



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

Craven District Council

**Annual Monitoring Report for
the Period April 2011 to
March 2012**

Published November 2012

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

If you would like to view this information in a way which is better for you, please telephone 01756 700600.

Contents

Glossary of Acronyms	4
Non-Technical Summary	5
Part 1: Background and Introduction	8
1.1 Introduction	8
1.2 Scope of the Annual Monitoring Report	8
1.3 Structure of the Annual Monitoring Report	8
Part 2: Developing Monitoring Systems	9
2.1 <u>Task 1:</u> Review progress of the Local Development Plan	9
2.2 <u>Task 2:</u> Review development and changes within the District over the monitoring period to assess the extent to which policies in the Local Development Plan are being implemented	11
2.2.3 Craven District – Its environment, demography and economy	11
2.2.26 Economy Indicators	15
2.2.40 Housing Indicators	17
2.2.63 Environment and Design Indicators	21
2.3 <u>Task 3:</u> Where policies are not being implemented, explain why and set out steps that are being taken to ensure the policy is implemented, or whether the policy is to be amended or replaced.	22
2.4 <u>Task 4:</u> Identify significant effects of implementing policies in the Local Development Plan and whether they are as intended.	23
2.5 <u>Task 5:</u> Set out whether policies are to be amended or replaced	23
Appendix A: Schedule of Indicators	24
Appendix B: Employment Monitoring Report 2010 - 2011	28
Appendix C: List of Local Plan Policies Saved Beyond 2007	39
Tables	
Table 1: Showing how the Average Price of Different Property Types in North Yorkshire has Fallen Over the Monitoring Period (Source: Land Registry, May 2011 to April 2012)	14
Table 2: Showing Additional Employment Floorspace Created by Type, split by Previously Developed and Greenfield Land (in square metres)	16
Table 3: Number of Vacant Retail Units in Craven's Core Retail Areas	17
Table 4: Table Illustrating Housing Indicators for 2004-2013	17

Glossary of Acronyms

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

Craven District Council Annual Monitoring Report 2011-2012

Non-Technical Summary

This is the eighth Annual Monitoring Report (AMR) to be produced by Craven District Council. It reports on the period 1st April 2011 to 31st March 2012. As with the Local Development Plan, the AMR covers the area of the Craven District that falls outside of the Yorkshire Dales National Park. The aim of the AMR is to give the authority a better understanding of the important social, economic and environmental factors influencing the District, and allow the effects of policies in the Development Plan to be measured. The 2011-2012 Craven District Council AMR seeks to achieve five key tasks which are summarised below.

TASK 1: Review the progress of Local Development Plan

A number of changes were introduced to the planning system since the Coalition Government came to power in 2010. Two of the key changes introduced over the 2011 – 2012 monitoring period are the Localism Act receiving Royal Assent on 15th November 2011, and the publication of the National Planning Policy Framework (NPPF) on 27th March 2012.

The Council approved a new 'Local Plan of Action' in October 2011, which set out the timetable for the production of the Local Development Plan up to 2013 in line with the localism agenda and emerging national policies. Over 2011-12 Craven District Council work carried out by the Planning Policy team has focussed on:

- Development of the evidence base. Work has been done to gather evidence on housing need in the District to inform a local housing target. A Sub-Regional Strategic Housing Market Assessment has been prepared for North Yorkshire and York, and a Population Estimates and Projections report has been prepared for the Craven District Council plan area. The draft Strategic Housing Land Availability Assessment (SHLAA) has been progressed during 2011-12 to look at what land which could potentially be developed in future to meet the Council's housing target;
- Working with local communities. The Planning Policy team has produced Parish Profiles for the 14 parishes in the plan area with a population of 1000 people or more. These larger towns and villages are likely to be most affected by the new Local Development Plan;
- The Local Development Plan. The strategic objectives and vision for the District have been reviewed, and discussion papers have been prepared to cover the topics of housing need and the distribution strategy;
- Production of Guidance. The Council published the third Planning Gain Guide pamphlet on allotments, parks, woodlands and wildlife in March 2012.

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

As the Council does not currently have any adopted Local Development Plan policies, the 2011-12 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 set out below.

Craven District – Its environment, demography and economy

Craven is a predominantly rural District with a rich built and natural environment. It covers 117,875 km², and has an estimated resident population of 55,400 living in 24,583 households (2011 Census). In 2011, approximately 21.2% of residents were aged 0 to 19, 56.2 % were aged 20 to 64 (the 'working age' population) and 22.6% of residents were aged 65 or over.

The total number of Jobseekers Allowance Claimants in the Craven District at April 2012 was 751. There has been an increase in unemployment over the 2011-12 year both within Craven and across North Yorkshire as a whole, however, the unemployment rate for males and females in Craven is still lower than in the rest of North Yorkshire.

The average house price in North Yorkshire has decreased compared to 2010-11 prices, however, house prices in North Yorkshire continue to be higher than in Great Britain as a whole. At April 2012 the average house price in North Yorkshire was £169,920

Economy Indicators

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

1629m² of new employment land was completed in 2011-12, however a further 970m² of employment land was lost through changes to other uses (all on previously developed land), giving a net total of 659m² (0.07 hectares) additional employment land completed over the monitoring period.

4.8 Ha of land allocated and committed in the Local Plan was still available at 31 March 2012. Furthermore, there was the potential to deliver an additional 21796 m² (2.2 hectares) of employment land on sites which had planning consent but had not yet been implemented, and on sites which were under construction.

There was a net gain of 302 m² of retail floorspace in 2011-12; 475 m² of new retail space was completed, and 173 m² was lost through changes of use away from retail. At March (April in the case of Settle) 2012 there were total of 31 vacant retail units available in the Core Retail Areas of Skipton, Crosshills, Ingleton, Settle and High Bentham.

Housing Indicators

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

A net total of 267 new dwellings were completed over 2011 – 2012. This shows a continuing upward trend in completion figures compared to the previous year's figure of 129, and the 2009-2010 figure of 83. However, the 2011-12 figures were boosted by a large number of housing association projects to deliver 'affordable homes'. This kind of development is unlikely to continue at such a high rate in future.

Of the 267 dwellings completed, 173 were built on previously developed (brownfield) land, and 122 were 'affordable' houses.

Environment and Design Indicators

The Council did not grant any planning applications contrary to advice from the Environment Agency on flooding or water quality grounds during 2011-12.

Over 2011-12, a total of £38,138 was received as a result of planning gain from developments in Skipton, Sutton, High Bentham and Ingleton. The money contributed towards the improvement and enhancement of recreation facilities.

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

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

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

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

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

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

Part 1: Background and Introduction

1.1 Introduction

- 1.1.1 Monitoring is an essential part of the plan-making process. It gives authorities a better understanding of the important social, economic and environmental factors influencing the District, and allows them to measure the effects that policies in the Development Plan are having, both positive and negative. By using the findings of the Annual Monitoring Report to look at past trends and predict future changes, the authority can determine whether any changes are needed in the Local Development Plan.
- 1.1.2 The Localism Act (December 2011) included some new rules for Annual Monitoring Reports. Previously local authorities were required to submit their Annual Monitoring Report to the Secretary of State by the end of December each year. This requirement has now been removed, and authorities must instead make their monitoring reports available to the public. This report will be published on the Council's website, and a hard copy will be made available at the Council Offices in Belle Vue Square, Skipton. The Localism Act also included changes to the content of the monitoring report, giving local authorities more flexibility to include indicators which they feel are relevant. The content of this Annual Monitoring Report has not changed from previous reports, and is outlined below. The Council plans to change the format of future Annual Monitoring Reports more radically to reflect the content and policies of the emerging Local Development Plan, and make the report more relevant to the Craven District.
- 1.1.3 This Annual Monitoring Report will complete 5 inter-related tasks, namely:
- Task 1 – Review the progress of Local Development Plan;
 - Task 2 – Review development and changes within the District over the monitoring period to assess the extent to which policies in the Development Plan are being implemented;
 - Task 3 – Where policies are not being implemented, explain why and set out steps to ensure that the policy is implemented or whether the policy is to be amended or replaced;
 - Task 4 – Identify any significant effects of implementing policies in the Local Development Plan and whether they are as intended;
 - Task 5 – Set out whether policies are to be amended or replaced.
- 1.1.4 This is the eighth Annual Monitoring Report to be produced by the Council. It reports on the period 1st April 2011 to the 31st March 2012. As with the Local Development Plan, the Annual Monitoring Report covers the area of the Craven District that falls outside of the Yorkshire Dales National Park.
- 1.1.5 Further information on the Local Development Plan and Annual Monitoring Reports from previous years are available on the Planning Policy pages of the Council's website at cravenc.gov.uk/AnnualMonitoringReports.

1.2 Scope of the Annual Monitoring Report

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

1.3 Structure of the Annual Monitoring Report

- 1.3.1 Part 2 of the Annual Monitoring Report is split into 5 sections, each covering one of the 5 tasks listed above.
- 1.3.2 Prior to the removal of the Good Practice Guidance for Annual Monitoring Reports in March 2011, Councils were required to report on a set list of Core Output indicators. It is now a matter for each Council to decide what to include in their Annual Monitoring Report.
- 1.3.3 The information reported in this Annual Monitoring Report has not changed significantly from that contained in previous reports. However, some amendments have been made to the indicators used to make them easier to understand. Indicators have been grouped into the following themes:
- The Craven District (contextual indicators intended to provide a baseline position of the wider social, environmental and economic circumstances of the plan area);
 - The Economy;
 - Housing;
 - Environment and Design.
- 1.3.4 The reporting of indicators is covered under Task 2 “Review development and changes within the District over the monitoring period to assess the extent to which policies in the Development Plan are being implemented”. A schedule of indicators is included at Appendix A.

Part 2: Developing Monitoring Systems

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

- 2.1.1 The Coalition Government have introduced a number of changes to the planning system since coming into power in 2010, all aimed at simplifying the system so it is more accessible to local communities. Two of the key changes introduced over the 2011-12 monitoring period are:
- The Localism Act received Royal Assent on 15th November 2011. This introduced the provisions for Neighbourhood Planning, allowing local communities to write policies for development and land use in their area (through Neighbourhood Development Plans) and to grant planning permission for developments in their area (through Neighbourhood Development Orders). The Act will also allow the Government to legally revoke Regional Spatial Strategies;
 - The National Planning Policy Framework (NPPF) was published on 27th March 2012. The NPPF sets out all the national planning policies which Local Development Plans must comply with and replaces all previous Planning Policy Statements and Guidance notes.
- 2.1.2 These changes have resulted in a period of uncertainty for local authority planners, however early drafts of both the Localism Act and NPPF have given the Council some idea of their final content. The Council approved a new ‘Local Plan of Action’ in October 2011, which set out the timetable for the production of the Local Development Plan up to 2013 in line with the localism agenda and emerging national policies. The Local Plan of Action is available to view on the Council’s website at cravencd.gov.uk/LocalDevelopmentPlanTimetable.

- 2.1.3 Over 2011-12 Craven District Council Planning Policy team has been getting to grips with the new emerging policies and regulations, and continuing to work on the Local Development Plan in line with the Local Plan of Action timetable. Work has focussed on the following areas.

Development of the Evidence Base

- 2.1.4 Work has been done to gather evidence on housing need in the District in anticipation of the revocation of the Regional Spatial Strategy and the need to establish a local housing target. The Planning Policy and Strategic Housing teams were involved in the preparation of a North Yorkshire and York Sub-Regional Strategic Housing Market Assessment, which was approved by the North Yorkshire and York Housing Board on in December 2012. The Strategic Housing Market Assessment presents evidence on the housing need in each parish in Craven.
- 2.1.5 A study into the future population of Craven was completed by Edge Analytics on behalf of Craven District Council. The Population Estimates and Projections report provides detailed information on local population trends, which adjusts and clarifies information contained in the sub-regional Strategic Housing Market Assessment. It will help the Council formulate a development strategy and housing target for the District.
- 2.1.6 The draft Strategic Housing Land Availability Assessment (SHLAA) has also been revised during 2011-12. This document looks at land which could potentially be developed in future to meet the Council's housing target. Over 400 sites had been put forward to the Council for inclusion in the Assessment. The Council has carried out assessments on all of these sites and has contacted land owners for their confirmation that the site is available for development. Sites which had been put forward without the land owners consent have been removed from the study.
- 2.1.7 A workshop was held in January 2012 to present the Strategic Housing Land Availability Assessment sites to local developers, planning agents, house builders and Council Officers and get their opinion on the methodology used to assess the sites, and gather any local knowledge of the sites which could affect their development potential. The Assessment has now been amended to take account of comments received during the workshop. The final Strategic Housing Land Availability Assessment will be published at the end of 2012, once a locally determined draft housing target and settlement strategy have been agreed. It will form the basis of the Site Allocations part of the Local Development Plan.

Working with Local Communities

- 2.1.8 Through the implementation of the Localism Act the Government hopes to get local communities more involved in the planning process. With this in mind the Planning Policy team has been trying to build up relationships with the Town and Parish Councils and has produced Parish Profiles for the 14 parishes in the plan area with a population of 1000 people or more. These larger towns and villages are likely to be most affected by the new Local Development Plan.
- 2.1.9 The Parish Profiles contain information on the facilities in each parish and the priorities and aspirations of the local community. They have been produced in consultation with Town and Parish Councils. The Planning Policy Team attended Town and Parish Council meetings throughout 2011-12 to gather information on the parish from those people with local knowledge who represent their communities.
- 2.1.10 The Parish Profiles will be used to write a Local Development Plan which recognises the individual characteristics of each parish, and which addresses the issues which are important to local people. As of July 2012, the final Parish Profiles had been sent to Parish Councils for their approval.

The Local Development Plan

2.1.11 The consultation responses to the Core Strategy Preferred Option and Issues and Options Consultations have been examined to hone in on the critical issues which the Local Development Plan should address. The strategic objectives and vision for the District have been reviewed, and discussion papers have been prepared to cover the topics of housing need, and the distribution strategy. These discussion papers pull together the findings of the previous consultations and the new evidence base studies (outlined above) and suggest some policy solutions. They are intended to frame a discussion on how to address the key issues.

Production of Guidance

2.1.12 As well as working on the Local Development Plan, the Planning Policy team have produced policy guidance to add detail to existing planning policies and help ensure they are implemented effectively. The Council published the third Planning Gain Guide pamphlet on allotments, parks, woodlands and wildlife in March 2012. The pamphlet is part of the folder of documents on different planning gain subjects which collectively form the Planning Gain Guide. Further details can be found on the Council's website at cravenc.gov.uk/PlanningGainGuide.

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

2.2.1 The Council's monitoring framework will continue to be developed as the Local Development Plan is progressed. New indicators may be introduced once the Local Development Plan is adopted, which will measure whether the adopted policies are successfully achieving the strategic objectives of the Development Plan.

2.2.2 As the Council does not currently have any adopted Local Development Plan policies, this Annual Monitoring Report continues to assess the extent to which "saved" policies from the Local Plan for Craven District (outside the Yorkshire Dales National Park) are being implemented. As explained previously, the indicators reported below are grouped into the following themes:

- The Craven District – its environment, demography and economy;
- The Economy;
- Housing;
- Environment and Design.

2.2.3 Craven District – Its environment, demography and economy

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

Demographic Structure

- (i) *Population 2011 – Census 2011***
- (ii) *Age Group Breakdown – Census 2011***
- (iii) *Area of District – Census 2001***
- (iv) *Number of People per Square Kilometre – ONS***
- (v) *Percentage of White/Other Ethnic Groups – Census 2001***

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

2.2.6 The resident population of the Craven District (including the Yorkshire Dales National Park) was **55, 400** at the 2011 Census. The age group breakdown from the 2011 Census is as follows:

0-4 years	– 2,500
5-9 years	– 2,700
10-14 years	– 3,300
15-19 years	– 3,200
20-24 years	– 2,400
25-29 years	– 2,300
30- 34 years	– 2,300
35-39 years	– 3,000
40-44 years	– 4,000
45-49 years	– 4,400
50-54 years	– 4,200
55-59 years	– 4,000
60-64 years	– 4,400
65-69 years	– 3,700
70-74 years	– 2,800
75-79 years	– 2,400
80-84 years	– 1,800
85-89 years	– 1,200
90 and above years	– 600

Based on the 2011 Census figure, the average population density of the Craven District is 0.47 people per km².

2.2.7 At the 2001 Census the ethnic makeup 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. Information on the ethnic make-up of the population from the 2011 Census has not yet been released.

2.2.8 Employment and Economy

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

(ii) Total Unemployed – Census 2001 and North Yorkshire County Council Claimant Count Rate Estimates April 2012.

2.2.9 The 2001 Census revealed 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. At 2001 the total unemployment rate for males within the District was 2.5%, whereas for females this rate was slightly lower at 1.5%. Information on economic activity from the 2011 Census is not yet available.

2.2.10 At April 2012 the unemployment rate for males stood at 3%. This is an increase from the 2001 figure and the April 2011 figure, which was 2.6%. At April 2012 the unemployment rate for females was 1.4%. The female unemployment rate has not changed from that recorded in April 2011 figure, but is slightly lower than the 2001 Census figure. The figures for both males and females are lower in Craven than in North Yorkshire as a whole, where the unemployment rate for males is 3.4% and the rate for females is 1.7%. The total number of Jobseekers Allowance Claimants in the Craven District at April 2012 was 751. There has been an increase in unemployment over the 2011-12 year both within Craven and across North Yorkshire as a whole.

2.2.11 The highest unemployment rates were reported in the Skipton South (135 claimants and a rate of 5.6%) and Skipton West (130 claimants and a rate of 4.9%) wards, though this might reflect the higher population densities of these areas.

2.2.12 Deprivation

(i) Indices of Deprivation – Rank Average Score – Index of Multiple Deprivation, 2010, CLG

2.2.13 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 2010 English Indices of Multiple Deprivation, Craven District has an overall rank of 246 out of 326 Local Authorities (where rank 1 is the most deprived and rank 326 the least deprived).

2.2.14 Housing

(i) Number of Households – Census 2011

(ii) Average Household Size – Census 2011

(iii) Housing Tenure – Census 2001

(iv) Average House Price – Land Registry 2011-2012

2.2.15 At the 2011 Census there were 24,600 households in the District, with an average of 2.5 persons resident in each. Housing tenure information has not been released from the 2011 Census as yet, but the tenure at 2001 is indicated below:

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

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

TABLE 1: Showing how the Average Price of Different Property Types in North Yorkshire has fallen over the Monitoring Period (Source: Land Registry, May 2011 to April 2012).

Dwelling Type	Average Price May 11		Average Price April 12	
	North Yorkshire	England and Wales	North Yorkshire	England and Wales
Detached	£269,093	£254,511	£264,569	£256,757
Semi Detached	£152,888	£152,552	£150,318	£152,344
Terraced	£129,014	£122,445	£126,884	£121,772
Flat/ Apartment	£123,062	£149,591	£120,993	£149,909
Average House Price (all Dwelling types)	£172,826	£160,961	£169,920	£160,926

2.2.16 Table 1 shows that house prices in North Yorkshire have fallen slightly over the monitoring period. The gap between the average house prices for North Yorkshire and the national average has become less. In some instances, such as semi-detached housing; North Yorkshire has fallen behind the national average. Overall, average house prices in North Yorkshire continue to be higher than the National average.

2.2.17 Environment

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

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

2.2.19 Crime

- (i) **Recorded Crime BCS Comparator Offences Recorded – Home Office Statistics 2011-12**
- (ii) **Number of Violent Crimes – Home Office Statistics 2011-12**
- (iii) **Number of Burglaries – Home Office Statistics 2011-12**
- (iv) **Fear of Crime – 2008-09 North Yorkshire Place Survey**

- 2.2.20 The Recorded Crime BCS Comparator is a sub-set of recorded crimes taken from categories in the British Crime Survey. It is estimated to cover about 60% of all recorded crime, including vehicle crime (theft from or of a motor vehicle), bicycle theft, domestic burglary, theft from a person, common assault, criminal damage and robbery. The number of crime BCS comparator offences recorded in Craven (including the National Park) between April 2011 and March 2012 was 921 which is down 13% from the 2010-11 figure of 1061.
- 2.2.21 Detailed crime data for the previous 12 months is available from the Home Office website. Between April 2011 and March 2012, 334 acts of 'violence against the person' and 82 domestic burglaries were reported in the Craven area.
- 2.2.22 Fear of crime in the Craven District is slightly lower than in North Yorkshire as a whole. In the most recent Place Survey, carried out across the whole of North Yorkshire in 2008-09, 73% of respondents from the Craven District said that they feel safe in their area after dark compared to 68% of respondents from the whole of North Yorkshire, and 97% felt safe during the day compared to 95% of respondents from the whole of North Yorkshire.

2.2.23 Health

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

- 2.2.24 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'.
- 2.2.25 78% of respondents to the 2008-09 Place Survey from the Craven District considered themselves in good health.

2.2.26 Economy Indicators

- 2.2.27 To monitor the take up of land allocated for employment use, the Council have prepared and published Employment Monitoring Reports since the adoption of the Craven District (outside the Yorkshire Dales National Park) Local Plan in 1999. At the end of the Local Plan period in 2006 there was a supply of land allocated for employment use still available. As such, the policies relating to this land have been saved as part of the emerging Local Development Plan and this land is monitored via the Employment Monitoring Report for 2012 which is attached at Appendix B.
- 2.2.28 The Council developed an Employment and Retail Monitoring Database in 2008. The database currently records all planning applications for employment and retail use that were granted since 1st April 2007, and has been used to provide information for the indicators reported below. The results of these indicators are therefore incomplete, as they are limited to those applications granted since April 2007.

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

- 2.2.29 The amount of employment development completed over the 2011 – 2012 year is shown in Table 2 below. A net total of 659m² (0.07 hectares) additional employment land was completed in 2011-12 on previously developed and greenfield land.

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

- 2.2.30 There was a net loss of 970 m² of employment land on previously developed land (through changes to other uses).

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

Employment Use Class		Previously Developed Land			Greenfield			Net Total (m ²)
		Floor space Gained (m ²)	Floor space Lost (m ²)	Net Change (m ²)	Floor space Gained (m ²)	Floor space Lost (m ²)	Net Change (m ²)	
Business (B1)	Offices (B1a)	1567	105	1462	0	0	0	1462
	Research & Development (B1b)	0	0	0	0	0	0	0
	Light Industry (B1c)	1674	1180	494	0	0	0	494
General Industrial (B2)		168	3500	-3332	560	0	560	-2772
Storage (B8)		406	0	406	372	0	372	778
Mixed B2/B8		0	0	0	697	0	697	697
TOTAL (m²)		3815	4785	-970	1629	0	1629	659

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

- 2.2.31 Policy EMP9 of the Craven District Council Local Plan (adopted 1999) allowed the conversion of rural buildings to employment generating uses with ancillary living accommodation subject to certain criteria being met. The policy aimed to encourage enterprise and provide jobs in rural areas, whilst preventing the neglect and dereliction of traditional rural field barns.
- 2.2.32 Since the policy was adopted in 1999 a total of 62 barns have been converted to live/work units and a further 36 are currently under construction.
- 2.2.33 In the 2011-12 monitoring year 5 rural live/ work units (granted after 1st April 2007) were completed, generating a total employment floorspace of 259 m². A further 3 live/ work units were completed which received planning consent prior to April 2007, and are therefore not included on the Council's employment monitoring database.

EC4: Employment land available on allocated sites

- 2.2.34 Until new employment land is allocated through the Local Development Plan, this indicator will look at the availability of employment land from allocated and committed sites within the 1999 Adopted Local Plan.
- 2.2.35 A detailed breakdown of the take up of committed and allocated Local Plan employment sites is provided in the Employment Land Take Up Monitoring Report at Appendix B. This report shows that 4.8 Ha of land allocated and committed in the Local Plan was still available at 31 March 2012. This is general employment land, and is not allocated by type.

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

2.2.36 At 31st March 2012 there was the potential to deliver an additional 21796 m² (2.2 hectares) of employment land on sites which had planning consent but had not yet been implemented, and on sites which were under construction. This is a gross figure and does not take into account potential losses of floorspace.

EC6: Total amount of retail floorspace completed

2.2.37 There was a net gain of 302 m² of retail floorspace in 2011-12; 475 m² of new retail space was completed, and 173 m² was lost through changes of use away from retail.

EC7: Number of vacant units in Core Retail Areas

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

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

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

Core Retail Area	No. units Vacant	No. of vacant units as a % of all units in the Core Retail Area	Date of Survey
Skipton	17	9.1	March 2012
Cross Hills	3	5.8	March 2012
Settle	5	9.1	April 2012
Ingleton	3	7.5	March 2012
Bentham	3	4.4	March 2012

2.2.40 Housing Indicators

H1: Housing Target for the Plan Period

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

2.2.42 The Coalition Government wishes to remove the regional level of government, and in 2010 the Secretary of State wrote to all local authorities to set out the Government’s intentions to abolish Regional Spatial Strategies. The Localism Act (which was given

Royal Assent on the 15th November 2011) has put in place the legislation needed for the Government to carry out these plans and it is expected that Regional Spatial Strategies will be revoked in the near future.

2.2.43 Once the Yorkshire and Humber Plan is abolished, Craven District Council will be able to set its own housing target based on evidence of local need. Until this time the Council will continue to use the Regional Spatial Strategy target of 250 net additions to the dwelling stock a year for Craven (outside the Yorkshire Dales National Park).

H2: Net additional housing completions over previous years

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

H3: Net additional housing completions for the reporting year (2011-12)

2.2.45 A net total of 267 new dwellings were completed over 2011 – 2012. This shows a continuing upward trend in completion figures compared to the previous year's figure of 129, and the 2009-2010 figure of 83. The rise in housing completions may indicate that the building industry is beginning to recover from the economic downturn. However, the 2011-12 figures were boosted by a large number of housing association projects to deliver 'affordable homes' (for example, Greenroyd Mill in Sutton and the Burnside Allotment development in Skipton). This kind of development is unlikely to continue at such a high rate in future.

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

2.2.46 Between 1st April 2012 and 31st July 2012 there were 53 completions recorded. If this build rate continues over the rest of the year, the total number of completions for 2012 – 2013 could be around 160. This is lower than the figure for the 2011-12, but this was expected as the housing association developments which boosted the 2011-12 figure have come to an end.

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

2.2.48 Craven is currently unable to demonstrate a five-year land supply. At March 2012 there was the potential to deliver an additional 744 dwellings across this District from the following sources:

- 704 dwellings from sites with outstanding planning consents;
- 40 dwellings on sites allocated for housing in the Local Plan (adopted 1999), which remain undeveloped.

2.2.49 The Council is currently finalising a Strategic Housing Land Availability Assessment to identify available sites within the District with potential for development. The most suitable sites identified in the assessment will be allocated through the Local Development Plan, and the release of sites for development will be phased to ensure that the Council is able to maintain a five-year land supply.

H5: Managing housing delivery over future years

2.2.50 The annual average completion rate for the period 2004 to 2012 is 186 dwellings, which represents an annual shortfall of 64 dwellings when compared to the Regional

Spatial Strategy housing requirement. This shortfall is skewed by the lower completion rates achieved between 2009 and 2011 when the house-building industry has been affected by the economic recession, which has resulted in reduced market demand and reduced building rates. At this stage it is uncertain when the current economic position is likely to change, however this situation will be monitored and reported in subsequent Annual Monitoring Reports.

2.2.51 The completion figure for 2011-12 was much higher at 267 dwellings, which has brought the average figure up. As noted above (paragraph 2.2.43) this is partly due to the large number of housing association projects which have been developed so does not necessarily indicate a recovery from the economic downturn in the private sector. It is likely that the building industry will make a gradual recovery back up to pre-recession rates, which will be reflected in increased completions over the next few years.

2.2.52 The shortfall over the past 2 years will also be partly due to a lack of allocated housing sites throughout Craven. The majority of sites allocated in the Local Plan (1999) have been developed. New development sites will be allocated within the Local Development Plan. The Council is aiming to take an assessment of all the sites which have been put forward to the Council for future allocation to the Craven Spatial Planning Sub Committee in December 2012. These sites will then be published for public consultation in early 2013, alongside a draft local housing target (in preparation for the revocation of the Regional Spatial Strategy) and draft settlement strategy (which sets out how development should be distributed across the District over the plan period).

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

TABLE 4: Table Illustrating Housing Indicators for 2004 – 2013

Year	H1 – Annual Housing Target	H2 and H3 – Net Additional Housing Completions	H4 – Prediction of future housing completions	Average completions over previous years
04/05	250	206		186
05/06	250	165		186
06/07	250	199		186
07/08	250	148		186
08/09	250	289		186
09/10	250	83		186
10/11	250	129		186
11/12 (monitoring year)	250	267		186
12/13 (current year)	250		160	

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

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

2.2.54 173 dwellings were completed on previously developed land in 2010-11, which is 65% of the total number of dwellings completed.

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

2.2.55 No additional gypsy or Traveller pitches received consent during the 2011-2012 monitoring period.

At the 31st March 2012 there were a total of 10 private Gypsy and Traveller pitches within the Craven District (outside the Yorkshire Dales National Park). There is also a 'tolerated' Gypsy and Traveller pitch which does not currently have planning consent.

H8: Number of affordable homes completed (gross)

2.2.56 A total of 122 affordable homes were provided through housing completions in the 2011-2012 monitoring year within the following developments:

- Greenroyd Mill, Sutton-in-Craven - 45 social rent apartments;
- Land adjacent to Wesley Close, High Bentham - 2 social rent houses;
- Former Burnside Allotment Site, Carleton Road, Skipton - 6 social rent apartments and 32 social rent houses;
- Low Demesne, Ingleton - 24 social rent houses;
- Station Road, Hellifield - 4 social rent houses and 3 'intermediate' houses;
- Rombalds Drive, Skipton - 4 social rent houses;
- Former West Marton Creamery, West Marton - 2 low cost market houses (which remain low cost in perpetuity).

2.2.57 A further 4 affordable homes have been provided in the District (outside the National Park) through other schemes, such as empty homes grants, open market purchases, and Mortgage Rescue.

2.2.58 There are currently 26 affordable homes with planning consent across the District (at March 2012).

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

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

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

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

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

2.2.60 All 267 houses completed during 2011-12 were on sites which were not allocated for housing in the Local Plan.

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

2.2.61 The position at 31st March 2012 was as follows:

Previously developed land: 289 units (including conversions and change of use).

Greenfield: 455 units (including agricultural barn conversions, which are considered to be greenfield).

H12: Number of affordable housing units granted planning permission

2.2.62 17 affordable housing units have been granted outline planning permission over the 2011-2012 monitoring year (15 on land south of Ingfield Lane, Settle, and 2 on land off Bankwell Road, Giggleswick). Reserved matters applications for these houses have not yet been submitted.

2.2.63 Environment and Design Indicators

ED1: Number of planning permissions granted contrary to Environment Agency advice

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

2.2.65 The Council consulted the Environment Agency on 93 planning applications, and the Agency responded to 74 of these.

2.2.66 The Environment Agency objected to six applications. One application was subsequently withdrawn by the applicant, two were refused and three were approved.

2.2.67 The objections to the three approved applications were all resolved prior to the applications being approved following the submission of improved flood risk assessments and other information by the applicants and through planning conditions attached to the approvals at the request of the Environment Agency.

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

2.2.68 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 most recent update was provided in September 2010 and showed the following changes:

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

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

ED3: Planning permissions granted for renewable energy schemes

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

- Eight individual wind turbines to serve domestic properties, with the combined potential to generate 110 kilo Watts of energy as follows:
 - Smoulden Farm, Jackson Lane, Bradley – 15 kW
 - Lane End Farm, Draughton – 11kW
 - Hammerton Hall Farm, Wigglesworth – 11kW
 - Lower Dowshaw Farm, Lothersdale – 20kW
 - Lower Ground Farm, Elslack – 20kW
 - West Berwick Farm, Draughton – 13kW
 - Middlebirks Farm, Clapham – 5kW
 - The'Oliver Farm, tom Lane, Cowling – 15kW
- The installation of solar photovoltaic panels on the roofs of 28 properties

ED4: 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.

ED5: New Open Space provision/contributions from Planning Gain

2.2.71 Over the 2011-12 year, the following contributions were made towards open space provisions as a result of planning gain:

- £20,728 to Skipton Town Council to carry out improvements works and provide new play equipment at Burnside Recreation Ground, Skipton, as a result of the development of Burnside House, Carleton Road, Skipton (managed retirement homes);
- £5,000 to Sutton Parish Council to carry out improvements works and provide new play equipment at Sutton Park, as a result of the development at Greenroyd Mills, Sutton;
- £5,846 to Horton Landscaping, the company appointed to deliver renovation and improvement works to Goodenber Play Area, High Bentham as a result of the development at Wesley Close, off Goodenber Road, High Bentham;
- £6,564 towards the professional fees and development costs associated with developing a new recreation ground in Ingleton as a result of the development at Low Demesne, Ingleton.

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

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

2.3.2 Once the Local Development Plan is adopted it may be necessary to introduce new indicators to the Annual Monitoring Report aimed at measuring the effects of specific policies. It may take a while for the effects of the adopted policies to become apparent after the adoption of the plan, but changes to the indicators in the Annual

Monitoring Report should provide a good indication as to whether a policy is being successful or needs adapting.

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

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

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

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

Appendix A – Schedule of Indicators

Indicator Name	Related Local Plan Policies	Data Source
Demographic Structure		
Population 2011	Not relevant	Census 2011
<i>Mid-Year Population Estimate – not included in this AMR as accurate population information is available in the Census 2011.</i>	<i>Not relevant</i>	<i>North Yorkshire County Council</i>
Age Group Breakdown	Not relevant	Census 2011
Area of District	Not relevant	Census 2001
Number of People per square kilometre	Not relevant	Office National Statistics
Percentage of white/other Ethnic Groups	Not relevant	Census 2001
Economy		
Percentage of population 16 – 74 in Economic Activity	Not relevant	Census 2001
Total Unemployed	Not relevant	Census 2001 and North Yorkshire County Council
Deprivation		
Indices of Deprivation – Rank Average Score	Not relevant	Index of Multiple Deprivation – CLG
Housing		
Number of Households	Not relevant	Census 2011
Average Household Size	Not relevant	Census 2011
Housing Tenure	Not relevant	Census 2001
Average House Price	Not relevant	Land Registry
Environment		
Number of Conservation Areas	Not relevant	Local Planning Authority
Number of Listed Buildings	Not relevant	English Heritage
Number of Scheduled Ancient Monuments	Not relevant	English Heritage
Number of Parks and Gardens of Historic and/or Landscape Interest	Not relevant	Natural England
Number of AONB's	Not relevant	Natural England
Number of SSSI's	Not relevant	Natural England
Crime		
Recorded Crime BCS Comparator Offences Recorded	Not relevant	Home Office
Number of Violent Crimes	Not relevant	Home Office
Number of Burglaries	Not relevant	Home Office
Fear of Crime	Not relevant	North Yorkshire County Council
Health		
Perception of General Health	Not relevant	Census 2001 and North Yorkshire County Council
ECONOMY INDICATORS		
EC1: Total amount of additional employment floorspace completed by type (m ²)	EMP1 – Industrial Land Supply EMP2 – Existing Employment Commitments EMP3 – Employment Land Allocations/Lapsed Permissions EMP4 – Employment Development Within Development Limits and Established Industrial Areas EMP5 – New Employment Development Outside	Local Authority Employment and Retail Monitoring Database

	Development Limits and Established Industrial Areas (Excluding Conversions)	
EC2: Total amount of additional employment floorspace by type on previously developed land (m ²)	EMP1 – Industrial Land Supply EMP2 – Existing Employment Commitments EMP3 – Employment Land Allocations/Lapsed Permissions EMP4 – Employment Development Within Development Limits and Established Industrial Areas EMP5 – New Employment Development Outside Development Limits and Established Industrial Areas (Excluding Conversions)	Local Authority Employment and Retail Monitoring Database
EC3: Total amount of additional employment floorspace completed in rural 'live/ work' units	EMP9 – Conversion of buildings to employment generating uses with ancillary living accommodation	Local Authority Employment and Retail Monitoring Database
EC4: Employment land available on allocated sites	EMP1 – Industrial Land Supply EMP2 – Existing Employment Commitments EMP3 – Employment Land Allocations/Lapsed Permissions	Local Authority Employment Monitoring Report
EC5: Potential additional employment floorspace which could be provided from outstanding planning consents (gross)	EMP1 – Industrial Land Supply EMP2 – Existing Employment Commitments EMP3 – Employment Land Allocations/Lapsed Permissions EMP4 – Employment Development Within Development Limits and Established Industrial Areas EMP5 – New Employment Development Outside Development Limits and Established Industrial Areas (Excluding Conversions)	Local Authority Employment and Retail Monitoring Database
EC6: Total amount of retail floorspace completed	R2 – New retail development R3 – Ground floor use	Local Authority Employment and Retail Monitoring Database
EC7: Number of vacant units in Core Retail Areas	R3 – Ground floor use	Local Authority Core Retail Area Monitoring
Housing Indicators		
H1: Housing target for the plan period	Not relevant	Local Authority Housing Land Monitoring
H2: Net additional housing completions over previous years	H1 – Housing Provision up to 2006	Local Authority Housing Land Monitoring
H3: Net additional housing completions for the reporting year	Not relevant	Local Authority Housing Land Monitoring
H4: Estimation of additional dwellings which could potentially be delivered in future years	Not relevant	Local Authority Housing Land Monitoring
H5: Managing housing delivery over future years	Not relevant	Local Authority Housing Land Monitoring
H6: Number of dwellings completed on previously developed land	H2 – New Residential Development H3 – Residential Development Within the Development Limits of Skipton, and the Named Local Service Centres	Local Authority Housing Land Monitoring

	H4 – Residential Development Within the Development Limits of Villages	
H7: Number of Gypsy and Traveller pitches in the plan area	H17 – Single residential caravans and mobile homes H18 – New or extended sites for caravans and mobile homes	Local Authority Housing Land Monitoring
H8: Number of affordable houses completed (gross)	H11 – Affordable Housing on Large/Allocated Sites in District and Local Service Centres H12 – Affordable Housing For Local People on Exception Sites	Local Authority Housing Land Monitoring
H9: Number of outstanding housing commitments in the current Saved Local Plan (i.e. remaining Development Plan housing allocations)	H2 – New Residential Development	Local Authority Housing Land Monitoring
H10: Number of dwellings that have been completed on land not allocated for housing in the current adopted Local Plan	H3 – Residential Development Within the Development Limits of Skipton, and the Named Local Service Centres H4 – Residential Development Within the Development Limits of Villages H8 – Rural Buildings for Residential Use	Local Authority Housing Land Monitoring
H11: Number of unimplemented planning permissions which could provide dwellings on previously development land (including through conversions and change of use) and on Greenfield land.	H2 – New Residential Development H3 – Residential Development Within the Development Limits of Skipton, and the Named Local Service Centres H4 – Residential Development Within the Development Limits of Villages H8 – Rural Buildings for Residential Use	Local Authority Housing Land Monitoring
H12: Number of affordable housing units granted planning permission	H12 – Affordable Housing For Local People on Exception Sites	Local Authority Housing Land Monitoring
<i>DELETED INDICATOR - H13: Number of sites identified in the Urban Potential Study which have been developed for housing</i>	<i>Not relevant</i> <i>Removed – The Urban Potential Study is out-dated. The sites which were identified in the Urban Potential Study and remain undeveloped will be assessed through the Strategic Housing Land Availability Assessment (SHLAA), which will be published in 2012. A new indicator will be included in 2012-13 AMR to cover SHLAA sites.</i>	<i>Local Authority UPS Monitoring</i>
ENVIRONMENT AND DESIGN		
ED1: Number of planning permissions granted contrary to the advice of the Environment Agency	Not relevant	Fast Planning database of planning applications
ED2: Changes in sites designated for their importance for nature conservation (SINCs)	Not relevant	NEYEDC
ED3: Planning permissions	Not relevant	Fast Planning database of

grated for renewable energy schemes		planning applications
ED4: Production of an up to date Recreation Open Space Strategy/Audit	SRC2 – Provision of Recreation Space in New Housing Developments	Assessment of Open Space, Sport and Recreation Facilities, 2004, updated 2008
ED5: New Open Space provision/contributions from Planning Gain	SRC2 – Provision of Recreation Space in New Housing Developments	Local Authority Open Space Monitoring (not done to date)

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



Employment Land Take Up Monitoring Report

Position at March 2012

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 eleventh such report for the period 2011 to 2012. The first employment monitoring report showed land take up between 1995 and 1999, the second report covered the period 1999 to 2000, the third covered the period 2000 to 2005, and subsequent reports give an annual update of the position at the end of each financial year.
- 1.2 In September 2007 various policies from the adopted Local Plan were saved, and will continue to form part of the development plan until superseded by adopted Local Development Plan policies. The Local Plan policies that deal with allocated and committed employment land in the plan area were included in the list of saved policies. The Council will therefore continue to monitor the uptake of employment land allocated and committed in the Local Plan, until new employment land is allocated through the Local Development Plan. The uptake of land allocated in the Local Development Plan will be monitored within the Annual Monitoring Reports, and this separate Employment Monitoring Report will no longer be produced.
- 1.3 The findings of the Employment Report will provide information on the supply and take up of employment land in the plan area, which will inform the employment policies within the Local Development Plan.

1.4 Report Structure

- 1.5 This report will update the picture for the take up of allocated employment land from April 2011 to March 2012. 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 2012

2.7 Between April 2006 and March 2008 a total of 0.488 Ha of land was developed. No further allocated employment land was developed in the 2008-09 period. Between April 2009 and March 2010, 0.37 Ha was developed on an EMP3 site to the south west of the existing Industrial Estate, New Road, Ingleton. There was no further take up of allocated employment land in 2010-11.

2.8 In 2011-12, a total of 403 m² (0.04 Ha) of employment land was developed on an EMP2 site to the west of Ings Lane, Skipton. Northern Paper Board, who owns the site, extended their existing building into the boundary of the committed EMP2 site. A further 271 m² (0.02 Ha) of employment space was created through the intensification of development on existing plots (extensions etc), but this does not affect the total amount of land available.

2.9 Also in 2011-12, a site that had previously been occupied by portacabins under a temporary planning consent became vacant. The EMP3 site – Field adjacent to the southern edge of existing industrial estate, Ingleton – was recoded as partially developed in the previous Employment Monitoring Report, with 0.87 Ha available at March 2011. This site is now vacant, with 1.17 Ha available on the site at March 2012.

2.10 Therefore over the 2011-12 period, there was a net gain of 0.26 Ha allocated and committed employment land.

2.11 The summary below shows the total area of committed and allocated employment sites that are **available** at March 2012;

Committed Sites (EMP2): 0.58 Ha

Allocated sites or Sites with lapsed consents (EMP3): 4.22 Ha

Total allocated land available in the Plan Area at March 2012 4.80 Ha

2.12 Therefore over the six year period (2005/6-2011/12) the actual area of allocated land that has been **developed** is set out below;

Committed Sites (EMP2):

Land Developed 2006 – 2007 0.05 Ha

Land Developed 2007 – 2008 0 Ha

Land Developed 2008 – 2009	0 Ha
Land Developed 2009 – 2010	0 Ha
Land Developed 2010 – 2011	0 Ha
Land Developed 2011 – 2012	0.04 Ha

Allocated sites or Sites with lapsed consents (EMP3):

Land Developed 2006 – 2007	0 Ha
Land Developed 2007 – 2008	0.44 Ha
Land Developed 2008 – 2009	0 Ha
Land Developed 2009 – 2010	0.37 Ha
Land Developed 2010 – 2011	0 Ha
Land Developed 2011 – 2012	-0.30 Ha

Total committed and allocated land developed in the Plan Area between April 2006 and March 2012 0.60 Ha

- 2.13 The total of allocated and committed employment land developed between 1995 and 2012 is 22.06 Ha.
- 2.14 Therefore the average annual land take up between 1995 and 2012 is 1.30 Ha of allocated employment land per year. This represents a continuing downward trend in annual take-up from 1.40 ha per year from 1995 to 2011, 1.49 ha per year from 1995 to 2010, 1.57 per year from 1995 to 2009, 1.69 Ha per year from 1995 to 2008, and 1.79 Ha per year from 1995 to 2007. This average figure will continue to decrease if no further employment land is taken up in future. The reason for the poor take up could be that there are only a few allocated sites remaining undeveloped, and those that are available have significant constraints to development. The take-up is likely to continue to decline until further land for employment use is designated through the Local Development Plan.
- 2.15 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 2012 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.
- 2.16 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 west of Ings Lane, Skipton (EMP2) 0.04 Ha developed, 0.34 Ha available at March 2012;
 - Land east of Sowarth Field Industrial Estate, Settle (EMP2) 1.28 Ha developed, 0.24 Ha available at March 2012;

- Land south of the sewage works adjacent to western by-pass, Skipton (EMP3) 1.82 Ha Developed, 0.9 Ha available at March 2012;
- Land adjacent to former Skipton Bolton Abbey Railway, Firth Street, Skipton (EMP3) 0.027 Ha developed, 0.093 Ha available at March 2012;
- Land to the south east of the existing Industrial Estate, New Road, Ingleton (EMP3) 0.37 Ha developed, 0.17 Ha available at March 2012; and,
- Former Highways Depot, Eshton Road, Gargrave (EMP3) 0.081 Ha developed, 0.119 Ha available at March 2012.

These broken down figures have been used in the above calculations of land developed between 2006 and 2012, and land still available at March 2012.

2.17 In order to explain the calculations to update the figures to 2012, sites that currently have consent, are being developed and their completion imminent, have been classed as a developed site.

2.18 Lapsed Consents

2.19 Over the period April 2008 to March 2012 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.

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

2.21 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.

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

Land Supply Position at March 2006	3.4 Ha
Land Developed 2006 – 2007	0 Ha
Land Developed 2007 – 2008	0.14 Ha
Land Developed 2008 – 2009	0 Ha
Land Developed 2009 – 2010	0 Ha
Land Developed 2010 – 2011	0 Ha
Land Developed 2011 – 2012	0.04 Ha
Area of Allocated Land Remaining 2012	3.22 Ha

2.23 Between April 2008 and March 2012, 0.04 Ha of allocated and committed employment land has been development in Skipton and Gargrave (Land west of Ings Lane, Skipton).

2.24 It should be noted that a significant portion of the remaining land available for development within the Skipton area is significantly physically constrained in terms of flooding, and is unlikely to come forward for development during the

short term. The majority of the remaining available sites also have a long history of being used for external storage. The constraints that exist on the remaining supply of allocated and committed employment land within Skipton and Gargrave have not been overcome during the plan period. Assessments will therefore be required to assess whether these allocations/commitments should be carried forward into the Site Allocations Development Plan Document of the Local Development Plan.

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

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

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

Land Supply Position at March 2006	2 Ha
Land Developed 2006 – 2007	0.05 Ha
Land Developed 2007 – 2008	0.3 Ha
Land Developed 2008 – 2009	0 Ha
Land Developed 2009 – 2010	0.37 Ha
Land Developed 2010 – 2011	0 Ha
Land Developed 2011 – 2012	+ 0.30 Ha
Area of Allocated Land Remaining 2012	1.58 Ha

2.28 0.30 Ha of previously developed employment land in North Craven became available in 2011-2012, when a temporary consent for portacabins on fields adjacent to the southern edge of the existing industrial estate, Ingleton came to an end. No further development of allocated and committed employment land took place in the North Craven area between April 2011 and March 2012, therefore the amount of employment land available increased from 1.28 Ha at March 2011 to 1.28 Ha at March 2012.

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 only 0.6 Ha developed between 2006 and 2012 (including a net gain in employment land in the 2011-12 period). This has affected the average annual take-up, reducing it to 1.30 Ha per year between 1995 and 2011.

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

- Skipton and Gargrave: 3.22 Ha
- South Craven: 0 Ha
- North Craven: 1.58 Ha

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

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

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

Site	Gross Area (Ha)	Implemented?	Lapsed?	Comments
1. Land between Keighley Road and A629 100 metres south of Acorn Business Park, Skipton	0.35	Y	N	Built
2. Land adjacent to western bypass, Airedale Business Centre, Skipton	0.2	Y	N	Built
3. Land adjacent to Keighley Road and Snaygill Industrial Estate, Skipton	0.58	Y	N	Built
4. Land at Sandylands Business Centre, Skipton	0.16	Y	N	Built
5. Land east of Sandylands Leisure Centre, Carleton New Road, Skipton	0.52	Y	N	Built
6. Land north of Engine Shed Lane, Skipton	0.01	Y	N	Built
7. Land east of Ings Lane, Skipton	0.5	Y	N	Built
8. Land west of Ings Lane, Skipton	0.38	Y	N	0.04 Ha developed (as part of adjacent Northern Paper Board site) 0.34 Ha available
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	N	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 (The Crossings Business Park)	10.2 (8.09 Ha Net – see note 1 below)	See separate Analysis	N	Built - See separate analysis (all developed – 8.09 Ha)
Total	17.73 (Gross) 14.59 (Net)			
Total Land Developed – March 2012				14.01 Ha (Net)

Total Land Available – March 2012	3.72 Ha (Gross) 0.58 Ha (Net) Actual Land Available
-----------------------------------	--

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	Vacant
2. Land east of Dales Pharmaceuticals, Snaygill Industrial Estate, Skipton	0.66	Y	Y	Built
3. Land adjacent to Charvo Ltd, Snaygill Industrial Estate, Skipton	0.36	Y	Y	Built
4. Land south of Charvo Ltd, Snaygill Industrial Estate, Skipton	1.54	Y	Y	Built
5. Land south of the sewage works adjacent to western by-pass, Skipton	2.72	Y for 1.82 Ha	Y	1.82 Ha built 0.9 Ha available at March 12
6. Land adjacent to Acorn Business Park, Skipton	0.54	Y	Y	Built
7. Land immediately north west of the Go Kart Track, Engine Shed Lane, Skipton	0.09	Y	Y	Built
8. Land 200 metres east of CDC depot, Engine Shed Lane, Skipton	0.08	Y	Y	Built
9. OS Field No 5600, adjacent to A629 Skipton By Pass, Ings Lane, Skipton	1.65	N		Vacant
10. Land adjacent to Canal, Firth Street, Skipton	0.03	Y	Y	Built
11. Land adjacent to former Skipton Bolton Abbey railway, Firth Street, Skipton	0.12	Y for 0.027 Ha	Y	0.027 Ha Built 0.093 Ha available at March 12
12. Land to the south of Station Road Industrial Estate, Cross Hills	0.24	Y	Y	Built
13. Part of land formerly occupied by Silent Night Holdings, Sutton in Craven	1.8	Y	Y	Built
14. Land to the west Of Bentham Industrial Estate, Off Wenning Avenue, Bentham	0.25	Y	Y	Built
15. Land to south west of existing Industrial Estate, New Road, Ingleton	0.54	Y for 0.37 Ha	Y	0.37 Ha Built 0.17 Ha Vacant at March 2012
16. Fields adjacent to the southern edge of existing industrial estate, Ingleton	1.17	N (See note 2 Below)		Vacant
17. Former Highways Depot, Eshton Road, Gargrave	0.2	Y for 0.081 Ha	Y	0.081 Ha Built 0.119 Ha available at March 10

18. Land adj to River Aire, Aireside Mills, Cononley	0.5	Y	Y	<i>Built</i>
Total:	12.61			
Total Land Developed – March 2012				8.39 Ha
Total Land Available – March 2012				4.22 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. Portacabins removed by March 2012 and land available for development once again.

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. 62/2011/11626 – Extension to unit, approved 19 July 2011 (not started)
3	0.046	Y	N	32/410/A – alteration of existing garage/workshop. Approved June 96. 62/2005/5165 – Construction of manufacturing building, approved July 2005.
4	0.048	Y	N	5/62/39F – workshop. Approved April 95. 62/2010/10325 – sub-divide existing industrial unit and extend to create an additional unit, approved March 2012 (not started).
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 outside 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 2012				1.28 Ha
Area of Land Currently Undeveloped @ March 2012 (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 2012 (including plots 8 & 10)				8.09Ha
Area of Land Currently Undeveloped @ March 2012 (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