



Shaping Places and Spaces

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

Craven District Council

**Annual Monitoring Report for
the Period April 2009 to
March 2010**

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Glossary of Acronyms

Acronym	Meaning
AMR	Annual Monitoring Report
DPD	Development Plan Document
ELR	Employment Land Review
FTE	Full Time Equivalent
GOYH	Government Office for Yorkshire and The Humber
HPDG	Housing and Planning Delivery Grant
LAA	Local Area Agreement
LDF	Local Development Framework
LDD	Local Development Document
LDS	Local Development Scheme
LGYH	Local Government for Yorkshire and the Humber
NEYEDC	North and East Yorkshire Ecological Data Centre
NYCC	North Yorkshire County Council
PPS	Planning Policy Statement
RSS	Yorkshire and Humber Plan (Regional Spatial Strategy) to 2026
SCS	Sustainable Community Strategy
SHELAA	Strategic Housing and Employment Land Availability Assessment
SHMA	Strategic Housing Market Assessment

Craven District Council Annual Monitoring Report 2009-2010

Non-Technical Summary

This is the sixth Annual Monitoring Report (AMR) to be submitted by Craven District Council. It reports on the period 1st April 2009 to 31st March 2010. As with the Local Development Framework (Local Development Framework), the AMR covers the area of the Craven District that falls outside of the Yorkshire Dales National Park. The aim of the AMR is to give the authority a better understanding of the important social, economic and environmental factors influencing the District, and allow the effects of policies in the Development Plan to be measured. The 2009-2010 Craven District Council AMR seeks to achieve five key tasks which are summarised below.

TASK 1: Review progress of Local Development Documents against the Local Development Scheme

The Council is currently working to the third Local Development Scheme for the period 2009 to 2012. Over the 2009-2010 period, the Council stuck to its milestones for both the Core Strategy and Site Allocations Development Plan Document, and work on both documents is ongoing.

At March 2010 the Council was in the process of revising the Core Strategy to reflect comments made during the Preferred Option Consultation in preparation of the Publication Draft. In particular, over the 2009-10 period further work has been done on Vision and Strategic Objectives, and the Settlement Strategy. An amended Settlement Strategy and proposed housing distribution was agreed by the Council's Policy Committee in June 2009.

The Council progressed a number of evidence base studies in 2009 and 2010, namely a Strategic Housing Market Assessment (SHMA), a Strategic Housing and Employment Land Availability Assessment (SHELAA) and an Infrastructure Audit. In 2009-10 the SHMA was revised in line with comments received during a public consultation in October and November 2008, and the final SHMA was received and accepted by the Council's Policy Committee in October 2009. The Strategic Housing and Employment Land Availability Assessment (SHELAA), was also reviewed in light of the comments received during public consultation, and the Council is continuing to amend the draft SHELAA to produce a more usable document.

TASK 2: Assessment of the extent to which policies in LDDs are being implemented

As the Council does not currently have any adopted LDF policies, the 2009-10 AMR continues to assess the extent to which "saved" policies from the Local Plan for Craven District (outside the Yorkshire Dales National Park) are being implemented, through the measuring of a series of indicators grouped into the following themes:

Craven District – Its environment, demography and economy (Contextual Indicators)

Craven is a predominantly rural District with a rich built and natural environment. It covers 117,875 km², and has a resident population of 53,620, living in 22,680 households (2001 Census). The 2009 mid-year population projections gave an estimate of 55,500 persons resident. In 2001, 41% of residents were aged over 50.

The 2001 Census reveals that 75.9% males and 63.4% females of working age were economically active, compared to a total average, for both males and females of 75% for Great Britain. At March 2010 the unemployment rate for males had increased from the figure recorded in the 2001 Census, to 2.5%, but the rate for females had decreased to 1.3%.

At the 2001 Census, 76% of residents owned their own home. However, house prices in Craven continue to be higher than in Great Britain as a whole. At March 2010 the average house price in North Yorkshire was £177,595.

Economy Indicators

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

A total of 0.39 hectares gross additional employment floorspace was completed in the 2009-10 monitoring year, all on previously developed land. At the end of March 2010 approximately 4.54 Ha of land allocated and committed in the adopted Local Plan remained available, and a further 2.75 Ha of employment land could potentially be delivered through the development of unimplemented planning consents.

A total of 340 m² of floorspace was developed for 'Town Centre Uses' in 2009-2010.

Housing Indicators

Craven (outside the Yorkshire Dales National Park) has an annual housing target of 250 net additions to the dwelling stock a year between 2004 and 2026, as set out in the Yorkshire and Humber Plan (Regional Spatial Strategy) to 2026. In 2009 -10, 82 dwellings were completed, which is a lower number than has been seen in recent years. This is thought to be due to the economic downturn and its associated impact on house building. Of these 82 dwellings, 58 were built on previously developed (brownfield) land, and 31 were 'affordable' houses.

Environment and Design Indicators

The Council did not grant any planning applications contrary to advice from the Environment Agency advice on flooding or water quality grounds during 2009-10.

Four planning applications were granted for renewable energy schemes in 2009-10, with the potential to deliver 25.35 kilo watts once completed.

The Council is currently working on a new system to monitor new open space provision / contributions from planning gain. It is anticipated that this indicator will be reported in the next Annual Monitoring Report for 2011-12.

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

The Core Strategy will be the first adopted Local Development Document (estimated date of adoption April/ May 2012) therefore the success of the policies within the Core Strategy will be monitored from 2012 onwards.

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

Significant Effect indicators will be developed in future AMR's in preparation for the adoption of the Core Strategy in 2012.

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

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

Part 1: Background and Introduction

1.1 Introduction

1.1.1 All Local Authorities are required to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State in December each year. Monitoring is seen as an essential part of the plan-making process. It gives authorities a better understanding of the important social, economic and environmental factors influencing the District, and allows them to measure the effects that policies in the Development Plan are having, both positive and negative. By using the findings of the AMR to look at past trends and predict future changes, the authority can determine whether any changes are needed in the Local Development Framework.

1.1.2 Within the AMR, the Council is required to complete 5 key, inter-related tasks namely:

- Task 1 - Review progress of Local Development Documents against the Local Development Scheme
- Task 2 - Assess extent to which policies in Local Development Documents are being implemented
- Task 3 - Where policies are not being implemented, explain why and set out steps to ensure that the policy is implemented or whether the policy is to be amended or replaced
- Task 4 - Identify significant effects of implementing policies in Local Development Documents and whether they are as intended
- Task 5 - Set out whether policies are to be amended or replaced

1.1.3 As with the Local Development Framework, the AMR covers the area of the Craven District that falls outside of the Yorkshire Dales National Park.

1.1.4 The AMR has been prepared to take account of guidance issued by the Office of the Deputy Prime Minister entitled 'Local Development Framework Monitoring: A Good Practice Guide' (referred to as the Good Practice Guide throughout the remainder of this document). In addition to the above five tasks the good practice guide sets the following particular requirements that authorities need to address in the AMR:

- Whether the timetable and milestones for the preparation of documents set out in the Local Development Scheme have been met or progress is being made towards meeting them or, where they are not being met or not on track, the reasons why;
- Whether targets relating to policies in Local Development Documents have been met or progress is being made towards meeting them or, where they are not being met or not on track, the reasons why¹
- What impact the policies are having in respect of national and regional targets and any other targets identified in Local Development Documents and not covered by the bullet point above (Regulation 48(7)) specifically requires information to be provided on net additional dwellings and local planning authorities should produce housing trajectories to demonstrate how policies will deliver housing provision in their area).
- What significant effects implementation of the policies is having on the social, environmental and economic objectives by which sustainability is defined and whether these effects are as intended;

¹ It should be appreciated that as there were no Local Development Documents in place in 2009/10 it will not be possible to monitor them in this AMR.

- Whether the policies in the Local Development Document need adjusting or replacing because they are not working as intended;
- Whether the policies need changing to reflect changes in national or regional policy;
- The extent to which any local development order, where adopted, or simplified planning zone is achieving its purposes and if not whether it needs adjusting or replacing; and
- If policies or proposals (including the local development order or simplified planning zone scheme) need changing, the actions needed to achieve this.²

1.1.5 This is the sixth Annual Monitoring Report (AMR) to be produced by the Council. It reports on the period 1st April 2009 to the 31st March 2010. It is recognised that the AMR will not be able to cover everything set out in the guidance, as a fully developed monitoring framework will take time and resources to establish. As with previous Annual Monitoring Reports, the AMR for 2009/10 concentrates on meeting the requirements set out in relevant legislation (namely the Planning and Compulsory Purchase Act 2004 and associated Regulations) whilst setting the framework for future monitoring.

1.1.6 Further information on the Local Development Framework and AMR's from previous years are available on the Planning Policy pages of the Council's website at cravenc.gov.uk/Craven/Residents/PlanningServices/PlanningPolicy/LDF/AnnualMonitoringReports/.

1.1.7 In addition to submitting the AMR to the Secretary of State the report will be published on the Council's website at the address above. Hard copies will also be available to view at the following locations:

- Skipton Town Hall;
- Settle Town Hall and
- Granville Street Council Offices, Skipton.

1.2 Partnership and Linkages

1.2.1 Monitoring of documents is a responsibility carried out at all levels, both within and outside the Council. Having regard to the monitoring needs of other documents, and joint working to share information and evidence with other organisations is crucial to the development of successful monitoring frameworks. It will ensure a consistent approach is taken and avoid duplication of efforts. In producing the AMR and developing monitoring systems Craven District Council should have regard to the monitoring requirements of the following:

1.2.2 Yorkshire and Humber Plan to 2026 - The Yorkshire and Humber Plan (Regional Spatial Strategy) to 2026, was published in 2008, and in previous years an AMR has been produced by the Local Government for Yorkshire and The Humber (LGYH) to review strategic trends on a regional and sub regional level. However, in July 2010 the Coalition Government revoked the Regional Spatial Strategy as part of its plans to make the planning system more localised. The LGYH was also disbanded. Therefore, it was assumed that the Regional Spatial Strategy would no longer be monitored.

Then, in November 2010 a High Court Ruling found the revocation of the Regional Spatial Strategy to be unlawful, and the document has been reinstated. A Regional AMR for 2009-10 might, therefore, be produced, but it is not clear who will be

² It should be noted that no Local Development Orders or Simplified Planning Zones have been adopted nor are they set out in the Council's agreed Local Development Scheme 2007 - 2010.

responsible for carrying out the work, or when it is likely to be published. Craven District Council will endeavour to contribute to the Regional AMR by providing local information should this be required.

1.2.3 Sustainability Appraisal - The AMR should take full account of the monitoring needs of the objectives, targets and indicators set out in the sustainability appraisals which accompany Local Development Documents. This will allow objectives and policies contained within the LDF to be appraised against wider sustainable development objectives i.e. social, environmental and economic factors.

1.2.4 Sustainable Community Strategy (2007-2013) - The Local Development Framework is closely linked to the Sustainable Community Strategy (SCS): the former will be the spatial expression of elements of the latter. The SCS contains a number of indicators to monitor progress against the following priorities:

- Building a Prosperous District
- Improving Transport
- Addressing Housing Need
- Creating a Sustainable Future – One Planet Living
- Strengthening Communities & Providing Accessible Services

The SCS feeds into the North Yorkshire Local Area Agreement (LAA) and is monitored at County Level through the LAA. Many of the local and contextual indicators in the AMR have been aligned with the indicators in the SCS, and Planning Policy Officers will continue to work closely with the Local Strategic Partnership to make sure the vision and objectives of the SCS are reflected in the LDF.

1.2.5 Local Development Framework Evidence Base Documents - The Council must carry out evidence base studies to inform the production of LDDs and to justify policy decisions. The monitoring of any indicators contained within these studies will be incorporated into the AMR.

1.3 Structure of the AMR

1.3.1 Part 2 of the AMR is split into 5 sections, each covering one of the 5 key tasks listed above.

1.3.2 Four types of indicators are used within the AMR as follows:

- **Contextual Indicators** – set by the local authority to provide a baseline position of the wider social, environmental and economic circumstances of the plan area. These help to provide a backdrop against which to consider the effects of policies and inform the interpretation of Output and Significant Effect Indicators. The Council's Sustainability Appraisal and Strategic Environmental Assessment Scoping Report has been used to inform the choice of Contextual Indicators.

The Good Practice Guide recommends that authorities undertake a review of contextual indicators every five years, as this should be sufficient time for policies to have begun to take effect. However, as the Council does not currently have any adopted Local Development Framework policies, the contextual indicators reported in the 2009-10 AMR are the same as previous years. The contextual indicators will be reviewed once the Council's Core Strategy has been adopted to reflect the monitoring needs of that document.

- **Core Output Indicators** – first set out by the former Office of the Deputy Prime Minister (ODPM), now Communities and Local Government (CLG), in 2005. An updated set of indicators was published in July 2008. They are reported in both the regional and local AMR's

- **Local Output Indicators** – set by the Local Authority to report on locally significant issues that are not covered by the Core Output Indicators. As with previous AMR's the Local Indicators monitored for 2009-10 continue to be based on saved policies within the adopted Craven District Council (outside the Yorkshire Dales National Park) Local Plan.
- **Significant Effects Indicators** – set by the Local Authority and identified through the Sustainability Appraisal of LDDs to assess the significant social, environmental and economic effects of policies. These will be introduced to the AMR once the Council has adopted LDDs in place.

1.3.3 The Core and Local Output Indicators have been grouped by theme. The reporting of indicators is covered under Task 2 "Assess extent to which policies in Local Development Documents are being implemented". A full list of indicators is included at Appendix A.

Part 2: Developing Monitoring Systems

2.1 TASK 1: Review progress of Local Development Documents against the Local Development Scheme

2.1.1 The Council submitted its third Local Development Scheme (LDS No. 3) for the period 2009 - 2012 to The Government Office for Yorkshire and The Humber (GOYH) in September 2009. Following receipt of approval from GOYH, LDS No. 3 came into effect on the 9th October 2009. LDS No. 3 reflects the changes to LDF preparation milestones brought about by the 2008 amended Town and Country Planning Regulations.

2.1.2 Tables 1 and 2 below show how the LDDs included in the 2009-12 LDS No. 3 have performed against their milestones between April 2009 and March 2010. They provide the following information (in line with Regulation 48 (3)(b) (iii)):

- The stage the document has reached in its preparation
- If the document's preparation is behind the agreed timetable the reasons for this and;
- A timetable relating to the further steps that are likely to be taken for the preparation of the document.

TABLE 1: Progress of the Core Strategy against milestones set out in the 2009 to 2012 LDS

Preparation Stage (Between April 2009 & March 2010)	Agreed LDS Date	Milestone Met? (Yes/No)
CONSIDERATION OF COMMENTS RECEIVED DURING PREFERRED OPTION CONSULTATION, ADDING TO EVIDENCE BASE, DRAFTING PUBLICATION DPD, DRAFTING OF DOCUMENTS TO BE SUBMITTED WITH THE PUBLICATION DPD, RE CONSULTING ON DRAFT PUBLICATION DPD	November 2007 – September 2010	Yes (work ongoing)
<p>Stage Document has Reached:</p> <p>At March 2010 the Council was in the process of revising the Core Strategy to reflect comments made during the Preferred Option Consultation in preparation of the Publication Draft. In particular, over the 2009-10 period further work has been done on Vision and Strategic Objectives, and the Settlement Strategy. An amended Settlement Strategy and proposed housing distribution was agreed by the Council’s Policy Committee in June 2009.</p> <p>The Council progressed a number of evidence base studies in 2009 and 2010, namely a Strategic Housing Market Assessment (SHMA), a Strategic Housing and Employment Land Availability Assessment (SHELAA) and an Infrastructure Audit. In 2009-10 the SHMA was revised in line with comments received during a public consultation in October and November 2008, and the final SHMA was received and accepted by the Council’s Policy Committee in October 2009. The Strategic Housing and Employment Land Availability Assessment (SHELAA), was also reviewed in light of the comments received during public consultation, and the Council is continuing to amend the draft SHELAA to produce a more usable document.</p>		
<p>Reason For Slippage:</p> <p>No slippage experienced.</p>		
<p>Further Steps To Be Taken For The Preparation of the Document:</p> <p>The Council underwent a restructure in February 2010, and as a result two new posts were secured within the Planning Policy Team. The additional posts were recruited to and filled by September 2010. There are now 5.5 FTE posts within the Planning Policy Team. This should ensure that future delays in the production of the Local Development Framework do not occur as a result of insufficient staff resources.</p> <p>The Coalition Government is planning major reforms of the Planning System. The implications of the Governments Localism and Decentralisation Bill, which is due to be published before the end of the year, are not yet clear. It is likely that the Council will have to undertake further public consultation and community engagement before the Core Strategy can be progressed to the Publication Stage if it is to properly embrace the Localism Agenda, and produce a document that accurately reflects the needs and aspirations of local communities. Once the Localism and Decentralisation Bill is released, the Council will produce a revised Local Development Scheme for 2010 onwards.</p>		

TABLE 2: Progress of Site Allocations Development Plan Document against milestones set out in the 2009 to 2012 LDS

Preparation Stage (Between April 2007 & March 2008)	Agreed LDS Date	Milestone Met (Yes/No)
PUBLIC CONSULTATION (REGULATION 25)	Ongoing up to February 2011	Yes (work ongoing)
<p>Stage Document has Reached:</p> <p>At March 2010 work was progressing on the evidence base for the Site Allocations DPD, e.g. the SHELAA. The Council is continuing to accept site submissions for consideration through the Site Allocations DPD, and the assessment of these sites is on-going.</p>		
<p>Reason For Slippage:</p> <p>No slippage experienced</p>		
<p>Further Steps To Be Taken For The Preparation of the Document:</p> <p>The implementation of the Council restructure and the additional staff resources within the Planning Policy Team (outlined in Table 1) will enable the Site Allocations DPD to be progressed in parallel with the Core Strategy.</p> <p>The Localism and Decentralisation Bill will have implications for the production of the Site Allocations DPD, as well as the Core Strategy. It is envisaged that the community engagement work undertaken by the Council to progress the Core Strategy following the publication of the Bill, will also include consultation on the Site Allocations DPD, to allow the two documents to be developed in tandem.</p>		

2.2 TASK 2: Assessment of the extent to which policies in LDDs are being implemented

- 2.2.1 The Core Strategy will set out the key strategic objectives of the Local Development Framework, and policies within the Core Strategy and other LDDs will seek to achieve these objectives. These will then form the basis of the monitoring strategy. The extent to which these policies are being successful will be measured by the monitoring of a combination of contextual, Core Output, Local Output and Significant Effect indicators, as outlined in Part 1. Additional indicators will be developed and reported in future AMRs as new policies are adopted.
- 2.2.2 Changes to these indicators should provide a good indication as to whether a policy is being successful or needs amending. Other factors which may influence policy implementation, such as the delivery of policy regimes of other stakeholders, will also be taken into account.
- 2.2.3 As the Council does not currently have any adopted Local Development Framework policies, this AMR continues to assess the extent to which “saved” policies from the Local Plan for Craven District (outside the Yorkshire Dales National Park) are being implemented in accordance with Regulation 48. However, in preparation for future monitoring, the indicators in this AMR have been split into the following themes to reflect the structure of the Preferred Option Draft Core Strategy:
- Craven District - environment, demography and economy (Contextual Indicators)
 - The Economy

- Housing
- Environment and Design

2.2.4 Currently monitoring systems are not established to monitor all of the saved policies in the Local Plan. The possibility of monitoring additional saved policies will be explored during subsequent years. Over the previous years resources have been focussed on progressing Local Development Documents, with limited resources available for developing new monitoring systems.

2.2.5 Craven District – Its environment, demography and economy

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

Demographic Structure

(i) Population 2001 – Census 2001

(ii) 2009 Mid Year Population Estimate – Office National Statistics (ONS)

(iii) Age Group Breakdown – Census 2001

(iv) Area of District – Census 2001

(v) Number of People per Square Kilometre – ONS

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

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

2.2.8 The resident population of the Craven District (including the Yorkshire Dales National Park) was 53,620 at the 2001 Census. The 2009 mid-year estimate raised this figure to 55,500. The age group breakdown from the 2001 Census is as follows:

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

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

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

2.2.10 Employment and Economy

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

(ii) Total Unemployed – Census 2001 and North Yorkshire County Council Claimant Count Rate Estimates April 2010.

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

2.2.12 In the 2001 Census the total unemployment rate for males within the District was 2.5%, whereas for females this rate was slightly lower at 1.5%. At April 2010 the unemployment rate for males had increased to 2.9%, but the rate for females had decreased slightly to 1.3%. In the Principal Town of Skipton unemployment rates for both males and females were higher than the District average at April 2010, being 4.8% for males and 2.3% for females (based on the NYCC Claimant Count). Unemployment across North Yorkshire has risen over the 2009-10 monitoring year, both for males and females, which gives an indication of the impact of the recession on the current employment market (North Yorkshire County Council Unemployment, April 2010).

2.2.13 Deprivation

(i) Indices of Deprivation – Rank Average Score – Index of Multiple Deprivation ODPM

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

2.2.15 Housing

(i) Number of Households – Census 2001

(ii) Average Household Size – Census 2001

(iii) Housing Tenure – Census 2001

(iv) Average House Price – Land Registry 2009-2010

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

- Owned Outright – 9075 (40%)
- Owned with Mortgage of Loan – 8240 (36.3%)
- Shared Ownership (part rent, part mortgage) – 102 (0.5%)
- Rented – Council (Local Authority) – 1486 (6.6%)³
- Rented – Housing Association/Registered Social Landlord – 692 (3.1%)
- Rented – Private Landlord or Letting Agency – 2146 (9.5)
- Rented – Other 939 (4.1)

³ The figure for Rented – Council (Local Authority) households relates to the 2001 census figures. Since that date, in 2003 Craven District Council became a LVST Authority, thus transferring its housing stock to a registered social landlord.

TABLE 3: Showing how the Average Price of Different Property Types in Craven has Risen Over the Monitoring Period (Source: Land Registry, April 2009 to March 2010).

Dwelling Type	Average Price April 09		Average Price March 2010	
	North Yorkshire	England and Wales	North Yorkshire	England and Wales
Detached	£259,870	£236,294	£276,115	£258,740
Semi Detached	£147,648	£143,754	£156,878	£155,743
Terraced	£124,592	£117,890	£132,380	£126,681
Flat/ Apartment	£118,844	£141,341	£126,273	£154,090
Average House Price (all Dwelling types)	£167,146	£152,478	£177,595	£165,031

2.2.17 Table 3 shows that house prices in North Yorkshire have risen over the monitoring period, and continue to be higher than the National average. This could indicate that the Region is recovering from the economic downturn. However, the average house price in North Yorkshire at March 2010 is still lower than the average house price at the beginning of the previous 2008-09 monitoring period, which was £196,226 (average house price in North Yorkshire at April 2008).

2.2.18 Environment

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

- (i) 29 Conservation Areas (Some Conservation Areas are split by the Yorkshire Dales National Park Boundary). This is a reduction from the 31 Conservation Areas recorded in the 2008-09 AMR, because the Skipton Central, Skipton South and Skipton West Conservation Areas were joined to form one large 'Skipton Conservation Area', as a result of the Skipton Conservation Areas Appraisals carried out in 2008.
- (ii) 870 Listed Buildings (English Heritage)
- (iii) 33 Scheduled Ancient Monuments (English Heritage)
- (iv) 2 Parks and Gardens of Historic and/or Landscape Interest
- (v) 1 Area of Outstanding Natural Beauty (The Forest of Bowland in the north of the District)
- (vi) 12 Sites of Special Scientific Interest (SSSI) (Natural England)
- (vii) National Nature Reserves (Natural England): There are no National Nature Reserves located within Craven District outside the Yorkshire Dales National Park.

2.2.20 Crime

- (i) **Number of Offences – Home Office Statistics 2009-10**
- (ii) **Number of Violent Crimes – North Yorkshire Police Authority 2009-10**
- (iii) **Number of Burglaries – North Yorkshire Police Authority 2009-10**
- (iv) **Fear of Crime – 2008-09 North Yorkshire Place Survey**

- 2.2.21 The number of all offences recorded in the Craven District (including the National Park) between April 2009 and March 2010 was down slightly from previous years at 2104 (a rate of 37.8 per 1000 population), compared to 2334 for 2008-09 and 2448 for 2007-08.
- 2.2.22 Detailed crime data for the previous 12 months is available from the North Yorkshire Police Authority website. For the period November 2009 to October 2010, 448 acts of violence, and 248 burglaries were reported in the Craven area.
- 2.2.23 Fear of crime in the Craven District is slightly lower than in North Yorkshire as a whole. In the 2008-09 Place Survey, carried out across the whole of North Yorkshire, 73% of respondents from the Craven District said that they feel safe in their area after dark compared to 68% of respondents from the whole of North Yorkshire, and 97% felt safe during the day compared to 95% of respondents from the whole of North Yorkshire. An updated Place Survey was not carried out in 2009-10.

2.2.24 Health

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

- 2.2.25 The general perception of health in the District is outlined in the 2001 Census according to whether people had limiting long term illness or felt that their health was 'not good'. 17.2% of people are recorded as having limited long term illness and 8.2% felt that their health was 'not good'.
- 2.2.26 78% of respondents to the 2008-09 Place Survey from the Craven District considered themselves in good health.

2.2.27 Economy Indicators

- 2.2.28 To monitor the take up of land allocated for employment use, the Council have prepared and published Employment Monitoring Reports since the adoption of the Craven District (outside the Yorkshire Dales National Park) Local Plan in 1999. At the end of the Local Plan period in 2006 there was a supply of land allocated for employment use still available. As such, the policies relating to this land have been saved as part of the emerging Local Development Framework (LDF), and this land is monitored via the Employment Monitoring Report for 2010 which is attached at Appendix B.
- 2.2.29 The Council developed an Employment and Retail Monitoring Database in 2008. The database currently records all planning applications for employment and retail use that were granted since 1st April 2007, and has been used to provide information for Core Output Indicators BD1 to BD4. The results of these indicators are therefore incomplete, as they are limited to those applications granted since 2007. The database also only monitors gains in floorspace so the figures given below are all gross additions. Further work will be done in the coming year to further develop the Council's employment monitoring systems and to rectify these current shortcomings.

Business Development and Town Centres Core Output Indicators

Core Output Indicator BD1: Total amount of additional employment floorspace - by type.

Core Output Indicator BD2: Total amount of employment floorspace on previously developed land – by type (development completed).

TABLE 4: Showing Additional Employment Floorspace Created by Type, and its Location in the District, split by Previously Developed and Greenfield Land (in hectares)

Existing Land Use	Parish Name	Employment Use Classes						Total (ha)
		Business (B1)			General Industrial (B2)	Storage (B8)	Mixed Use B2/B8	
		Offices (1a)	Research and Development (1b)	Light Industry (1c)				
		Gross	Gross	Gross	Gross	Gross	Gross	
Previously Developed Land	Skipton					0.11		0.11
	Bradley (Snaygill)					0.02		0.02
	Ingleton			0.01			0.06	0.06
	Glusburn				0.19			0.19
Greenfield							0.00	
	Total Gross Completed Sites (ha)	0.00	0.00	0.01	0.19	0.13	0.06	0.39

2.2.30 Table 4 shows that a total of 0.39 hectares gross additional floorspace was completed in the 2009-10 monitoring year, all on previously developed land.

Core Output Indicator BD3: Employment land available – by type

2.2.31 Approximately 4.54 Ha of land allocated and committed in the adopted Local Plan and saved in the emerging LDF was still available at 31 March 2010. This is general employment land, and is not allocated by type.

2.2.32 Table 5 below shows that a total of 2.75 ha of employment land could potentially be delivered through the development of unimplemented planning consents at March 2010.

2.2.33 Therefore, the total available employment floorspace at March 2010 is 7.29 hectares.

TABLE 5: Potential Employment Land Provision from Extant Planning Consents and its location in the District, split by Previously Developed and Greenfield Land (in hectares)

Existing Land Use	Parish Name	Employment Use Classes						
		Business (B1)			General Industrial (B2)	Storage (B8)	Mixed Use B2/B8	Total (ha)
		Offices (1a)	Research and Development (1b)	Light Industry (1c)				
		Gross	Gross	Gross	Gross	Gross	Gross	Gross
Previously Developed Land	Bentham	0.05		0.02				0.07
	Bradley	0.04		0.03	0.04	0.01		0.12
	Cononley	0.01		0.01		0.01		0.03
	Cowling	0.01				0.01		0.02
	Eislack					0.03		0.03
	Giggleswick	0.003						0.003
	Glusburn	0.10		0.01	0.66	0.01		1.78
	Settle	0.02		0.01		0.06		0.09
	Skipton	0.87		0.13	0.01	0.03	0.11	1.15
	Thornton-in-Lonsdale					0.01		0.01
Greenfield	Bentham	0.01		0.01				0.02
	Bradley	0.002						0.002
	Clapham	0.03						0.03
	Cowling	0.01						0.01
	Draughton	0.01						0.01
	Glusburn	0.01		0.02				0.03
	Hellifield					0.04		0.04
	Ingleton	0.01						0.01
	Lawkland			0.09				0.09
	Long Preston	0.02						0.02
	Lothersdale	0.003		0.02				0.023
	Stirton-with-Thorby					0.18		0.18
	Thornton-in-Craven			0.01				0.01
	Wigglesworth	0.02						0.02
	Total Gross Completed Sites (ha)	1.228	0	0.32	0.71	0.38	0.11	2.748

Core Output Indicator BD4: Total amount of floorspace for 'town centre uses'

2.2.34 A total of 340 m² of floorspace was developed for retail use in 2009-2010.

Local Indicator 1: Number of vacant units and percentage of vacant floorspace in both Town Centres and Out of Town Centres

2.2.35 Information for this indicator can only be provided for the town centre locations that were examined in the 2004 Retail Health Checks. The Council hopes to develop systems to monitor the number of vacant units and percentage of vacant floorspace in both Town Centres and Out of Town Centres for presentation in future Annual Monitoring Reports.

TABLE 6: Number of Vacant Retail and Employment Units in Craven's Town Centres

Town Centre Location	No. units Vacant	% of gross vacant internal floorspace (m ²)
Skipton	13	2.05%
Cross Hills	3	Not known
Settle	3	Not known
Ingleton	2	Not known
Bentham	1	Not known

2.2.36 Housing Indicators**Housing Core Output Indicators - Developing a Housing Trajectory**

H1: Plan Period and Housing Targets

H2(a): Net Additional Dwellings In Previous Years

H2(b): Net Additional Dwellings – For The Reporting Year

H2(c): Net Additional Dwellings – In Future Years

H2(d): Managed Delivery Target

Core Output Indicator H1: PLAN PERIOD AND HOUSING TARGETS

2.2.37 The Authority is required to report the annual number of net additional dwellings for the previous five year period, or since the start of the relevant plan period, which ever is longer. Therefore the requirement is to provide information for the period 2004/05 to 2008/09. The Yorkshire and Humber Plan (Regional Spatial Strategy) to 2026 (RSS) was approved and published by the Government in May 2008, and the start date of the RSS plan period is 2004. The net additional dwellings for the previous five years will therefore be measured against the RSS annual housing target of 250 net additions to the dwelling stock a year for Craven (outside the Yorkshire Dales National Park).

2.2.38 The table below sets out the plan period and housing target for Craven (outside the Yorkshire Dales National Park):

TABLE 7: Plan Period and Housing Targets

	Start of Plan Period	End of Plan Period	Total Housing Requirement	Source of Plan Target
H1	2004	2026	5500 (Annualised average of 250 dwellings per annum)	Approved RSS for Yorkshire and Humber (May 2008)

Core Output Indicator H2(a): NET ADDITIONAL DWELLINGS IN PREVIOUS YEARS**Core Output Indicator H2(b): NET ADDITIONAL DWELLINGS – FOR THE REPORTING YEAR**

2.2.39 Information relating to these indicators is set out within Table 8.

Core Output Indicator H2(c): NET ADDITIONAL DWELLINGS – IN FUTURE YEARS

- 2.2.40 The net completion rate for 2009-10 of 82 additional dwellings is significantly lower than has been seen in recent years. This is largely due to the economic downturn and the associated impact on house building. It is hoped that the completion rate will increase in future years as the economy recovers.
- 2.2.41 In the current monitoring year (2010 to 2011) there have been 38 completions to date (between 1st April and 1st December 2010). Based on sites that are under construction, it is estimated that a further 65 dwellings will be completed by March 2011, giving a predicted total of 103 completions for 2010-2011.
- 2.2.42 In 2008 a Strategic Housing and Employment Land Availability Assessment (SHELAA) was carried out by the Council to:
- Identify specific, deliverable housing sites which help the Council to establish a five year supply of land for residential development.
 - Inform the preparation of the Core Strategy and Site Allocations DPD by identifying sufficient specific housing sites for the plan period to 2026.

From the period 2011/2012 onwards the Housing Trajectory contained within Council's Strategic Housing and Employment Land Availability Assessment 2008 (SHELAA) has been used to predict potential future net additional dwellings.

- 2.2.43 Whilst the SHELAA forms a key piece of evidence to inform both the Core Strategy and the Site Allocations DPD, it should be noted that further work is required in order to identify the most suitable sites for allocation through the Site Allocations DPD to meet the agreed RSS target of 250 dwellings per year for Craven.

Core Output Indicator H2(D): MANAGED DELIVERY TARGET

- 2.2.44 The annual average completion rate for the period 2004 to 2010 is 181 dwellings, which represents an annual shortfall of 69 dwellings when compared to the annual RSS housing requirement. This shortfall is skewed by the particularly low completion rate over the last year when the house-building industry has been affected by the economic recession, which has resulted in reduced market demand and reduced building rates. At this stage it is uncertain when the current economic position is likely to change, however this situation will be monitored and reported in subsequent AMRs. The shortfall is also due to a lack of allocated housing sites throughout Craven. The majority of sites allocated in the Local Plan (1999) have been developed. The Council's Local Development Scheme (LDS) No. 3 for 2008 to 2012 states that the Site Allocations DPD, which will designate new housing sites, will be adopted in December 2012.
- 2.2.45 Due to a combination of both these factors it is predicted that future dwelling completions are likely to continue at the same rate as those reported for the previous five years i.e., below the RSS housing target. The shortfall, in terms of the RSS requirements experienced over recent years will be dealt with through the phased release of allocated sites once the Site Allocations DPD is adopted.
- 2.2.46 Table 8 below illustrates the statistics relating to Indicators H2 (a) to H2 (d).

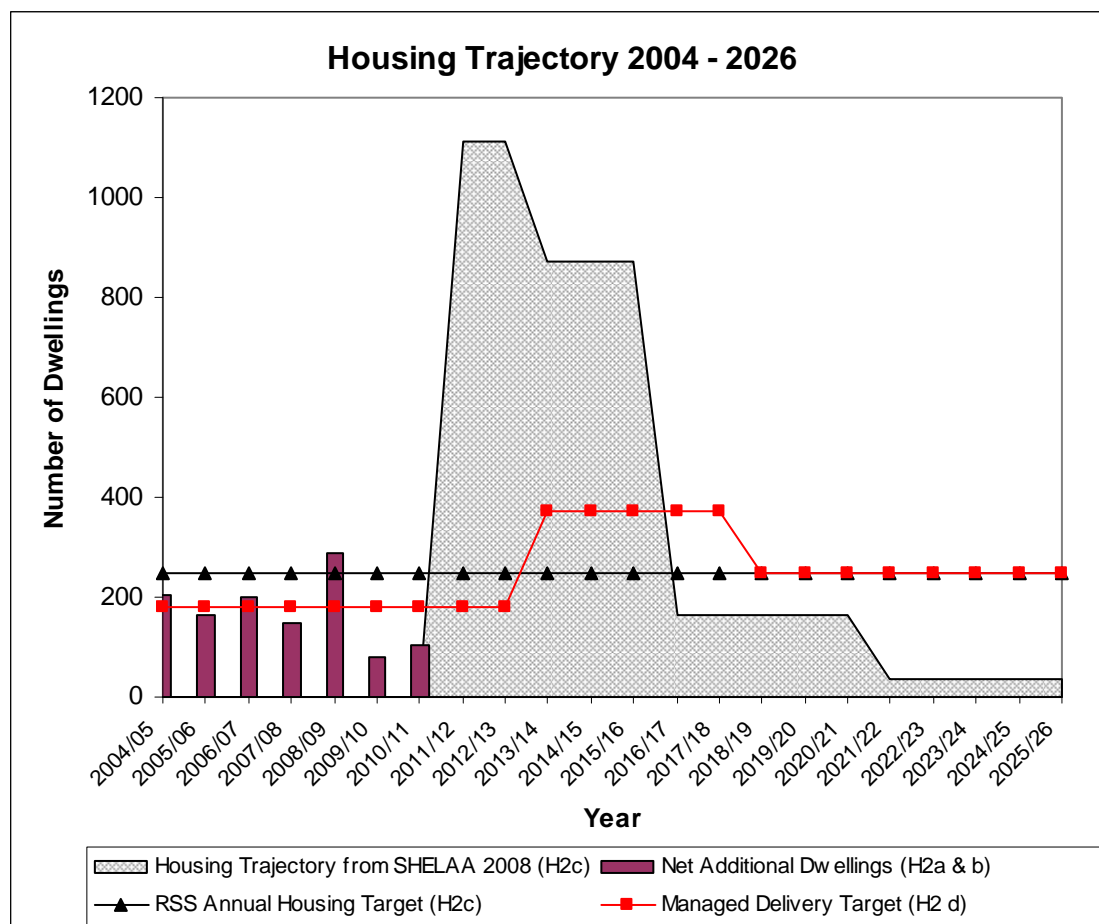
TABLE 8: Table Illustrating Housing Trajectory 2004 – 2026 Statistics

Year	Indicator H2(a)	Indicator H2(b)	Indicator H2c			Indicator H2(d)
	Net Additions in Previous Years	Net Additional Dwellings for the Reporting Year	a) Net Additions (Housing Trajectory from SHELAA 08)	b) Hectares	c) Target (per annum)	Managed Delivery Target
04/05	206				250	181
05/06	164				250	181
06/07	199				250	181
07/08	148				250	181
08/09	283				250	181
09/10 (reporting year)		82			250	181
10/11 (current year)			103		250	181
11/12			1113	27.8	250	181
12/13			1113	27.8	250	181
13/14			873	21.8	250	374
14/15			873	21.8	250	374
15/16			873	21.8	250	374
16/17			163		250	374
17/18			163		250	374
18/19			163		250	250
19/20			163		250	250
20/21			163		250	250
21/22			37		250	250
22/23			37		250	250
23/24			37		250	250
24/25			37		250	250
25/26			37		250	250

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

2.2.47 The information set out in the table above is also shown on the graph below:

FIGURE 1: Graphical Illustration of the Housing Trajectory



Core Output Indicator H3: New and converted dwellings - previously developed land (PDL)

2.2.48 58 dwellings were completed on previously developed land in 2009-10, which is 70.7% of the total number of dwellings completed.

Core Output Indicator H4: Net additional pitches (Gypsy and Traveller)

2.2.49 No additional gypsy or Traveller pitches received consent during the 2009-2010 monitoring period.

At the 31st March 2010 there were a total of 10 private Gypsy and Traveller pitches within the Craven District (outside the Yorkshire Dales National Park). There is also a 'tolerated' Gypsy and Traveller pitch which does not currently have planning consent.

Core Output Indicator H5: Gross affordable housing completions

2.2.50 31 Affordable homes were provided through housing completions in the 2009-2010 monitoring year. 26 of these are to be social rented (10 at the Woodturners Site, Holme Lane, Sutton and 16 on Station Road in Hellifield), 2 are to be discounted for sale in perpetuity (at the Woodturners Site, Sutton), and 3 are for shared ownership (also at the Woodturners Site, Sutton).

2.2.51 In the 2009/10 period a further 17 affordable homes for social rent have been provided in the District (outside the National Park) through other schemes, such as empty homes grants, open market purchases, and Mortgage Rescue. There are currently 175 affordable homes under construction across the District (at 1st December 2010).

Core Output Indicator H6: Housing Quality – Building for Life Assessments

2.2.52 The Council intends to develop systems to monitor Core Output Indicator H6 in subsequent AMRs. As this is the case information relating Building for Life Assessments cannot be presented in this AMR.

Local Indicator 2: Number of outstanding housing commitments in the current Saved Local Plan (i.e. remaining Development Plan housing allocations)

2.2.53 Of the sites allocated for housing development in the Saved Local Plan, one site remains wholly undeveloped, and one site has been partially developed. The addresses of these sites are:

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

The indicative yield of these two sites is 30 dwellings at a density of 30 dwellings per hectare (the minimum requirement of PPS3), or 39 dwellings should the sites be developed at a density of 40 dwellings per hectare.

2.2.54 The land to the north of Reid House and Low Demesne, Ingleton, which was allocated for housing development in the Saved Local Plan has had planning consent granted for 8 dwellings, but work on site had not started as at 1st December 2010.

Local Indicator 3: Number of dwellings that have been completed on land not allocated for housing in the current Saved Local Plan

2.2.55 Total: 80 units

Local Indicator 4: Number of unimplemented planning permissions which could provide dwellings on PDL (including through conversions and change of use) and on Greenfield land

2.2.56 The position at 31st March 2010 was as follows:

PDL: 387 units (including conversions and change of use on PDL)

Greenfield: 112 units (including conversions and change of use on greenfield land)

Local Indicator 5: Number of affordable housing units granted planning permission

2.2.57 122 affordable housing units have been granted planning permission over the 2009-2010 monitoring year, all for social rent. 115 of these are currently under construction, and the remaining 7 are unimplemented.

Local Indicator 6: Number of sites identified in the Urban Potential Study which have been developed for housing

2.2.58 Development commenced on one site that was identified within the Council's Urban Potential Study in 2003 during 2009/2010, as follows:

- Land on junction of Craven and Cavendish Streets, Skipton – Consent was granted for 4 dwellings on part of the site in June 2009 (planning ref 63/2009/9625), and the consent was implemented in September 2009. there are unimplemented consents for a further 7 dwellings and 2 'live/ work' units on this site.

2.2.59 Consent was granted on two of the Urban Potential Study sites as follows:

- Former Burnside Allotments, Carleton Road, Skipton – consent was granted for 38 affordable houses under planning consent 63/2009/10007. This superseded an earlier consent for 41 dwellings. Development on the site commenced in August 2010.

- Land east of Castleberg Hospital, Giggleswick – consent was granted for 7 dwellings in July 2009 under planning consent 31/2009/9446. This superseded an earlier consent, also for 7 dwellings, which expired in February 2009.

2.2.60 At March 2010 there was potential to deliver an additional 58 dwellings from unimplemented planning consents on Urban Potential Study Sites.

2.2.61 Environment and Design Indicators

Core Output Indicator E1: Number of planning permissions granted contrary to Environment Agency advice on flooding or water quality grounds:

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

2.2.63 The Council consulted the Environment Agency on 133 planning applications, and the Agency commented on 65 of these.

2.2.64 The Environment Agency objected to 4 applications. The objections to two of these applications were withdrawn following the receipt of further information from the applicant. Of the two applications where the Environment Agency's objections were sustained, one application was refused, and the other was withdrawn.

Core Output Indicator E2: Change in areas of biodiversity importance

2.2.65 The North and East Yorkshire Ecological Data Centre (NEYEDC) manage Biodiversity records for Craven District Council. They provide the Council with updated maps showing Sites of Importance for Nature Conservation (SINCs) whenever there is a significant change to the site boundaries. The update provided in July 2009 showed a loss of 109.74 hectares of SINC habitat, and a gain of 0.25 hectares, resulting in an overall change of -109.49 hectares. This change only relates to the area of SINC's within the Craven District, not all habitats of biodiversity importance.

2.2.66 The Council is not currently able to monitor changes in all areas of biodiversity importance as it lacks the resources to survey the sites.

2.2.67 In 2008 the Council published a Biodiversity Action Plan (BAP), which was produced in partnership with North Yorkshire County Council and the Yorkshire Dales National Park. Work towards the completions of actions and targets within the Craven BAP is coordinated by the Craven BAP Steering Group. The Planning Policy Team will work with the BAP steering group to develop systems to monitor changes in all areas of biodiversity importance to enable the reporting of indicator E2 in future AMR's.

Core Output Indicator E3: Renewable energy generation

2.2.68 In the 2009-2010 monitoring the following planning consents were granted for renewable energy schemes:

- Two 10 kilo watt wind turbines (one at Field House Farm, Draughton, one at Stainton House, West Marton).
- One 5 kilo watt wind turbine (Higher Wham, Wham Lane, Giggleswick).
- Two solar panels with a combined energy capacity of 0.35 kilo watts (2 Albert Street, Skipton).
- Craven Swimming Pool and Fitness Centre has achieved running cost savings through the installation of a Combine Heat and Power Unit.

2.2.69 The Council does not have systems in place to monitor the implementation of these consents, so information on completed renewable energy developments cannot be reported in this AMR. The Council intends to develop systems to provide this information in subsequent AMRs.

Local Indicator 7: Production of an up to date Recreation Open Space Strategy/Audit

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

Local Indicator 8: New Open Space provision/contributions

2.2.71 The Council is currently working on a new system to monitor new open space provision/ contributions from planning gain. It is hoped that this indicator will be reported in the 2010-11 AMR.

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

2.3.1 Craven District Council does not currently have any adopted Local Development Framework policies. It is estimated in the Council's LDS No. 3 for 2008 to 2012 (approved by GOYH in October 2009) that the Core Strategy (the first Local Development Document to be produced by the Council) will be adopted in April/ May 2012. The success of the policies within the Core Strategy will therefore be monitored from 2012 onwards.

2.3.2 The success of Local Development Framework policies will be measured through the monitoring of Contextual, Core Output, Local Output and Significant Effect indicators, which the Council will continue to develop in preparation for the adoption of Local Development Documents. Changes to these indicators should provide a good indication as to whether a policy is being successful or needs adapting.

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

2.4.1 Significant Effect indicators will be developed in future AMR's in preparation for the adoption of the Core Strategy (estimated April/ May 2012, see para 2.3.1 above). They will be based around the objectives and indicators which make up the Sustainability Appraisal Framework used to appraise emerging Local Development Framework policies.

2.4.2 Significant Effect Indicators are intended to compare the predicted effects of implementing a policy with the actual observed effects, in terms of environmental, social and economic sustainability. It is anticipated that not all indicators will be reported yearly, as some of the data may be collated less frequently depending on the nature of the indicator and on the length of time required for the effect to be detected.

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

2.5.1 Since commencement of the Planning and Compulsory Purchase Act 2004 the entire adopted local plan was saved for a period of three years i.e., up to 2007. Since 2004 both Regional and National planning policy guidance has been updated, which has resulted in some of the policies in the adopted Local Plan becoming outdated. In September 2007 the Council agreed with Government a revised list of policies from the adopted Local Plan that are still valid and to be saved beyond September 2007. Saved policies will be replaced by LDF policies as Local Development Documents are adopted. A list of Local Plan policies that have been saved beyond 2007 is set out at Appendix C.

Appendix A – Indicator Details

Indicator Type	Indicator Name	Related Local Plan Policies	Data Source
Demographic Structure			
Contextual	Population 2001	Not relevant	Census 2001
Contextual	Mid Year Population Estimate	Not relevant	Office National Statistics
Contextual	Area of District	Not relevant	Census 2001
Contextual	Number of People per square kilometre	Not relevant	Office National Statistics
Contextual	Percentage of white/other Ethnic Groups	Not relevant	Census 2001
Economy			
Contextual	Percentage of population 16 – 74 in Economic Activity	Not relevant	Census 2001
Contextual	Total Unemployed	Not relevant	Census 2001
Deprivation			
Contextual	Indices of Deprivation – Rank Average Score	Not relevant	Index of Multiple Deprivation – ODPM
Housing			
Contextual	Number of Households	Not relevant	Census 2001
Contextual	Average Household Size	Not relevant	Census 2001
Contextual	Housing Tenure	Not relevant	Census 2001
Contextual	Average House Price	Not relevant	Land Registry
Environment			
Contextual	Number of Conservation Areas	Not relevant	Local Planning Authority
Contextual	Number of Listed Buildings	Not relevant	English Heritage
Contextual	Number of Scheduled Ancient Monuments	Not relevant	English Heritage
Contextual	Number of Parks and Gardens of Historic and/or Landscape Interest	Not relevant	English Nature
Contextual	Number of AONB's	Not relevant	English Nature
Contextual	Number of SSSI's	Not relevant	English Nature
Contextual	Number of National Nature Reserves	Not relevant	English Nature
Transport			
Contextual	Car Ownership	Not relevant	Census 2001
Contextual	Percentage of persons travelling to work by car	Not relevant	Census 2001
Contextual	Percentage of persons commuting outside the District to work	Not relevant	Census 2001
Crime			
Contextual	Number of Offences	Not relevant	Safer Craven Community Partnership / North Yorkshire Police Corporate Development Department / ONS
Contextual	Number of Violent Crimes	Not relevant	Safer Craven Community Partnership / North Yorkshire Police Corporate Development Department / ONS
Contextual	Number of Burglaries per population thousand	Not relevant	Safer Craven Community Partnership / North Yorkshire Police Corporate Development Department /

			ONS
Health			
Contextual	Perception of General Health	Not relevant	Census 2001
Business Development and Town Centres			
Core Output	Total amount of additional employment floorspace - by type.	EMP1 – Industrial Land Supply EMP2 – Existing Employment Commitments EMP3 – Employment Land Allocations/Lapsed Permissions EMP4 – Employment Development Within Development Limits and Established Industrial Areas EMP5 – New Employment Development Outside Development Limits and Established Industrial Areas (Excluding Conversions)	Local Authority employment land monitoring (not done to date)
Core Output	Total amount of employment floorspace on previously developed land - by type	EMP1 – Industrial Land Supply EMP2 – Existing Employment Commitments EMP3 – Employment Land Allocations/Lapsed Permissions EMP4 – Employment Development Within Development Limits and Established Industrial Areas EMP5 – New Employment Development Outside Development Limits and Established Industrial Areas (Excluding Conversions)	Local Authority employment land monitoring (not done to date)
Core Output	Employment land available - by type	EMP1 – Industrial Land Supply EMP2 – Existing Employment Commitments EMP3 – Employment Land Allocations/Lapsed Permissions	Local Authority employment land monitoring
Core Output	Total amount of floorspace for	Not relevant	Local Authority employment

	'town centre uses'		land monitoring
Local Output	Number of vacant units and percentage of vacant floorspace in both Town Centres and Out of Town Centres	Not relevant	Retail Health Check Studies 2004
Housing Indicators			
Core Output	Plan period and housing targets	Not relevant	Local Authority Housing Land Monitoring
Core Output	Net additional dwellings in previous years	H1 – Housing Provision up to 2006	Local Authority Housing Land Monitoring
Core Output	New additional dwellings for reporting year	Not relevant	Local Authority Housing Land Monitoring
Core Output	Net additional dwellings – In future years	Not relevant	Local Authority Housing Land Monitoring
Core Output	Managed delivery target	Not relevant	Local Authority Housing Land Monitoring
Core Output	Number of new and converted dwellings on previously developed land	H2 – New Residential Development H3 – Residential Development Within the Development Limits of Skipton, and the Named Local Service Centres H4 – Residential Development Within the Development Limits of Villages	Local Authority Housing Land Monitoring
Core Output	Net additional pitches (Gypsy and Traveller)	H17 – Single residential caravans and mobile homes H18 – New or extended sites for caravans and mobile homes	Local Authority Housing Land Monitoring
Core Output	Affordable housing completions	H11 – Affordable Housing on Large/Allocated Sites in District and Local Service Centres H12 – Affordable Housing For Local People on Exception Sites	Local Authority Housing Land Monitoring
Core Output	Housing Quality – Building for Life Assessments	Not relevant	
Local Output	Number of outstanding housing commitments in the current adopted Local Plan (i.e. remaining Development Plan housing allocations)	H2 – New Residential Development	Local Authority Housing Land Monitoring
Local Output	Number of dwellings that have been completed on land not allocated for housing in	H3 – Residential Development Within the Development	Local Authority Housing Land Monitoring

	the current adopted Local Plan	Limits of Skipton, and the Named Local Service Centres H4 – Residential Development Within the Development Limits of Villages H8 – Rural Buildings for Residential Use	
Local Output	Number of unimplemented planning permissions which could provide dwellings on previously development land (including through conversions and change of use) and on Greenfield land.	H2 – New Residential Development H3 – Residential Development Within the Development Limits of Skipton, and the Named Local Service Centres H4 – Residential Development Within the Development Limits of Villages H8 – Rural Buildings for Residential Use	Local Authority Housing Land Monitoring
Local Output	Number of affordable housing units granted planning permission	H12 – Affordable Housing For Local People on Exception Sites	Local Authority Housing Land Monitoring
Local Output	Number of sites identified in the Urban Potential Study which have been developed for housing	Not relevant	Local Authority UPS Monitoring
Environmental Quality			
Core Output	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Not relevant	Environment Agency
Core Output	Change in Areas of Biodiversity Importance	Not relevant	NYCC
Core Output	Renewable energy generation	Not relevant	Local Authority Planning Application Monitoring (not done to date)
Local Output	Production of an up to date Recreation Open Space Strategy/Audit	SRC2 – Provision of Recreation Space in New Housing Developments	Assessment of Open Space, Sport and Recreation Facilities, 2004, updated 2008
Local Output	New Open Space provision/contributions	SRC2 – Provision of Recreation Space in New Housing Developments	Local Authority Open Space Monitoring (not done to date)

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



Employment Land Take Up Monitoring Report

Position at March 2010

Craven District (outside the Yorkshire Dales National Park)

Saved Local Plan. Annual Employment Monitoring Report

1. Introduction

- 1.1 The Craven District (outside the Yorkshire Dales National Park) Saved Local Plan sets out the Council's commitment to publish regular monitoring reports in respect of employment land take up and policy. This is the ninth such report for the period 2009 to 2010. The first employment monitoring report showed land take up between 1995 and 1999, the second report covered the period 1999 to 2000, the third covered the period 2000 to 2005, and subsequent reports give an annual update of the position at the end of each financial year.
- 1.2 In September 2007 various policies from the adopted Local Plan were saved, and will continue to form part of the local development plan until superseded by adopted Local Development Framework policies. The Local Plan policies that deal with allocated and committed employment land in the plan area were included in the list of saved policies. The Council will therefore continue to monitor the uptake of employment land allocated and committed in the Local Plan, until new employment land is allocated through the Local Development Framework. The uptake of land allocated in the Local Development Framework will be monitored within the Annual Monitoring Reports, and this separate Employment Monitoring Report will no longer be produced.
- 1.3 The findings of the Employment Report will provide information on the supply, distribution and take up of employment land in the plan area, which will inform the employment policies within the Local Development Framework.
- 1.4 Report Structure
- 1.5 This report will update the picture for the take up of allocated employment land from April 2009 to March 2010. This 12 month period will also be compared against the level of land take up in previous years.

2. Total Employment Land Take up 1995 to 2000

- 2.1 Between 1995 and 2000 8.68 Hectares (Ha) of allocated and committed employment land was developed.
- 2.2 Total Employment Land Take Up 2000 to 2006 (end of Local Plan period)
- 2.3 Policies EMP2 and EMP3 of the Adopted Local Plan identified a total of 30.34 Ha of land for employment uses for the plan period 1995 to 2006. At March 2006 the total area of committed and allocated employment sites that were **not developed** was;

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

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

2.6 Updating the Figures 2006 to 2010

2.7 Between April 2006 and March 2008 a total of 0.488 Ha of land was developed. No further allocated employment land was developed in the 2008-09 period. Between April 2009 and March 2010, 0.37 Ha was developed on an EMP3 site to the south west of the existing Industrial Estate, New Road, Ingleton.

2.8 The summary below shows the total area of committed and allocated employment sites that are **available** at March 2010;

Committed Sites (EMP2):	0.62 Ha
Allocated sites or Sites with lapsed consents (EMP3):	3.92 Ha
Total allocated land available in the Plan Area at March 2010	4.54 Ha

2.9 Therefore over the four year period (2005/6-2009/10) the actual area of allocated land that has been **developed** is set out below;

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

2.10 The total of allocated and committed employment land developed between 1995 and 2010 is 22.32 Ha.

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

These broken down figures have been used in the above calculations of land developed between 2006 and 2010, and land still available at March 2010.

- 2.14 In order to explain the calculations to update the figures to 2010, sites that currently have consent, are being developed and their completion imminent, have been classed as a developed site.
- 2.15 Lapsed Consents
- 2.16 Over the period April 2008 to March 2010 no consents on vacant identified employment land have expired. In the terms of the local plan, land with consent that has not been implemented remains available.

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

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

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

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

2.20 Between April 2008 and March 2010 no allocated and committed employment land has been development in Skipton and Gargrave.

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

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

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

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

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

Land Supply Position at March 2006	2 Ha
Land Developed 2006 – 2007	0.05 Ha
Land Developed 2007 – 2008	0.3 Ha
Land Developed 2008 – 2009	0 Ha
Land Developed 2009 – 2010	0.37 Ha
Area of Allocated Land Remaining 2010	1.28 Ha

2.25 Between April 2009 and March 2010, 0.37 of allocated and committed employment land has been developed in the North Craven area. The amount of land available may go up in the 2010-11 monitoring period, as a temporary consent for portacabins on the fields adjacent to the southern edge of the existing Industrial Estate, Ingleton, expired in January 2009, and the cabins should be removed over the next year. The figure for land remaining for the North Craven area at March 2010 is a net area figure.

3. Summary and Conclusions

3.1 For the period between 1995 and 2006 the average annual take up of allocated and committed employment land was 1.95 Ha. Since 2006 the annual take-up of employment land has decreased, with no development in the 2008-2009 year, and only 0.37 Ha developed in 2009-10. This has affected the average annual take-up, reducing it to 1.49 Ha per year between 1995 and 2010.

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

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

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

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

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

Site	Gross Area (Ha)	Implemented?	Lapsed?	Comments
1. Land between Keighley Road and A629 100 metres south of Acorn Business Park, Skipton	0.35	Y	N	Built
2. Land adjacent to western bypass, Airedale Business Centre, Skipton	0.2	Y	N	Built
3. Land adjacent to Keighley Road and Snaygill Industrial Estate, Skipton	0.58	Y	N	Built
4. Land at Sandylands Business Centre, Skipton	0.16	Y	N	Built
5. Land east of Sandylands Leisure Centre, Carleton New Road, Skipton	0.52	Y	N	Built
6. Land north of Engine Shed Lane, Skipton	0.01	Y	N	Built
7. Land east of Ings Lane, Skipton	0.5	Y	N	Built
8. Land west of Ings Lane, Skipton	0.38	N	Y	Vacant
9. Land east of the Bailey, north of Overdale Grange, Skipton	1.37	Y	N	Built
10. Land east of Sowarth Field Industrial Estate, Settle	2.55 (1.52Ha Net)	See separate Analysis		See Separate Analysis. (1.28 Ha Net developed, 0.24 Ha Available)
11. Land in the north of Station Road Industrial Estate, Crosshills	0.91	Y	N	Built
12. Land at Airedale Trading Park, Crosshills	10.2 (8.09 Ha Net)	See separate Analysis		Built - See separate analysis (all developed – 8.09 Ha)
Total	17.73 (Gross) 14.59 (Net)			
Total Land Developed – March 2010				13.97 Ha (Net)
Total Land Available – March 2010				3.76 Ha (Gross) <u>0.62 Ha (Net)</u> <u>Actual Land Available</u>

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

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

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

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

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

Plot No	Plot Area (Ha)	Developed?	Available?	Comments
1	0.314	Y	N	62/2002/1815 – Proposed industrial workshop building. Approved March 02
2	0.066	Y	N	62/2000/763 – Industrial unit. Approved March 01
3	0.046	Y	N	32/410/A – alteration of existing garage/workshop for form new access, service and storage yard & re-siting of existing oil tanks. Approved June 96
4	0.048	Y	N	5/62/39F – workshop. Approved April 95
5	0.046	N	Y	Used for external storage
6	0.053	N	Y	Used for external storage
7	0.05	Y	N	62/2004/4662 – Erection of 2 No. workshops. Approved October 04
8	0.234	Y	N	62/2000/868 – Food store with car parking, service yard & civic amenity area. Approved Feb 01
9	0.062	Y	N	5/62/39J – Construction of two manufacturing/industrial unit to let. Approved June 1995
10	0.09	Y	N	5/62/39J – Construction of two manufacturing/industrial unit to let. Approved June 1995. 62/2003/3794 – extension to existing building
11	0.081	N	Y	Used for external storage
12	0.062	Y	N	5/62/39/A – Erection of building for light industrial / warehouse use. Approved June 1988
13	0.06	N	Y	Vacant
14	0.081	Y	N	62/2001/995 – Industrial/manufacturing unit to let. Approved March 02
15	0.23	Y	N	5/62/39/D – Proposed new workshop class B1 use and outsidess storage for reclaimed stone. Approved May 1993.
Total Gross Site Area				2.55 Ha
Total Net Site Area				1.52 Ha
Total Site Developed @ March 2010				1.28 Ha
Area of Land Currently Undeveloped @ March 2010 (net area – total site developed)				0.24 Ha

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

Plot No	Plot Area (Ha)	Developed?	Available?	Comments
1	0.527	Y	N	32/2001/1689 – Construction of 3 no 5500sq ft office units (2 storey) under B1 use classes. Approved Jan 02
2	0.462	Y	N	32/2001/1426 – Industrial unit. Approved Aug 01
3	0.438	Y	N	32/2002/2726 – Erection of B2 industrial unit with car parking/service yard. Approved Jan 03
4	0.494	Y	N	32/2003/3053 – construction of industrial unit. Approved May 03
5	0.5	Y	N	32/2001/1563 – Construction of industrial unit. Approved Nov 01
6	0.413	Y	N	32/2003/1192 – Industrial unit. Approved June 01
7	1.936	Y	N	32/2002/1852 – erection of buildings & use of land for freight haulage depot (Joda). Approved Sept 02.
8	0.68	Y	N	32/2003/2847 – Industrial unit within B8 use class. Approved March 03
9	0.498	Y	N	32/2003/3167 – construction of industrial unit 32/2003/3840 – division of unit, installation of window in north elevation. Approved Jan 04
10	0.241	Y	N	32/2002/2672 – Erection of industrial unit (B2). Approved Feb 02
11	0.257	Y	N	32/2002/2717 – Erection of warehouse for the storage of motor vehicles. Approved Jan 03 32/2003/3653 – Construction of storage & valeting building – approved Nov 03
White Rose Garage	0.732	Y	N	32/535/R – car showroom. Approved July 99
Walter Briggs Garage	0.912	Y	N	32/2001/1118 – Construction of car showroom, workshop, parts development & associated car parking. Approved Aug 01.
Total Gross Site Area				10.2Ha
Total Net Site Area				8.09Ha
Total Site Developed @ March 2010 (including plots 8 & 10)				8.09Ha
Area of Land Currently Undeveloped @ March 2010 (net area – total site developed)				0Ha

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

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

AND COMPULSORY PURCHASE ACT 2004

POLICIES CONTAINED IN CRAVEN DISTRICT (OUTSIDE THE YORKSHIRE

DALES NATIONAL PARK) LOCAL PLAN

ADOPTED JULY 1999

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

Signed by authority of the
Secretary of State

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

SCHEDULE

POLICIES CONTAINED IN CRAVEN DISTRICT (OUTSIDE THE YORKSHIRE DALES NATIONAL PARK) LOCAL PLAN

ADOPTED JULY 1999

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

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