



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

**Craven District Council**

**Annual Monitoring Report for  
the Period April 2013 to  
March 2014**

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## **Glossary of Acronyms**

<b>Acronym</b>	<b>Meaning</b>
AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
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
SHLAA	Strategic Housing Land Availability Assessment
SSSI	Site of Special Scientific Interest

## **Craven District Council Annual Monitoring Report 2013-2014**

### **Non-Technical Summary**

This is the tenth Annual Monitoring Report (AMR) to be produced by Craven District Council. It reports on the period 1<sup>st</sup> April 2013 to 31<sup>st</sup> March 2014. As with the Local 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 2013-2014 Craven District Council AMR seeks to achieve five key tasks which are summarised below.

#### **TASK 1: Review the progress of Local Development Plan**

The 'Local Plan of Action', which set out the timetable for the production of the Local Plan, was updated in December 2013 to show how work on the Local Plan was progressing. Over 2013-14 the following work was carried out by the Planning Policy team:

- More detailed assessments were carried out on sites put forward for inclusion in the Strategic Housing Land Availability Assessment (SHLAA). Completed assessments were sent to landowners for their comments.
- A discussion paper entitled "Shaping a Strategy for Employment Land in Craven" was published in May 2013 and comments were invited on the ideas set out within the paper. The paper considered how the Council might plan for future business needs.
- Community engagement was carried out, with 20 Local Plan drop-in events held at 16 locations and attended by over 1000 people in June and July 2013. Feedback from the events was presented to Council Members in November 2013, and approval was given for the preparation of a draft Local Plan which would undergo further engagement.
- Roger Tym and Partners were commissioned to carry out a study into the viability of Community Infrastructure Levy and affordable housing. Consultation on a final draft report took place in November and December 2013.
- The Council re-started work on Sustainability Appraisal, producing a revised set of sustainability objectives and a draft Scoping Report, which was published in December 2013 for discussion with key agencies (e.g. Environment Agency, Natural England, and English Heritage).
- The Council continued to work with neighbouring planning authorities and public agencies on cross-boundary issues under the 'duty to cooperate'.
- In early 2014 the Planning Policy Team started to write a draft Local Plan, building on all the previous work and consultation carried out. This work continued in to the 2014/15 monitoring year.

#### **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 new Local Plan policies, the 2013-14 AMR continues to assess the extent to which "saved" policies from the 1999 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 km<sup>2</sup>, and has an estimated resident population of 55,540 (2013 Mid-Year Estimate)

living in 24,583 households (2011 Census). The 2011 Census identifies that 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 (JSA) Claimants in the Craven District at April 2014 was 387. There has been a decrease in unemployment over the 2013-14 year both within Craven and North Yorkshire as a whole.

The average house price in North Yorkshire has increased compared to 2012-13 prices, the first time house prices have risen since the onset of the economic downturn in 2008. House prices in North Yorkshire continue to be higher than in Great Britain as a whole. At April 2014 the average house price in North Yorkshire was £172,591.

### **Economy Indicators**

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

3406m<sup>2</sup> of new employment land was completed in 2013-14, however a further 2499m<sup>2</sup> of employment land was lost through changes to other uses (the majority of land completed was from a single development at the Crossings Business Park, Crosshills), giving a net total of 907m<sup>2</sup> (0.09 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 2014. Furthermore, there was the potential to deliver an additional 14,014 m<sup>2</sup> (1.4 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 30m<sup>2</sup> of retail floorspace in 2013-14; 897 m<sup>2</sup> of new retail space was completed, and 867m<sup>2</sup> was lost through changes of use away from retail. At March 2014 there were total of 33 vacant retail units available in the Core Retail Areas of Skipton, Crosshills, Ingleton, Settle and High Bentham.

### **Housing Indicators**

The Yorkshire & Humber Plan (the former Regional Spatial Strategy for Craven), which previously set the annual housing target for Craven, was formally revoked in February 2013 and the Council was given the responsibility of setting its own target. In the interim period between the revocation of the Regional Spatial Strategy and the adoption of the Local Plan, an interim target of 160 dwellings per annum was agreed by Members.

A net total of 36 new dwellings were completed over 2013-2014. This represents a sharp decline in completions in comparison to 2012-2013. Completions over previous years have been boosted by a large number of 'affordable homes' delivered by housing associations, but there is no obvious reason for the slump in house building in 2013-2014. It appears to be an anomalous figure as projected completions for 2014-2015 are much higher at 190 dwellings.

Of the 36 dwellings completed, 23 were built on previously developed (brownfield) land. There were no 'affordable' houses delivered in 2013-2014.

### **Environment and Design Indicators**

There were no planning applications granted contrary to advice from the Environment Agency on flooding or water quality grounds during 2013-14.

Over 2013-14, a total of £28,350 was secured towards open space provision as a result of planning gain from developments at Belle Vue Mills, Skipton (McCarthy and Stone 'later living' apartments') and on land south of ingfield Lane in Settle.

**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 most recent Local Plan Timetable (February 2015) sets out an estimated adoption date for the new Local Plan of 2016-2017. The success of policies within the 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 Plan policies will be monitored by measuring changes to indicators within future monitoring reports once the new Local 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 new Local 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 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 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 the Local Plan;
  - Task 2 – Review development and changes within the District over the monitoring period to assess the extent to which policies in the Local 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 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 tenth Annual Monitoring Report to be produced by the Council. It reports on the period 1<sup>st</sup> April 2013 to the 31<sup>st</sup> March 2014. As with the Local 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 Plan and Annual Monitoring Reports from previous years is available on the Planning Policy pages of the Council's website at [cravenc.gov.uk/PlanningPolicyMonitoring](http://cravenc.gov.uk/PlanningPolicyMonitoring)

### **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 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 from that of the 2012-2013 report.
- 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 Plan**

- 2.1.1 In December 2012 the Council updated the ‘Local Plan of Action’ (originally approved in October 2011), setting out a timetable for the production of the Local Plan in line with the localism agenda and emerging national policies. A further update was undertaken in December 2013 to show how progress had been made. The Local Plan of Action is available to view on the Council’s website at [cravendc.gov.uk/LocalDevelopmentPlanTimetable](http://cravendc.gov.uk/LocalDevelopmentPlanTimetable), along with a more recent update, approved in February 2015.
- 2.1.2 The December 2013 Local Plan of Action shows how, over the 2013-2014 monitoring period, work has continued on the preparation of a draft Local Plan. The Planning Policy Team has focussed on assessing the sites put forward for inclusion in the Strategic Housing Land Availability Assessment (SHLAA) to see which may be the most suitable for allocation in the draft Local Plan, and carrying out community engagement events to gauge public feeling on the approach the Local Plan should be taking with regard to future housing and business development.
- 2.1.3 The following pieces of work were undertaken between April 2013 and March 2014:  
SHLAA Site Checklists
- 2.1.4 A two-stage site checklist process was agreed in early 2013 to analyse all sites included in the SHLAA to highlight those that had sufficient advantages to be considered as possible draft allocations. Part One of the checklist provided a preliminary sweep of all sites in the Strategic Housing Land Availability Assessment (SHLAA) in order to highlight those with an initial advantage (in terms of their potential as a draft allocation). Part Two of the checklist then looked at those highlighted sites in greater detail. To pass Part One checks sites needed to be within, adjoining or adjacent to a settlement proposed to be included within the emerging spatial strategy; be available for development and not be within Flood Zone 3b (i.e. land at the highest risk of flooding). This stage was completed during the 2012-13 monitoring year.
- 2.1.5 In the early part of the 2013-14 monitoring year, work focussed on Part Two of the checklist which looked in greater detail at each site that had passed Part One checks. A tick meant the check had been passed, because the basic assessment (contained in the adjacent text box) revealed no unresolved issues. A full set of ticks meant the site was ready to go forward for consideration as a possible draft allocation. The checks in Part Two included considerations relating to delivery point (in time), food production, brownfield land, economic development potential, relationship to built up area(s), ground conditions, flood risk, biodiversity/geodiversity, trees, woodland and hedgerows, Forest of Bowland AONB and Yorkshire Dales National Park, heritage assets, infrastructure, topography, geomorphology, watercourses, aspect and views, open space and minerals.

2.1.6 The Part Two checks were completed by Council Officers, using the best information available at the time from the Council's GIS programme, photographs and information provided by landowners, information from specialist bodies (e.g. the Environment Agency's flood risk data) and their own knowledge of the site. Landowners were then sent the completed checklists and given the opportunity to provide any further information they may have or could provide on any of the considerations in the checklist.

#### Economy Paper

2.1.7 A discussion paper entitled "Shaping a Strategy for Employment Land in Craven" was published in May 2013. The paper considered how we might plan for future business needs, pulling together information from:

- Businesses within the District;
- The plans and strategies of Craven District Council, North Yorkshire County Council, North Yorkshire and East Riding Local Enterprise Partnership and the Leeds City Region Local Enterprise Partnership;
- Historic take-up rates of employment land in Craven outside the Yorkshire Dales National Park;
- The draft Craven Employment Land Review (Envision, 2008);
- Market analysis by ECOTEC (produced in 2005 for the period 2006 to 2021); and,
- The Regional Econometric Model of sector employment growth forecasts (2013).

2.1.8 Comments were invited on the content of the paper, and the paper was also used as a discussion point at the community engagement events held over the summer of 2013 (see below). Feedback on the discussion paper informed the economy policies in the emerging draft Local Plan.

#### Community Engagement

2.1.9 In June and July 2013, 20 Local Plan drop-in events were held at 16 locations across the plan area. The events provided information on the issues and options for future development across the plan area as a whole and also what that might mean in the local area where the event was held. Attendees at the events were encouraged to provide feedback in a variety of ways, including participating in round table discussions at the event, posting comments on the "post-it" comments board, filling in feedback forms and face to face discussions with Council officers. The events were attended by over 1000 people, and valuable feedback was given on future housing and business development in the District, including where it should be located, how much was required and which sites in the SHLAA were preferable. The aim of the engagement was to ascertain whether there was a measure of consensus amongst a wide range of stakeholders on the main issues which the Local Plan will address and to obtain a steer on community preferences for potential development sites.

2.1.10 Feedback from the Community Engagement events was presented to the Council's Spatial Planning Sub-Committee in November 2013. At that meeting, Members gave authorisation for the Planning Policy Team to prepare a draft Local Plan for further engagement with communities, parish councils and other stakeholders in 2014. Further information on the Community Engagement events is available on the Council's website at the following address: [cravendc.gov.uk/newlocalplan](http://cravendc.gov.uk/newlocalplan).

#### Viability Study

2.1.11 Roger Tym and Partners were commissioned to carry out a study into the viability of Community Infrastructure Levy and affordable housing. A draft study was completed in May 2013, and Roger Tym and Partners presented the findings at a viability

workshop organised for key stakeholders. Stakeholders gave their feedback on the study, and the points raised at the workshop were incorporated into a final draft of the report. Further consultation on the final draft report took place during November and December 2013. (N.B. Roger Tym and Partners have since become Peter Brett Associates and the final draft viability report was issued under the name of Peter Brett Associates).

#### Sustainability Appraisal

- 2.1.12 Following a detailed review, the Council re-started work on Sustainability Appraisal, carrying out the work in-house rather than through the commissioning of consultants. A revised set of sustainability objectives were produced and a new draft Scoping Report written. The draft Sustainability Appraisal Scoping Report was published in December 2013 for discussion with key agencies such as the Environment Agency, Natural England and English Heritage.
- 2.1.13 Further work is now being done to determine a series of local sustainability objectives, which will be used to test the emerging draft Local Plan policies and the draft allocation sites for new housing and employment development according to how well they might achieve sustainable development.

#### Duty to Cooperate

- 2.1.14 Over the 2013-14 monitoring year, the Council continued to work with neighbouring planning authorities and public agencies to discuss issues that are “larger-than-local” in scale, i.e. those that cross over the boundaries of the District and affect surrounding areas too. The duty to cooperate on cross-boundary issues is a legal duty that is set out in the 2011 Localism Act. In order for the Local Plan to be found sound when it undergoes examination, the Council must be able to demonstrate constructive, ongoing joint working and cooperation. The Planning Policy Team has been building up a record of its duty to cooperate to provide evidence that it has fulfilled the requirement in the preparation of the Local Plan. The record was presented to the Craven Spatial Planning Sub-committee in December 2013, and continues to be added to on an ongoing basis.

#### Draft Local Plan

- 2.1.15 In early 2014 the Planning Policy Team started to write an initial draft Local Plan, building on all the previous work and consultation carried out in 2013. The draft Local Plan included policies and allocations of preferred sites for housing and employment development. Work on the draft Local Plan continued into the 2014-15 monitoring year. Drafting of the Local Plan was completed in July 2014, and approved for public consultation by the Council’s Spatial Planning Sub-Committee in August 2014. Public consultation on the draft Local Plan took place between September and November 2014.

## **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 Councils monitoring framework will continue to be developed as the Local Plan is progressed. New indicators may be introduced once the Local Plan is adopted, which will measure whether the adopted policies are successfully achieving the strategic objectives of the plan.
- 2.2.2 As the Council does not currently have any new adopted Local Plan policies, this Annual Monitoring Report continues to assess the extent to which “saved” policies from the 1999 Local Plan for Craven District (outside the Yorkshire Dales National Park) are being implemented. 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) 2013 Mid-Year Population Estimate – Office of National Statistics***

***(iii) Age Group Breakdown – Census 2011***

***(iv) Area of District – Census 2011***

***(v) Number of People per Square Kilometre – ONS***

***(vi) Percentage of White/Other Ethnic Groups – Census 2011***

2.2.5 The total area of Craven is 117,739 square kilometres. The area of Craven to which the Local 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 **55,409** at the 2011 Census. The Office of National Statistics 2013 mid-year estimate raised this figure to 55,540, which is an increase of 131 people from the 2011 figure. 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 km<sup>2</sup>.

2.2.7 At the 2011 Census the ethnic makeup of Craven was predominantly white (97.4% of the total population). Of the remaining 2.6%, 1.8% 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 0.07% considered themselves of another ethnic group.

### **2.2.8 Employment and Economy**

- (i) **Percentage of Population 16 to 74 in Economic Activity – Census 2011**
- (ii) **Total Unemployed – Census 2011, North Yorkshire County Council Claimant Count Rate Estimates April 2014.**

2.2.9 The 2011 Census revealed that 76.5% of males and 67.2% of females of working age (between 16 and 74) were economically active, compared to a total average, for both males and females of 69.9% for England and Wales. At the time of the 2011 Census the total unemployment rate for males within the District was 3.2%, whereas for females this rate was 1.9%.

2.2.10 At April 2014 the unemployment rate for males stood at 1.7%. This is a further decrease from the 2013 figure (2.3%), the 2012 figure (3%) and the 2011 Census figure (3.2%). The unemployment rate for females had also dropped to 0.9% at April 2014, compared to previous year's figures of 1.2% at April 2013, 1.4% at April 2012 and 1.9% at the 2011 Census. 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 2.2% and the rate for females is 1.2%. The total number of Jobseekers Allowance Claimants in the Craven District at April 2014 was 387. There has been a decrease in unemployment over the 2013-14 year both within Craven and across North Yorkshire as a whole. (The unemployment rate is an expression of the number of people claiming unemployment benefit as a percentage of the population.)

### **2.2.11 Deprivation**

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

2.2.12 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).

### **2.2.13 Housing**

- (i) **Number of Households – Census 2011**
- (ii) **Average Household Size – Census 2011**
- (iii) **Housing Tenure – Census 2011**
- (iv) **Average House Price – Land Registry 2012-2013**

2.2.14 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 at 2011 is indicated below:

- Owned Outright – 10396 (42.3%)
- Owned with Mortgage of Loan – 7577 (30.8%)
- Shared Ownership (part owned, part rented) – 116 (0.5%)
- Rented – Council (Local Authority) – 558 (2.3%)
- Rented – Housing Association/Registered Social Landlord – 1,654 (6.7%)
- Rented – Private Landlord or Letting Agency – 3,360 (13.7%)
- Rented – Other 422 (4.1%)
- Living Rent Free 500 (2.0%)

**TABLE 1: Showing how the Average Price of Different Property Types in North Yorkshire has risen over the Monitoring Period (Source: Land Registry, May 2013 to April 2014).**

Dwelling Type	Average Price May 13		Average Price April 14	
	North Yorkshire	England and Wales	North Yorkshire	England and Wales
Detached	£259,647	£253,307	£268,938	£268,991
Semi Detached	£147,521	£152,408	£152,800	£161,444
Terraced	£124,485	£121,483	£128,939	£129,094
Flat/ Apartment	£118,742	£152,263	£122,991	£163,889
<b>Average House Price (all Dwelling types)</b>	<b>£166,629</b>	<b>£160,761</b>	<b>£172,591</b>	<b>£171,036</b>

2.2.15 Table 1 shows that house prices in North Yorkshire have risen over the 2013/2014 monitoring period. This is the first time house prices have shown an increase since the start of the economic downturn in 2008/09. Average house prices in North Yorkshire remain higher than the national average, but the gap between the average house prices has reduced further as recovery from the economic downturn happened faster elsewhere in England and Wales than in North Yorkshire, which was reflected in a higher national average house price.

### **2.2.16 Environment**

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

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

### **2.2.18 Crime**

#### **(i) Recorded crime data at Community Safety Partnership / Local Authority level April 2013 to end of March 2014 ONS**

#### **(ii) Fear of Crime – 2008-09 North Yorkshire Place Survey**

2.2.19 The ONS provides information on the numbers of offences recorded by the police, categorised into 17 sub-groups of crime for each local authority. The total number of offences recorded in Craven (including the National Park) between April 2013 and March 2014 was 1924, which is down from the 2012-13 figure of 1961, and the 2011-12 figure of 2145.

2.2.20 Ten out of the seventeen crime categories showed a decrease. Those crimes which showed an increase in comparison to the 2012-13 figures include criminal damage and arson (262 incidents reported in 2012-13 compared to 358 in 2013-14), sexual offences (19 incidents reported in 2012-13 compared to 36 in 2013-14), shoplifting (155 incidents reported in 2012-13 compared to 161 in 2013-14), and other theft offences (375 incidents reported in 2012-13 compared to 397 in 2013-14).

2.2.21 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.

### **2.2.22 Health**

#### **(i) General Health, Long-Term Health Problem or Disability Census 2011 and 2008-09 North Yorkshire Place Survey**

2.2.23 The general perception of health in the District is outlined in the 2011 Census according to whether people had limiting long term illness or felt that their health was 'not good'. 0.9% felt their health was very bad and 3.6% of people felt their health was bad. A total of 7.8% of people are very limited in their day to day activities because of a long term health problem or disability.

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

### **2.2.25 Economy Indicators**

2.2.26 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 Plan and this land is monitored via the Employment Monitoring Report for 2014 which is attached at Appendix B.

2.2.27 The Council developed an Employment and Retail Monitoring Database in 2008. The database records all planning applications for employment and retail use that were granted since 1<sup>st</sup> April 2007, and has been used to provide information for the indicators reported below. The results of these indicators are therefore limited to those applications granted since April 2007.

#### ***EC1: Total amount of additional employment floorspace completed by type (m<sup>2</sup>).***

2.2.28 The amount of employment development completed over the 2013/14 year is shown in Table 2 below. A net total of 907m<sup>2</sup> (0.09 hectares) additional employment land was completed in 2013/14 on previously developed and greenfield land. Most of this

development was small scale extensions and changes of use. The largest contribution came from the completion of 1030m<sup>2</sup> of mixed B2 and B8 employment units at Riparian Way, The Crossings, Crosshills.

**EC2: Total amount of employment floorspace by type on previously developed land (m<sup>2</sup>).**

2.2.29 There was a net loss of 602m<sup>2</sup> 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 <sup>2</sup> )
		Floor Space Gained (m <sup>2</sup> )	Floor Space Lost (m <sup>2</sup> )	Net Change (m <sup>2</sup> )	Floor Space Gained (m <sup>2</sup> )	Floor Space Lost (m <sup>2</sup> )	Net Change (m <sup>2</sup> )	
Business (B1)	Offices (B1a)	1271	779	492	364	0	364	856
	Research and Development (B1b)	0	0	0	0	0	0	0
	Light Industry (B1c)	506	380	126	115	0	115	241
General Industrial (B2)		120	0	120	0	0	0	120
Storage (B8)		0	1033	-1033	0	0	0	-1033
Mixed B2/B8		0	307	-307	1030	0	1030	723
<b>TOTAL (m<sup>2</sup>)</b>		<b>1897</b>	<b>2499</b>	<b>-602</b>	<b>1509</b>	<b>0</b>	<b>1509</b>	<b>907</b>

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

2.2.30 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.

2.2.31 Since the policy was adopted in 1999 a total of 75 barns have been converted to live/work units and a further 38 have outstanding planning consents.

2.2.32 In the 2013/14 monitoring year, six rural live/ work units were completed, generating a total employment floor space of 479m<sup>2</sup>.

**EC4: Employment land available on allocated sites**

2.2.33 Until new employment land is allocated through the new Local Plan, this indicator will look at the availability of employment land from allocated and committed sites within the 1999 Adopted Local Plan.

2.2.34 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<sup>st</sup> March 2014. 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)**

2.2.35 At 31<sup>st</sup> March 2014 there was the potential to deliver an additional 14,014 m<sup>2</sup> (1.4 hectares) of employment land on sites which had planning consent for uses within the 'B' class, 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**

2.2.36 There was a net gain of 30 m<sup>2</sup> of retail (A1 use) floor space in 2013/14; 897 m<sup>2</sup> of new retail space was completed, and 867 m<sup>2</sup> was lost through changes of use away from retail.

**EC7: Number of vacant units in Core Retail Areas**

2.2.37 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.

2.2.38 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 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	9.0	March 2014
Cross Hills	3	5.6	March 2014
Settle	3	5.1	March 2014
Ingleton	6	22.2	March 2014
Bentham	4	7.8	March 2014

**2.2.39 Housing Indicators**

**H1: Housing Target for the Plan Period**

2.2.40 The current 'plan period' will run to 2032/33: this is the period which the Council's Local Plan will have to cover.

2.2.41 The housing target for Craven was previously set by the Yorkshire and Humber Plan (Regional Spatial Strategy) to 2026, which was approved and published by the Government in May 2008.

2.2.42 Under provisions made by the Localism Act 2011, the Yorkshire and Humber Plan was revoked by the Secretary of State for Communities and Local Government in February 2013. The responsibility of setting a housing figure for the plan area now lies with Craven District Council based on evidence and local need. In the interim period between the revocation of the Yorkshire and Humber Plan and the adoption of the new Local Plan, Members in October 2012 agreed that the emerging Local Plan housing target of 160 dwellings per annum for the Craven plan area (outside of the

Yorkshire Dales National Park), be adopted as the housing requirement figure for the purposes of calculating the five year land supply, and it is this target that is used for the indicators in this reporting year of 2013/14. However, following a landmark legal case in December 2013, a review of the Council's methodology for calculating the five year housing land supply was commenced and work on this continued into the 2014/15 monitoring period. The findings and recommendations of the review were reported to the Council's Policy Committee on 22<sup>nd</sup> July 2014 and Members agreed that the most up to date DCLG household projections should be adopted as the five year housing requirement until such time as an emerging local plan housing target has been tested at examination and held to be sound. The Planning Policy Team is currently working on an annual assessment of housing land supply utilising the DCLG 2012 based household projections published at the end of February 2015. At H4 below for the reporting year 2013/14, the estimation of additional dwellings which could potentially be delivered in future years is based on the adopted target for that year i.e. 160 dwellings per annum

### ***H2: Net additional housing completions over previous years***

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

### ***H3: Net additional housing completions for the reporting year (2013-14)***

2.2.44 A net total of 36 new dwellings were completed over 2013-2014. This represents a significant fall from the previous year's figure of 118 new dwellings, and is the lowest figure achieved over the whole monitoring period (2005 to 2014). Completions over previous years have been boosted by a large number of housing association projects to deliver 'affordable homes', however, there is no obvious reason for the slump in house building in 2013-14.

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

2.2.45 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 District's housing target for the next five years. The National Planning Policy Framework also states that where there has previously been persistent under delivery of housing that an additional buffer of 20% (brought forward from later in the plan period) be added to the emerging housing figure of 160 dwellings per annum. As such the five year housing land supply target for the plan area including an additional 20% buffer is 960 dwellings.

2.2.46 At 31 March 2014 Craven was able to demonstrate a five year supply of housing land, with the potential to deliver an additional 1226 dwellings across this District from the following sources:

- 1186 dwellings from sites with outstanding planning consents;
- 40 dwellings on sites allocated for housing in the Local Plan (adopted 1999), which remain undeveloped.

2.2.47 The Planning Policy Team is working on preparing a housing trajectory, which will give an accurate indication of how many houses could be delivered in future on sites which either have planning consent already, or have been identified as 'preferred' sites for future development in the draft Local Plan. Between 1<sup>st</sup> April 2014 and 28<sup>th</sup> February 2015 there has been a total of 178 (gross) completions recorded, and work on the housing trajectory indicates a further 12 units will be completed on known sites by the end of March 2015. This would bring the total number of completions for 2014 – 2015 to 190. This is significantly higher than completions achieved over the current monitoring year, and is also higher than the emerging housing figure approved by Members in October 2012 of 160 new dwellings per annum.

2.2.48 The aim of the housing trajectory is to demonstrate the Council's ability to maintain a five-year land supply looking forward over the plan period. The housing trajectory is expected to be completed by April 2015 and will include a housing requirement from the DCLG 2012 based household projections. It will also show estimated housing completions on sites with planning consent and 'preferred' sites identified in the draft Local Plan. It will show how many houses could be completed within the year 2015-16, then in the five years beyond (2016-2021). It will be used to assist the Council in determining how the release of the 'preferred' sites should be phased over the plan period to ensure a continual supply of housing sites.

**H5: Managing housing delivery over future years**

2.2.49 The annual average net completion rate for the period 2005 to 2014 is 159 dwellings. The low completion figure for the 2013-14 year has brought the average figure down to 1 below the emerging housing target of 160. In the year 2013/14 there has been an under delivery of 124 dwellings against the emerging housing target.

2.2.50 The slump in completions in 2013-14 appears to be an anomaly and does not necessarily indicate a true economic downturn. Completions in the current year to date seem to suggest that the housing market and building industry are continuing to make a gradual recovery back to pre-recession rates, but this will become more apparent through monitoring in subsequent Annual Monitoring Reports.

2.2.51 The shortfall 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 'preferred' development sites have been identified in a draft Local Plan. Whilst the status of these sites as preferred sites does not carry any weight in planning terms, it is likely that planning consents will begin to come forward on these sites with growing frequency following their identification as suitable locations for housing in the draft Local Plan.

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

**TABLE 4: Table Illustrating Housing Indicators for 2005 – 2015**

Year	H1 – Annual Housing Target	H2 and H3 – Net Additional Housing Completions	H4 – Prediction of future housing completions	Average completions over previous years
05/06	250	165		159
06/07	250	199		159
07/08	250	148		159
08/09	250	289		159
09/10	250	83		159
10/11	250	129		159
11/12	250	267		159
12/13	160	118		159
13/14 (monitoring year)	160	36		159
14/15 (current year)	160		190	

*N.B. Please note, for 2005 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)***

2.2.53 23 dwellings were completed on previously developed land in 2013-14, which is 55% of the gross total number of dwellings completed (the gross completion figure for 2013-14 is 42 dwellings).

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

2.2.54 No additional gypsy or Traveller pitches received consent during the 2013-2014 monitoring period.

At the 31<sup>st</sup> March 2014 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 site which does not currently have planning consent.

***H8: Number of affordable homes completed (gross)***

2.2.55 There were no affordable homes provided through housing completions in the 2013-2014 monitoring year.

2.2.56 At April 2014, there were 227 affordable homes with outstanding planning consents. There are currently 320 affordable homes with planning consent across the District (at March 2015).

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

2.2.57 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***

2.2.58 The 36 houses completed during 2013-14 were all 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***

2.2.59 The position at 1<sup>st</sup> April 2014 was as follows:

Previously developed land: 502 units (including conversions and change of use).

Greenfield: 684 units (including agricultural barn conversions, which are considered to be greenfield).

***H12: Number of affordable housing units granted planning permission***

2.2.60 86 affordable housing units have been granted planning permission over the 2013-2014 monitoring year (including 41 at Elsey Croft, Skipton, and 11 on the land south of Ingfield Lane, Settle).

## 2.2.61 **Environment and Design Indicators**

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

2.2.62 There were no planning applications granted contrary to advice from the Environment Agency in 2013-14.

2.2.63 The Council consulted the Environment Agency on 122 planning applications, and the Agency responded to 114 of these. Of these responses, ten were objections, five of which were resolved prior to the application 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. Four of the ten applications were subsequently withdrawn by the applicant, and one was refused by the Council.

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

2.2.64 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**

### ***ED3: Planning permissions granted for renewable energy schemes***

2.2.65 In the 2013-2014 monitoring year six planning consents were granted for wind turbines with the combined potential to generate 121.6 kilo Watts of energy as follows:

- Lumb Farm, Park Lane Cowling (ref 22/2012/12967) – 10 kW
- Martin's Barn, Hardfield Farm, Cowling (ref 22/2013/13362) – 20 kW
- Laddy Green, Wigglesworth (ref 72/2013/13648) – 11 kW
- Spring Head Farm, Leys Lane, Glusburn (ref 32/2013/13975) – 19.6 kW
- Boostagill, Rathmell (ref 72/2013/14034) – 50 kW
- Woodhead Farm, Lothersdale (ref 53/2013/14072) – 11 kW

### ***ED4: Production of an up to date Recreation Open Space Strategy/Audit***

2.2.66 An Assessment of Open Space, Sport and Recreation Facilities was completed in August 2004, and updated in September 2008. A new updated study is in the process of being procured at March 2015.

### ***ED5: New Open Space provision/contributions from Planning Gain***

2.2.67 Over the 2013-14 year, the following contributions were secured towards open space provisions as a result of planning gain:

- £13,350 was provided towards open space from the McCarthy and Stone 'later living' development at Belle Vue Mills, Broughton Road, Skipton (reference 63/2012/12771). Payment was made in the current year, on 27<sup>th</sup> August 2014.

- A contribution of £15,000 was secured towards open space provision from the development of the land south of Ingfield Lane in Settle (reference 62/2013/13590). Payment is to be made before the 12<sup>th</sup> dwelling is occupied.

**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 new Local Plan policies. The Local Plan Timetable approved by Members of the Craven Spatial Planning Sub-Committee in February 2015 sets out an estimated adoption date for the new Local Plan of 2016/17. The success of policies within the development plan will be monitored from adoption onwards.

2.3.2 Once the new Local 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 Plan and whether they are as intended.**

2.4.1 As mentioned above, the effects of Local Plan policies will be monitored by measuring changes to indicators within the Annual Monitoring Report once the new Local 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 new Local 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
<b>Demographic Structure</b>		
Population 2011	Not relevant	Census 2011
Mid-Year Population Estimate	Not relevant	Office National Statistics
Age Group Breakdown	Not relevant	Census 2011
Area of District	Not relevant	Census 2011
Number of People per square kilometre	Not relevant	Office National Statistics
Percentage of white/other Ethnic Groups	Not relevant	Census 2011
<b>Economy</b>		
Percentage of population 16 – 74 in Economic Activity	Not relevant	Census 2011
Total Unemployed	Not relevant	Census 2011 and North Yorkshire County Council
<b>Deprivation</b>		
Indices of Deprivation – Rank Average Score	Not relevant	Index of Multiple Deprivation – CLG
<b>Housing</b>		
Number of Households	Not relevant	Census 2011
Average Household Size	Not relevant	Census 2011
Housing Tenure	Not relevant	Census 2011
Average House Price	Not relevant	Land Registry
<b>Environment</b>		
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	English Heritage
Number of AONB's	Not relevant	Natural England
Number of SSSI's	Not relevant	Natural England
<b>Crime</b>		
Incidents of Recorded Crime	Not relevant	Office of National Statistics
Fear of Crime	Not relevant	North Yorkshire County Council
<b>Health</b>		
Perception of General Health	Not relevant	Census 2011 and North Yorkshire County Council
<b>ECONOMY INDICATORS</b>		
EC1: Total amount of additional employment floorspace completed by type (m <sup>2</sup> )	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
EC2: Total amount of additional employment floorspace by type on previously developed land	EMP1 – Industrial Land Supply EMP2 – Existing Employment Commitments	Local Authority Employment and Retail Monitoring Database

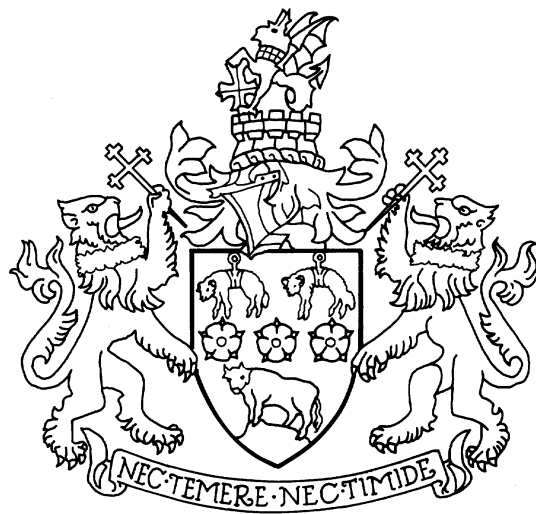
(m <sup>2</sup> )	EMP3 – Employment Land Allocations/Lapsed Permissions EMP4 – Employment Development Within Development Limits and Established Industrial Areas EMP5 – New Employment Development Outside Development Limits and Established Industrial Areas (Excluding Conversions)	
EC3: Total amount of 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
<b>Housing Indicators</b>		
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 H4 – Residential Development Within the Development Limits of Villages	Local Authority Housing Land Monitoring
H7: Number of Gypsy and Traveller pitches in the plan area	H17 – Single residential caravans and mobile homes H18 – New or extended sites for	Local Authority Housing Land Monitoring



	caravans and mobile homes	
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 have been assessed in the draft Strategic Housing Land Availability Assessment (SHLAA). A draft SHLAA showing sites that had passed part 1 of the site checklist was made available in February 2013. A new indicator will be included in either 2014-15 AMR or the following adoption of the new Local Plan.</i>	<i>Local Authority UPS Monitoring</i>
<b>ENVIRONMENT AND DESIGN</b>		
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 granted for renewable energy schemes	Not relevant	Fast Planning database of planning applications
ED4: Production of an up to date	SRC2 – Provision of Recreation	Assessment of Open Space,

Recreation Open Space Strategy/Audit	Space in New Housing Developments	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 2014**

## 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 thirteenth such report for the period 2013 to 2014. 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 new adopted Local Plan policies. The 1999 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 1999 Local Plan, until new employment land is allocated through the new Local Plan. The uptake of land allocated in the new Local 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 emerging Local Plan.

#### 1.4 Report Structure

1.5 This report will update the picture for the take up of allocated employment land from April 2013 to March 2014. 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 2014
- 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, there was a net gain in employment land of 0.26 Ha. This gain was a result of a site becoming vacant in Ingleton which had previously been occupied by portacabins under a temporary planning permission. In 2012-2013 there was no development on either EMP2 sites or EMP3 sites.
- 2.9 In 2013-2014, whilst there were some changes of use within existing units, there was no new development on either EMP2 sites or EMP3 sites.
- 2.10 The summary below shows the total area of committed and allocated employment sites that are **available** at March 2014;

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 2014	4.80 Ha

- 2.11 Therefore over the eight year period (2005/6-2013/14) 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
Land Developed 2012 – 2013	0 Ha
Land Developed 2013 – 2014	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
Land Developed 2010 – 2011	0 Ha
Land Developed 2011 – 2012	-0.30Ha

Land Developed 2012 – 2013	0 Ha
Land Developed 2013 – 2014	0 Ha
Total committed and allocated land developed in the Plan Area between April 2006 and March 2014	0.60 Ha

- 2.12 The total of allocated and committed employment land developed between 1995 and 2014 is 22.06 Ha.
- 2.13 Therefore the average annual land take up between 1995 and 2014 (19 years) is 1.16 Ha of allocated employment land per year. This represents a continuing downward trend in annual take-up from 1.30 ha per year from 1995 to 2012, 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 new Local Plan.
- 2.14 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 2014 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.
- 2.15 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 2014;
  - Land east of Sowarth Field Industrial Estate, Settle (EMP2) 1.28 Ha developed, 0.24 Ha available at March 2014;
  - Land south of the sewage works adjacent to western by-pass, Skipton (EMP3) 1.82 Ha Developed, 0.9 Ha available at March 2014;
  - Land adjacent to former Skipton Bolton Abbey Railway, Firth Street, Skipton (EMP3) 0.027 Ha developed, 0.093 Ha available at March 2014;
  - Land to the south east of the existing Industrial Estate, New Road, Ingleton (EMP3) 0.37 Ha developed, 0.17 Ha available at March 2014; and,

- Former Highways Depot, Eshton Road, Gargrave (EMP3) 0.081 Ha developed, 0.119 Ha available at March 2014.

These broken down figures have been used in the above calculations of land developed between 2006 and 2014, and land still available at March 2014.

2.16 In order to explain the calculations to update the figures to 2014, sites that currently have consent, are being developed and their completion imminent, have been classed as a developed site.

2.17 Lapsed Consents

2.18 Over the period April 2008 to March 2014 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.

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

2.20 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.

2.21 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
Land Developed 2012 – 2013	0 Ha
Land Developed 2013 – 2014	0 Ha
Area of Allocated Land Remaining 2014	3.22 Ha

2.22 Between April 2008 and March 2014, 0.04 Ha of allocated and committed employment land has been development in Skipton and Gargrave (Land west of Ings Lane, Skipton).

2.23 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 as employment allocations in the new Local Plan.

- 2.24 South Craven Employment Land Take Up (Sites in Sutton in Craven, Crosshills and Cononley)
- 2.25 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.
- 2.26 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
Land Developed 2012 – 2013	0 Ha
Land Developed 2013 – 2014	0 Ha
Area of Allocated Land Remaining 2014	1.58 Ha

- 2.27 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 development of allocated and committed employment land took place in the North Craven area between April 2012 and March 2014, therefore the amount of employment land remains 1.58 Ha at March 2014.

### 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 2014 (including a net gain in employment land in the 2011-12 period). This has affected the average annual take-up, reducing it to 1.16 Ha per year between 1995 and 2014.
- 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 preparation of the new Local Plan. 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 new Local 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)			
<b>Total Land Developed – March 2014</b>				<b>14.01 Ha (Net)</b>

Total Land Available – March 2014	3.72 Ha (Gross) <b>0.58 Ha (Net)</b> <b>Actual Land Available</b>
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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 14
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 14
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 2014
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 14

18. Land adj to River Aire, Aireside Mills, Cononley	0.5	Y	Y	<i>Built</i>
Total:	12.61			
<b>Total Land Developed – March 2014</b>				<b>8.39 Ha</b>
<b>Total Land Available – March 2014</b>				<b>4.22 Ha</b>

Note 2 about Site No. 16: Application 45/2007/7409 granted for the temporary siting of portacabins for 12 months to 31<sup>st</sup> Jan 2008. Application 45/2008/8149 granted to extend the temporary consent for a further 12 months to 31<sup>st</sup> 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.
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.
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				<b>2.55 Ha</b>
Total Net Site Area				<b>1.52 Ha</b>
Total Site Developed @ March 2014				<b>1.28 Ha</b>
Area of Land Currently Undeveloped @ March 2014 (net area – total site developed)				<b>0.24 Ha</b>

**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 2014 (including plots 8 & 10)				8.09Ha
Area of Land Currently Undeveloped @ March 2014 (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
<b>CHAPTER 3</b>	<b>RURAL ENVIRONMENT</b>
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
<b>CHAPTER 4</b>	<b>BUILT ENVIRONMENT</b>
BE2	Protection of Road Approaches to Skipton
BE3	Green Wedges
<b>CHAPTER 5</b>	<b>HOUSING</b>
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
<b>CHAPTER 6</b>	<b>INDUSTRY, EMPLOYMENT &amp; TOURISM</b>
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
<b>CHAPTER 7</b>	<b>SHOPPING/RETAILING</b>
R1	The sequential approach for new retail development
R2	New Retail Development
R3	Ground Floor Use
R10	Village and Corner Shops
<b>CHAPTER 8</b>	<b>SPORT, RECREATION &amp; COMMUNITY FACILITIES</b>
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
<b>CHAPTER 9</b>	<b>TRAFFIC, TRANSPORTATION AND CAR PARKING</b>
T2	Road Hierarchy
T4	Relaxation of Highway Standards
T6	Encourage Provision of Effective Public Transport Services
T7	Protection of Track Beds