

Craven District Council



Strategic Housing and Employment Land Availability Assessment (SHELAA)

Update 2020

Published November 2020

1. Introduction

- 1.1 The Strategic Housing and Employment Land Availability Assessment (SHELAA) and each annual update provides the Council's current position on the availability, suitability and achievability of potential development sites, to meet the identified need for housing and economic development over the plan period of the Craven Local Plan (2012 to 2032).
- 1.2 This annual SHELAA update brings together the latest relevant information on sites with planning permission for housing and employment. It has been prepared, taking into account, the National Planning Policy Framework (NPPF 2019) and the National Planning Practice Guidance (NPPG). This document sets out the Council's updated SHELAA for 2020 providing the most up to date position on whether there is sufficient available, suitable and achievable land to meet housing and employment needs in the plan area over the period 2012-2032. The Council's methodology for preparing the SHLAA, which sets out how the SHLAA updates are prepared, is published as a separate document and is available [here](#). As the methodology for preparing SHELAA Updates is not repeated within this document the SHELAA Methodology should be read together with this SHELAA update.

2. SHELAA REVIEW (Stage 4 in Appendix A)

- 2.1 The 2020 Craven SHELAA update has assessed **813** sites. Of those sites assessed **155** are considered to be suitable, available and achievable for housing and economic development uses over the plan period.
- 2.2 In terms of housing, the yield from those sites that are considered to be suitable, available and achievable for housing is **10,174** dwellings by applying an indicative net housing density of 32 dwellings per hectare to the gross site area.
- 2.3 To meet the housing needs of Craven, the adopted Craven Local Plan policy SP1: Meeting Housing Need makes provision is made for 4,600 net additional dwellings in the plan area over the plan period. This equates to an annual average housing requirement of 230 dwellings per annum.
- 2.5 This SHELAA Update demonstrates that there are a total of 155 suitable, available and achievable sites, which would yield a total of 10,174 dwellings. When this figure is compared to the housing requirement of 4,600 net additional dwellings for the plan period 2012-2032, as set out in Policy SP1, it can be concluded that this SHELAA Update demonstrates that the Council does have enough potential housing sites to meet the

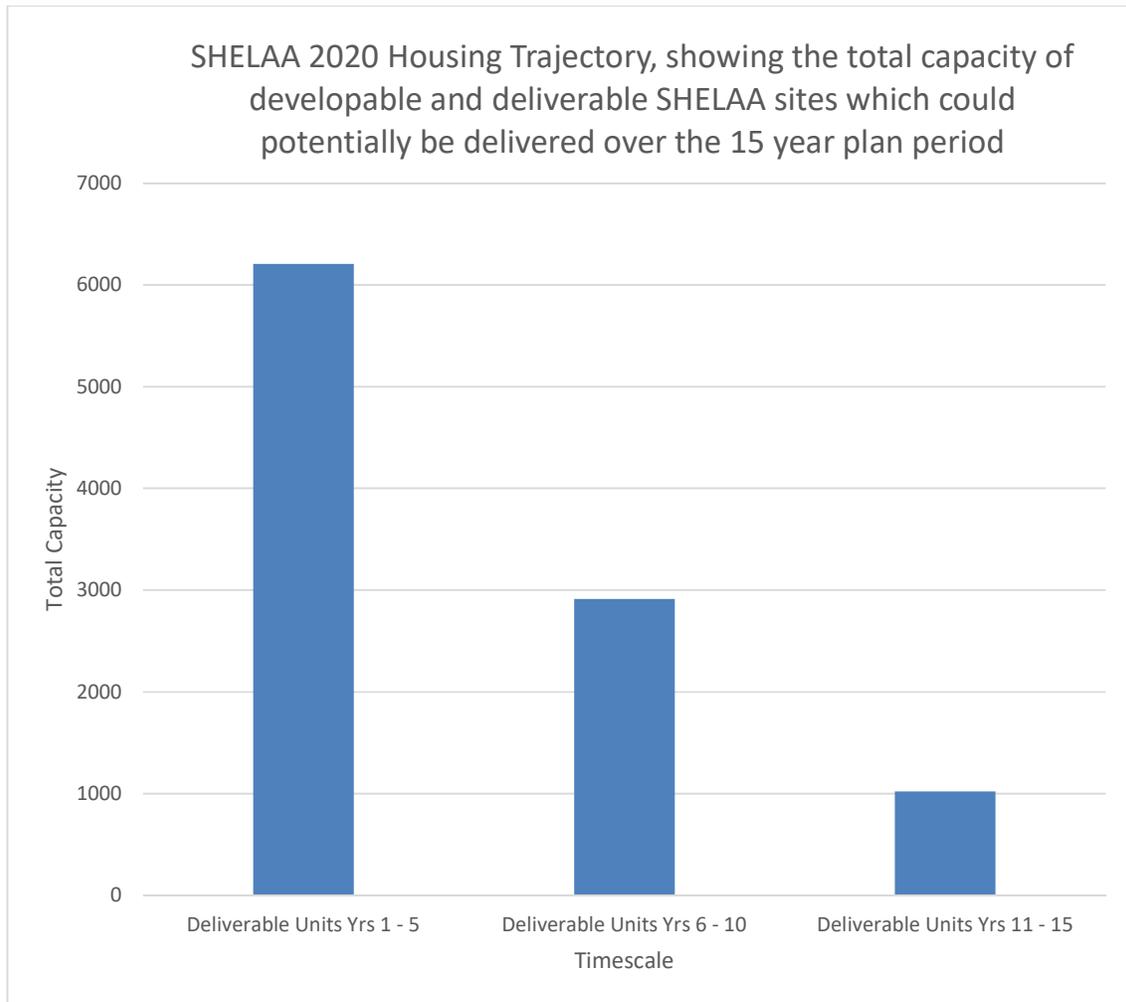
housing requirement.

- 2.6 The table below sets out a trajectory showing the potential housing yield from suitable, available and achievable SHELAA sites by settlement in 5 year periods for the next 15 years, in line with national planning policy and guidance. The trajectory identifies a total of **6206** dwellings on SHELAA sites that are considered 'deliverable' within years 1-5 (1st April 2020- 31st March 2025), a total of **2914** dwellings on SHELAA sites that are considered 'developable' within years 6-10 (1st April 2025- 31st March 2030) and a total of **1022** dwellings within years 11-15 (1st April 2030- 31st March 2035).

Table 1: Housing Trajectory – Summary of Housing Site Capacity (dwellings) by Settlement

Settlement	Settlement Hierarchy Tier	Total Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15
Skipton	1	3516	2257	1014	245
Settle	2	873	586	221	66
High Bentham	2	1374	559	647	168
Low Bentham	2	136	136	0	0
Gargrave	3	262	226	36	0
Ingleton	3	878	471	205	170
Cross Hills	3	831	351	300	180
Glusburn	3	555	300	150	105
Bradley	4a	204	204	0	0
Burton in Lonsdale	4a	24	0	24	0
Carleton	4a	328	286	42	0
Cononley	4a	152	152	0	0
Cowling	4a	96	96	0	0
Hellifield	4a	296	116	111	69
Sutton	4a	21	21	0	0
Bolton Abbey	4b	333	150	164	19
Clapham	4b	16	16	0	0
Embsay	4b	158	158	0	0
Giggleswick	4b	57	57	0	0
Langcliffe	Open Countryside	64	64	0	0
District Totals		10174	6206	2914	1022

Figure 1: Graphical Illustration of the Housing Trajectory



2.7 In terms of economic development, the potential for this is calculated from the gross site area of those sites considered to be available, suitable and achievable in the SHELAA for employment use, rather than a net developable area, which is dependent on a range of factors including environmental constraints, existing uses, the type of employment use/business proposed, whether there would be any conversion of existing buildings and infrastructure requirements. Therefore, the net developable area is likely to be materially less than the gross developable area. The gross area of employment land potential by settlement for the 2020 SHELAA update is set out in table 2 below.

Table 2: Employment Trajectory – total of Employment Land (ha) by Settlement

Settlement	Settlement Hierarchy Tier	Total Area of Employment Sites (Ha)
Skipton	1	55.038
Settle	2	1.25
High Bentham	2	10.884
Gargrave	3	2.055
Ingleton	3	5.535
Cross Hills	3	24.806
Glusburn	3	7.328
Cononley	4a	3.5
Cowling	4a	3.038
Hellifield	4a	7.02
Bradley	4a	1.147
Bolton Abbey	4b	10.39
Clapham	4b	0.136
	District Total employment capacity (ha)	132.127

2.8 Whilst this SHELAA update shows land that is deliverable and developable for residential and economic uses, there are some sites that have been assessed to be suitable for both residential (table 1) and economic uses (table 2). Table 2 above includes sites that are suitable for economic development only and both economic and residential uses.

3. FINAL EVIDENCE BASE (Stage 5 in Appendix A)

3.1 Table 3, below shows the outputs identified for a SHELAA in the Planning Practice Guidance compared to the outputs for the Craven SHELAA Updates:

Table 3

PPG Outputs	Craven SHELAA Update Outputs
A list of sites or broad locations considered, cross referenced to their locations on maps;	A summary schedule of all deliverable and developable sites for each settlement including estimated delivery timescales at Appendix B. Site Summary Assessment Sheets for deliverable and developable SHELAA sites by settlement at Appendix C. The location of each SHELAA is shown on the Council’s Open Spatial mapping data available at https://data-cravencd.opendata.arcgis.com/datasets/1050a708a0b243cc91fe7d0401df8b71_0
An assessment of each site or broad location, in terms of suitability for development, availability and achievability to determine whether a site is realistically expected to be developed and when;	
An assessment of the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;	
An indicative trajectory of anticipated development and consideration of associated risks;	Housing trajectory set out at table 1 & figure 1. Employment trajectory set out at table 2.
A list of discounted sites with clearly evidenced and justified reasons.	A schedule of discounted sites by settlement is set out at Appendix D.

4. SHELAA Updates & Monitoring

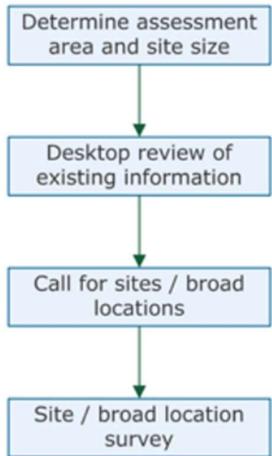
4.1 The SHELAA is an on-going piece of work which is kept up to date, as required by Planning Practice Guidance. Therefore, a SHELAA Update will be published by the Council annually. Updating and monitoring of the SHELAA ensures that any changes in the status of SHELAA sites and progress in the delivery of identified sites is monitored to provide information on:

- whether sites under construction have been developed;
- progress made on sites with planning permission; and
- progress made on removing, or emergence of new, constraints to development.

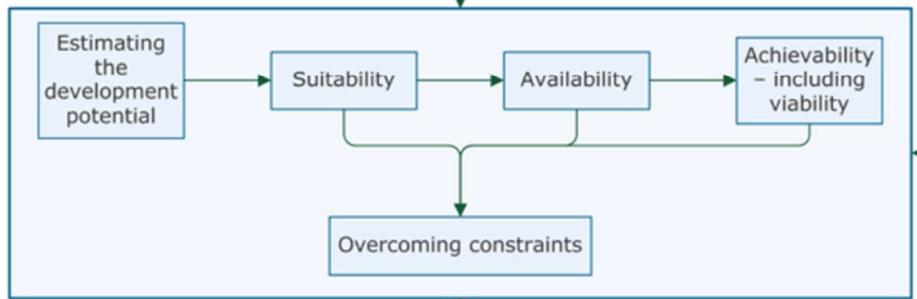
4.2 The SHELAA is a live document therefore additional information relating to existing SHELAA sites or new sites can be submitted to the via the Council’s website at <https://www.cravencd.gov.uk/planning/planning-policy/evidence-and-monitoring/strategic-housing-and-economic-land-availability-assessment/>

Appendix A – SHLAA Methodology Flow Chart

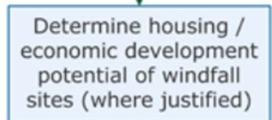
Stage 1 - Site / broad location identification



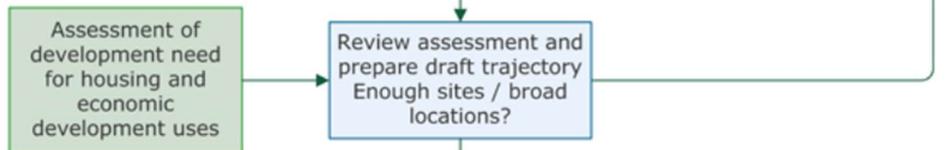
Stage 2 - Site / broad location assessment



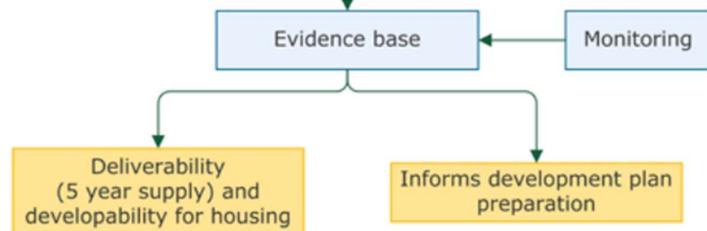
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Appendix B: Schedule of Deliverable and Developable Housing Sites by Settlement - see separate document.

Appendix C: Schedule of Deliverable and Developable Employment Sites by Settlement – see separate document.

Appendix D: Site Summary Sheets - see separate document.

Appendix E: Schedule of Discounted Sites by Settlement – see separate document.