

Craven Local Plan

Authority Monitoring Report

1st April 2024 to 31st March 2025

Craven Local Plan Policy Monitoring. 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 seventh 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.

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.

Note on Changes to the Use Class Order, September 2020

- 2.3 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 current E use class for the sake of consistency and to allow comparison with the figures reported in previous AMRs.

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

- 2.5 Over 2024/25, a gross total of 5,117 m² employment floorspace was completed, and 327 m² was lost, giving a net total of 4,790 m² completed employment floorspace. Of this, the majority (3,879 m²) related to storage use (B8), followed by 446 m² of office floorspace (E(ii)/B1a) and 433 m² of general industrial floorspace (B2) (see Table 1 below).
- 2.6 2,801 m² employment floorspace was completed, and 1,050 m² was lost, giving a net total of 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).
- 2.7 This is a significant increase from the 1,751 m² of employment floorspace completed over the 2023/24 monitoring period, and employment completions over 2024/25 are more similar to the figures reported over 2022/23 (4,966 m² of employment floorspace completed), and 2021/22 (4,672 m² of employment floorspace completed). The level of employment development completed over the 2020/21

COVID-19 year was lower, when a net total of 2,904 m² employment floor space was reported as complete.

- 2.8 Table 1 shows the totals for each B/E use class, which contribute to the 2024/25 figure.

TABLE 1: Showing net additional employment floor space created by type (in square metres) for the year 2024-2025

Employment Use Class		Floor Space Gained (m2)	Floor Space Lost (m2)	Net Gain (m2)
Business (B1/E)	Offices (B1a/E(i))	446	0	446
	Research and Development (B1b/E(ii))	0	0	0
	Light Industry (B1c/E(iii))	32	0	32
General Industrial (B2)		760	327	433
Storage (B8)		3879	0	3879
Mixed B2/B8		0	0	0
Total (m2)		5117	327	4790

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)

- 2.9 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 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 2025	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.
- 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 has commenced.
- 2.14 At 1st April 2025, 16.3 ha of employment land allocated under policies SP5, SP6, SP9 and SP11 remains available.

Ec-7: Potential additional employment floor space which could be provided from outstanding planning consents (gross)

- 2.15 At 1st April 2025, there was potential to deliver an additional gross 45,104 m² (4.5 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	1,925
B1 Category B (E(ii)) Research and Development	1,530
B1 Category C (E(iii)) Light Industry	1,170
B2 General Industry	2,468
B8 Storage	2,623
Mixed B2/B8	35,195
TOTAL	45,104

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)

- 2.16 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 2024/25 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.

Note on Indicators Ec-11 to Ec-14

- 2.19 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.

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

- 2.22 Over 2024/25 there was a net gain of 296 m² retail floorspace in the town, district and local centres of the former Craven area (392 m² new retail floorspace created and 96 m² lost). The 392 m² new retail floorspace created was from the completion

of a single application to demolish existing buildings and develop 6 new retail units with flats above at 19 to 25 Main Street, Cross Hills.

2.23 The 96 m² of lost retail floorspace resulted from the following applications:

- An application to convert the first-floor retail space into a residential flat at 17 Newmarket Street, Skipton Town Centre (loss of 35 m²)
- An application for a change of use from retail to residential at 45 Main Street, High Bentham (loss of 20 m²)
- An application for a change of use from retail to sui generis at Kiosk 5 in Craven Court Shopping Centre, Skipton Town Centre (loss of 6 m²)
- An application for a change of use from retail to residential at 15 Otley Street, Skipton Town Centre (loss of 35 m²)

2.24 This is the first monitoring year since indicator Ec-11 was introduced in the 2017/18 AMR that a net gain in retail floorspace has been recorded in the town, district and local centres of the Craven Local Plan area. Losses recorded in previous years 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. However, this was outside of the town centre on the site of the former Skipton Ford showroom on Snaygill Industrial Estate.

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

2.25 There was a total loss of 70 m² retail floorspace to residential (C3 use) two single application in Skipton Town Centre, both of which are listed in under indicator Ec-11, above.

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

2.26 There were two applications for changes of use away from retail in the Primary Shopping area of Skipton over 2024/25. The first was the loss of 6 m² to sui generis at Kiosk 5 in Craven Court Shopping Centre, and the second was the loss of 35 m² to residential at 15 Otley Street. The third application for a change of use from retail to residential listed under indicators Ec-11 and Ec-12 was outside the Primary Shopping Area.

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

2.27 There was 1 completed application for a change of use to residential at ground floor level in High Bentham (the loss of 20 m² reported in indicator Ec-11).

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

2.28 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).

2.29 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, November/December 2024 and July 2025

	Total number of premises	Number of vacant premises Sep/Oct 2021	Number of vacant premises Oct/Nov 2022	Number of vacant premises Nov 2023	Number of vacant premises Nov/Dec 2024	Number of vacant premises July 2025	% Vacant properties at 2025
Skipton Primary Shopping Area	152	13 (8.8%)	10 (6.8%)	7 (4.7%)	9 (5.9%)	9	5.8
Settle Town Centre	102	6 (6%)	10 (10%)	12 (12%)	11 (10.8%)	14	13.7

2.30 The number of empty properties in Skipton Primary Shopping Area decreased steadily between 2021 to 2023 from 13 to 7 but rose slightly to 9 in 2024, with no change to the number of vacant units at July 2025. However there has been a

change in which premises are vacant, with some new shops opening, whilst others have closed or moved.

- 2.31 The percentage of vacant units has dropped between 2024 and 2025, despite the number of vacant units remaining the same, as 2 additional shop premises have been created over 2024/25 from the sub-division of the large unit previously occupied by House of Fraser. This has increased the total number of units in Skipton Primary Shopping Area to 154. The vacancy rate in Skipton Primary Shopping Area at July 2025 is low at 5.8%.
- 2.32 The overall number of retail units in Settle increased has increased steadily since 2021, and there are now 14 empty units within the town centre. However, these are not the same units; units which were vacant when the last survey was undertaken in November 2024 are now occupied, and shops that were previously occupied are now vacant, which suggests that the turnover of units is relatively quick. Also, 2 of the units which are currently vacant are being fitted out, ready to re-open, which is positive.
- 2.33 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.

Craven Local Plan Policy Monitoring - Housing Indicators

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.

- 3.1 Policy SP1 of the 2019 Local Plan made provision for **4,600** net additional dwellings in the plan area over the period 1st April 2012 to 31st March 2032. This was a minimum provision and equated to an annual average housing requirement of **230** net additional dwellings per annum.
- 3.2 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. These guideline figures are based on the housing

target of 230 dwellings a year, as set out in Local Plan policy SP1. The table showing the guidelines for the distribution of new dwellings, which is included in Policy SP4, has been reproduced below:

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		

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

- 3.3 Residential sites have been allocated in the towns and villages in Tiers 1 to 4 of the settlement hierarchy.
- 3.4 The December 2024 National Planning Policy Framework (NPPF) states that, where strategic policies in a Local Plan are more than five years old, the future housing supply should be calculated based on local housing need (paragraph 78). The Craven Local Plan was adopted in November 2019, so is now more than five years old. Therefore, policy SP1 is considered to be out of date, and the annual housing target of 230 dwellings per annum for the Craven area is no longer applicable. From December 2024 onwards, the housing target for the former Craven area will be based on local housing need, calculated using the standard method set out in national planning practice guidance.
- 3.5 The standard method calculation gives a housing target figure of 394 for the former Craven area. The housing supply for Craven will continue to be calculated using the standard method until the new Local Plan for North Yorkshire (which will contain new strategic policies relating to housing need) is adopted. The standard method calculation is explained in more detail in section 7 of the North Yorkshire Local Plan AMR for 2024/25.

- 3.6 The standard method housing figure replaces the housing target given in Craven Local Plan policy SP1, and the guideline figures for distribution of growth across the settlement strategy in policy SP4.

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).

- 3.7 The net additional dwellings completed by year since 1st April 2012 for the whole District are shown in Table 6. A net total of 2,665 dwellings have been completed between 1st April 2012 and 31st March 2025, which equates to an average of 205 dwellings per year.
- 3.8 There was a significant drop in housing completions over the 2024/25 monitoring year from 348 completions in 2023/24 to just 186 in 2024/25. The drop in completions may be because many of the large sites that were allocated or committed in the Craven Local Plan, and developed in the five years since adoption have been completed over the last couple of years (for example, the sites at Shires Lane in Embsay, Hawbank Field in Skipton, land north of Aldersley Avenue in Skipton). The development industry in Craven is dependent mainly on SME sized building companies, who have delivered on the sites listed here, as well as others in the former district. These companies do not have the capacity to work on multiple sites simultaneously but do have planning applications currently under consideration or recently approved on other allocated sites. Once building work commences on these new sites, the completion rate is likely to rise again.

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	205
2013/2014	38	205
2014/2015	131	205
2015/2016	187	205
2016/2017	231	205
2017/2018	226	205
2018/2019	238	205
2019/2020	284	205
2020/2021	166	205
2021/2022	265	205
2022/2023	263	205
2023/24	340	205
2024/25	180	205
Total	2,665	

**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.*

- 3.9 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 2025 are shown in Table 7.

TABLE 7: Net additional dwellings completed by settlement from 1st April 2012 to 31st March 2025, 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	1198	45.0
High and Low Bentham	2	129	4.8
Settle	2	206	7.7
Glusburn and Cross Hills	3	226	8.5
Ingleton	3	56	2.1
Gargrave	3	57	2.1

Burton in Lonsdale	4a	7	0.3
Carleton	4a	13	0.5
Cononley	4a	136	5.1
Cowling	4a	32	1.2
Farnhill and Kildwick	4a	19	0.7
Hellifield	4a	38	1.4
Low Bradley	4a	15	0.6
Sutton in Craven	4a	67	2.5
Bolton Abbey	4b	0	0.0
Clapham	4b	31	1.2
Embsay	4b	102	3.8
Giggleswick	4b	36	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	7	0.3
Lothersdale	5	6	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	4	0.2
Tosside	5	0	0.0
West Marton	5	3	0.1
Wigglesworth	5	1	0.0
Open Countryside	OC	234	8.8
	Net total completions in tier 1 to 4 settlements	2368	88.9

	Net total completions in tier 5 settlements	63	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.

3.10 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.

3.11 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 should bring housing development more in line with the strategy. This will be monitored in subsequent AMRs.

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

3.12 The gross housing completion figure for 2024-2025 is 186 (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 180).

3.13 Of the 186 gross additional dwellings completed over 2024/25, 140 were on greenfield land (75.3%) and 46 were on previously developed land (24.7%). The majority of completions recorded were on large greenfield sites which were allocated or committed in the Local Plan, for example, land at Hawbank Field in Skipton (site reference SK088), land north of the A629 and west of Carleton Road in Skipton (SK094), and the two sites off Shires Lane in Embsay (EM016 and EM013).

3.14 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.

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

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

3.15 There were 38 houses completed on sites allocated in the 2019 Craven Local Plan in 2024/25. These completions were on two separate sites in Skipton: land at Hawbank Field (SK088), and land at Aldersley Avenue (SK013). There were 148 completions on windfall sites.

3.16 This is a fall in the number of completions on allocated sites relative to windfall sites from previous years (2023/24: 148 allocated, 200 windfall; 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). A number of allocated sites in Skipton, which made up a large number of the completions over 2022/23 and 2023/24, have now been fully completed and there will be a transition period whilst work starts on new allocated sites (which currently have planning consent).

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.

3.17 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 was previously measured against the requirement specified in Local Plan policy SP1 (230 net additional dwellings per annum), but as the Local Plan is now more than five years old, the future housing supply will be based on local housing need, calculated using the standard method set out in national planning practice guidance.

3.18 The standard method calculation gives a housing target figure of 394 for the former Craven area. The housing supply for Craven will continue to be calculated using the standard method until the new Local Plan for North Yorkshire (which will contain new strategic policies relating to housing need) is adopted.

3.19 The housing trajectory for the 1st April 2025 to 31st March 2040 is included at Appendix B. Sites which are considered to be deliverable in the next five years (between 2025 and 2030) are included in the calculation of the five-year housing land supply for the Craven Local Plan area.

3.20 Annex 2 of the 2024 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.”

3.21 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.

3.22 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.

3.23 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.

3.24 Between 1st April 2010 and 31st March 2025, a total of **1,180** 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 **79** completions per year. If a delivery rate of 79 dwellings per annum were projected forwards for the next five years, it would result in **395** houses being completed on small sites between 2025 and 2030.

3.25 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.

- 3.26 The standard method housing need figure for Craven at 1st April 2025 is 394 net additional dwellings per annum, or 1,970 dwellings for the five-year period. Paragraph 78 of the NPPF (December 2024) also requires local authorities to include a buffer of 5% to their housing supply, moved forward from later on in the plan period. The standard method housing need figure, plus 5% buffer give a total of **2,068** dwellings for the five-year period 2025 to 2030 for the Craven local plan area.
- 3.27 The Housing Trajectory for 1st April 2025 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 2025 to 31st March 2030.

TABLE 8: Number of dwellings provided from each source and the total housing supply for the five-year period 1 April 2025 to 31 March 2030

Source of supply	Number of dwellings
All sites which do not involve major development and have planning permission (outline or detailed)	395
All sites with detailed planning permission for major development	422
Sites with outline permission for major development	19
Residential sites allocated in the Craven Local Plan	65
C2 residential accommodation equivalent (1.87 room to dwelling ratio applied)	0
Sites where there is a resolution to grant permission	26
Total supply	927

3.28 At 1st April 2025, the total five-year housing supply for the Craven Local Plan area was 927 dwellings. The housing requirement for the five-year period was 2,068 dwellings. Therefore, at 1st April 2025, there were insufficient deliverable sites in the Craven Local Plan area to demonstrate a 5 year supply. At 1st April 2025 there was a 202 year housing supply in the Craven local plan area ($2,068/927 = 2.2$).

H-8: Average density of housing completions.

3.29 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.

3.30 Over 2024/25, completions were achieved on 50 individual application sites. In the figures presented below, the density of each of the 50 applications was added together and divided by 50, 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.

3.31 The average density of all sites completed over the 2024/25 monitoring year was 56.6 dwellings per hectare (dph). The average density on greenfield sites was 20.5 dph and the average density on previously developed sites was 102.5 dph.

3.32 The average density achieved over 2024/25 was slightly lower than the figure for 2023/24 of 64.8 dph, and higher than the figures for 2022/23 (49.9 dph) and 2021/22 (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.”*

3.33 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
2024/25	20.5	102.5	56.6

- 3.34 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.
- 3.35 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 2024/25 was 47.41dph. This is closer to, but still higher than, the guideline density recommended in policy SP3.
- 3.36 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.
- 3.37 The average density has been calculated for sites of five or more dwellings only to account for the small site skew. Over the 2024/25 monitoring period, completions were achieved on 11 sites with permission for 5 or more dwellings. The average density of these sites was 69.5 dph, which is slightly higher than the overall average

density figure (56.6 dph), suggesting that the skew from smaller developments over the year was not significant.

3.38 The general findings of indicator H-8 can be summarised as follows:

- In 2024/25, the average density of all residential development of 56.6 dph, continued to be above the guideline density included in policy SP3 (32 dph).
- The average density on all greenfield sites was below 32 dph in 2024/25 (at 20.5 dph) and has been below 32 dph for 7 out of the past 8 years.
- The average density on all previously developed sites exceeded 32 dph, at 102.5 dph. Development on previously developed land has exceeded 32 dph for the past 8 years.

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

3.39 Table 10 below shows one, two, three and four plus bed dwellings completed in the district in 2024/25 as a number and a percentage of total completions (based on the gross completion figure of 186).

TABLE 10: Number of one, two, three and four plus bedroom dwellings completed in 2024-2025 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	59	35.1	17	94.4	76	40.9
3	41	24.4	1	5.6	42	22.6
4+	68	40.5	0	0.0	68	36.6
Gross Totals	168		18		186	

3.40 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.

- 3.41 Overall, over 2024/25, the number of 1 and 2 bed houses is broadly in line with the SHMA recommendation, but there has been an under provision of 3 bedroomed houses, and an over provision of 4 plus bedroomed houses. When looking at market housing alone, there has been an over provision of 1 and 2 bed and 4 bed plus houses and an under provision of 3 bed houses.
- 3.42 Completions over the previous 7 years have not corresponded to the recommended bedroom mix in the 2017 SHMA. There has been an over provision of larger 4 bed plus properties and 1 and 2 bedroomed dwellings. 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.
- 3.43 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.
- 3.44 The mix of affordable houses is discussed under indicator H10, below.

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

- 3.45 18 affordable homes were provided from completed planning approvals in 2024/25; 14 were affordable rented properties (77.8% of the total) and 4 were affordable sale properties (22.2% of the total).
- 3.46 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 2024/25 of 94.4% 1 and 2 bed houses, 5.6% 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.

- 3.47 The affordable houses completed over 24/25 were built on large development sites at Hawbank Field and on land to the north of the A629 and west of Carleton Road, both in Skipton. When these planning applications were being considered, the Council's Strategic Housing team will have negotiated with the developer to agree the number and type of affordable houses that should be provided on site. The type and tenure of affordable houses will have been based on the recommendations of the SHMA and secured through the signing of a Section 106 Legal Agreement prior to the planning consent being issued. The houses on these sites have been completed over a number of years, so whilst the mix of affordable houses completed on each site in any one year might not reflect the recommendations of the SHMA, the total number delivered across the whole site will do.
- 3.48 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.

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

- 3.49 There were 56 affordable houses granted consent in 2024/25 on five applications, as follows:
- Land north of Lakeber Drive, High Bentham. Outline application for residential development with all matters reserved (indicative layout shows 27 dwellings). 8 Affordable houses to be provided (30% of total), with type and tenure to be agreed (ref 2022/24484/OUT).
 - Land at Lord's Close, Giggleswick. Full application for 41 new dwellings, including 9 affordable rented houses and 3 shared ownership (29% of total) (ref 2021/23539/FUL).
 - Land to the south of Brockhole View, Settle. Full application for 38 new dwellings including 7 affordable rented houses and 4 affordable sale houses (29% of total) (ref 2019/21261/FUL).

- Land off the A65, Crookrise, Skipton. Full application for 31 new dwellings, including 9 affordable houses (29% of total), tenure to be agreed (ref 2022/24273/FUL).
- Land to the north of Airedale Avenue, Skipton. Full application for 53 new dwellings, including 4 shared ownership houses and 12 affordable sale houses (30% of total) (ref ZA24/26255/FUL).

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).

3.50 There were five applications for 11 or more dwellings approved in 2024/25. These application are all listed under indicator H-11, above. They were all on greenfield sites, and all achieved 29% or 30% affordable housing on site.

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

3.51 No 'extra care' developments were completed over 2024/25.

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

3.52 At 31st March 2025 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 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 of 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 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	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

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)	strategy. Does not provide information needed for Craven LP policy implementation.
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Table of Deleted Indicators

Indicator	Comments
<p>Contextual Indicators:</p> <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) • Environment (No. conservation area, listed buildings, SAMs, SSSIs, SINCs, Ancient Woodland etc) • Crime (ONS Home Office police recorded crime) 	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.
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	Not currently monitored as the information needed is not available. This indicator is not

higher, as a number and a percentage of all houses completed over the monitoring period.	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 Councils 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.	<p>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.</p> <p>Map-based information on planning applications is available on the Council's website.</p>
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Appendix B – Craven Local Plan Housing Trajectory 2024/25

CRAVEN LOCAL PLAN HOUSING TRAJECTORY

1ST APRIL 2025



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