

Craven Local Plan

Authority Monitoring Report

1st April 2023 to 31st March 2024

Craven Local Plan Policy Monitoring.

1. Review development and changes within the former Craven District over the monitoring period to assess the extent to which policies in the Development Plan are being implemented.

- 1.1 This Authority Monitoring Report (AMR) reports on progress with the delivery of the housing targets set out in the 2019 Craven Local Plan, and the implementation of other Craven Local Plan policies through a series of indicators tailored to each policy. This is the sixth AMR to report against the indicators listed in the 2019 Craven Local Plan.
- 1.2 As has been explained in the introduction to the North Yorkshire AMR, the indicators reported for each former local authority area have been reviewed and reduced. The indicators that will continue to be monitored have been grouped into the following themes:
- The Economy
 - Housing

The Craven Local Plan indicators which have been amended or removed are set out in a table at Appendix A.

2.0 Craven Local Plan Policy Monitoring - Economy Indicators

- 2.1 The 2017 Craven Employment Land Review assessed all employment land within the district and made recommendations as to whether the land was still suitable for employment use. The Employment Land Review concluded that the sites allocated for employment use in the 1999 Local Plan should continue to be protected. These sites have been allocated as 'existing employment land' under policy EC2 of the 2019 Local Plan. The 2019 Local Plan allocated new employment land under policies SP5, SP6, SP9 and SP11.

- 2.2 The information presented below is taken from the Craven Employment and Retail Monitoring Database. The database is a record of planning approvals for employment and retail use granted since 1st April 2007.

2.3 Note on Changes to the Use Class Order, September 2020

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into effect on 1st September 2020. This amendment to the 1987 Use Class Order changed the classification of retail and employment uses. Under the changes, the majority of retail, town centre and light industrial uses, which were previously split, have been re-classified and grouped under use class E: Commercial, business and service uses.

- 2.4 The employment monitoring indicators reported in this section will continue to make reference to the previous use class, as well as the 'new' E use class for the sake of consistency and to allow comparison with the figures reported in previous AMRs.

2.5 *Ec-1: Total amount of additional employment floor space completed by type (m²)*

Over 2023/24, a gross total of 2,801 m² employment floorspace was completed, and 1,050 m² was lost, giving a net total of 1,751 m² completed employment floorspace. Of this, the majority (1,230 m²) related to storage use (B8), followed by 349 m² of office floorspace (E(ii)/B1a) and 172 m² of light industry floorspace (E(iii)/B1c) (see table 1 below).

- 2.6 This is a significant decrease from the 4,966 m² of employment floorspace completed over the 2022/23 monitoring period and the 4,672m² completed over the 2021/22 monitoring period, and is similar to the level of employment development seen over the 2020/21 COVID-19 year, when a net total of 2,904 m² employment floor space was completed.
- 2.7 There is no obvious reason for this drop in employment development. A Housing and Employment Development Needs Assessment (HEDNA) has been commissioned for North Yorkshire to inform the policies in the North Yorkshire Local Plan. This should provide an insight into the different employment sectors in the

County so that policies can be included in the North Yorkshire Local Plan to accommodate local businesses and allow development to meet their needs in future.

- 2.8 Table 1 shows the totals for each B/E use class, which contribute to the 2023/24 figure.

TABLE 1: Showing net additional employment floor space created by type (in square metres) for the year 2023-2024

Employment Use Class		Floor Space Gained (m2)	Floor Space Lost (m2)	Net Gain (m2)
Business (B1/E)	Offices (B1a/E(i))	349	0	349
	Research and Development (B1b/E(ii))	0	0	0
	Light Industry (B1c/E(iii))	1222	1050	172
General Industrial (B2)		0	0	0
Storage (B8)		1230	0	1230
Mixed B2/B8		0	0	0
Total (m2)		2801	1050	1751

- 2.9 ***Ec-3: Take-up of employment land allocated under policies SP5, SP6, SP9 and SP11, since the adoption of the Local Plan (12th November 2019) and over the monitoring year***

Ec-4: Area of allocated employment land remaining available (Ha)

Policies SP5, SP6, SP9 and SP11 allocate seven individual sites for employment uses. These are listed in Table 2 below, which gives the area of each site and details take up since adoption of the Local Plan.

TABLE 2: Sites allocated for B1, B2 and B8 use in the 2019 Craven Local Plan

Policy Ref.	Site Ref.	Site Address	Approx. Area (Ha) Allocated	Development on site since Nov 2019
SP5	SK049	Land east of Skipton bypass, Skipton	6	None. 6 ha remain available.
SP5	SK113	Land south of Skipton Auction Mart, Skipton	3	1 ha developed as a Rural and Equine Studies Centre. 2 ha remain available.
SP5	SK135	Skipton Rock Quarry, Skipton	1.1	None 1.1 ha remain available.
		Skipton Total	10.1	9.1 ha remain available
SP6	SG064	Land south of Runley Bridge Farm and west of B6480, Settle	Minimum 2.6	Entire site has reserved matters planning consent. 2.6 ha remain available.
		Settle Total	4.3	4.3 ha remain available
SP9	IN022 and IN035	Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane (extensions to existing employment area), Ingleton	2.9	None 2.9 ha remain available.
		Ingleton Total	2.9	2.9 ha remain available
SP11	CN006	Station Works, north of Cononley Lane, Cononley	0.15	Site fully developed
		Cononley Total	0.15	0 ha available.
		Total allocated employment land still available for development at 31st March 2024	16.3 hectares	

- 2.10 Three of the allocated employment sites have had some development on site or have had permission granted for development.
- 2.11 A Rural and Equine Studies Centre has been developed by Craven College on part of the land to the south of Skipton Auction Mart (Allocation Reference SP5). The permission was originally granted in February 2019 (ref 2018/19525/FUL) and was completed in 2023. 2 ha of this site remain available for development. This development is not included in the employment completion figures reported under Ec-1 because it is an educational facility rather than an employment use.
- 2.12 Site CN006, Station Works, Cononley, was granted planning consent for a mix of employment and residential units in January 2018, and was implemented March 2018 (reference 21/2016/17019). The employment element of the development, a 1,445 m2 unit for B1 use, was completed 9th October 2019. The whole site is now fully developed.
- 2.13 Site SG064, Land south of Runley Bridge Farm and west of B6480, Settle, was granted outline planning consent for an employment led mixed-use development on 26th February 2021, reference 62/2017/18064. The development comprises of housing at the northern end of the site, and a business park on the southern end (in line with the Local Plan allocation). The reserved matters application for the first phase of employment development on the site, comprising 7,317 m2 mixed B1/E, B2 and B8 units, was approved 21st July 2021 (reference 2021/22605/REM). The site will still be considered available until development is underway.
- 2.14 At 1st April 2023, 16.3 ha of employment land allocated under policies SP5, SP6, SP9 and SP11 remains available.
- 2.15 *Ec-7: Potential additional employment floor space which could be provided from outstanding planning consents (gross)***

At 1st April 2024, there was potential to deliver an additional gross 52,462 m2 (5.2 ha) of employment land on sites with outstanding planning consents. Table 3 provides a breakdown of this figure by use class.

TABLE 3: Showing potential gross additional employment floorspace which could be provided from outstanding planning consents (in square metres) at 1st April 2024

Employment Use Class	Potential from sites with planning consent (m2)
B1 (No specific category)	193
B1 Category A (E(i)) Offices	2386
B1 Category B (E(ii)) Research and Development	1530
B1 Category C (E(iii)) Light Industry	996
B2 General Industry	3751
B8 Storage	4713
Mixed B2/B8	38893
TOTAL	52462

2.16 Ec-8: Area of existing employment land and existing employment land commitments (allocated under Policy EC2) lost through development/ change of use to uses other than B1/E, B2 or B8 (Ha)

There were no losses of employment land allocated under policy EC2 to uses other than B1/E, B2, B8 from the completion of approved planning applications over the 2023/24 monitoring period.

- 2.17 The Local Plan will no longer be able to specifically safeguard B1/E(i)(ii)(iii) uses on existing employment sites safeguarded under policy EC2. Properties formerly in B1 use now fall into the E use class, and changes within the commercial, business and service classification are permitted without the need to apply for permission from the

local planning authority. Therefore, policy EC2 will no longer apply to former B1 uses. As the information needed to report on this indicator is taken from planning applications, it might not be possible to monitor all changes of use within the E use class.

- 2.18 Changes of use away from B2 or B8 will still require planning permission and will still be monitored under indicator Ec-8. Applications for a 'prior notification' of a change of use away from a former B1 use will also be monitored.

2.19 Note on Indicators Ec-11 to Ec-14

The implementation of Local Plan policies EC5 (Town, District and Local Centres) and EC5A (Residential uses in Town, District and Local Centres) has been greatly impacted by the changed Use Class Order. The Local Authority can no longer protect the retail role and function of the town, district and local centres, as the former retail use class A1 no longer exists. Properties in retail use can now change to other commercial, business and service uses within the E use class. Furthermore, under the revised Use Class Order, changes from E uses to residential use (C3) of up to 1,500 m² are also considered 'permitted development' (although this is subject to meeting certain limitations and conditions, and Prior Approval must first be sought from the local authority).

- 2.20 The reporting of indicators Ec-11 to Ec-14 relied greatly on the monitoring of planning consents for A1 use. This will be more difficult going forward, as the majority of changes will take place without the need for planning permission. Also, applications for new build, or changes of use to retail from other uses will be for new E class floorspace, and the specific end use (e.g., retail, office) may not be specified.
- 2.21 Indicators Ec-11 to Ec-14 will continue to be monitored as thoroughly as possible, using information taken from Prior Approval and Prior Notification applications for permitted changes of use. When a planning application is submitted to the Council for E uses, information on the specific intended use within the E Class will be taken from the supporting information, where available.

2.22 *Ec-11: Retail floor space (m2) created in Town, District and Local centres of Skipton, Settle, Benthams, Cross Hills and Ingleton*

Over 2023/24 there was a net loss of 207 m2 retail floorspace in the town, district and local centres of the former Craven area (0 m2 new retail floorspace created and 207 m2 lost). These losses came from:

- One application for a change of use of part of a retail unit to living accommodation in Settle (loss of 48 m2)
- One application for a change of use of part of a retail unit to living accommodation in Skipton (loss of 45 m2)
- One application for a change of use from a hairdresser to a bar in Cross Hills (loss of 114 m2)

2.23 With the exception of 2021/22, a net loss in retail floorspace has been recorded in the former Craven district every monitoring year since this indicator was introduced in the 2017/18 AMR (across the whole of the former Craven district, not just the retail centres). The figures range from a net loss of 14 m2 in 2020/21, up to a loss of 569 m2 in 2019/20. In 2021/22 there was a net gain of 4,154 m2 retail floor space, resulting from a single new retail unit; The Range, in Skipton, on the site of the former Skipton Ford showroom on Snaygill Industrial Estate.

2.24 *Ec-12: Changes of use within Skipton and Settle town centres away from commercial, retail, leisure, cultural and community functions.*

There was a loss of 45 m2 retail floorspace to residential (C3 use) from a single application in Settle Town Centre and a loss of 43 m2 retail floorspace to residential from a single application in Skipton Town Centre.

2.25 *Ec-13: Changes of use away from retail in the Primary Shopping Area of Skipton*

There were no recorded changes of use away from retail in the Primary Shopping area of Skipton over 2023/24. The loss reported under indicator Ec-12 was outside the Primary Retail Area.

2.26 Ec-14: Changes of use to residential at ground floor level within the Primary Shopping Area of Skipton, and within town, district, and local centres of Settle, Bentham, Cross Hills and Ingleton

There was 1 completed application for a change of use to residential at ground floor level in Settle (the loss of 48 m² reported in indicator Ec-12). (The change of use to residential reported for Skipton was at first floor level.) These applications did not result in the creation of new dwelling units; both were extensions to existing dwellings.

2.27 Ec-15: Number of vacant units in Skipton Primary Shopping Area and Settle Town Centre

The surveying of shops and businesses within Skipton Primary Shopping Area and Settle Town Centre is carried out annually. The survey work records the ground floor use of properties within the town centre areas. (Residential properties, which have always been in residential use, are discounted from the survey).

2.28 Table 4 below reports the vacant retail units in Skipton Primary Shopping Area and Settle Town Centre as a number and as a percentage of the total number of units in the Primary Shopping Area/Town Centre.

TABLE 4: Number of vacant ground-floor retail units in Skipton Primary Shopping Area and Settle Town Centre at September/October 2021, October/November 2022, November 2023 and November/December 2024

	Total number of properties	Number of vacant properties Sep/Oct 2021	Number of vacant properties Oct/Nov 2022	Number of vacant properties Nov 2023	Number of vacant properties Nov/Dec 2024	% Vacant properties at 2023
Skipton Primary Shopping Area	152	13 (8.8%)	10 (6.8%)	7	9	5.9
Settle Town Centre	102	6 (6%)	10 (10%)	12 (12%)	11	10.8

- 2.29 The number of empty properties in Skipton Primary Shopping Area decreased steadily between 2021 to 2023 from 13 to 7 but has risen again to 9 in 2024. However, 2 of the vacant units are currently being fitted out ready to reopen. The vacancy rate in Skipton Primary Shopping Area at December 2024 is low at 5.9%.
- 2.30 The overall number of retail units in Settle increased by 2 in 2024 as one larger unit was subdivided, and a new basement-level unit in the former Town Hall was brought into use. The number of vacant units in Settle has decreased over the year, and 3 of the vacant units are currently being fitted out ready to re-open, which is positive.
- 2.31 There are fluctuations in vacancy rates in both Skipton and Settle, however, the changes seen are not great and the number of vacant units in both town centres remains low.

3.0 Craven Local Plan Policy Monitoring - Housing Indicators

- 3.1 ***H-1: Housing target for the plan period – for the Plan area as a whole, settlements in Tiers 1 to 4, Tier 5 and the Open Countryside.***
- 3.2 Policy SP1 of the 2019 Local Plan makes provision for 4,600 net additional dwellings in the plan area over the period 1st April 2012 to 31st March 2032. This is a minimum provision and equates to an annual average housing requirement of 230 net additional dwellings per annum.
- 3.3 The Local Plan settlement hierarchy organises the towns and villages into 5 tiers based on their size, role and function. Policy SP4 includes guideline figures on the distribution of housing growth across the settlements in each tier of the hierarchy to deliver the settlement strategy. The table showing the guidelines for the distribution of new dwellings, which is included in Policy SP4, has been reproduced here:

TABLE 5: Guidelines for the distribution of new dwellings to deliver the Spatial Strategy, set out in Policy SP4 of the 2019 Local Plan

Tier	Settlement	Proportion of housing growth (%) at 230 net dwellings pa	Housing Provision (Approx. number of NET dwellings)
1	Skipton (Principal Town Service Centre)	50%	2,300
2	Settle (Key Service Centre for mid sub area)	10.9%	501
2	Low and High Bentham (Key Service Centre for north sub area)	10.9%	501
3	Glusburn/Cross Hills (Local Service Centre)	3.5%	160
3	Ingleton (Local Service Centre)	3.5%	160
3	Gargrave (Local Service Centre)	3.5%	160
	Villages with Basic Services		
4a	Burton in Lonsdale	0.4%	18
4a	Carleton	1.2%	55
4a	Cononley	2.5%	115
4a	Cowling	0.8%	37
4a	Farnhill and Kildwick	0.4%	18
4a	Hellifield	0.8%	37
4a	Low Bradley	0.8%	37
4a	Sutton in Craven	1.2%	55
4b	Villages with Basic Services that are bisected by the National Park boundary		
4b	Bolton Abbey	0%	0
4b	Clapham	0.8%	37
4b	Embsay	2%	92
4b	Giggleswick	0.8%	37
4b	Long Preston	0%	0
5	Villages and hamlets		
5	Tier 5 settlements: Broughton, Bell Busk, Coniston Cold, Draughton, Eastby, East Marton, Halton East, Kildwick Grange, Lothersdale, Lower Westhouse, Newby, Rathmell, Stirton (bisected by the Yorkshire Dales National Park boundary), Thornton-in-Craven, Tosside, West Marton, and Wigglesworth.	1.5%	69

Tier	Settlement	Proportion of housing growth (%) at 230 net dwellings pa	Housing Provision (Approx. number of NET dwellings)
	Open Countryside and Small Sites Allowance	4.5%	207

3.4 Residential sites have been allocated in the towns and villages in Tiers 1 to 4 of the settlement hierarchy.

3.5 H-2: Net additional housing completions over the plan period (since 1st April 2012) – for the Plan area as a whole, settlements in Tier 1 to 4, Tier 5 and the Open Countryside (net additional and percentage of total).

The net additional dwellings completed by year since 1st April 2012 for the whole District are shown in Table 6. A net total of 2,485 dwellings have been completed between 1st April 2012 and 31st March 2024, which equates to an average of 207 dwellings per year.

3.6 There was a drop in housing completions over the 2020/21 monitoring year, with 166 net additional dwellings completed. This was the first time the completion figure had fallen below 200 since 2016/17. This was due to the COVID-19 pandemic and nationwide lockdown, which brought all building work to a halt. Post-pandemic building rates are similar to those recorded prior to 2020, suggesting that the impact of the pandemic on the building industry within the Craven area was temporary.

TABLE 6: Annual net additional dwellings completed in the Craven Plan Area since 1st April 2012

Monitoring Year	Net additional dwellings completed*	Average annual net completions
2012/2013	116	207
2013/2014	38	207
2014/2015	131	207
2015/2016	187	207
2016/2017	231	207
2017/2018	226	207
2018/2019	238	207
2019/2020	284	207
2020/2021	166	207
2021/2022	265	207
2022/2023	263	207
2023/24	340	207
Total	2,485	

**Annual net completion figures may differ from those reported in previous AMRs as the Council's housing monitoring systems undergo continual internal auditing to ensure accuracy, which can lead to amendments to the monitoring databases.*

- 3.7 The net housing completions by settlement for tiers 1 to 5 of the Craven Local Plan Settlement Hierarchy, and those in the open countryside for the period 1st April 2012 to 31st March 2024 are shown in Table 7.

TABLE 7: Net additional dwellings completed by settlement from 1st April 2012 to 31st March 2024, shown as net total and as a percentage of the net total for the whole District

Settlement	Tier	Net additional dwellings completed 1/04/12 to 31/03/23	Net completions as a percentage of the total for the District as a whole
Skipton	1	1103	44.4
High and Low Bentham	2	123	4.9
Settle	2	201	8.1
Glusburn and Cross Hills	3	206	8.3
Ingleton	3	50	2.0
Gargrave	3	57	2.3
Burton in Lonsdale	4a	4	0.2
Carleton	4a	12	0.5
Cononley	4a	136	5.5
Cowling	4a	31	1.2
Farnhill and Kildwick	4a	19	0.8
Hellifield	4a	38	1.5
Low Bradley	4a	15	0.6
Sutton in Craven	4a	66	2.7
Bolton Abbey	4b	0	0.0
Clapham	4b	29	1.2
Embsay	4b	77	3.1
Giggleswick	4b	35	1.4
Long Preston	4b	0	0.0
Broughton	5	0	0.0
Bell Busk	5	0	0.0
Coniston Cold	5	11	0.4
Draughton	5	0	0.0
Eastby	5	2	0.1
East Marton	5	4	0.2

Halton East	5	1	0.0
Kildwick Grange	5	6	0.2
Lothersdale	5	5	0.2
Lower Westhouse	5	1	0.0
Newby	5	1	0.0
Rathmell	5	21	0.8
Stirton	5	1	0.0
Thornton in Craven	5	3	0.1
Tosside	5	0	0.0
West Marton	5	3	0.1
Wigglesworth	5	1	0.0
Open Countryside	OC	223	9.0
	Net total completions in tier 1 to 4 settlements	2202	88.6
	Net total completions in tier 5 settlements	60	2.4
	Net total completions for whole District	2485	

N.B. These figures are not comparable with the guideline figures presented in Table 10, as they show the position based on past completions, not the recommended distribution to be achieved at the end of the plan period.

- 3.8 Table 7 shows that the distribution of development across the district since the beginning of the plan period does not currently reflect the settlement strategy in policy SP4. This is to be expected. The Local Plan allocated sites for housing development to achieve the distribution of growth recommended by policy SP4. Not all of the allocated sites have been developed, and some are not planned to be built out until later on in the plan period.
- 3.9 The aim is for the distribution of new housing development to be in line with the settlement strategy by the end of the plan period. The take up of residential allocations and the use of the quarterly Settlement Growth Monitoring Reports by the Development Management Team in their decision-making should bring housing

development more in line with the strategy. This will be monitored in subsequent AMRs.

3.10 H-3: Gross additional housing completions for the reporting year, split by previously developed and greenfield land.

The gross housing completion figure for 2023-2024 is 348 (housing losses, changes of use away from residential and the number of existing dwellings which have been sub-divided are taken away from the gross figure to calculate the net completion figure of 340).

- 3.11 Of the 348 gross additional dwellings completed over 2023/24, 267 were on greenfield land (76.7%) and 81 were on previously developed land (23.3%). The majority of completions recorded were on large greenfield sites which were allocated in the Local Plan, for example, land at Hawbank Field (site reference SK088), land off Carleton Road (SK094), and land at Aldersley Avenue (SK013), all in Skipton.
- 3.12 Prior to the adoption of the Craven Local Plan a large proportion of new development was delivered on previously developed land (76% of new houses were built on previously developed land in 2021/22, 61.3% in 2019/20 and 44.6% in 2018/19). This trend has now been reversed as the majority of sites which were allocated in the Local Plan are greenfield, and these are the sites which are now being delivered.

3.13 H-4: Housing completions on allocated sites (reporting year).

3.14 H-5: Housing completions on unallocated (windfall) sites (reporting year).

There were 148 houses completed on sites allocated in the 2019 Craven Local Plan in 2023/24. These completions were on three separate sites in Skipton: land at Hawbank Field (SK088), land at Aldersley Avenue (SK013) and land to the south of Brunside Crescent/off Carleton Road (SK094). There were 200 completions on windfall sites.

- 3.15 This reflects a continuing increase in development on allocated sites relative to windfall sites (2022/23: 109 allocated, 166 windfall; 2021/22: 92 allocated, 175

windfall; 2020/21: 54 allocated, 121 windfall; 2019/20:117 allocated, 183 windfall; 2018/19: 26 allocated, 216 windfall). This is to be expected as there is still a large supply of available allocated sites in the 2019 Local Plan. A number of these are now being developed or have received planning consent.

3.16 H-6: Estimation of additional dwellings which could potentially be delivered in future years (number of units with extant planning permissions or under construction, housing capacity of undeveloped sites allocated under Local Plan Policies SP5 to SP11) – for the Plan area as a whole, settlements in Tiers 1 to 4, tier 5 and the Open Countryside.

Craven District Council prepared a Housing Trajectory for the Examination of the 2019 Local Plan to provide evidence of the Council's five-year supply of deliverable housing sites, and its ability to maintain the supply over the plan period (up to 2032). This trajectory is updated annually to show the estimated delivery of housing sites over a fifteen-year period. The housing supply for the Craven area is measured against the requirement specified in Local Plan policy SP1 (230 net additional dwellings per annum).

3.17 The housing trajectory for the 1st April 2024 to 31st March 2039 is included at Appendix B. Sites which are considered to be deliverable in the next five years (between 2024 and 2029) are included in the calculation of the five-year housing land supply for the Craven Local Plan area.

3.18 Annex 2 of the 2023 NPPF gives the following definition of a deliverable site:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

3.19 The housing trajectory for Craven includes the following types of sites, which are considered to fall within the above definition of a deliverable site.

- All sites that do not involve major development and have planning permission or residential prior approval (outline or detailed).
- All sites with detailed planning permission or residential prior approval for major development.
- Sites with outline permission for major development, where evidence that homes will be built within 5 years has been provided.
- Residential sites allocated in the Craven Local Plan (which do not have planning permission), where evidence that homes will be built within 5 years has been provided.
- Sites where there is a resolution to grant permission, where evidence that homes will be built within 5 years has been provided.

3.20 Deliverable sites with planning permission for communal accommodation, including student accommodation and residential care homes (Use Class C2) can also be included in the trajectory, in line with the NPPG (paragraphs 025 Reference ID: 68-034-20190722 and 026 Reference ID: 68-035-20190722). However, there aren't currently any extant planning consents for communal accommodation in the Craven Local Plan area.

3.21 The potential supply from sites which do not involve major development (less than 10 dwellings or 0.5 hectares) is based on a projection of the average annual completion rate achieved on these sites over a fifteen-year period. It is considered that a 15-year period is long enough to account for fluctuations in the economy and

the subsequent affect this has on housing delivery and is therefore a sufficient period on time to provide a robust estimation of future completions.

- 3.22 Between 1st April 2009 and 31st March 2024, a total of **1,156** houses were completed on sites with consent for fewer than 10 dwellings, or of less than 0.5 hectares. This gives an annual average of **77** completions per year. If a delivery rate of 77 dwellings per annum were projected forwards for the next five years, it would result in **385** houses being completed on small sites between 2024 and 2029.
- 3.23 The Council undertakes regular engagement with the landowners and developers of sites with detailed or outline planning consent for major development (including for communal accommodation), sites with prior approval for major development, and sites allocated for residential development in the Craven Local Plan. This provides the necessary evidence to support the inclusion of these sites within the trajectory. The consultation allows for regular progress checks and for information on likely delivery dates for completions to be reviewed, and helps to identify any possible barriers to delivery, which the Council might be able to provide assistance with.
- 3.24 The housing requirement is calculated based on the target set out in policy SP1 of 230 net additional dwellings per annum, or 1,150 dwellings for the five-year period. The shortfall in delivery since 1st April 2012 is added to this. Between 1st April 2012 and 31st March 2024, a net total of 2,485 new dwellings have been gained, which gives an annual average delivery rate of 207 net additional dwellings per year. This is a shortfall of 23 dwellings per year against the policy target, or a total of 275 dwellings over the 12 years since 1st April 2012. The policy requirement and shortfall together give a total of **1,425** dwellings for the five-year period, or an annual average of 285 dwellings per year between 2024 and 2029.
- 3.25 The Housing Trajectory for 1st April 2024 is included at Appendix B. It includes a detailed breakdown of the deliverable sites from each of the sources listed above and their housing contribution for the whole plan period. Table 8, below, summarises the potential supply from each source for the five-year period 1st April 2024 to 31st March 2029.

TABLE 8: Number of dwellings provided from each source and the total housing supply for the five-year period 1 April 2024 to 31 March 2029

Source of supply	Number of dwellings
All sites which do not involve major development and have planning permission (outline or detailed)	385
All sites with detailed planning permission for major development	396
Sites with outline permission for major development	37
Residential sites allocated in the Craven Local Plan	743
C2 residential accommodation equivalent (1.87 room to dwelling ratio applied)	0
Sites where there is a resolution to grant permission	154
Total supply	1,715

3.26 At 1st April 2024, the total five-year housing supply for the Craven Local Plan area was 1,715 dwellings. The housing requirement for the five-year period was 1,425 dwellings, or 285 dwellings per annum. Therefore, at 1st April 2024, there were sufficient deliverable sites in the Craven Local Plan area to demonstrate a 6 year supply ($1,715/285 = 6.01$).

3.27 H-8: Average density of housing completions.

3.28 The completion figures for the year include dwellings that have been built on part of a larger site, where the remaining dwellings on that site may have been completed in a previous monitoring year or may still be under construction. Therefore, when calculating the density of development, the density of the whole planning application site is used.

- 3.29 Over 2023/24, completions were achieved on 62 individual application sites. In the figures presented below, the density of each of the 62 applications was added together and divided by 62, to give the average density of planning application sites on which completions have been achieved. The average density of green field and previously developed sites has been calculated separately in the same way.
- 3.30 The average density of all sites completed over the 2023/24 monitoring year was 64.8 dwellings per hectare (dph). The average density on greenfield sites was 20.4 dph and the average density on previously developed sites was 116.1 dph.
- 3.31 The average density achieved over 2023/24 was higher than the figure for 2022/23 of 49.9 dph, and the figure for 2021/22 of 47.6 dph. It is above the guideline density for new developments across the District, given in Local Plan policy SP3: Housing Mix and Density. Policy SP3 states: "In typical greenfield development or in brownfield developments with no significant element of conversion, the appropriate housing density should be approximately 32 dwellings per hectare."
- 3.32 Table 9 shows the average density achieved overall and on greenfield and brownfield sites since 2017/18.

TABLE 9: Average density of residential development achieved by year since 2017/18

Monitoring Year	Average density of greenfield residential development (dph)	Average density of brownfield residential development (dph)	Average density of all residential development (dph)
2017/18	24.4	74.0	61.9
2018/19	104.7	68.9	79.8
2019/20	27.6	103.9	64.6
2020/21	18.4	146.2	70.0
2021/22	19.5	66.3	47.6
2022/23	29.5	76.2	49.9
2023/24	20.4	116.1	64.8

- 3.33 With the exception of 2018/19, development on greenfield sites has consistently fallen below the policy guideline and the average density on previously developed sites has exceeded it.

- 3.34 A number of the completions on previously developed land are achieved from the sub-division or conversion of existing buildings, which result in a very high-density development due to their small site size. These sites typically deliver just one or two new dwellings but can skew the average density of previously developed sites. If the completions achieved from sub-divisions and conversions are discounted, the average density of only the new build completions on previously developed land over 2023/24 was 40.7 dph. This is closer to the guideline density recommended in policy SP3.
- 3.35 Smaller applications for one or two new build dwellings can also skew the density figures, as they often occupy a large plot, which for one reason or another, is not suitable for a higher number of dwellings, or a very small plot e.g., an infill dwelling in a garden. Therefore, the density of these developments is often extremely high, or very low.
- 3.36 The average density has been calculated for sites of five or more dwellings only to account for the small site skew. Over the 2023/24 monitoring period, completions were achieved on 14 sites with permission for 5 or more dwellings. The average density of these sites was 29.9 dph, which is much lower than the overall average density figure (64.8), suggesting that the skew from smaller developments over the year was significant.
- 3.37 The general findings of indicator H-8 can be summarised as follows:
- In 2023/24, the average density of all residential development of 64.8 dph, continued to be above the guideline density included in policy SP3 (32 dph).
 - The average density on all greenfield sites was slightly below 32 dph in 2023/24 (at 20.4 dph) and has been below 32 dph for 6 out of the past 7 years.
 - The average density on all previously developed sites exceeded 32 dph, at 116.1 dph. Development on previously developed land has exceeded 32 dph for the past 7 years.

3.38 H-9: Number of one, two, three and four + bedroom dwellings completed as a percentage of total completions (gross).

Table 10 below shows one, two, three and four plus bed dwellings completed in the district in 2023/24 as a number and a percentage of total completions (based on the gross completion figure of 348).

TABLE 10: Number of one, two, three and four plus bedroom dwellings completed in 2023-2024 as a percentage of total gross completions: market housing, affordable housing and the overall mix

Number of Bedrooms	Market Housing		Affordable Housing		Overall	
	Number of Dwellings Completed	% of Total Market Completions	Number of Dwellings Completed	% of Total Affordable Completions	Number of Dwellings Completed	% of Total Completions
1 and 2	104	37.3	48	69.6	152	43.7
3	63	22.6	21	30.4	84	24.1
4+	112	40.1	0	0.0	112	32.2
Gross Totals	279		69		348	

- 3.39 Policy SP3 of the 2019 Local Plan requires housing to be built with an appropriate mix, taking account of the recommendations in the SHMA (or other appropriate and up-to-date evidence of local housing need). The 2017 SHMA Update suggests the overall mix of dwellings to be around 39.4% 1 and 2 beds, 43.7% 3 beds and 16.9% 4 or more beds, based on local need. For the provision of market housing, the 2017 SHMA Update recommends a mix of 18.9% 1 and 2 bed, 57.3% 3 bed and 23.8% 4 or more bed houses.
- 3.40 Overall, over 2023/24 there has been an over provision of 1 and 2 and 4 plus bedroomed houses and an under provision of 3 bed houses. The same result is found when looking at market housing alone.
- 3.41 Completions over the previous 6 years have not corresponded to the recommended bedroom mix in the 2017 SHMA. In 2020/21, 2022/23 and 2023/24 there was an over provision of 4 bed plus properties and in 2021/22, 2019/20 and 2018/19, 1 and 2 bedroomed dwellings made up the highest percentage of all dwellings completed.

If this trend continues the policy objective of SP3, to promote balanced mixed communities and to ensure that overall provision matches the needs of the district, will not be met.

3.42 The implementation of SP3 will be discussed with the Council's Development Management Team to see what can be done to achieve a housing mix which reflects that recommended in the SHMA (its successor or other appropriate and up-to-date evidence of local housing need). This may involve discussions with applicants and agents at the pre-application stage to make sure they are aware of the need for different house types in their schemes.

3.43 The mix of affordable houses is discussed under indicator H10, below.

3.44 H-10: Net additional affordable homes provided, split by type and tenure.

69 affordable homes were provided from completed planning approvals in 2023/24; 24 were affordable rented properties (34.8% of the total) and 25 were shared ownership properties (36.2% of the total). The tenure of the remaining 20 homes has not yet been confirmed. These houses have been completed on site, but not yet transferred to the Registered Provider. The tenure of the properties will be confirmed once they have been transferred.

3.45 The house type split has been included in Table 10. The 2017 SHMA Update recommends an affordable housing mix of 87.4% 1 and 2 bed, 11.8% 3 bed and 0.8% 4 bed dwellings. The mix achieved over 2023/24 of 69.6% 1 and 2 bed houses, 30.4% 3 bed houses and 0% 4 plus bed houses does not match the recommendation, but the general proportions of mostly 1 and 2 bed, and fewer 3 bed houses is correct.

3.46 The mix of affordable houses will form part of a wider discussion of housing mix and the implementation of policy SP3 with the Council's Development Management team.

3.47 It is worth noting that the affordable housing completions recorded and monitored by the Planning team do not always match up with those reported by the Strategic Housing team. The Planning department records an affordable dwelling as

complete when the on-site building work is completed, whereas the Strategic Housing team record affordable housing completions on the date that the dwelling is transferred to the registered provider.

3.48 H-11: Number of affordable homes granted planning permission, split by type and tenure.

There were 9 affordable houses granted consent in 2023/24 on two applications. However, 6 of these were from an application to vary a previous consent at Lingah Hill, Cononley Road, Glusburn (application ref 2023/25011/VAR). Therefore, these are not 'new' affordable consents.

3.49 The second application is to provide 3 x 1 bed social rented apartments from the sub-division of a house on Belle Vue Terrace, Skipton (application ref 2023/25331/FUL).

3.50 H-12: Number of sites granted consent for 11 dwellings or more, or exceeding 1000 m2 combined gross floor space, achieving the policy target for affordable housing (30% on greenfield sites, 25% on previously developed sites).

There were two applications for 11 or more dwellings approved in 2023/24. One was the application to vary the existing consent at Lingah Hill, Glusburn, mentioned under policy H-11. This was a greenfield site and achieved the policy target of 30% affordable housing, however this was not a new consent.

3.51 The second application was for 25 dwellings on Land off Meadow Lane, Cononley. The application does not include any affordable units. This application was approved at appeal by the Planning Inspectorate.

3.52 H-14: Number of units of extra care or other specialist housing accommodation for older people provided.

One 'extra care' development was completed over 2023/24. This was the development at the Old Reward Manufacturing Site/Sackville Mills, Sackville Street, Skipton (application ref 2020/21629/FUL). The development provided 94 bedrooms.

When the ratio of 1.85 adults per dwellings, based on the 2021 Census, is applied, this converts to an equivalent of 51 dwellings.

3.53 *H-15: Number of Gypsy, Traveller, Showmen and Roma pitches in the Plan area.*

At 31st March 2024 there were a total of 12 private Gypsy and Traveller pitches within the Craven District (outside the Yorkshire Dales National Park), and one 'tolerated' Gypsy and Traveller site, which does not currently have planning consent.

4.0 Report any Local Plan policies that are not being implemented along with the reasons for non-implementation and any measures to enable implementations. This section will also identify any significant effects of implementing policies in the Local Plan and whether they are as intended.

- 4.1 Monitoring or residential completions under indicator H-9 (Number of one, two, three and four + bedroom dwellings completed as a percentage of total completions (gross)), is showing that the housing mix being delivered on sites is not in line with the recommendations of the SHMA. If this continues there is a risk that the housing needs of the district will not be met, even if the target for housing completions is achieved. The Spatial Planning Team will continue to work with the Development Management Team to rectify this.
- 4.2 Under normal circumstances, a review of the Craven Local Plan would be completed within five-years of adoption (no later than November 2024). This review would show whether any of the policies within the plan require updating, and the indicators in the AMR would inform the review process. However, following Local Government Reorganisation, work on the Craven Local Plan review has been halted to allow the new North Yorkshire Local Plan to be progressed.
- 4.3 The policies in the Craven Local Plan will not be reviewed or refreshed and will remain unchanged until they are replaced by the new North Yorkshire Council Local

Plan. It is envisaged that there will be continued assessment of how up-to-date Craven Local Plan policies are in relation to the NPPF.

- 4.4 The Craven Local Plan will remain part of the statutory development plan for the Craven Local Plan area until a new North Yorkshire Local Plan is adopted and the policies will continue to be monitored through an annual AMR. This monitoring will inform the production of the new North Yorkshire Council Local Plan.

Appendix A – Craven AMR Indicator Review

Table of Amended Craven Indicators

Indicator	Comments
H-3: Gross additional housing completions for the reporting year, split by previously developed and greenfield land – for the Plan area as a whole, settlements in Tiers 1 to 4, Tier 5 and the Open Countryside (net additional and percentage of total).	Amend indicator to include greenfield/brownfield split for the whole authority (as already reported in the NYC Housing and Emp report). No benefit to providing further breakdown by spatial strategy. Does not provide information needed for Craven LP policy implementation.
H-4: Housing completions on allocated sites (reporting year). And H-5: Housing completions on unallocated (windfall) sites – for the Plan area as a whole, settlements in Tiers 1 to 4, Tier 5 and the Open Countryside (reporting year)	Amend indicator to provide allocated/windfall figures for the whole authority (as already reported in the NYC Housing and Emp report). No benefit to providing further breakdown by spatial strategy. Does not provide information needed for Craven LP policy implementation.

Table of Deleted Craven Indicators

Indicator	Comments
Contextual Indicators: <ul style="list-style-type: none"> Demographic Structure (2021 Census Profile) Employment and Economy (Nomis Labour Market Profile unemployment stats) Deprivation (Index of Multiple Deprivation) Housing (Number of households from 2021 Census and Land Registry House Price Index) 	All use information from other sources. Not considered useful for implementation of Craven LP policies or formation of new NYC LP policies. New evidence studies will be used as basis for NYC context in new LP.

<ul style="list-style-type: none"> • Environment (No. conservation area, listed buildings, SAMs, SSSIs, SINCs, Ancient Woodland etc) • Crime (ONS Home Office police recorded crime) 	
H-7: Managing housing delivery over future years: Status of sites allocated in the Local Plan for residential development.	5-Year Housing Land Supply Report and trajectory will include an update on the status of allocated housing sites.
H-13: Money secured for off-site provision of affordable housing through S106 agreements.	This information will be included in the Infrastructure Funding Statement.
Self-Build and Custom Housebuilding – report on demand and supply on Craven Register	Craven register has been replaced by NYC register, so there isn't any local information.
Ec-2: Total amount of employment floor space by type on previously developed land (m²).	Not currently included in NYC H&Emp report, but could be incorporated in future. However, does not add value to Ec-1.
Ec-5: Employment development (m2) on land safeguarded under policy EC2 over the monitoring year	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP.
Ec-6: Employment development on unallocated sites in Tier 1 to 5 settlements and the Open Countryside (rural areas) (m2) over the monitoring year	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP.
Ec-9: Number of rural buildings converted to Live/Work use	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP.
Ec-10: Loss of Live/Work units to residential	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP.

Ec-16: Number and type of approvals for tourism development	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP. Information on planning approvals for tourism development is publicly available on the Councils website.
Ed-1: Number of planning applications approved where there are unresolved issues from: Natural England; Historic England.	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP.
Ed-2: Number of designated heritage assets on the Historic England 'Heritage at Risk' Register.	This information is publicly available on the Historic England website. No need to report in the AMR.
Ed-3: Number of non-residential developments of 1,000 m2 or more meeting BREEAM 'Very Good' standards	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP.
Ed-4: Number of residential developments meeting BREEAM 'Very Good' standards or higher, as a number and a percentage of all houses completed over the monitoring period.	Not currently monitored as the information needed is not available. This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP.
Ed-5: Number of new housing developments with electric vehicle (EV) charging points installed.	Not currently monitored. No monitoring system in place and the information needed isn't always available.
Ed-6: Development on sites identified as Local Green Space, that falls outside the exceptions of the policy	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP. Map-based information on planning applications is available on the Council's website.

Ed-7: Protection of best and most versatile (Grade 3) agricultural land (planning applications granted on Grade 3 agricultural land)	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP.
Ed-8: Development on land identified as Green Wedge	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP. Map-based information on planning applications is available on the Council's website.
Ed-9: Changes in sites designated for their importance for nature conservation (SINCs)	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP. This information is provided by the NEYEDC and will be updated in the G&B Inf study.
Ed-10: Number of planning permissions granted contrary to Environment Agency advice.	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP.
Ed-11: Planning permissions granted for renewable energy schemes	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP. Information on planning approvals is publicly available on the Council's website.
Inf-1: Amount of money secured through S106 agreements for the delivery of: infrastructure; sports, open space, built sports, and recreational facilities; education provision, and; community facilities	This information will be included in the Infrastructure Funding Statement.

Inf-2: Delivery of projects/ schemes identified in the Infrastructure Delivery Plan over the monitoring year.	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP.
Inf-3: Number of Community Facilities granted permission.	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP. Information on planning approvals is publicly available on the Councils website.
Inf-4: Provision and loss of sports, open space and built sports facilities.	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP. Information on planning approvals is publicly available on the Councils website.
Inf-5: Production of an up-to-date Open Space, Sport and Recreation Strategy/ Audit	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP.
Inf-6: Development on land protected for future transport connectivity improvements.	This indicator is not considered to provide information that is useful to the implementation of policies in the Craven LP or to inform the writing of new policies in the NY LP. Map-based information on planning applications is available on the Council's website.

Appendix B – Craven Local Plan Housing Trajectory 2023/24

CRAVEN LOCAL PLAN HOUSING TRAJECTORY

1ST APRIL 2024

Details of all housing sites in supply at 1st April 2024 and estimated delivery rates over 5 year period 1 April 2024 to 31 March 2029 and for remainder of the adopted Craven Local Plan period up to 2032 and beyond to 2039.																																
Planning / Site Ref	Type of Permission Granted/ Status of Site	Date Consent Granted	Date of Expiry	Status of Application /Planning Application Submitted or Pre-Application Discussions?	Name and Address of Site		Site Area (Ha)	Spatial Strategy Settlement Tier	Local Plan Allocated Site?	SHLAA Site?	SHLAA Ref	Number of dwellings consented	No of dwellings outstanding with extant consents /S106 and Local Plan Allocations Approx Yields at 01/04/2024	No of dwellings expected to be completed in 5 years from 01/04/2024 to 31/03/2029	No of dwellings expected to be completed between years 6 to 10 from 01/04/2029 to 31/03/2034	No of dwellings expected to be completed between years 11 to 15 from 01/04/2034 to 31/03/2039	Year 1 (2024/25)	Year 2 (2025/26)	Year 3 (2026/2027)	Year 4 (2027/2028)	Year 5 (2028/2029)	Year 6 (2029/2030)	Year 7 (2030/2031)	Year 8 (2031/2032)	Year 9 (2032/2033)	Year 10 (2033/2034)	Year 11 (2034/2035)	Year 12 (2035/2036)	Year 13 (2036/2037)	Year 14 (2037/2038)	Year 15 (2038/2039)	
Sites which do not involve major development and have planning permission (outline or detailed)												405	387	385	385	385	77	77	77	77	77	77	77	77	77	77	77	77	77	77	77	
All sites with detailed planning permission for major development												738	480	396	109	0	126	92	54	50	74	79	30	0	0	0	0	0	0	0	0	0
Sites with outline planning permission for major development												37	37	37	0	0	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential sites allocated in the Craven Local Plan												0	1859	743	850	125	0	5	125	317	316	267	203	153	140	87	76	38	11	0	0	
Sites with permission for C2 communal accommodation												0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sites where there is a resolution to grant planning permission												220	220	154	66	0	0	15	40	69	30	41	25	0	0	0	0	0	0	0	0	0
TOTALS												1,400	2,983	1,715	1410	510	203	189	333	513	497	464	335	230	217	164	153	115	88	77	77	
Details of all Sites in Housing Trajectory																																
Planning / Site Ref	Type of Permission Granted/ Status of Site	Date Consent Granted	Date of Expiry	Status of Application /Planning Application Submitted or Pre-Application Discussions?	Name and Address of Site		Site Area (Ha)	Spatial Strategy Settlement Tier	Local Plan Allocated Site?	SHLAA Site?	SHLAA Ref	Number of dwellings consented	No of dwellings outstanding with extant consents /S106 and Local Plan Allocations Approx Yields at 01/04/2024	No of dwellings expected to be completed in 5 years from 01/04/2024 to 31/03/2029	No of dwellings expected to be completed between years 6 to 10 from 01/04/2029 to 31/03/2034	No of dwellings expected to be completed between years 11 to 15 from 01/04/2034 to 31/03/2039	Year 1 (2024/25)	Year 2 (2025/26)	Year 3 (2026/2027)	Year 4 (2027/2028)	Year 5 (2028/2029)	Year 6 (2029/2030)	Year 7 (2030/2031)	Year 8 (2031/2032)	Year 9 (2032/2033)	Year 10 (2033/2034)	Year 11 (2034/2035)	Year 12 (2035/2036)	Year 13 (2036/2037)	Year 14 (2037/2038)	Year 15 (2038/2039)	
20025	PN	08-Feb-19	08-Feb-22	Implemented	AGRICULTURAL BUILDING, STANTON COTES	BANK NEWTON	0.0465	OC	No	Yes	CC007	1	1																			
24610	FULL	15-May-23	15-May-26	Not Started	Souber Laithe, Souber Dairy	BANK NEWTON	0.091	OC	No	Yes	BK002	1	1																			
1990	FULL	03-May-02	03-May-07	Implemented	CHESTERS	HIGH BENTHAM	0.11	2	No	Yes	HB055	1	1																			
4338	FULL	13-Jul-04	13-Jul-09	Implemented	LANE HOUSE FARM	BENTHAM	0.185	OC	No	Yes	HB057	1	1																			
5151	COU	12-Jul-05	12-Jul-10	Implemented	LANE HOUSE FARM	BENTHAM	0.150	OC	No	Yes	HB060	2	2																			
8735	FULL	17-Feb-10	17-Feb-13	Implemented	MILL DAM FARM	BENTHAM	0.225	OC	No	Yes	HB069	1	1																			
13808	FULL	30-Sep-13	30-Sep-16	Implemented	SPRINGFIELD	HIGH BENTHAM	0.15	2	No	Yes	HB050	2	1																			
22681	FULL	20-Aug-21	20-Aug-24	Implemented	Stables	Low Bentham	0.1	OC	No	Yes	HB079	1	1																			
22740	FULL	28-Sep-21	28-Sep-24	Not Started	Barn, High West End	Low Bentham	0.078	OC	No	Yes	LB031	1	1																			
19223	FULL	31-Jan-19	31-Jan-22	Implemented	GRUSKHAM BARN	BENTHAM	0.02	OC	No	No		1	1																			
19794	FULL	20-Dec-18	20-Dec-21	Implemented	BARN (ROADSIDE)	HIGH BENTHAM	0.07	OC	No	Yes	HB068	2	2																			
20743	FULL	02-Dec-19	02-Dec-22	implemented	LAND OFF MILL LANE	LOW BENTHAM	0.8	OC	No	Yes	LB028	1	1																			
20048	FULL	18-Mar-19	18-Mar-22	Implemented	SANDY HILL	HIGH BENTHAM	0.061	2	No	Yes	LB023	1	1																			
20657	FULL	05-Sep-19	05-Sep-22	Implemented	LAND OFF GREENFOOT LANE	LOW BENTHAM	0.3	2	No	Yes	LB010	5	5																			
21938	FULL	14-Jan-21	14-Jan-24	Implemented	The Red House, Gas House Lane	HIGH BENTHAM	0.0067	2	No	Yes	HB062	1	1																			
22120	FULL	13-Jan-21	13-Jan-24	Implemented	15 MAIN STREET	HIGH BENTHAM	0.014	2	No	Yes	HB075	4	4																			
22150	REM	25-Jan-21	25-Jan-24	implemented	LAND TO THE REAR OF	STATION ROAD	0.17	2	No	Yes	HB064	2	2																			
22897	OUT	27-Aug-21	27-Aug-24	Not Started	Within the Garden Curtilage at 1 Pye Busk Close	HIGH BENTHAM	0.032	2	No	Yes	HB080	1	1																			
23113	PN	31-Aug-21	31-Aug-26	Not Started	42 Main Street	HIGH BENTHAM	0.017	2	No	Yes	HB081	2	2																			
23597	FULL	17-Feb-22	17-Feb-25	Implemented	First Floor, Central Buildings	High Bentham	0.006	2	No	Yes	HB082	1	1																			
23999	FULL	29-Jul-22	29-Jul-25	Not Started	17 Main Street	HIGH BENTHAM	0.01	2	No	No		1	1																			
24039	FULL	25-Aug-22	25-Aug-25	Implemented	Land North of Fern House,	Low Bentham	0.052	2	No	Yes	LB030	1	1																			
24561	OUT	24-Feb-23	24-Feb-26	Not Started	Part of garden to west of 60 Robin Lane	HIGH BENTHAM	0.03	2	No	Yes	HB087	1	1																			
24968	RM	08-Feb-24	08-Feb-27	Not Started	Land Greenfoot Farm Greenfoot	Low Bentham	0.11	2	No	Yes	LB029	2	2																			
24928	OUT	14-Mar-24	14-Mar-27	Not Started	Green Head Farm, Cross Lane	Low Bentham	0.18	2	No	Yes	LB009	2	2																			
24659	PN	27-Mar-23	27-Mar-28	Not Started	1C King Street	HIGH BENTHAM	0.004	2	No	Yes	HB088	1	1																			
25018	FULL	04-Oct-23	04-Oct-26	Not Started	Land east of Bank Head, Robin Lane	HIGH BENTHAM	0.19	2	No	Yes	HB003	5	5																			
25264	PN	10-Oct-23	10-Oct-28	Not Started	8 Main Street	High Bentham	0.009	2	No	Yes	HB092	1	1																			
2229	FULL	23-Jul-02	23-Jul-07	Implemented	QUARRY FIELD BARN	BRADLEY	0.124	OC	No	Yes	BR017	1	1																			
6560	REN	11-Sep-06	11-Sep-09	Implemented		BRADLEY	0.067	4a	No	Yes	BR015	1	1																			
18873	FULL	09-May-18	09-May-21	Implemented	LAND AT HOLLY TREE HOUSE	LOW BRADLEY	0.29	4a	No	Yes	BR002	3	2																			
19475	FULL	10-May-19	10-May-22	Implemented	FORMER COAL YARD ADJ TO	BRADLEY	0.06	OC	No	Yes	BR024	1	1																			
19782	FULL	26-Nov-18	26-Nov-21	Implemented	NEWLANDS FARM	LOW BRADLEY	0.18	OC	No	Yes	BR022	1	1																			
21014	FULL	28-Feb-20	28-Feb-23	Implemented	LOW BARN	BRADLEY	0.098	OC	No	Yes	BR027	1	1																			
21386	FULL	09-Apr-20	09-Apr-23	Implemented	EVELEANOR	LOW BRADLEY	0.05	4a	No	No		1	1																			
21961	FULL	07-Dec-20	07-Dec-23	Implemented	Greenbank Farm, Keighley Road	LOW BRADLEY	0.6	OC	No	No		1	1																			
23312	RM	13-Jan-22	13-Jan-25	Not Started	Land west of Ryefield House	Low Bradley	0.24	4a	No	Yes	BR010	2	2																			
24367	FULL	18-Apr-23	18-Apr-26	Not Started	Prospect House, Crag Lane	BRADLEY	0.104	4a	No	Yes	BR032	1	1																			

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