion) between 2002 and 2016 is:

Table 5.2: Discounted/Net Potential from Previously Developed, Vacant land & Buildings

Net potential following discounting from previously developed, vacant and derelict land and buildings (through redevelopment and/or conversion):	**497 dwellings**

POTENTIAL FROM VACANT LAND NOT PREVIOUSLY DEVELOPED

5.24 The DTLR Good Practice Guide defines this type of land as "White land without annotation" on Ordnance Survey Maps. It includes land within the urban area that is not used or needed for outdoor recreation, poorly maintained and underused open spaces, underused agricultural/grazing land, land that does not make a valuable contribution to the environment and areas of large gardens and back lands. This type of land must be located within boundaries of the settlements included within the study.

Unconstrained/Gross Potential

5.25 The unconstrained potential has been calculated using the method as set out at 5.2 – 5.8 of this chapter. Following this calculation the unconstrained potential was calculated for vacant land not previously developed as follows:

Table 5.3: Unconstrained/Gross Potential from Vacant Land Not Previously Developed

Unconstrained/gross potential from vacant land not previously developed:	**636 dwellings**

Discounting

5.26 In order to arrive at a realistic "discounted" potential, policy, physical and market constraints were been identified, together with an assessment of past trends for residential development on vacant land not previously developed.

5.27 Past rates of vacant land not previously developed coming forward for residential development have been calculated by investigating applications for completions on vacant land not previously developed from 1991 to 2002:

5.28 For the period 1991 – 2002, 840 dwellings were completed on vacant land not previously developed within the study area. This results in an average annual completion rate of 76 dwellings per year (this rate has been rounded down from just over 76 dwellings pa).

5.29 Assuming that this trend continues the number of dwellings that could be formed from this source of potential over the period 1991 to 2016 has been estimated at 1900 dwellings. Excluding the dwellings completed between 1991 and 2002 it is estimated that 1060 dwellings will be completed between 2002 and 2016.

5.30 As a result of the discounting the process the realistic potential to be expected from this source of potential between 2002 and 2016 is:

Table 5.4: Discounted/Net potential from Vacant land not previously Developed

Net potential following discounting from vacant land not previously developed:	**134 dwellings**

POTENTIAL FROM DEVELOPMENT OF CAR PARKS

5.31 Car parks take up a large amount of prime urban space and encourage excessive car use for a small proportion of the day. This type of potential has therefore been considered. Both temporary and surfaced car parks have been investigated in terms of potential. It is evident that a significant amount of car parks exist within the identified settlements, particularly in Skipton, where opportunities exist to consolidate them to a smaller number of sites. The role car parks play in maintaining the viability and vitality of certain town centres became evident when surveying. It was considered that car parks within the settlements of Settle, Ingleton and Bentham are both well used and have a valuable economic function in terms of tourism of the District. Car parks within these settlements have, therefore been excluded from the study.

5.32 A number of large town centre car parks, owned by Craven District Council have been included within this source of potential. It is difficult, however to realistically assess the potential that exists from this particular source without a strategic review of Council owned car parks, setting out a clear management plan. It is clear that any loss of car parking facilities within the town would have to be replaced elsewhere, for example with a decked solution and that any residential development within the sites identified would form part of a mix of uses. It is therefore difficult to calculate the amount of residential potential that is realistically available between 2002 and 2016 from car parks. To calculate the potential that may exist from this particular type of potential, a best guess method has been used where 50% of the total site area is considered to have potential for residential development.

Unconstrained/Gross Potential

5.33 The unconstrained potential has been calculated using the method as set out at 5.2 – 5.8 of this chapter. This calculation has been based on the assumption that 50% of the total site area of those car parks assessed have potential for residential development. Following this calculation the unconstrained potential was calculated for the development of car parks:

Table 5.5: Unconstrained/Gross potential from the development of car parks

Unconstrained/gross potential from the development of car parks:	**34 dwellings**

Discounting

5.34 In order to arrive at a realistic "discounted" potential policy, physical and market constraints were identified. Following the establishment of any existing constraints, the sites were categorised into type A-D (appendix E). Nationally agreed discount rates were then applied to each site (appendix F) and the net potential from the development of car parks was calculated.

5.35 An assessment of past rates was carried out to establish the rate at which car parks have come forward for residential development in the past. As a result the number of car parks which have come forward for residential development in the past is minimal and therefore it is considered that the estimation of the discounted potential cannot be based on past trends.

5.36 As a result of the discounting the process the realistic potential to be expected from this source of potential between 2002 and 2016 is:

Table 5.6: Discounted/Net potential from development of car parks

Net potential following discounting from development of car parks:	**24 dwellings**

REDEVELOPMENT OF EXISTING HOUSING

5.37 Potential from redevelopment of existing housing exists where there are significant areas of housing with high vacancy rates. These types of residential areas are more commonly found within larger towns and cities. Craven District (Outside the Yorkshire Dales National Park) does not have a significant amount of residential areas with high vacancy rates that are suitable for redevelopment, therefore it is considered that the level of potential is minimal.

SUMMARY

5.38 The number of dwellings that can be realistically achieved on the identified sites for the sources of potential are summarised on the following table:

Table 5.7: Summary of Discounted Potential from Each Source

Source of Potential	Number of Dwellings
Previously developed, vacant and derelict land and buildings (through redevelopment and/or conversion)	497
Development of car parks	24
Vacant Land Not Previously Developed	134
Redevelopment of Existing Housing	0
Total Number of Dwellings	**655**

CHAPTER 6
Other Sources – Windfall Allowances and The Yardstick Approach

6.1 This chapter sets out the calculation of the number of dwellings that may be realistically developed on sites that could not be identified in the site survey. The following sources are considered:

The Yardstick Approach
- Flats Above Shops
- Subdivision and Existing Dwellings
- Intensification

Other Allowances
- Windfall Allowance
- Small sites - Sites below 0.2Ha comprising small infill sites.

THE YARDSTICK APPROACH

6.2 A yardstick approach makes an estimation of housing yield based on data that has been collected on specific types of potential sources, as opposed to the density and design based approaches, which are appropriate for site based opportunities.

Intensification Allowance:

6.3 In broad terms, intensification can be described as making more effective use of land within a given area, for example by developing garage courts and back lands.

6.4 It is considered that throughout the settlements included within the UPS, there are a number of larger residential areas which illustrate residential development below the recommended density of 30 dpha (as set out within PPG3), which offer potential for intensification.

6.5 The Regional Framework for Urban Potential Studies and the DETR guide “Tapping The Potential” advises that the potential from residential intensification is calculated at roughly equivalent to a 5-10% increase in the stock of post war council and new town property.

6.6 The potential for intensification for the UPS area has been calculated at 5% as it is considered that the scope for intensification within the area is likely to be limited due to problems with land assembly within these areas, therefore resulting in a significant ownership constraint. The calculation is set out below:

Table 6.1: Unconstrained/Gross Potential For Intensification

Unconstrained/Gross Intensification Allowance from low density residential areas for the UPS area:	**89**

Discounting

6.7 In order to arrive at a realistic potential for intensification the method of discounting as explained in Chapter 5 has been applied together with an assessment of the rate at which sites have been intensified in the past.

6.8 Past rates for intensification have been calculated by investigating applications for the intensification of land from 1991 to 1997:
Past rate of intensification 1991 – 1997: 15 units
Average rate to come forward per annum: 2.5 units
(Need past rates from 1991 to 2002)

6.9 Assuming that this trend continues the number of dwellings that could be formed over the period 1991 to 2016 has been estimated at 62 dwellings. Excluding the dwellings completed between 1991 and 1997 it is estimated that 47 dwellings will be completed between 1997 and 2016. The estimation of 62 dwellings over the period 1991 to 2016 is 70% of the unconstrained potential.

6.10 It is considered therefore that based on past trends, the constraints identified and the fact that land assembly required to achieve effective intensification is usually constrained in terms of ownership, the level of potential from intensification can be classified as type c (appendix E). The national and regional guidance documents for the production of UPS suggest a discount rate of 70% for type c areas, that is that 70% of the total potential from intensification can be realistically realised. This discounting rate is inline with the projection of past trends as set out above. The discounted rate from intensification is therefore set out below:

Table 6.2: Discounted/Net Potential For Intensification

Net potential following discounting from intensification:	**62 dwellings**

Flats Above Shops

Methodology

6.11 A survey was carried out within each identified settlement which has a defined core retail area. The following settlements were surveyed:

- Skipton
- Crosshills
- Settle
- High Bentham

6.12 The Regional Framework for UPS suggests using two calculations for this. For the Craven District (outside the YDNP) UPS the calculation that has been chosen to calculate an allowance for flats above shops is as follows:

- Assume potential of roughly 1 residential units for every shop less the number of existing units over shops. Retail parks, modern shopping centres (e.g. Craven Court in Skipton), banks and pubs have been excluded from this estimation in line with the Regional Framework.

6.13 For the purposes of calculating the potential for flats above shops for the UPS area, single storey retail units and retail uses that accommodate all available floors have been discounted from the calculation. It is considered that these types of retail units do not provide potential for flats above shops.

Calculation

6.14 This calculation has been used for all the four settlements surveyed and the results are as follows:

6.3: Calculation for Potential From Flats Over Shops

Settlement	Number of existing retail units	Number of existing residential units above shops	Potential for flats over shops (dwellings)	Number of Retail Units Offering No Potential
Skipton	206	38	108	60
Crosshills	41	20	11	10
Settle	50	32	10	8
High Bentham	38	19	14	5
Total:	**335**	**109**	**143**	**83**

Table 6.4: Unconstrained/Gross Potential For Flats Over Shops

Total unconstrained/gross potential from flats above shops for the UPS study area:	**143 dwellings**

Discounting

6.15 In order to arrive at a realistic potential for flats above shops the method of discounting as explained in Chapter 5 has been applied together with an assessment of the past rates.

6.16 Past rates for flats above shops have been calculated by investigating applications for residential conversion from 1991 to 2002:

6.17 Past rate of flats above shops 1991 – 2002: 17 units
Average rate to come forward per annum: 1.4 units

6.18 Assuming that this trend continues the number of dwellings that could be formed from this source of potential over the period 1991 to 2016 has been estimated at 35 dwellings. Excluding the dwellings completed between 1991 and 2002 it is estimated that 18 dwellings will be completed between 2002 and 2016. The estimation of 35 dwellings over the period 1991 to 2016 is 24% of the unconstrained potential.

6.19 It is considered therefore that based on past rates and the constraints identified the amount of potential for flats above shops in the UPS area can be classified as type c (appendix E). The national and regional guidance documents for the production of UPS suggest a discount rate of 25% for type c areas, that is that 25% of the total potential from flats above shops can be realistically realised. The discounted rate from flats above shops is therefore set out below:

6.5: Discounted/Net Potential for Flats Over Shops

Net potential following discounting from flats above shops:	**36 Dwellings**

Potential For Subdivision of Large Dwellings

6.20 The following calculation has been accompanied by an assessment of the character of the parishes within the UPS study area where concentrations of large houses are apparent. This has also been combined with an assessment of the character, housing types and historical pattern of usage within the parishes' e.g., relative dominance of single occupancy houses and bedsits, together with an assessment of past trends for conversion for subdivision.

6.21 The Good Practice Guide for UPS, 2002 suggests the use of a simple calculation for this type of potential, where census data is used to identify the total number of dwellings with 7 or more habitable rooms that are occupied by two people or less. Where a low potential exists, 5% can be converted to produce an extra dwelling, where a medium potential exists, 10% can be converted and for a high potential, 15% can be converted.

6.22 An assessment has been made as to what level of potential is available within each parish. It is considered that the majority of the parishes within the UPS area offer a low potential for subdivision, and has therefore been calculated at 5% (low potential) of the number of dwellings with 7 or more habitable rooms occupied by 2 people or less. The exception is however the parish of Skipton, where it is considered there are a medium amount of large dwellings with potential for subdivision. The potential for Skipton parish has therefore been calculated at 10% (medium potential) of the number of dwellings with 7 or more habitable rooms occupied by 2 people or less.

Table 6.6: Unconstrained/Gross Potential For Subdivision of Large Dwellings

Unconstrained/Gross Potential For Subdivision Of Large Dwellings:	**1167 DWELLINGS**

Discounting

6.22 In order to arrive at a realistic potential for subdivision of existing dwellings the method of discounting as explained in Chapter 5 has been applied together with an assessment of past rates.

6.23 Past rates for subdivision have been calculated by investigating applications for subdivision from 1991 to 2002:

6.24 Past rate of subdivision of existing dwellings 1991 – 2002: 15 units
Average rate to come forward per annum: 1.4 units

6.25 Assuming that this trend continues the number of dwellings that could be formed over the period 1991 - 2016 has been estimated at 35 dwellings. Excluding the dwellings completed between 1991 and 2002 it is estimated that 20 dwellings will be completed between 2002 and

2016. The estimation of 35 dwellings over the period 1991 – 2016 is 3% of the theoretical potential.

6.26 It is considered therefore that based on past trends, the constraints identified and the fact that generally the UPS area offers a low potential for subdivision the level of potential from subdivision can be classified as type c (appendix E). The national and regional guidance documents for the production of UPS suggest a discount rate of 5% for type c areas, that is that 5% of the total potential from subdivision can be realistically realised. The discounted rate from subdivision is therefore set out below:

Table 6.7: Discounted/Net Potential For Subdivision of Large Dwellings

Parishes with Low Potential – discounted at 5% of total dwellings converted to produce an extra dwelling:	**46 dwellings**
Parish with Medium Potential – discounted at 10% of total dwellings converted to produce an extra dwelling:	**24 dwellings**
Total Net potential following discounting from subdivision of large dwellings:	**70 Dwellings**

OTHER ALLOWANCES

6.26 The DETR Good Practice Guide 'Tapping the Potential' defines windfall sites as previously developed sites that have not been specifically identified as available in the development plan process. The contribution to housing supply from individual windfall sites cannot be identified in advance, however it is necessary to make an allowance for the general rate at which future opportunities will come forward. Windfall sites by their very nature tend to come forward unexpectedly, therefore it is very difficult to try and predict the level of provision to be made. For the purposes of the UPS a windfall allowance has been made for unidentified sites and sites that have been categorised as having no potential for residential development until after 2016, above 0.2Ha.

6.27 A second allowance has been made for small sites below the 0.2Ha threshold for the UPS. It is however difficult to predict the availability of small sites in the future as their supply can vary greatly depending on the wishes of the owner and market conditions. Adopted Local Plan Policy, The Housing Monitoring Report 2002 and The Background Paper to Housing 1997 have been used in these calculations.

Windfall Allowance

6.29 The calculation of the windfall allowance for the UPS has been calculated following an assessment of the past rates at which windfall sites have come forward for development over an 11-year period,

between 1991 and 2002. Policy H1 of the adopted Local Plan for Craven District (Outside the Yorkshire Dales National Park) makes the assumption that windfall sites will come forward at 25% of past rates. This assumption was based on an assessment of housing figures from 1981 to 1995. During this period there were a large number of windfall sites in the form of existing commitments and a number of allocated housing sites were redevelopment sites or sites within settlement boundaries. It was considered that the potential for further windfall sites was limited, therefore an assumption was made that windfall sites would come forward at 25% of past rates. It was assumed that windfall sites would continue to come forward at 25% of past rates for the plan period 1995 to 2006. The actual completion rate for windfall sites was however considerably higher than the estimated completion rate based on 25% of past rates.

6.30 Over the past five years there has been a significant change in the policy framework with regard to housing. The publication of the revised PPG3: Housing document has placed a greater emphasis on the redevelopment of land. This significant change in housing policy has therefore contributed to an increase in the amount of brownfield windfall sites coming forward for development. With the emphasis in both national and regional guidance for the re-use of previously developed land for housing it is considered that the assumption that windfall sites are likely to come forward at 25% of past rates between 2002 and 2016 is too cautious.

6.31 The UPS therefore assumes that new windfall sites will come forward at 50% of past rates. This assumption is based on an analysis of the past rates windfall sites have come forward between 1991 and 2002. This analysis has shown that they have come forward at a faster rate than was predicted, particularly over recent years, which is a result of a significant change in the policy framework regarding housing development. This assumed increased contribution of windfall sites is based on a best assessment of the potential that is likely to come forward on windfall sites, based on past rates and existing housing policy. The calculations are set out below:

6.32 Two windfall allowances have been made:
Allowance for Sites Categorised as Type D in the UPS – These sites have been categorised at being Type D (appendix E) as they are considered to have major constraints and it is doubtful if housing development can be achieved between 2002 and 2016. If the constraints can be overcome, however they may have the potential to come forward as a windfall site.

Table 6.8: Allowance for Type D Sites 2002-2016

Total unconstrained potential for type D sites (dwellings):	886 dwellings
Expected contribution of unidentified sites above 0.2Ha 2002 – 2016 (based on 50% of past rates)	**443 dwellings**

6.33 Allowance for Unidentified Sites Above 0.2Ha – It is considered that between 2002 and 2016 sites that have not been identified as part of the UPS process will come forward for development, therefore a windfall allowance has been calculated based on past trends:

Table 6.9: Allowance for Unidentified Sites Above 0.2Ha 2002-2016

Dwellings completed on windfall sites 1991 – 2002	549 dwellings
Actual Annual completion rate 1991 – 2002	50 dwellings
Assume 50% of annual completion rate 1991 – 2002	25 dwellings per annum
Expected contribution of unidentified sites above 0.2Ha 2002 – 2016	**350 dwellings**

Table 6.10: Total Windfall Allowance 2002-2016

Total Windfall Allowance:	**793 dwellings**

Small Sites

6.34 An allowance for small sites (below 0.2Ha) has been calculated for the period 2002 – 2016 and has been justified by an assessment of past rates these sites have come forward for development. Adopted Local Plan Policy H1 has assumed that small-scale development, infill and conversions will occur at 75% of past rates. This figure was based on the assumption that significant weight is given to protecting the character and amenity of settlements within the Local Plan. Over the period 1991 – 2002 the amount of small sites has continued to come forward at 75% of past rates. The allowance for small sites between 2002 and 2016 has therefore been calculated at 75% of past rates.

Table 6.11: Allowance for Small Sites 2002-2016

Annual completion rate 1991 – 2002	23 dwellings
Assume 75% of annual completion rate 1995 – 2002	17 dwellings
Expected contribution of small sites below 0.2Ha 2002 – 2016	**238 dwellings**

SUMMARY

6.35 The calculation of the potential that exists on sites that could not be identified in the site survey has been summarised in the following table:

Table 6.12: Total Net Potential Following Discounting for Allowances Made for Windfall Sites, Small Sites and The Yardstick Approach 2002-2016

Type of Potential	**Estimated Number of Dwellings 2002 – 20016**
Yardstick Allowances	
Intensification	62
Flats Above Shops	36
Subdivision of Existing Dwellings	70
Other Allowances	
Windfall Allowance:	793
Allowance For Small Sites:	238
TOTAL:	**1199**

CHAPTER 7
Presentation of Results and Monitoring

INTRODUCTION

7.1 The purpose of this chapter is to draw together findings of the site survey and estimates of net yields for each source of potential, therefore calculating the urban capacity of the District (Outside the Yorkshire Dales National Park).

ESTIMATED URBAN POTENTIAL 2002 – 2016

7.2 The potential number of dwellings that could be developed from each source of previously developed land between 2002 and 2016 is set out in table 7.1.

Table 7.1: Estimate of Urban Potential 2002-2016 by source

Source of Potential	Type of Source	Dwelling Estimated 2002-2016
Previously developed, vacant and derelict land and buildings (through redevelopment & conversion)	Site survey	497
Redevelopment of existing housing	Site survey	0
Development of car parks	Site survey	24
Subdivision of existing housing	Yardstick	70
Flats over shops	Yardstick	36
Intensification	Yardstick	62
Vacant land not previously developed	Site survey	134
Windfall Allowance	Windfall	793
Small Sites below 0.2Ha	Windfall	238
ESTIMATED CAPACITY 2002-2016:		**1854**

7.3 The urban capacity for the Craven (Outside the Yorkshire Dales National Park) is estimated to be 1871 dwellings between 2002 and 2016.

CONCUSIONS

7.4 It is estimated that 1871 dwellings could be accommodated on previously developed sites within existing settlements between 2002 and 2016. This figure includes a number of allowances that have been

made for windfall sites and small sites including infill and conversions. The expected contribution of windfall sites between 2002 and 2016 is 720 dwellings and the expected contribution of small sites for the same period is 238 dwellings.

7.5 The UPS calculations assume the rate of development of other sources of previously developed land not identified in the site survey will match projected trends.

7.6 The UPS will form a background document to the production of the Local Development Framework (LDF) for Craven (Outside the Yorkshire Dales National Park). It will particularly inform the housing requirement calculation and the housing policies contained within the LDF.

MONITORING

7.7 A UPS will only provide a 'snap shot' of the capacity at a specific point in time, as the availability of sites and opportunities will change over time. Studies should, therefore, be monitored, updated and reviewed at least as frequently as the Local Development Framework is rolled forward. This continuous reviewing will be aided through the plotting of sites on the GIS system, helping to ensure that changes in potential for housing are picked up and those contained in the original study that have not been brought forward for development, are monitored.

7.8 The outcome of the UPS will be:

- An understanding of each source of housing potential
- Housing yields derived from this unconstrained potential
- An assessment of the realistic potential gained by discounting the unconstrained yields.

APPENDIX B

Urban Potential Studies – Settlement Survey Sheet

Settlement Name:			
Public Transport Links into and out of the Settlement			
Railway Station?	**YES/NO**		
Bus Stops?	**YES/NO**		
Frequency of services and destinations:			
Rail			
Bus			
Key Transport Links to the Settlement			
Service Provision (Qty):			
Service	Exists?	Additional Information	
Public House	**YES/NO**	**Qty:**	
Other Info – Open? Closed?			
Newsagent	**YES/NO**	**Qty:**	

Other Info – Open? Closed?		
Food Store	**YES/NO**	**Qty:**
Other Info – Open? Closed?		
Post Office	**YES/NO**	**Qty:**
Other Info – Open? Closed?		
Pharmacy	**YES/NO**	**Qty:**
Other Info – Open? Closed?		
Other Shops	**YES/NO**	**Qty:**
Other Info – Open? Closed?		
Bank/ATM	**YES/NO**	**Qty:**
Other Info – Open? Closed?		

Community Centre/Village Hall	**YES/NO**	**Qty:**	
Other Info – Open? Closed?			
Doctors Surgery	**YES/NO**	**Qty:**	
Other Info – Open? Closed?			
Dentist	**YES/NO**	**Qty:**	
Other Info – Open? Closed?			
Public Recreation and Amenity Space	**YES/NO**	**Qty:**	
Other Info – Open? Closed?			
Petrol Station	**YES/NO**	**Qty:**	
Other Info – Open? Closed?			

Employment Opportunities		
Key Employers in the Settlement:		
Established Industrial Areas/Employment Land Allocations		
Education Provision		
Primary Schools	**YES/NO**	
Secondary Schools	**YES/NO**	
Library	**YES/NO**	

Landscape Character Classification	
Settlement population	

Key Local Plan Policy Designations	
Development limit	
Conservation area	
Settlement Map	

Urban Potential Studies – Settlement Identification Criteria – Scoring Sheet

Criterion	Score if Yes	Score if No
i. Does the settlement lie on an established public transport corridor?	**10**	**0**
ii. Does the settlement have:	**0**	
• **A railway station?**	**5**	**0**
• **Bus Stop(s)?**	**5**	**0**
iii. Are there frequent* services into and out of the settlement to and from destinations within and outside the plan area?	**10**	**0**
iv. Does the Settlement Contain any of the following:	**0**	
• **A Public House?**	**3**	**0**
• **A Newsagent?**	**3**	**0**
• **A Food Store?**	**3**	**0**
• **A Post Office?**	**3**	**0**
• **A Pharmacy?**	**3**	**0**
• **A Range of Comparison Shopping?**	**2**	**0**

• **A Bank and/or cash machine?**	**3**	**0**
• **A Petrol Station?**	**2**	**0**
• **Doctors Surgery?**	**5**	**0**
• **Dentist?**	**5**	**0**
• **Public Recreation and Amenity Space/Facilities?**	**4**	**0**
• **A choice of employment opportunities?**	**2**	**0**
• **An established industrial area and/or allocated employment land?**	**2**	**0**
• **A Community Centre/Village Hall?**	**3**	**0**
• **A Primary School?**	**5**	**0**
• **A Secondary School?**	**5**	**0**
v. Does the Settlement have a library or lie on the North Yorkshire County Mobile library route?	**2**	**0**
vi. Does the settlement have a population of more than 500 inhabitants (as at 1991 census)?	**2**	**0**
Maximum Possible Score	87	

*Draft definition of frequent services: Daily Bus/train services to and from the settlement from the District Centre and/or Identified Local Service Centre. The cumulative effect of services to be a minimum hourly departure rate throughout the day.

APPENDIX C

SITE SURVEY SHEET

Date of Survey			Grid Ref	
Address:				
Settlement			Site Area:	
Current Use Class				
Current use of site Is it vacant/derelict?				
Characteristics of Existing Buildings	Key Features			
	Age			
	Materials			
Site description (Features/landmarks, Surface materials, Topography, Views into and out of the site – vistas, landmarks etc., Natural Features, Human influences)				

Local plan designations (Policy Numbers)				
Statutory designations	Listed?		SAM?	
	SSSI?		AONB?	
	Archlgcl?		Flood risk?	
	PROW?			
Site Access	Road	Adopted?	YES/NO	
	Foot			
	Cycle			
	Other			
Services to the site	Water/ Sewerage			
	Electricity			
	Gas			
Adjacent land uses				

Landscape Character classification		
Access to public transport	Bus	
	Rail	
Access to local services		
Evident physical constraints		
Land Ownership		
Additional information		

Planning History	

APPENDIX D

LIST OF CONSULTEES

INTERNAL CONSULTEES – Craven District Council:
Operational Services
Development Control Section, Planning Unit
Housing Department
Legal and Democratic Services
Environmental Protection

EXTERNAL CONSULTEES:
Airedale Drainage Board
British Waterways
House Builders Federation
English Heritage
English Nature
The Environment Agency
The Highway Agency
National Planning Fields Association
North Yorkshire County Council Archaeologist
North Yorkshire County Council Highway Authority
North Yorkshire County Council Environmental Services
North Yorkshire County Council Education Department
North Yorkshire County Council Building Design and Management
Railtrack
Sport England
TRANSCO
United Utilities
The Yorkshire Dales National Park
Yorkshire Water Services
Yorkshire Wildlife Trust
Living Over The Shop Initiative
Craven, Horrogate and Rural District Primary Care Trust
Harrison & Boothman Estate Agents
James Pye & Son Estate Agents
Wilman & Lodge Estate Agents
David Hill, Estate Agents
Dacre, Son & Hartley Estate Agents
Richard Turner & Son Estate Agents
Wilman & Wilman Estate Agents
CCM Land Agents & Surveyors Ltd
R T Graveson Estate Agents
Bairstow Eves, Estate Agents

(organisations & individuals invited to put land forward in early stages of UPS are not included in this list as they were not used to establish physical, policy & market constraints)

Site Classifications for Discounting APPENDIX E

TYPE A (development likely to be completed by 2016)

- Sites under construction;
- Sites with planning permission for housing;
- Sites allocated for housing in development plans**;**
- Sites identified through Urban Potential survey work as acceptable for housing in terms of current planning policy;
- Sites identified for housing as part of a current regeneration programme/master plan.

Sites in this category should be attractive to developers, have no obvious physical, ownership or other constraints and should no be required for other uses.

TYPE B (Some constraints but development likely to be completed by 2016)

- Sites with some physical, ownership or other constraints, but which come be overcome;
- Sites with existing permission for non-housing development but some uncertainty about implementation or suitability of the use;
- Sites possibly requiring some public sector intervention, though reasonably attractive to the private sector;
- Sites where a wider area based approach is required to facilitate a mix of new/different land uses and associated environmental improvements; Such an approach can be envisaged or be programmed in the future to take place through the development plan review process and/or through regeneration initiatives;
- Sites where a re-allocation to housing on the site would be required through the development plan process, but where alternative uses to housing may also proved to be appropriate;

TYPE C (more significant constraints but some possibility of development before 2016)

- Sites currently unattractive to the private sector but where a wider area based approach to facilitate a mix of new/different land uses and associated environmental improvements may take place by 2016;
- Sites currently with major physical or ownership constraints;
- Sites where there is currently a significant policy constraint present that is likely to prevent a change of use on the site to housing through the development plan review process.
- Sites where there is currently a possibility of development for other uses or where other uses are currently being actively promoted;

TYPE D (major constraints with serious doubts as to whether development is at all achievable at least until after 2016)

- Sites ruled out as having no potential at all for housing at least until after 2016.

(Source: Regional Good Practice Guide: Urban Potential Studies 2002)

DISCOUNTING RATES APPENDIX F

Rates represent % of potential that will actually be delivered (the discounted potential)

A: Sources of Potential Identified In Survey Areas

	TYPE C SITES	TYPE B SITES	TYPE A SITES
Previously developed vacant & derelict			
Land & buildings	65%	75%	85%
Development of car parks	70%	80%	85%
Conversion of non residential buildings	70%	80%	85%
Vacant land not previously developed	30%	35%	40%
Existing housing allocations	90%	95%	100%
Review of existing employment land Allocations	70%	80%	85%
Redevelopment of existing housing	65%	75%	85%

B: Sources of Potential Calculated Using General Yardstick

	TYPE C SITES	TYPE B SITES	TYPE C SITES
Subdivision of existing housing	5%	10%	15%
Flats over shops	25%	35%	40%
Intensification	70%	80%	85%

(Source: Regional Good Practice Guide: Urban Potential Studies 2002)

Appendix G

MARKET ANALYSIS

Local estate agents that are active throughout the study area were asked to supply information regarding the settlements included in the UPS, to provide an analysis of the market. They were asked to provide information relating to the demand for different house types and the current supply for those house types. A comparative analysis was then made between market demand and supply with settlements considered as either being within a weak, medium or strong market area.

Estate agents were asked to provide an analysis for the following house types:

- 1-2, 3-4 & 4+ Bedroom Terrace dwelling
- 1-2, 3-4 & 4+ Bedroom Semi-detached dwelling
- 1-2, 3-4 & 4+ Bedroom flat/maisonette

The results if this consultation is listed below:

SETTLEMENT	TYPE OF MARKET AREA
Glusburn & Crosshills	Strong
Sutton	Strong
Embsay	Strong
Cononley	Strong
Hellifield	Strong
Gargrave	Strong
Skipton	Strong
Low Bradley	Strong
Farnhill & Kildwick	Strong
Cowling & Ickornshaw	Strong
Carleton	Strong (Strong supply for 2-3 bed terrace & 2-3 bed flats)
Low Bentham	Medium
High Bentham	Medium
Settle & Giggleswick	Medium
Ingleton	Medium

A strong market area exists where there is a strong demand but a low supply of house types.

A medium market area exists where there is a relatively strong demand and a medium supply of house types.

A weak market area exists where there is both a strong demand and a large supply of house types.

APPENDIX H

GLOSSARY OF TERMS

STUDY AREA
The key service settlements that have been identified as a result of an assessment made of all settlements within Craven District (Outside the Yorkshire Dales National Park). The identified settlements provide a broad range of existing services and represent locations where, in principle, future development that meets sustainability objectives, could be accommodated. The study area does include certain settlements that are split by Craven District and the Yorkshire Dales National Park planning authority boundaries. For the purposes of the UPS it is considered that these settlements must be surveyed in their entirety to make a realistic assessment of residential potential.

RESIDENTIAL YIELD
The number of units that can be accommodated on each identified site. (Yorkshire and Humber Assembly, 2002).

URBAN POTENTIAL
The maximum yield (based on the highest densities) that is achievable on all identified sites. (Yorkshire and Humber Assembly, 2002)

PREVIOUSLY DEVELOPED LAND
Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously-developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures.

The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments - even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site - such as its contribution to nature conservation - or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment. (PPG3, 2000)

SOURCES OF POTENTIAL
Types of previously developed land, which may offer potential for residential development.

UNCONSTRAINED POTENTIAL
The theoretical total number of dwellings that an area could accommodate if all the potential sites were developed optimally. (Yorkshire and Humber Assembly, 2002).

DISCOUNTED POTENTIAL
An informed estimate of the proportion of the unconstrained potential that can realistically be expected to come forward and be developed over time. (Yorkshire and Humber Assembly, 2002).

SITE CONSTRAINTS
Physical, policy or market factors that can affect the likelihood of a site coming forward for development.

YARDSTICK APPROACH
The Yardstick Approach makes an estimation of housing yield for various sources of potential where it is difficult to identify specific sites. This approach is based on data that has been collected on specific types of potential source, such as subdivision of large dwellings and flats over shops. (Yorkshire and Humber Assembly, 2002).

WINDFALL SITES
Windfall sites are those which have not been specifically identified as available in the local plan process. They comprise previously developed sites that have unexpectedly become available. These could include, for example, large sites such as might result from a factory closure or very small changes to the built environment, such as a residential conversion or a new flat over a shop. (PPG3, 2000)

WINDFALL ALLOWANCE
Allowance made for all the different types of windfall sites, based on an examination of past trends in such site coming forward.

ALLOWANCE FOR SMALL SITES
The rate that sites below 0.2Ha has come forward for development.