Local Development Plan
Employment Land Discussion Paper

Appendix A

Analysis of the
Regional Econometric Model (REM)
of Forecast Employment Sector Growth
(May 2013)

LOCAL DEVELOPMENT PLAN
EMPLOYMENT LAND DISCUSSION PAPER

CDC Analysis of the Regional Econometric Model (May 2013)

Industry Name	Land requirement (hectares)	Floorspace requirement (m2)	Plot ratio	Floorspace per job	Actual employment change 15 yrs: 2012-2026	Output (£ million change)
Agriculture, Forestry & Fishing	0	0	N/A	N/A	814	19
Business Services	2.25	7,881	3,500 m2 per hectare	19	415	40
Construction	0	0	N/A	N/A	405	77
Hotels & Catering	0	0	N/A	N/A	305	22
Health	0	0	N/A	N/A	253	26
Retailing	0	0	N/A	N/A	210	28
Wholesaling	1.80	8,113	4,500 m2 per hectare	50	162	34
Education	0	0	N/A	N/A	147	6
Banking & Insurance	0.70	1,989	3,500 m2 per hectare	19	105	73
Transport	0.41	1,223	3,000 m2 per hectare	80	15	7
Oil & Gas Extraction	0	0	N/A		0	0
Fuel Refining	0	0	N/A	N/A	0	0
Transport Equipment	0	0	N/A		-2	1
Chemicals	0	0	N/A		-2	0
Other Financial & Business Services	0	0	N/A		-5	3
Gas, Electricity & Water	0	0	N/A		-5	-1
Communications	0	0	N/A		-5	2
Minerals	0	0	N/A	N/A	-8	1
Electrical/Optical Equipment	0	0	N/A		-19	-1
Wood & Wood Products	0	0	N/A		-27	0
Public Admin & Defence	0	0	N/A		-39	0
Other Services	0	0	N/A		-41	15
Paper, Printing & Publishing	0	0	N/A		-44	1
NEC Other Manufacturing	0	0	N/A		-51	5
Other Mining	0	0	N/A		-57	-3
Rubber & Plastics	0	0	N/A		-88	-1
Food, Drink & Tobacco	0	0	N/A		-105	1
Textiles & Clothing	0	0	N/A		-159	-4
Machinery & Equipment	0	0	N/A		-198	4
Metals	0	0	N/A		-199	-2
TOTAL	**5.16**	**hectares**				

Local Development Plan
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Appendix B

Economic profiles of sub-areas of Craven

(outside the Yorkshire Dales National Park)

SUB-AREA ECONOMIC CHARACTERISTICS

South Sub Area Economic Characeristics

Strengths	Opportunities
A flourishing market town centre. Stable and diverse local economy. High quality local education provision. Relatively low reliance on public sector employment and high levels of self-employment. High proportion of businesses in identified growth sectors (Experian / BBC Local Growth Research 2012). High quality local natural and built environment is a draw for businesses and people to locate in the area. Strong employment growth A buoyant local light industrial market. Strong financial services.	Growth of Craven College. Tourism economy growth. Proximity and efficient transport connectivity with the Leeds-Bradford economy. A young and growing population in adjoining Bradford District. Elderly care / healthcare sector growth. Lower cost housing areas in nearby areas of Bradford and Pendle Districts.
Weaknesses	**Threats**
Limited choice of location and types of sites. Land along the A629 and Airedale railway line corridor is in the Aire Valley floodplain. Low wage economy. High cost of local housing. Environmental sensitivity to large scale industrial development. A substantial backlog of un met affordable housing need.	Reliance on financial services sector and Skipton Building Society. High levels of commuting into and out of the District subject vulnerable to rising travel costs. Declining population of working age even taking into account rising labour market participation amongst older age groups. Employment development is unviable on unserviced land. Skipton town centre has very limited capacity to expand and accommodate new businesses. Relatively low population growth is a limitation to signalling to investors that this is a growth area.

Mid Sub Area Economic Characteristics

Strengths Stable local economy and market town centre. Relatively low reliance on public sector employment. High level of self-employment. The mid is more self-contained than the North and South sub areas with less commuting to jobs outside the District. A more stable younger population than the North and South Sub Areas. Significant employment in retail, wholesale and distribution.	Opportunities Tourism economy growth. Elderly care / healthcare sector growth. High quality local natural and built environment is a draw for businesses and people to locate in the area. Good rail connectivity. Location for higher value businesses. Development of very high speed broadband.
Weaknesses Low wage economy with a large disparity between housing costs and incomes. High cost of local housing and other higher living costs associated with a very rural area. Environmental sensitivity to large scale industrial development. Significant distance from higher growth urban centre.	Threats High levels of commuting into and out of the District subject vulnerable to rising travel costs. Outmigration of younger working age population to outside the local labour market. Employment development is unviable on unserviced land. Rising fuel costs pressuring people to live closer to where they work. Reliance on a small number of manufacturing companies.

North Sub Area Economic Characteristics

Strengths Relatively low reliance on public sector employment. High levels of self-employment. High quality local natural and built environment is a draw for businesses and people to locate in the area. Stable local economy and market town centre.	Opportunities Tourism economy growth. Proximity of the University City of Lancaster. A young and growing population in adjoining Bradford District. Elderly care / healthcare sector growth. Ingleton is on the A road network with access to the M6.
Weaknesses Limited choice of location and types of sites leading to low levels of demand for new employment land.. Low wage economy. High cost of local housing. Environmental sensitivity to large scale industrial development. There is a lack of evidence of demand for land and premises in any settlements in the sub area. Poor road links to Bentham. Infrequency of public transport for commuting.	Threats High levels of commuting into and out of the District subject vulnerable to rising travel costs. Declining population of working age even taking into account rising labour market participation amongst older age groups. Employment development is unviable on unserviced land. Relatively low population growth is a limitation to signalling to investors that this is a growth area. Over reliance on a small number of manufacturing companies.

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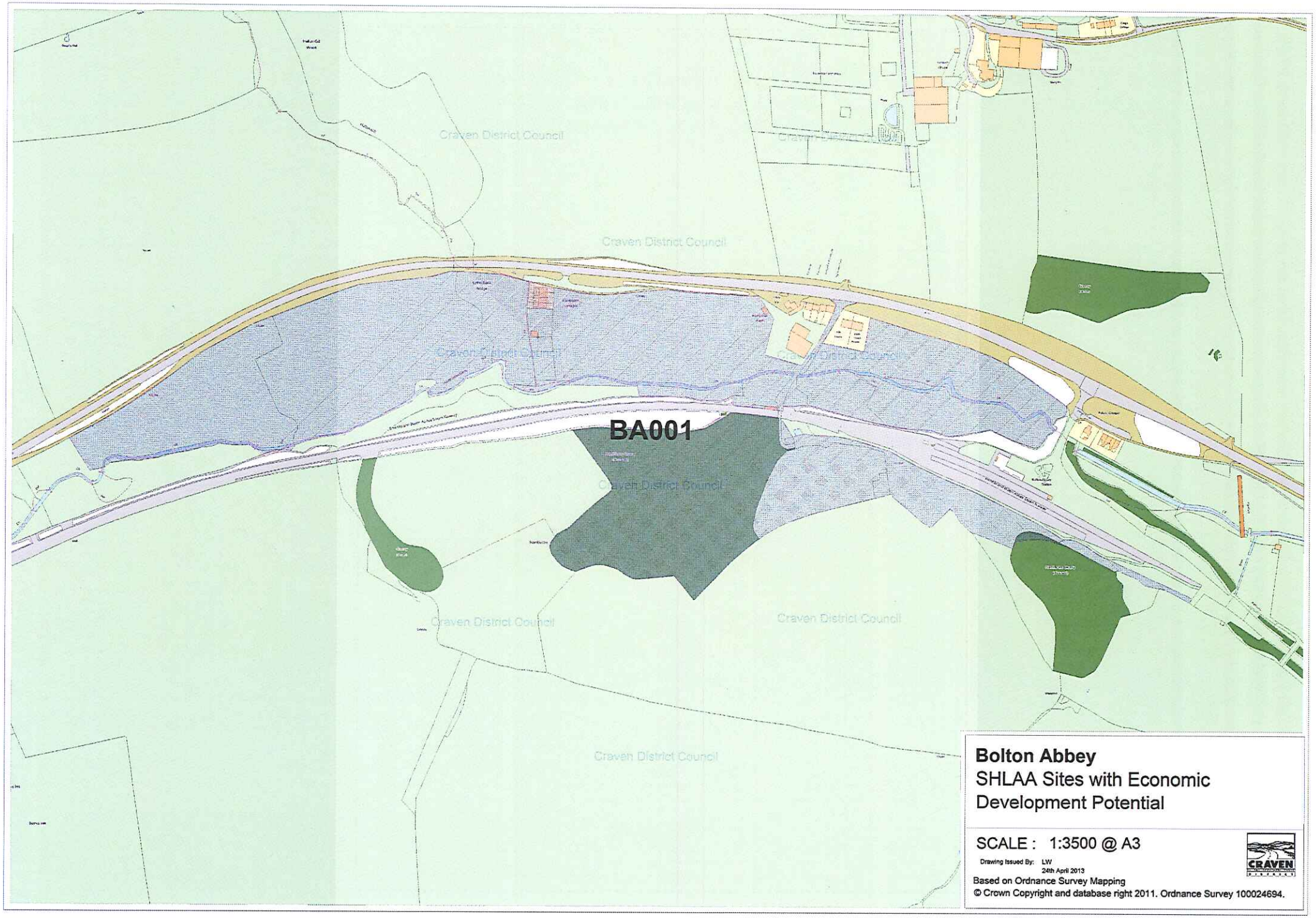
Employment Land Discussion Paper

Appendix C

Available land in Craven District Council's 2012 Strategic Housing Land Availability Assessment Update with "strategic economic development potential."



Bolton Abbey

SHLAA Sites with Economic Development Potential

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24th April 2013

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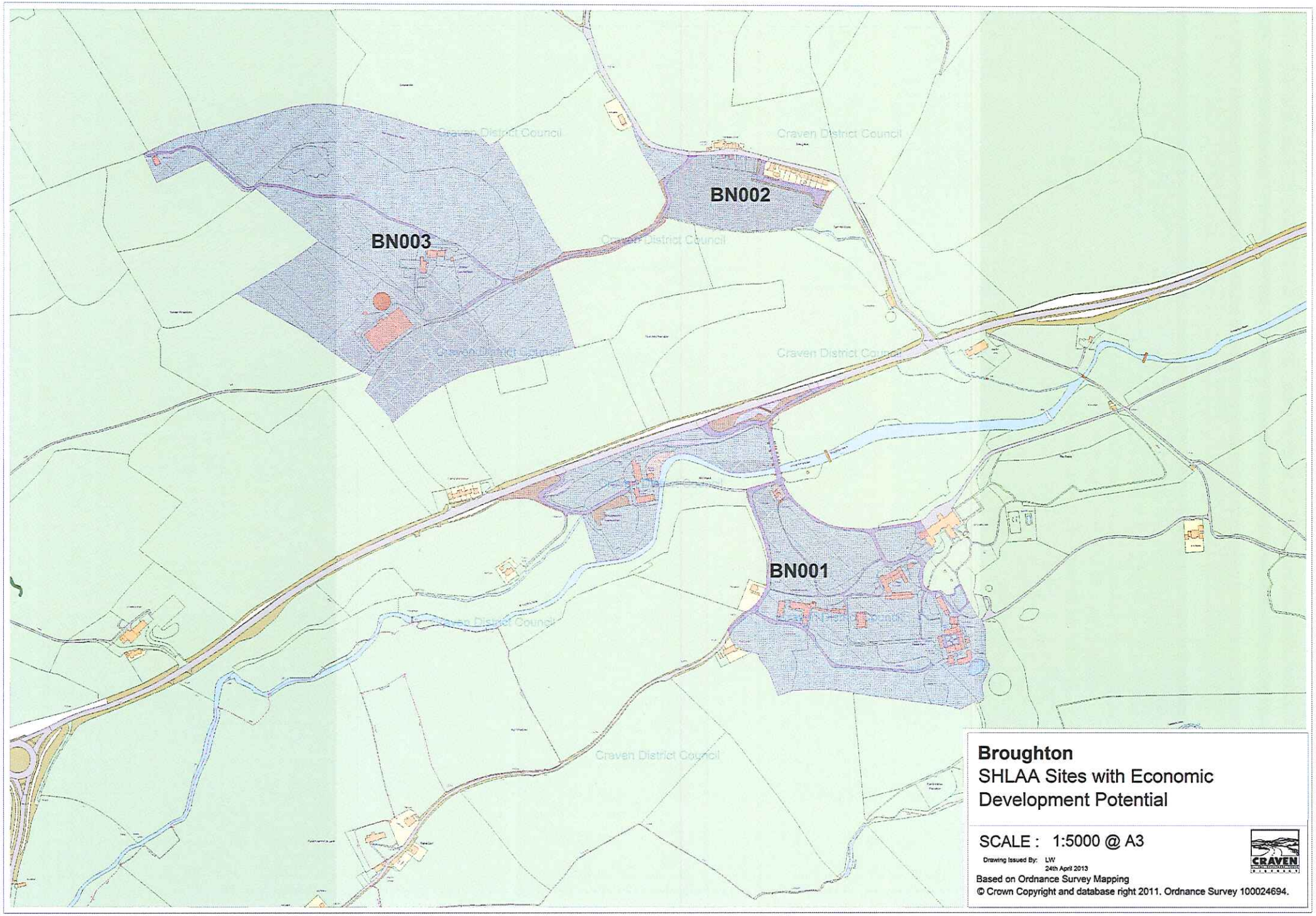

Broughton
SHLAA Sites with Economic Development Potential

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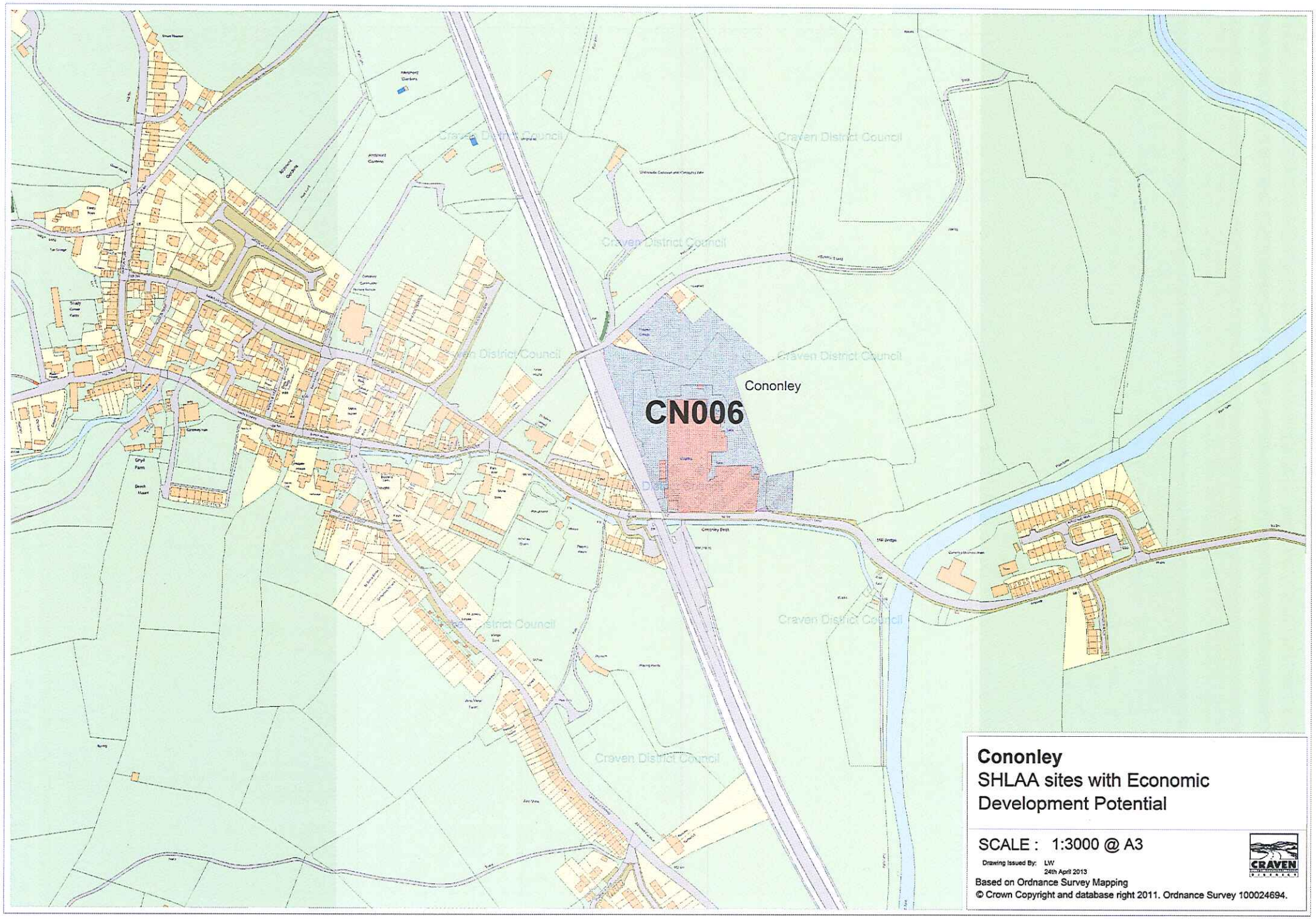

Cononley
SHLAA sites with Economic Development Potential

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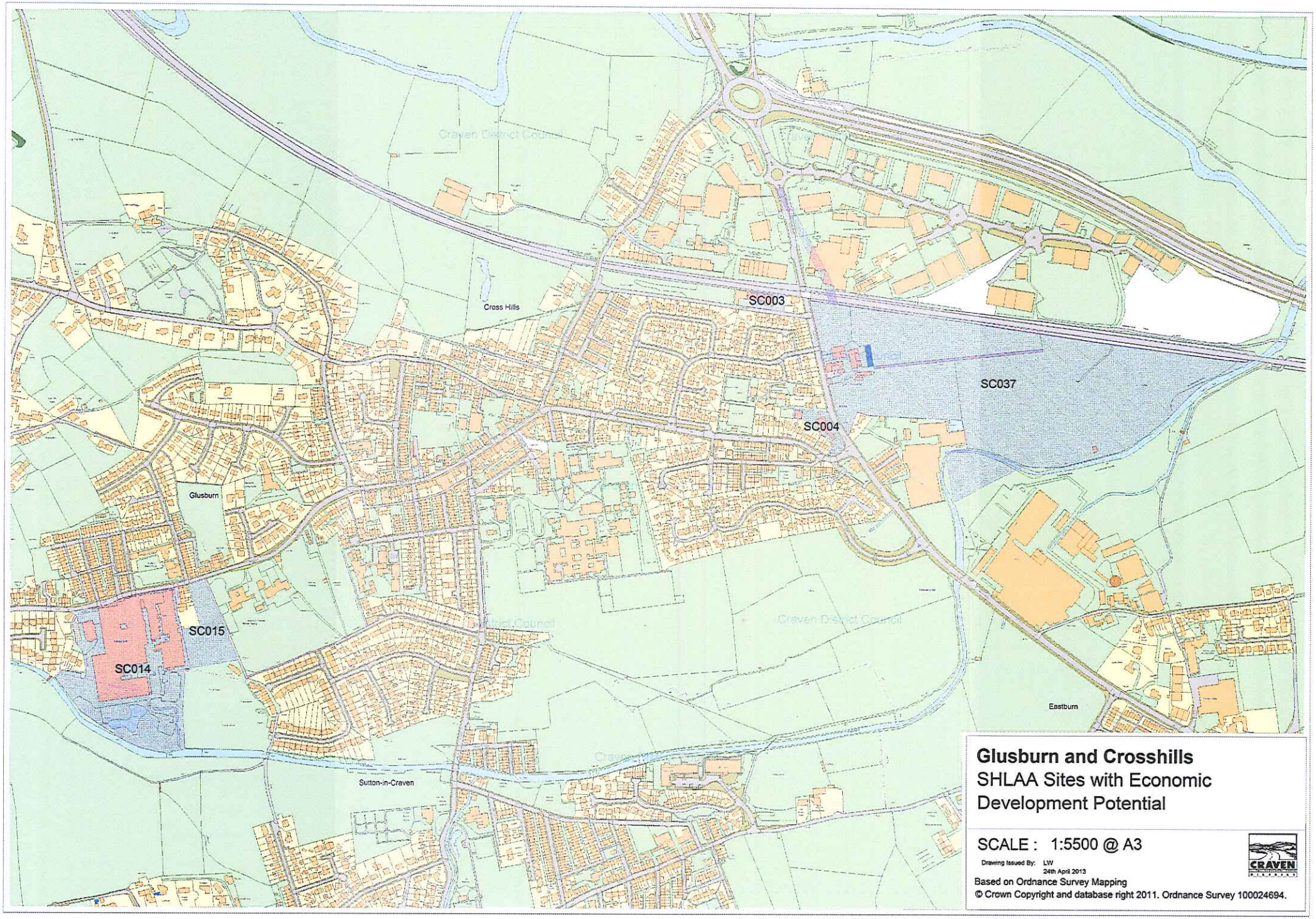

Glusburn and Crosshills
SHLAA Sites with Economic Development Potential

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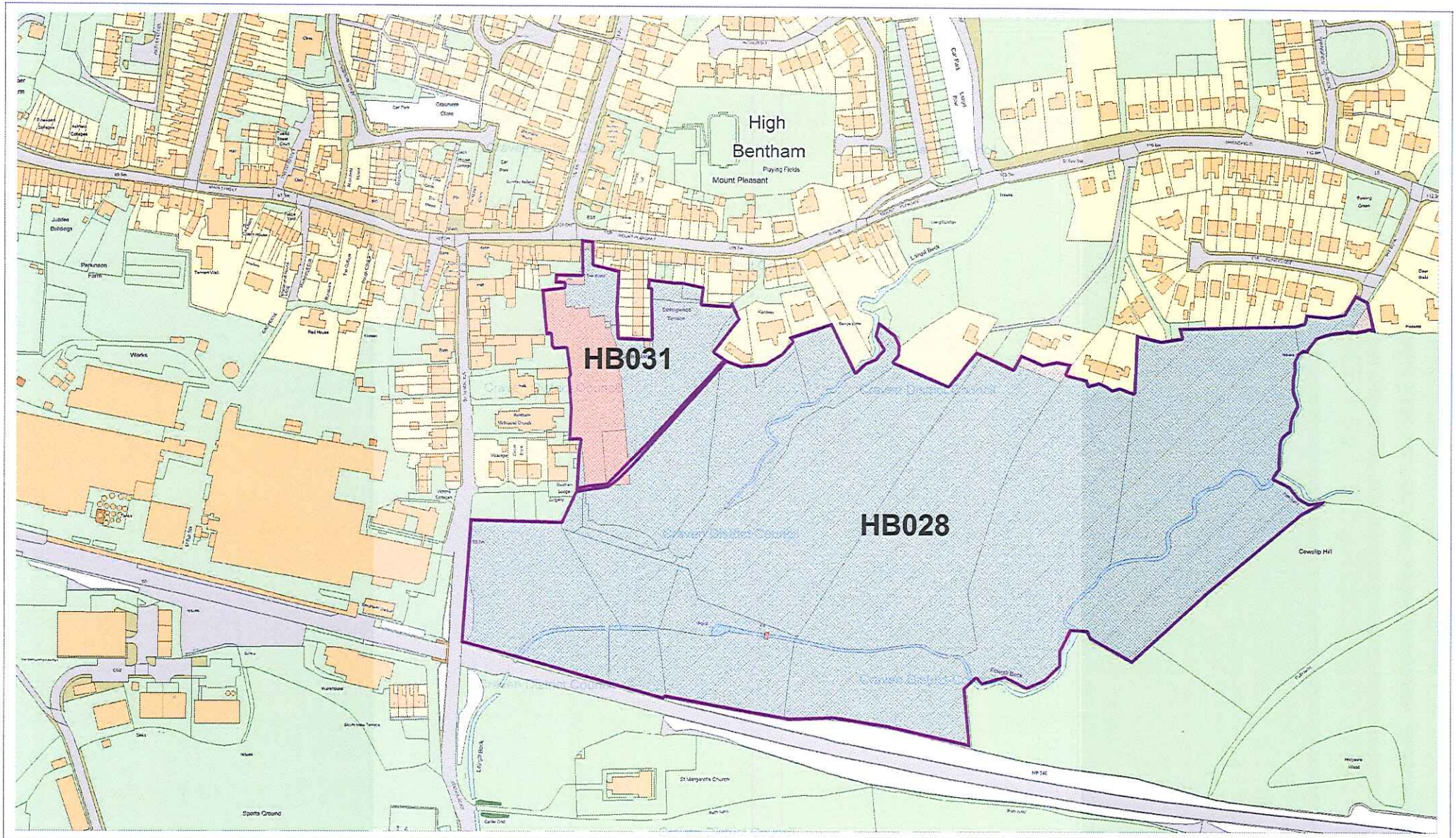

CRAVEN
DISTRICT

High Bentham

SHLAA sites with economic development potential

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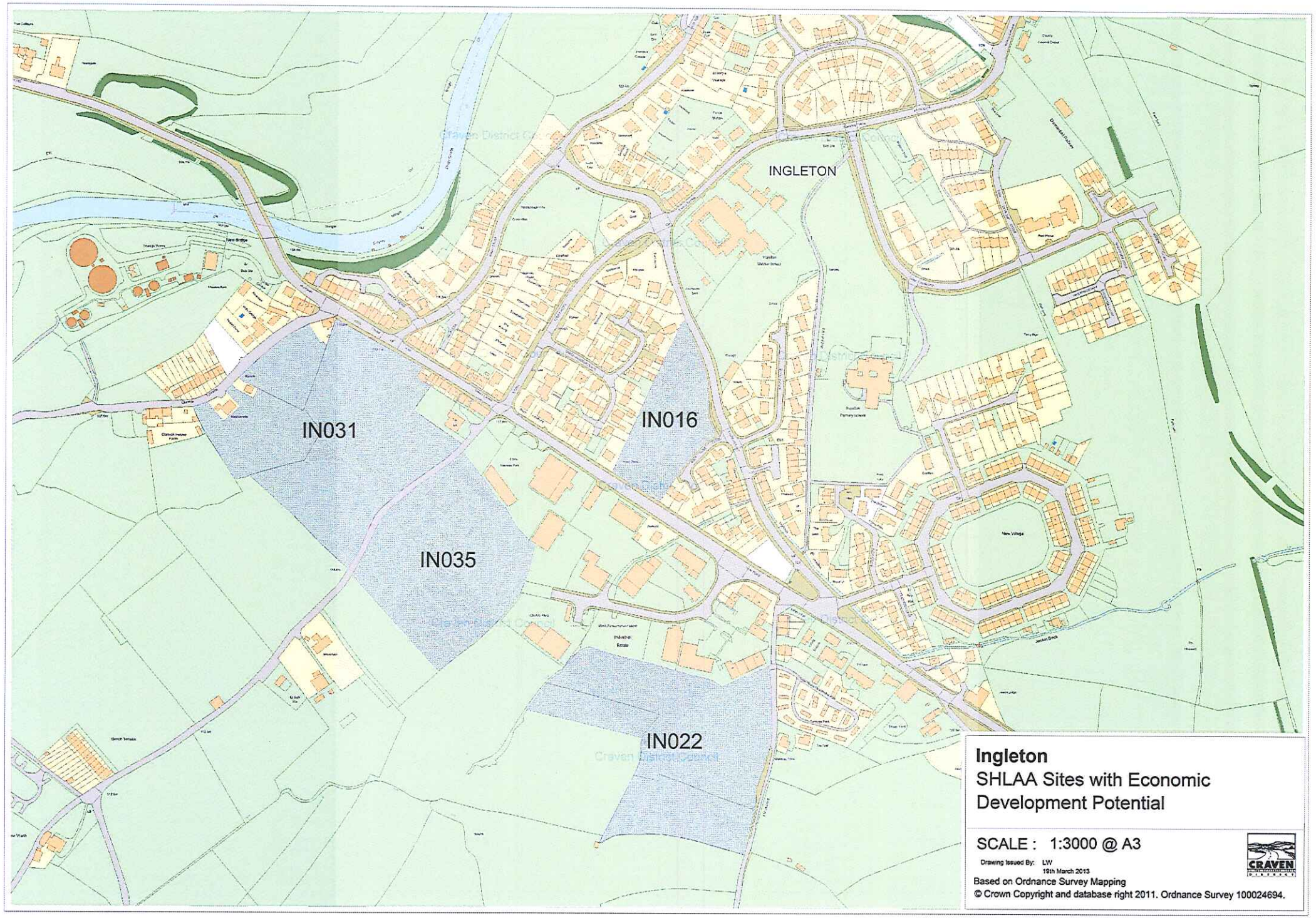

Ingleton

SHLAA Sites with Economic Development Potential

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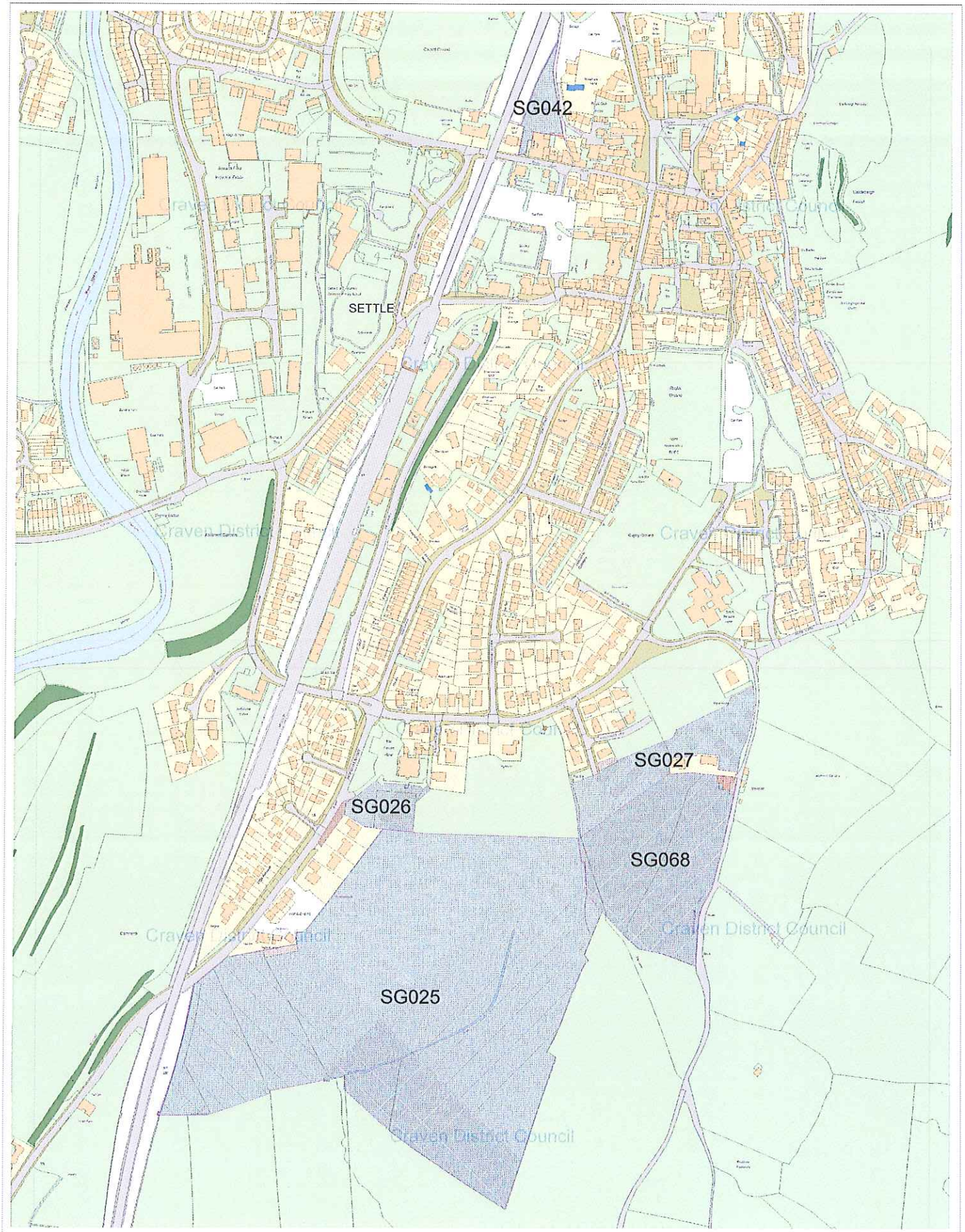

Settle

SHLAA Sites with Economic Development Potential

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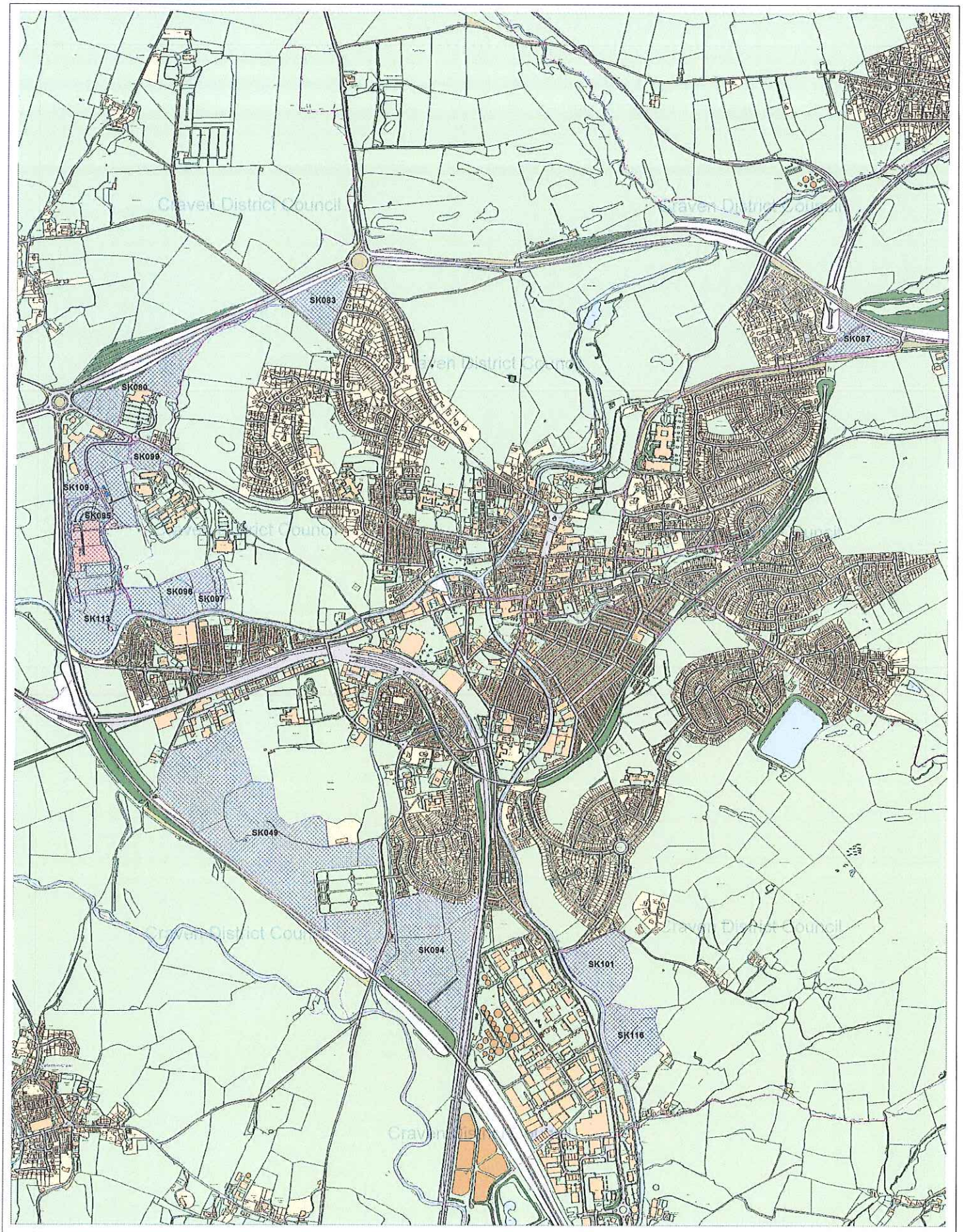

CRAVEN DISTRICT

Skipton

SHLAA Sites with Economic Development Potential

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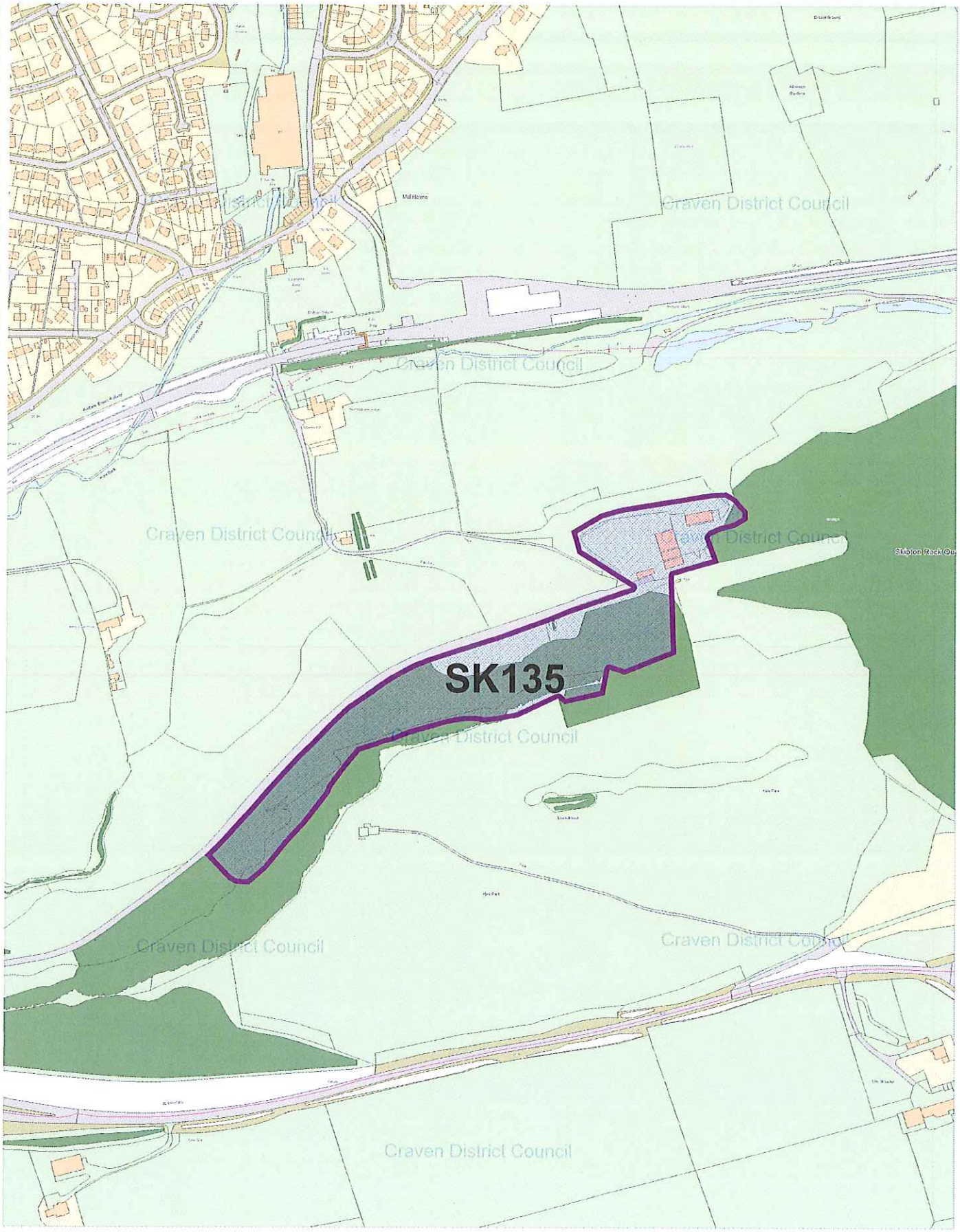

Sites with economic development potential

Skipton Rock Quarry

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Local Development Plan
Employment Land Discussion Paper

Appendix D

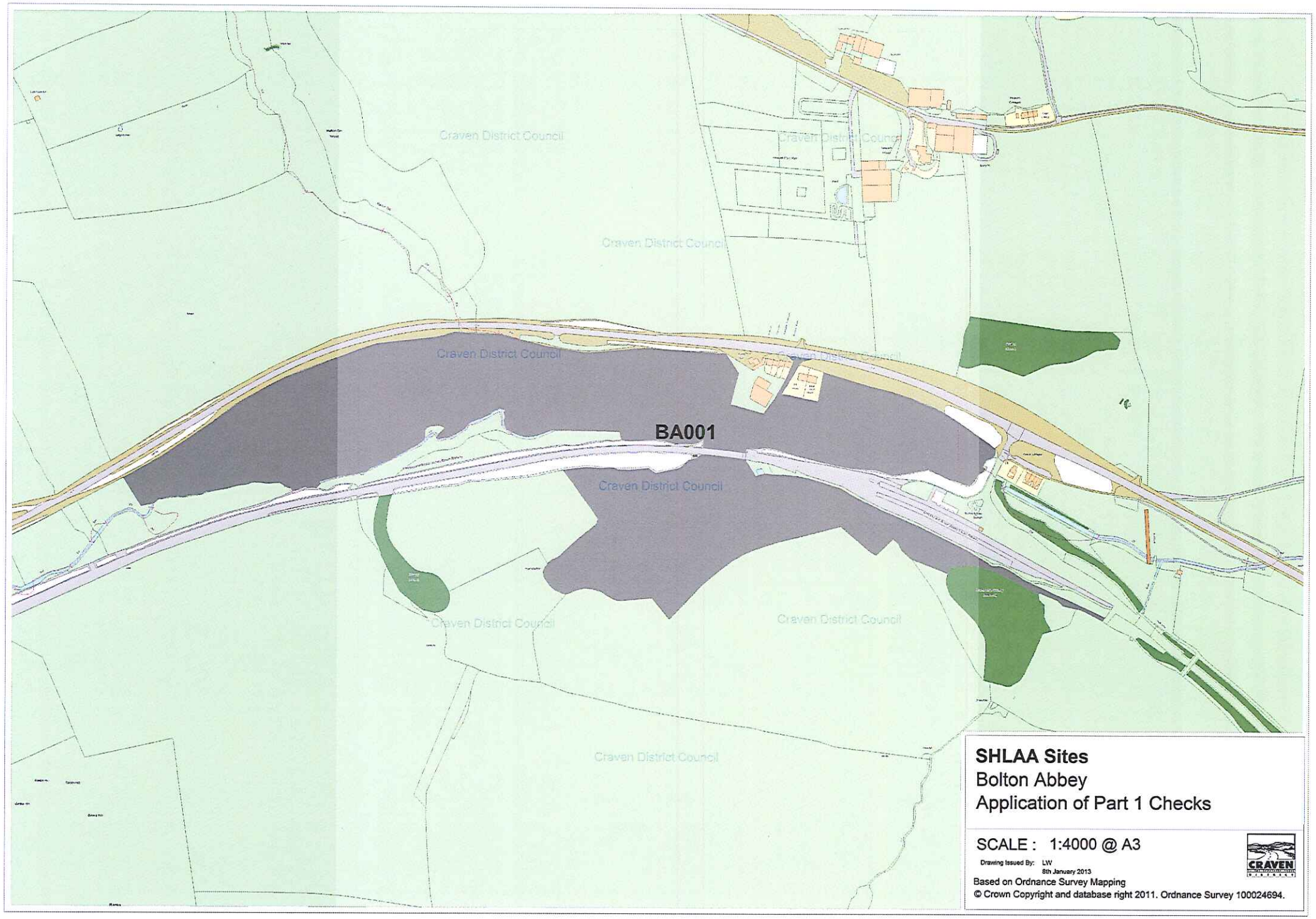
Available land in Craven District Council's Strategic Housing Land Availability Assessment (2012)

SHLAA Maps - Key
Application of Site Checklist Part One: Broad Checks

Site has passed Part One and is ready for Part Two: Detailed Checks

Site has not passed Part One - Development of the land would not follow the emerging spatial strategy

Site has not passed Part One - According to best available information, land is at the highest risk of flooding (Flood Zone 3b: “functional floodplain”)



SHLAA Sites
Bolton Abbey
Application of Part 1 Checks

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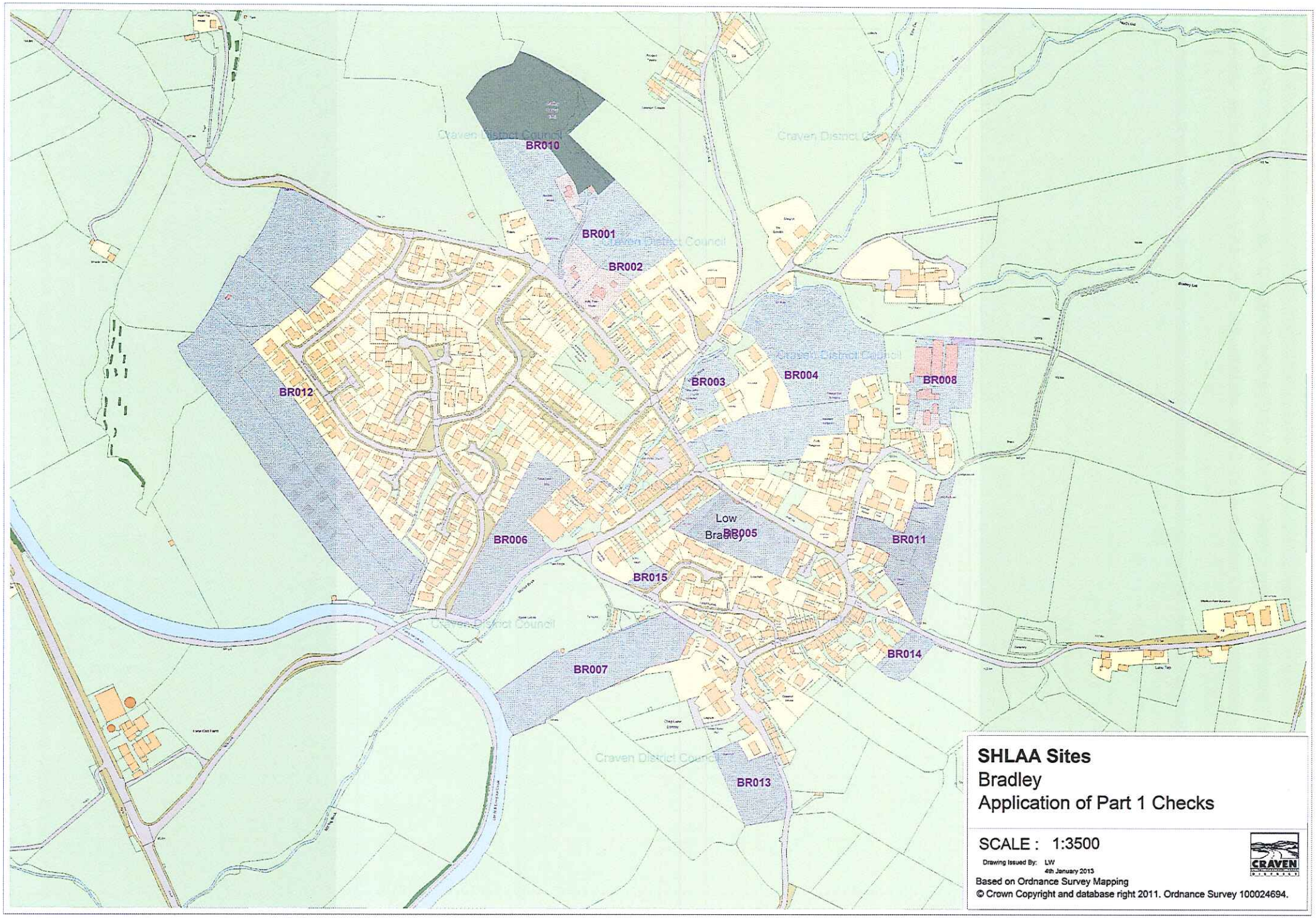

SHLAA Sites
Bradley
Application of Part 1 Checks

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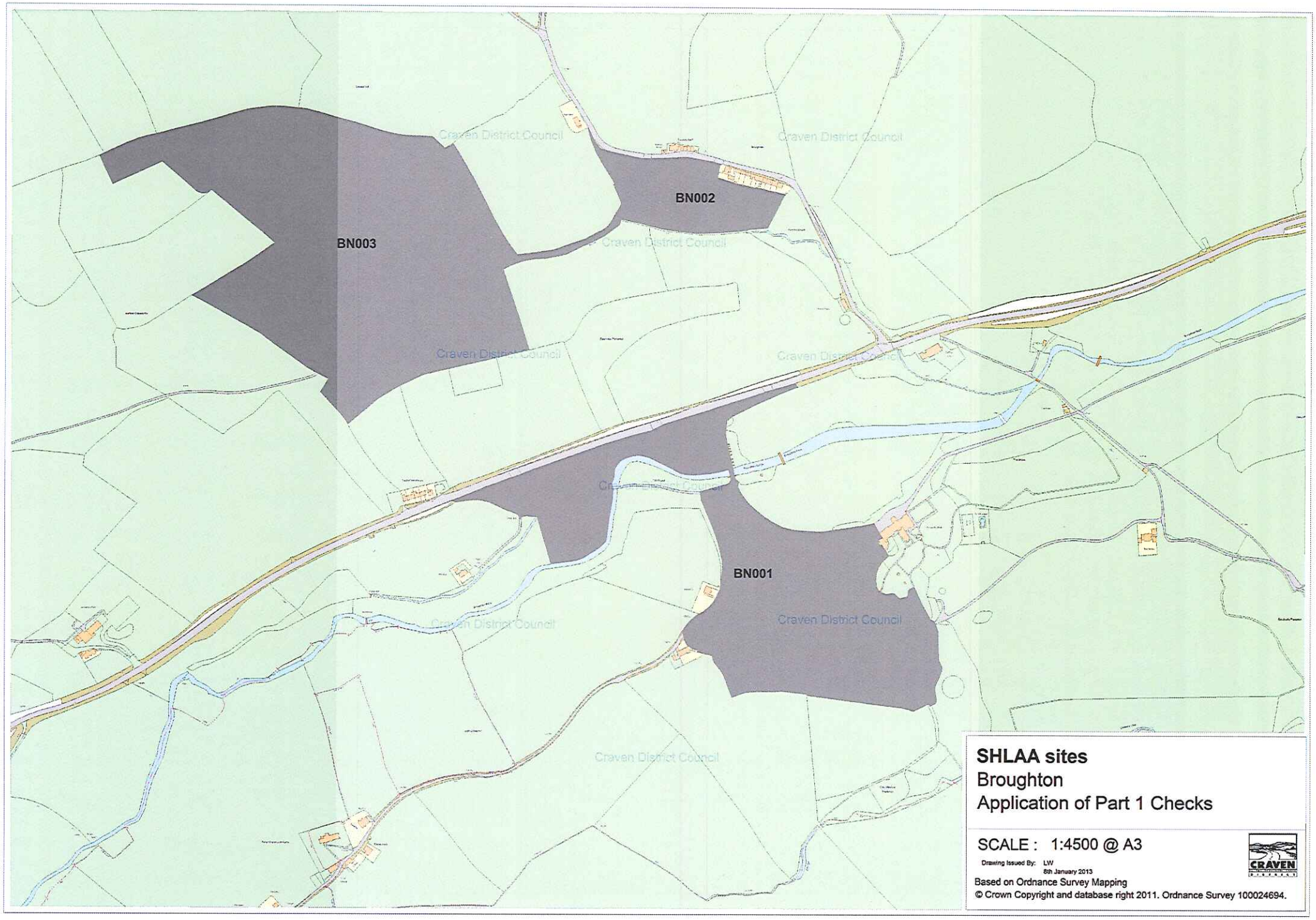

SHLAA sites
Broughton
Application of Part 1 Checks

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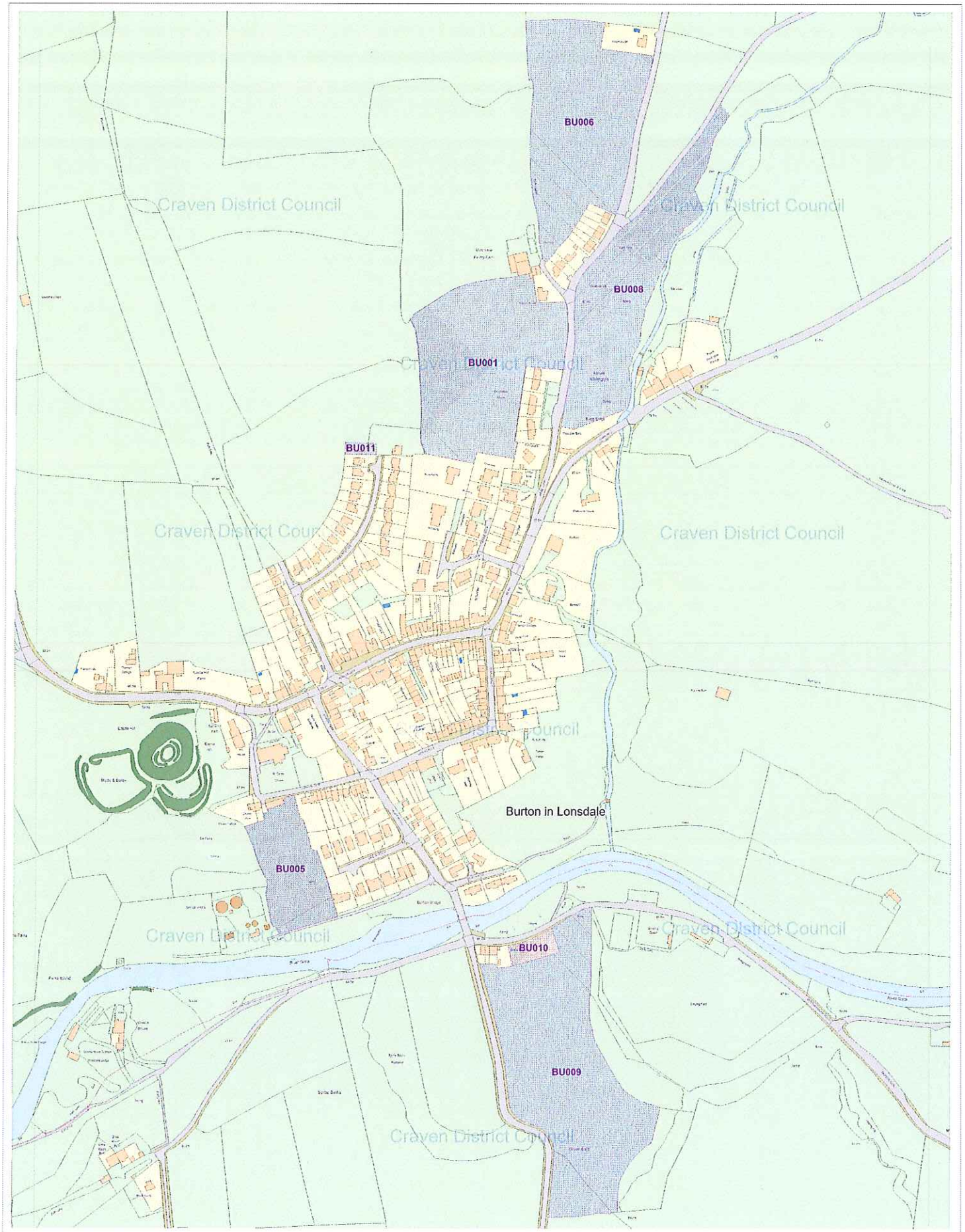

CRAVEN
IN THE YORKSHIRE DALES
DISTRICT

SHLAA Sites, Burton-in-Lonsdale

Application of Part 1 Checks

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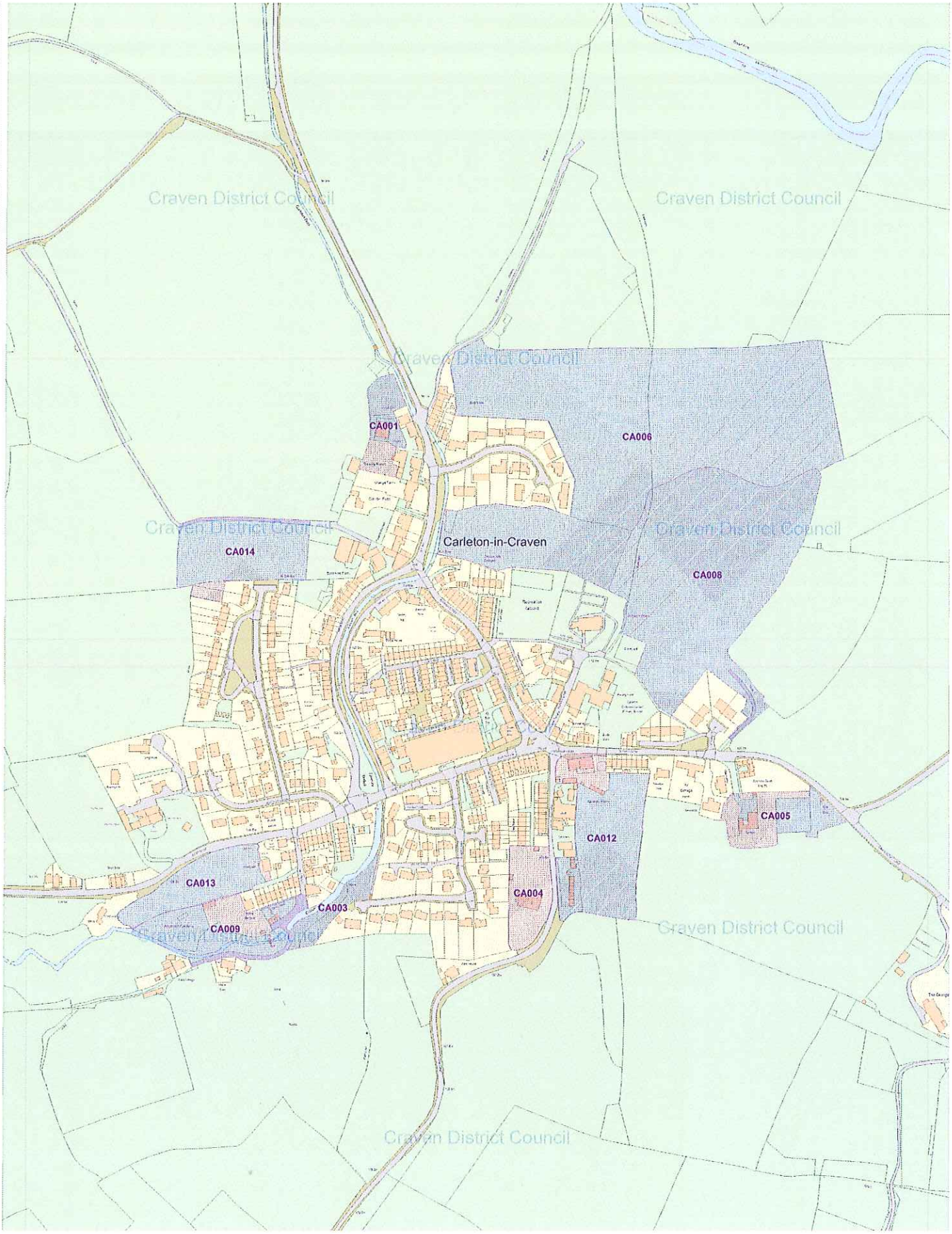

CRAVEN
BY THE YORKSHIRE DALES
DISTRICT

SHLAA Sites, Carleton

Application of Part 1 Checks

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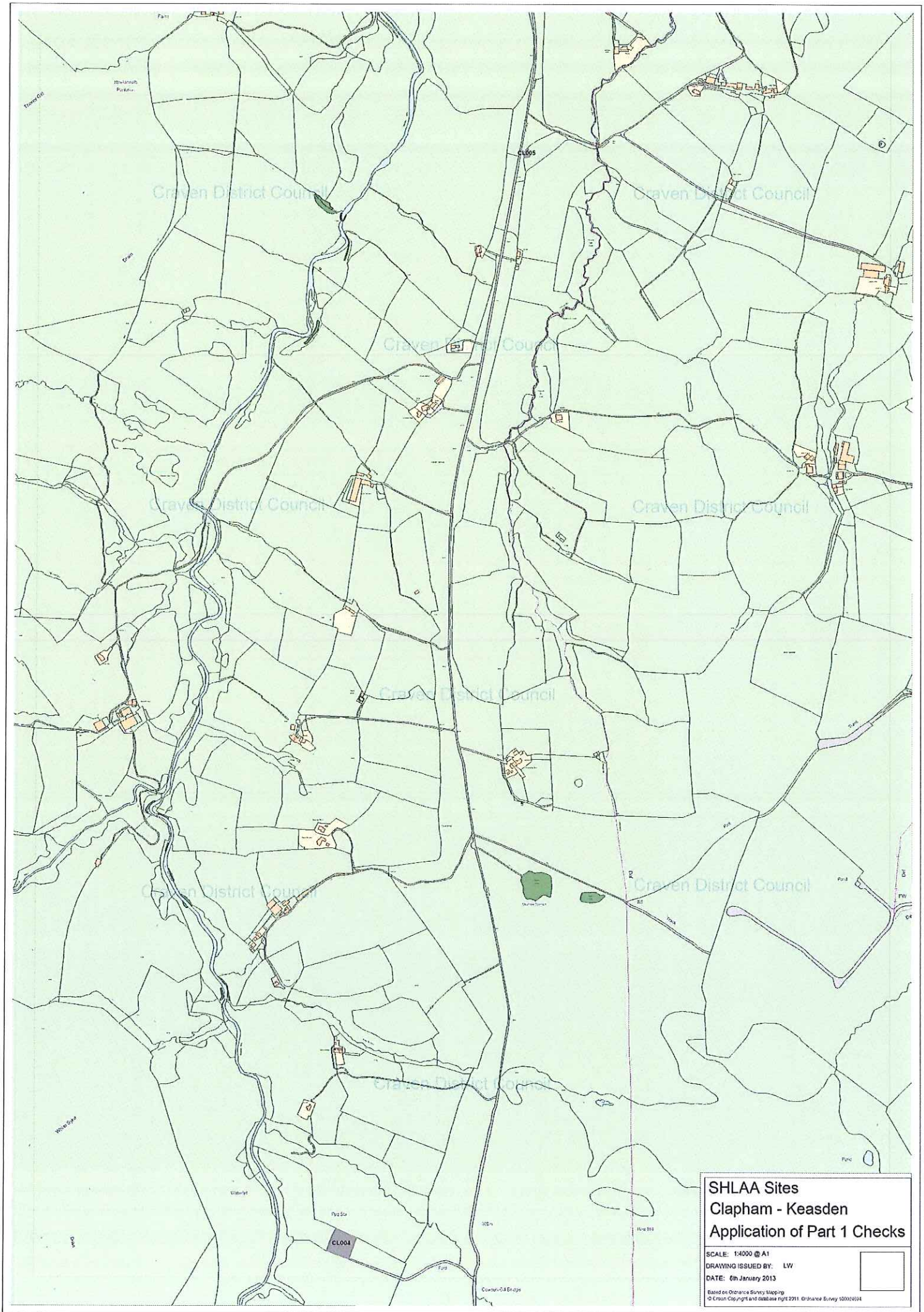
CL005
CL004
Craven District Council
SHLAA Sites
Clapham - Keasden
Application of Part 1 Checks
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DATE: 8th January 2013
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Nutta Farm
Dismantled Railway
Craven District Council
CL003
Clapham Station
Wenning Bank Bridge
Wenning Bridge
Clapham Viaduct
Giffords
Calterber Bridge
Calterber Barn
Crook Beck
LB
FH
Pp Ho
Gravity Towders
Wenning Bank
Pond
Dismantled Railway
SHLAA Sites
Clapham Station
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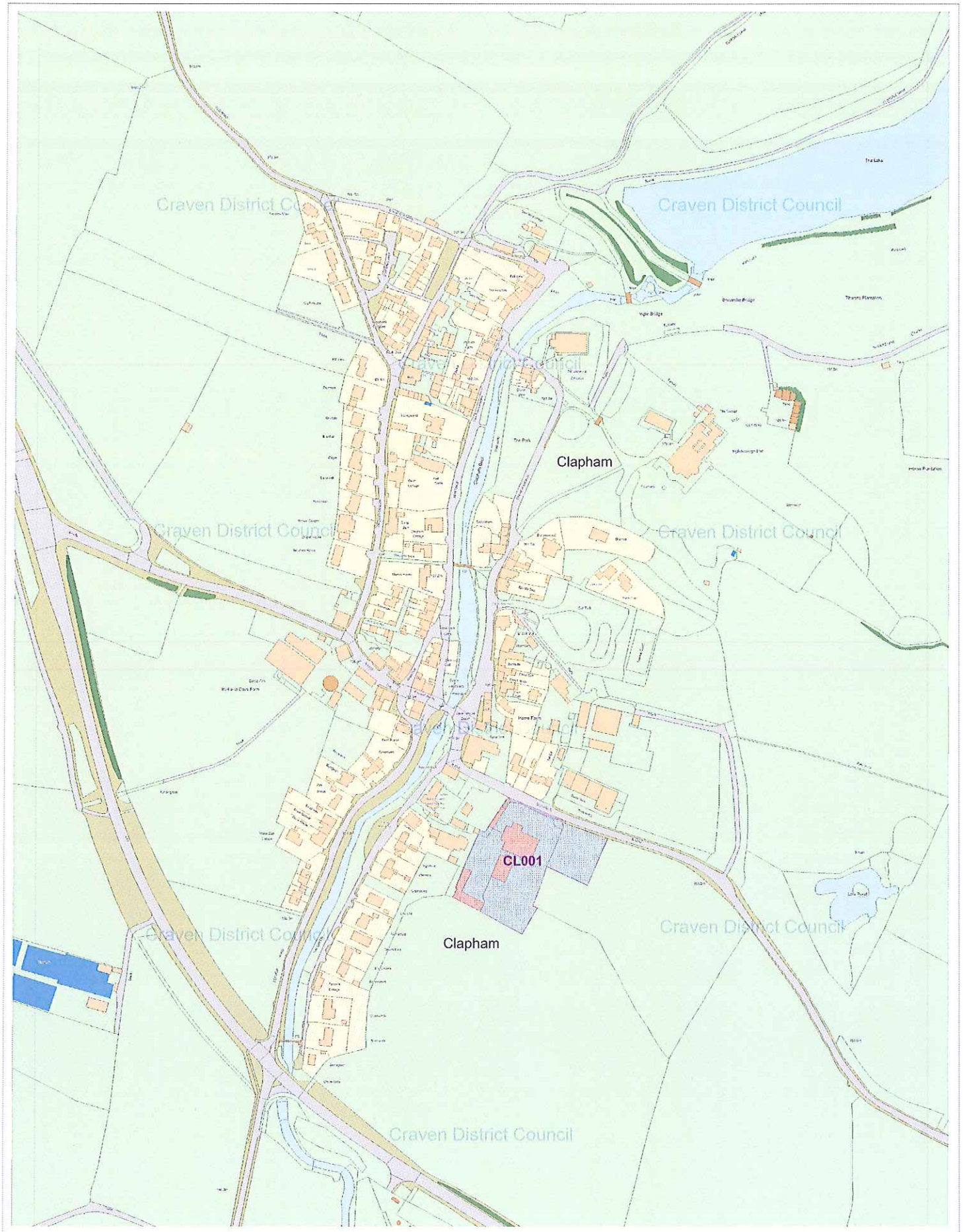

SHLAA Sites, Clapham Village

Application of Part 1 Checks

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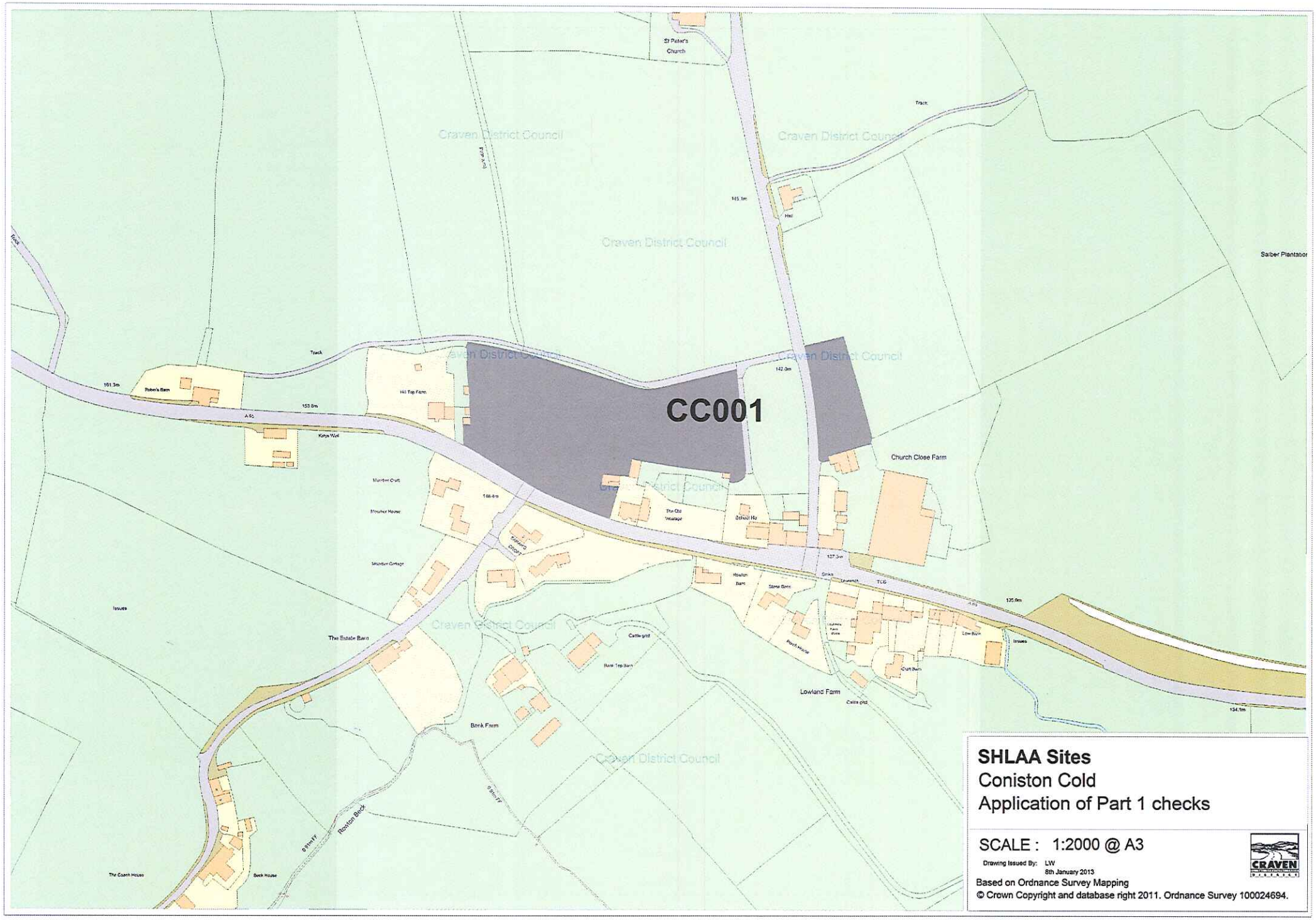

SHLAA Sites
Coniston Cold
Application of Part 1 checks

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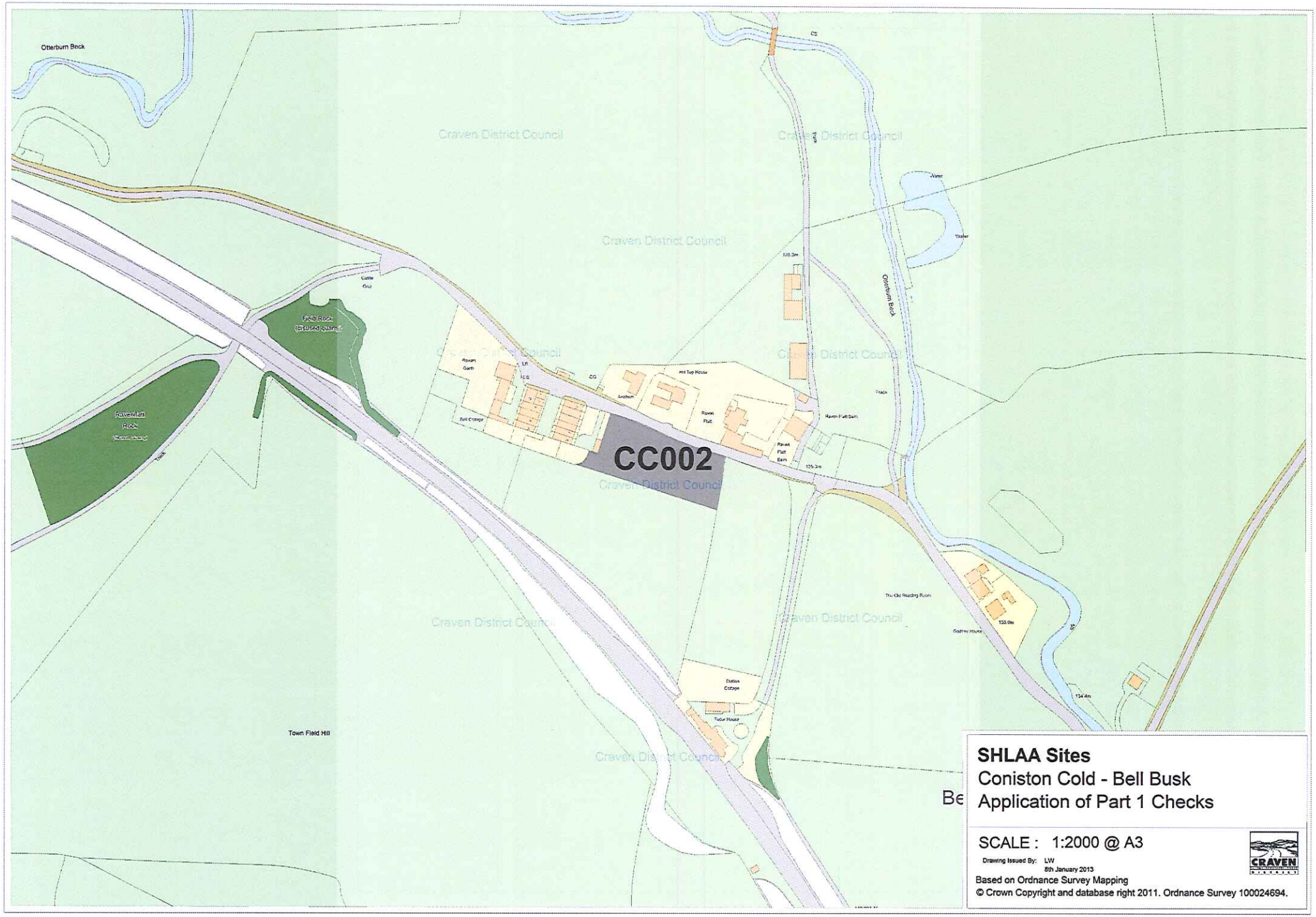

SHLAA Sites

Coniston Cold - Bell Busk

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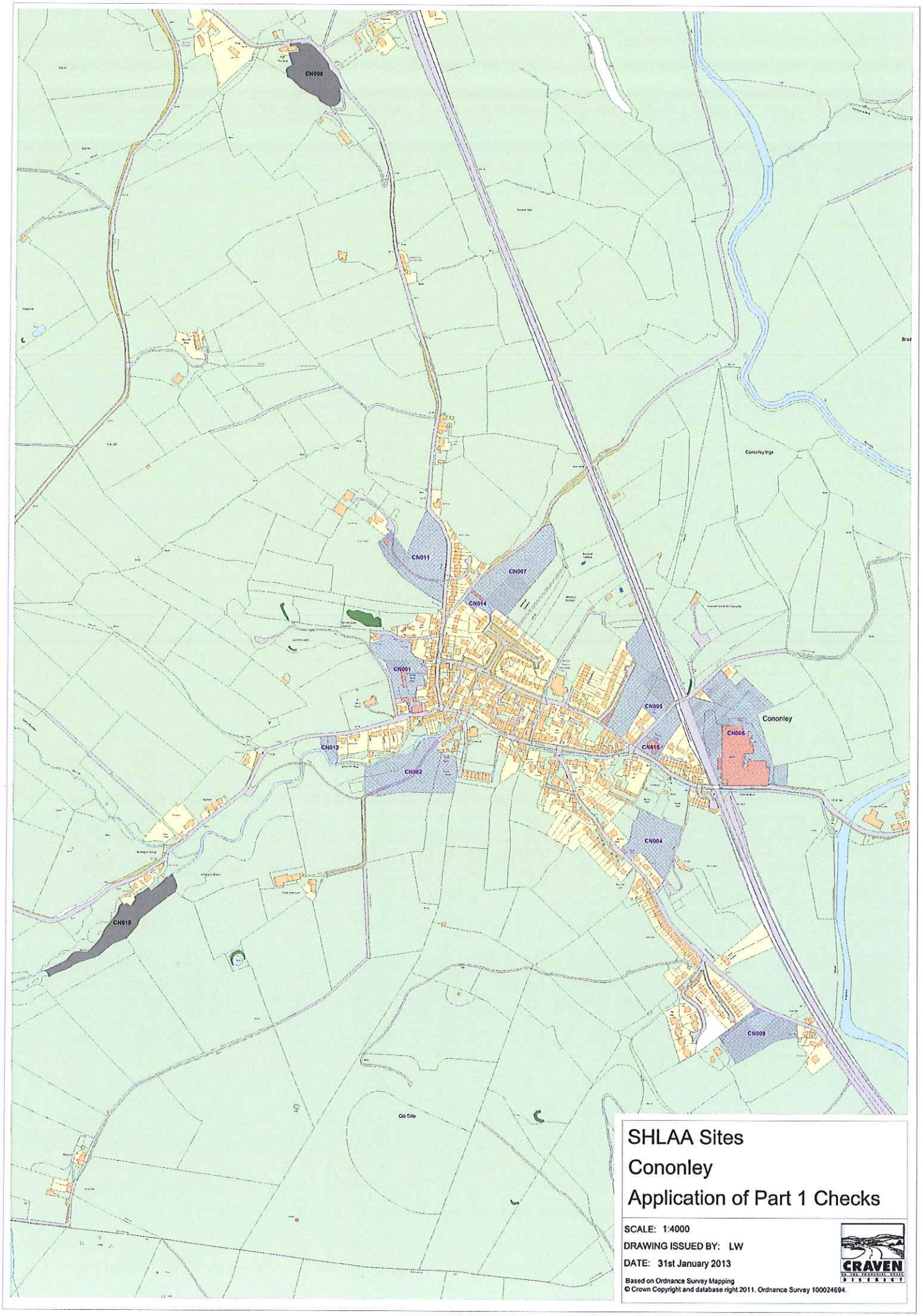

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Cononley
Application of Part 1 Checks

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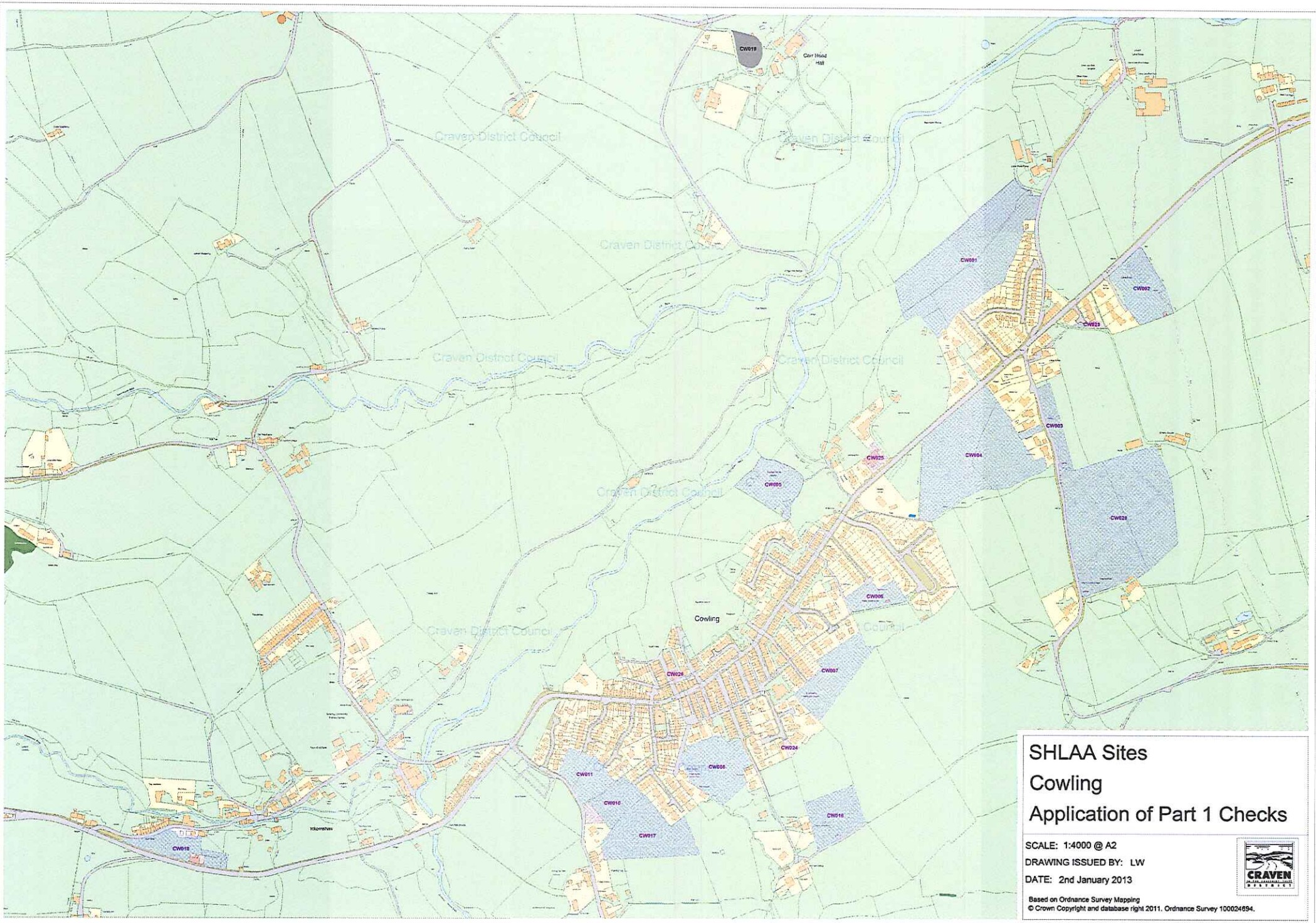

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Cowling
Application of Part 1 Checks

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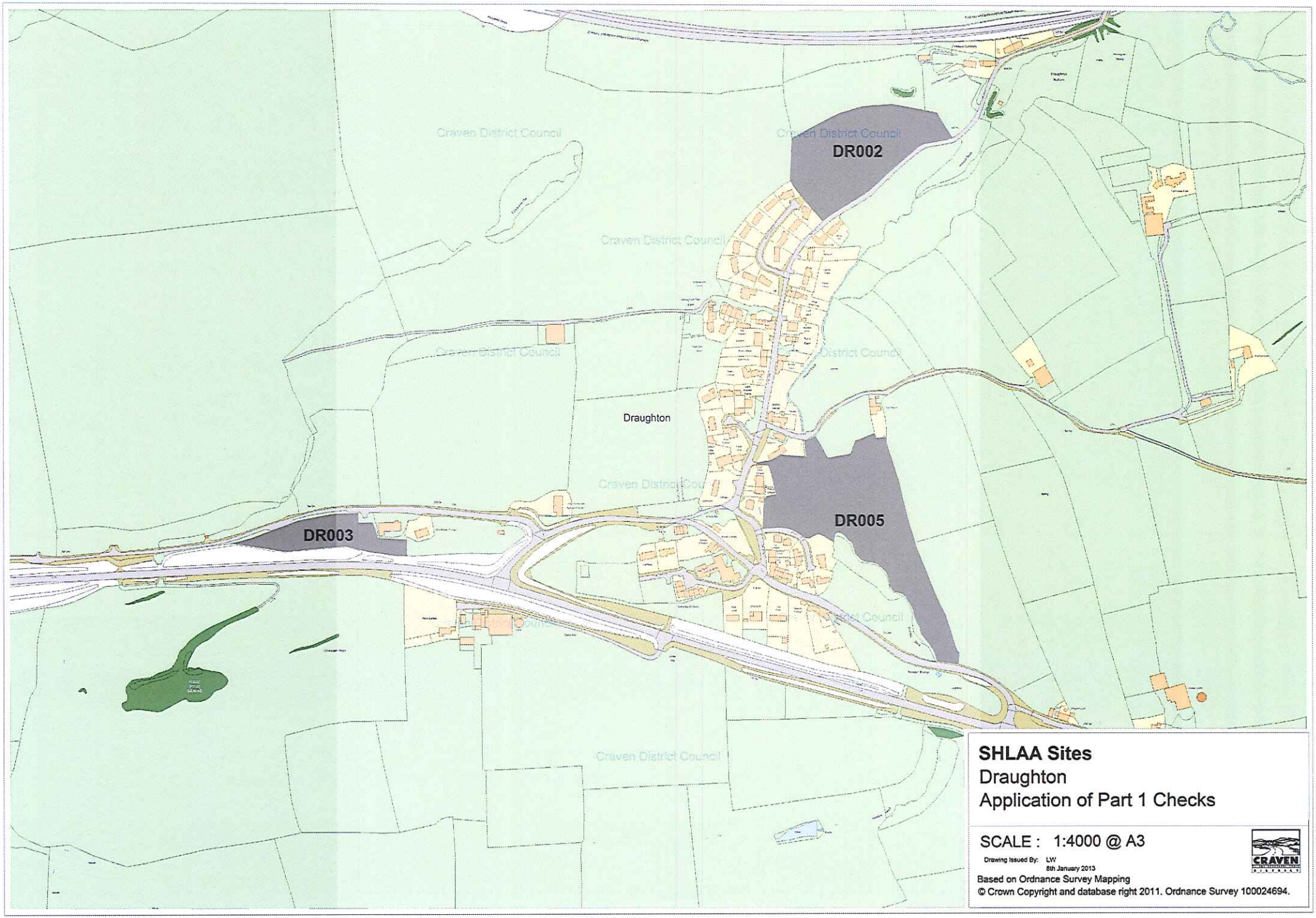

SHLAA Sites
Draughton
Application of Part 1 Checks

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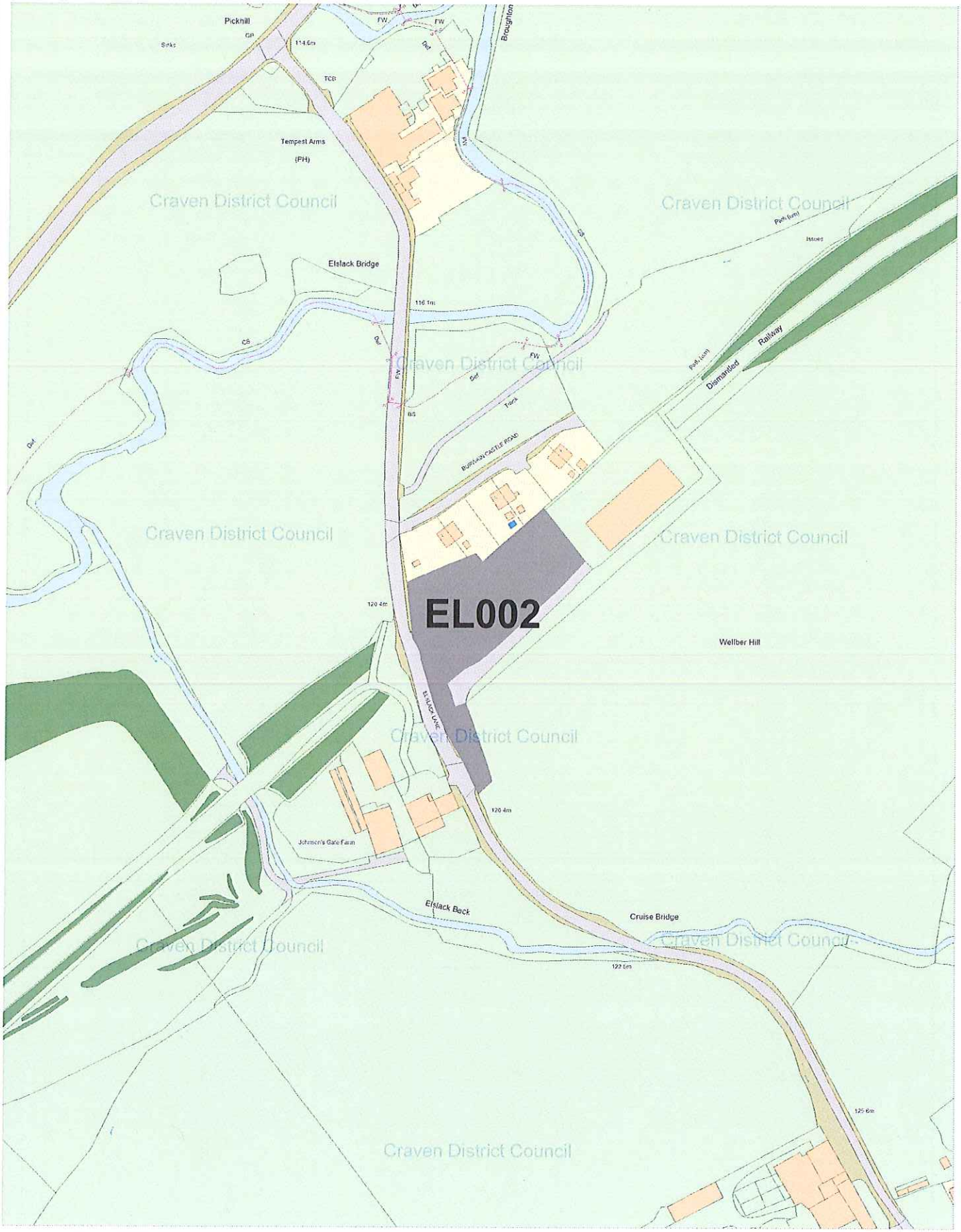

SHLAA Sites, Elslack

Application of Part 1 Checks

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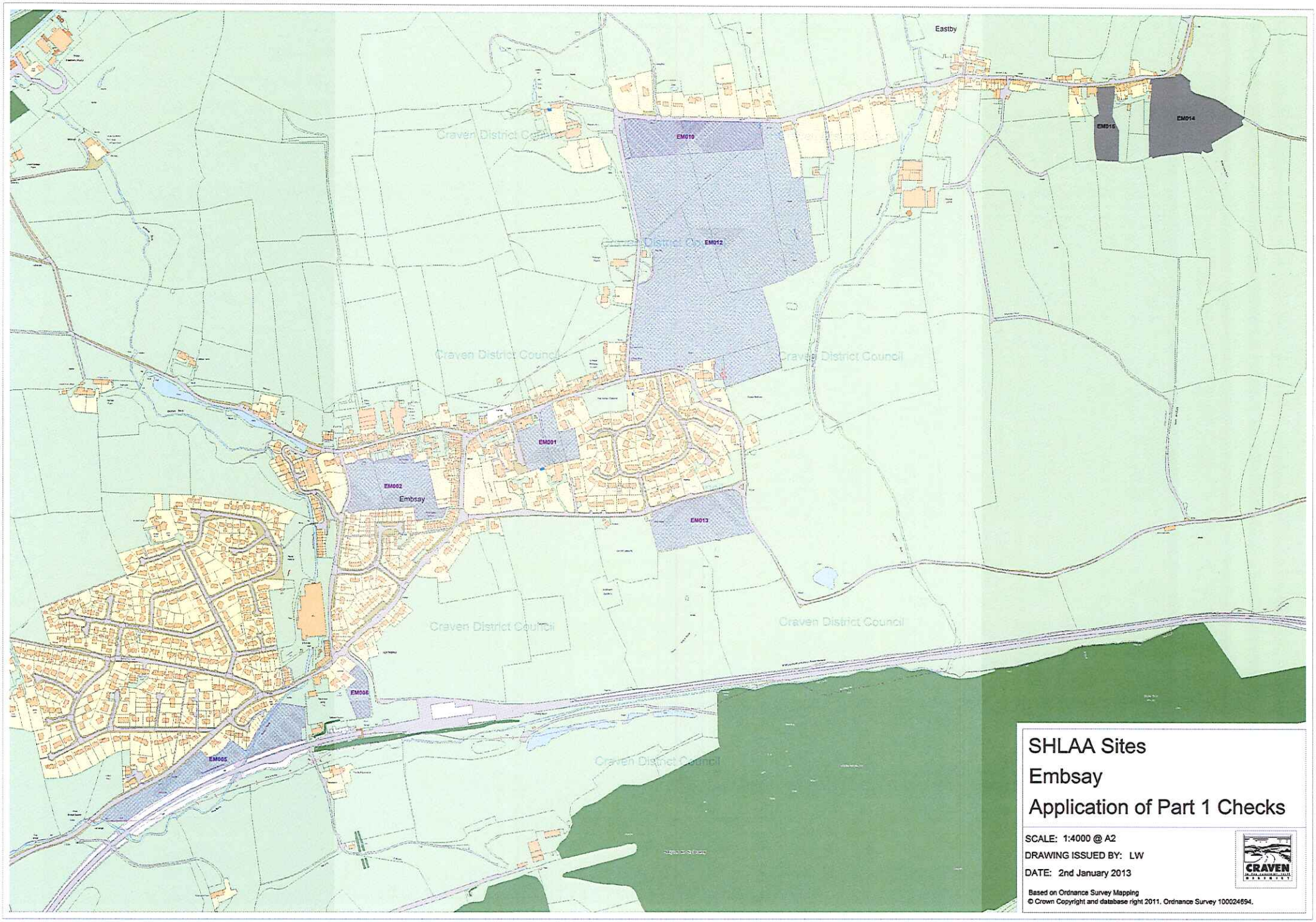
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EM013
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Craven District Council
SHLAA Sites
Embsay
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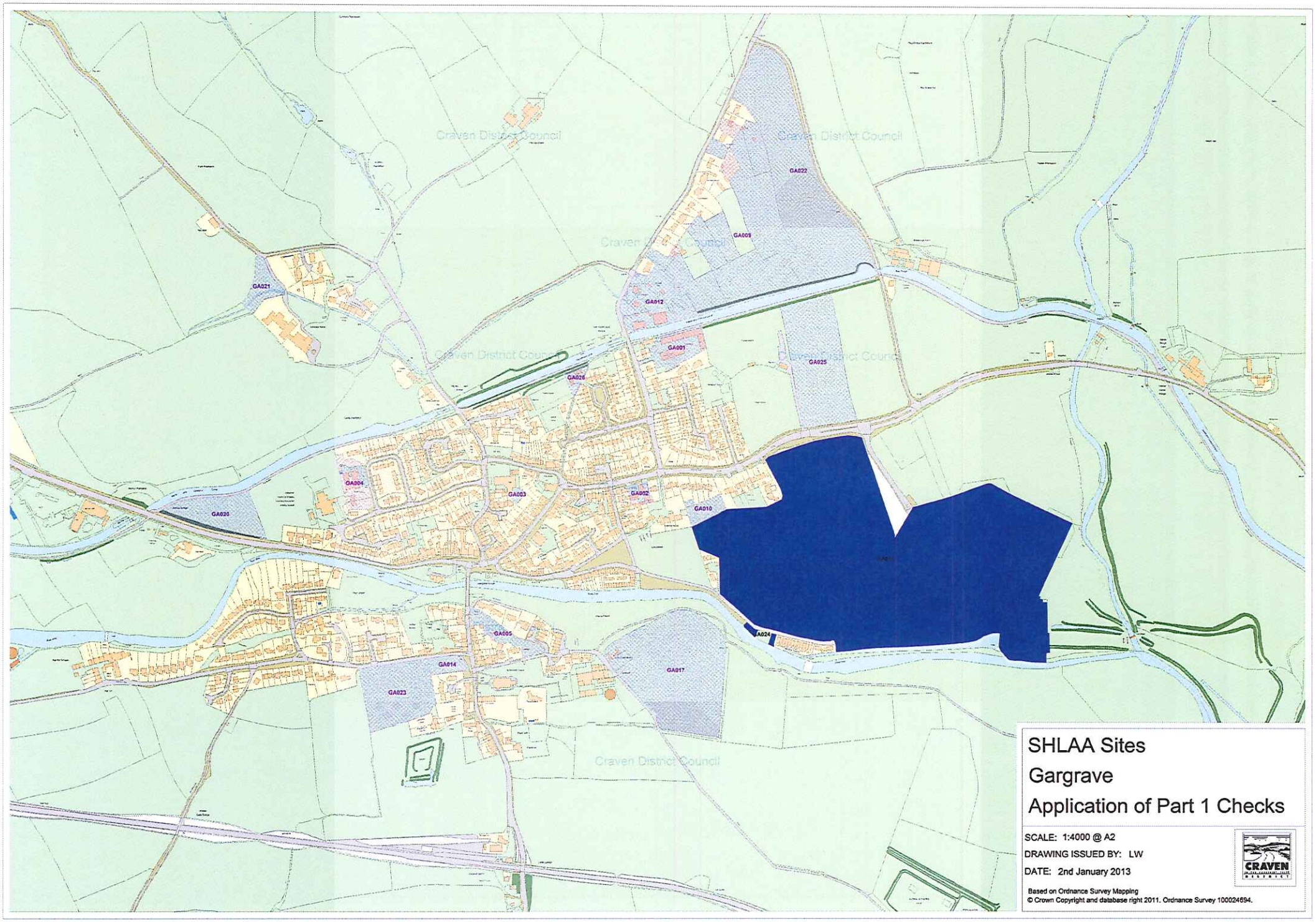

SHLAA Sites
Gargrave
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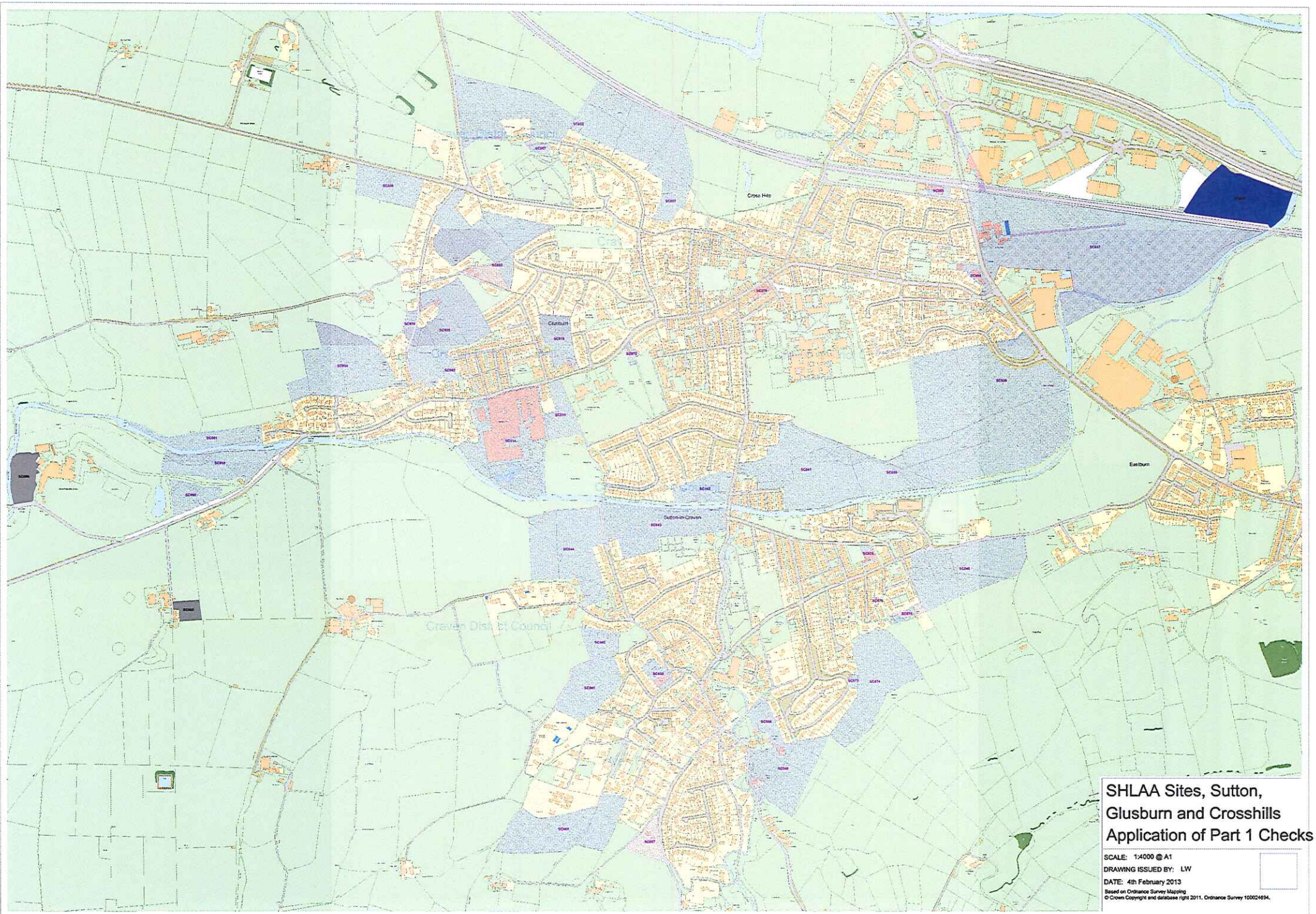

SHLAA Sites, Sutton, Glusburn and Crosshills Application of Part 1 Checks

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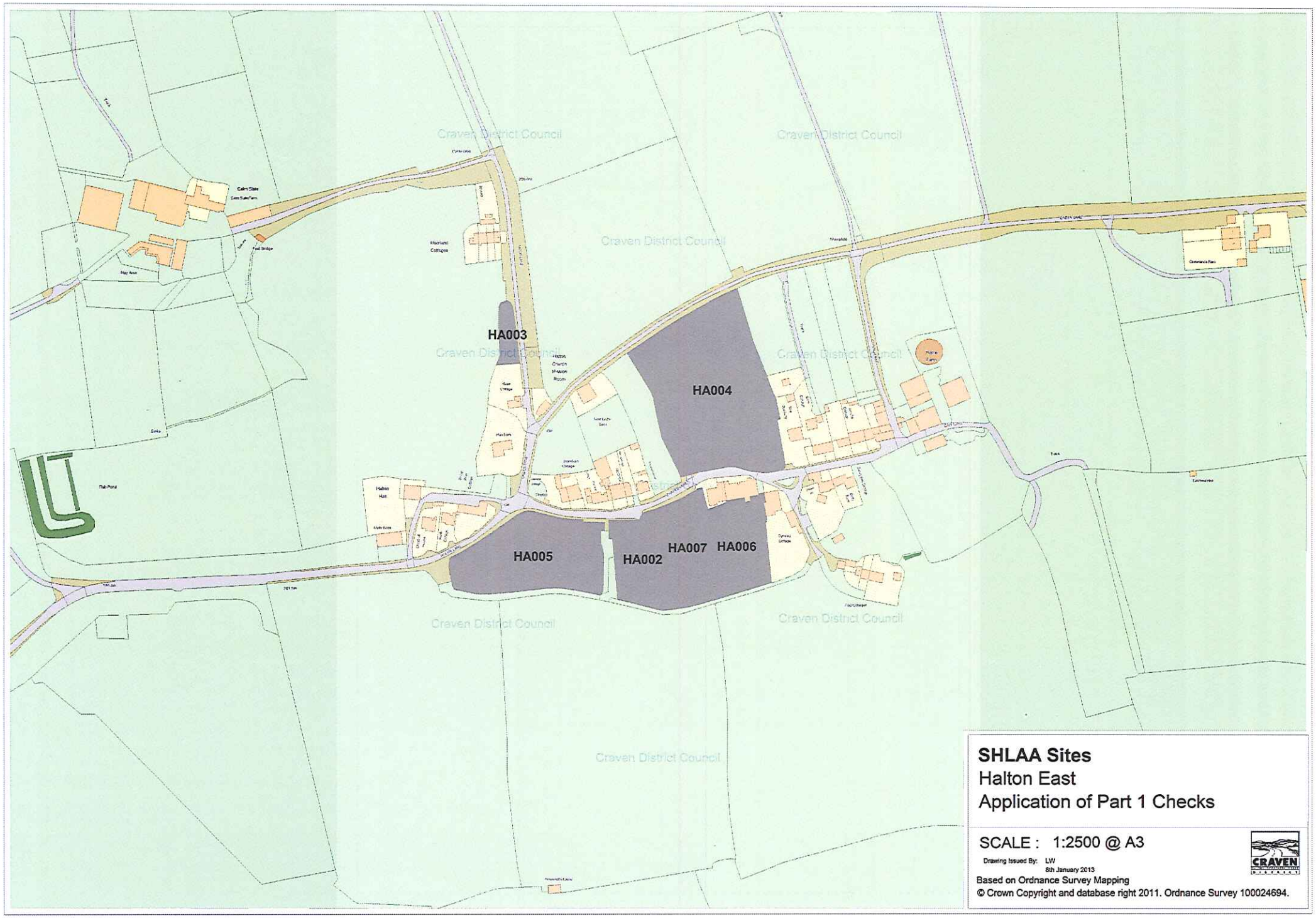

SHLAA Sites
Halton East
Application of Part 1 Checks

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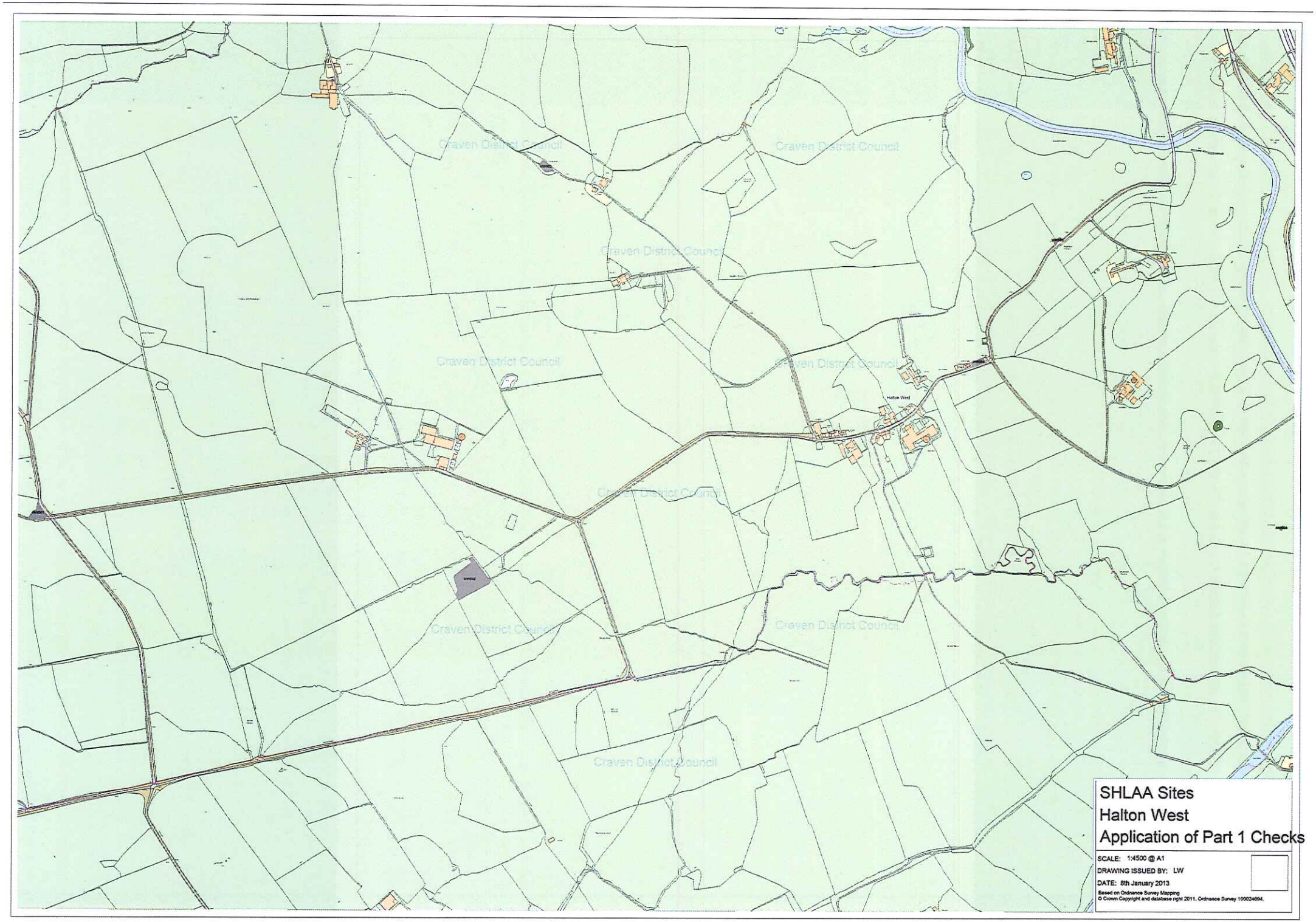
Craven District Council
Halton West
SHLAA Sites
Halton West
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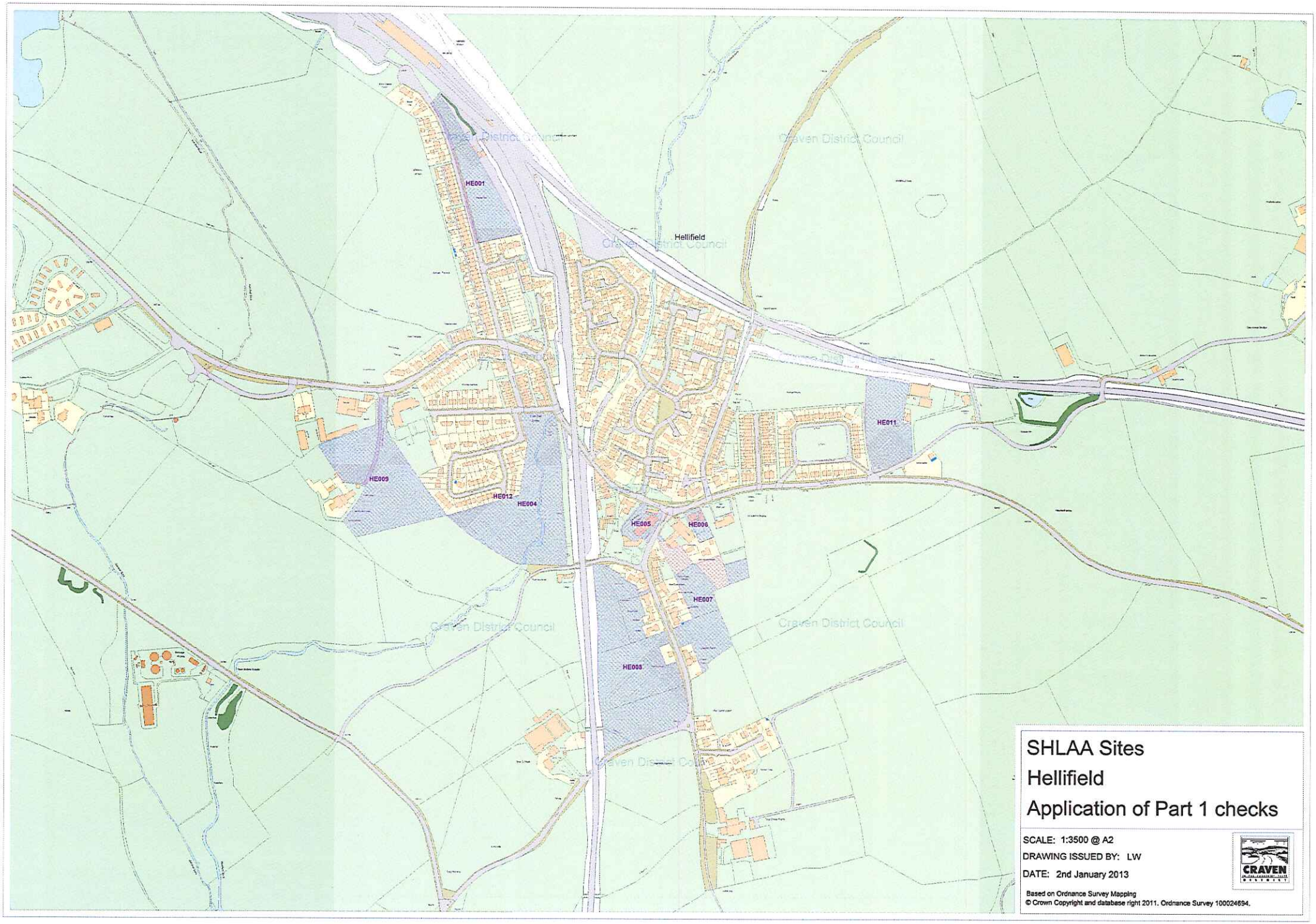

SHLAA Sites
Hellifield
Application of Part 1 checks

SCALE: 1:3500 @ A2

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DATE: 2nd January 2013

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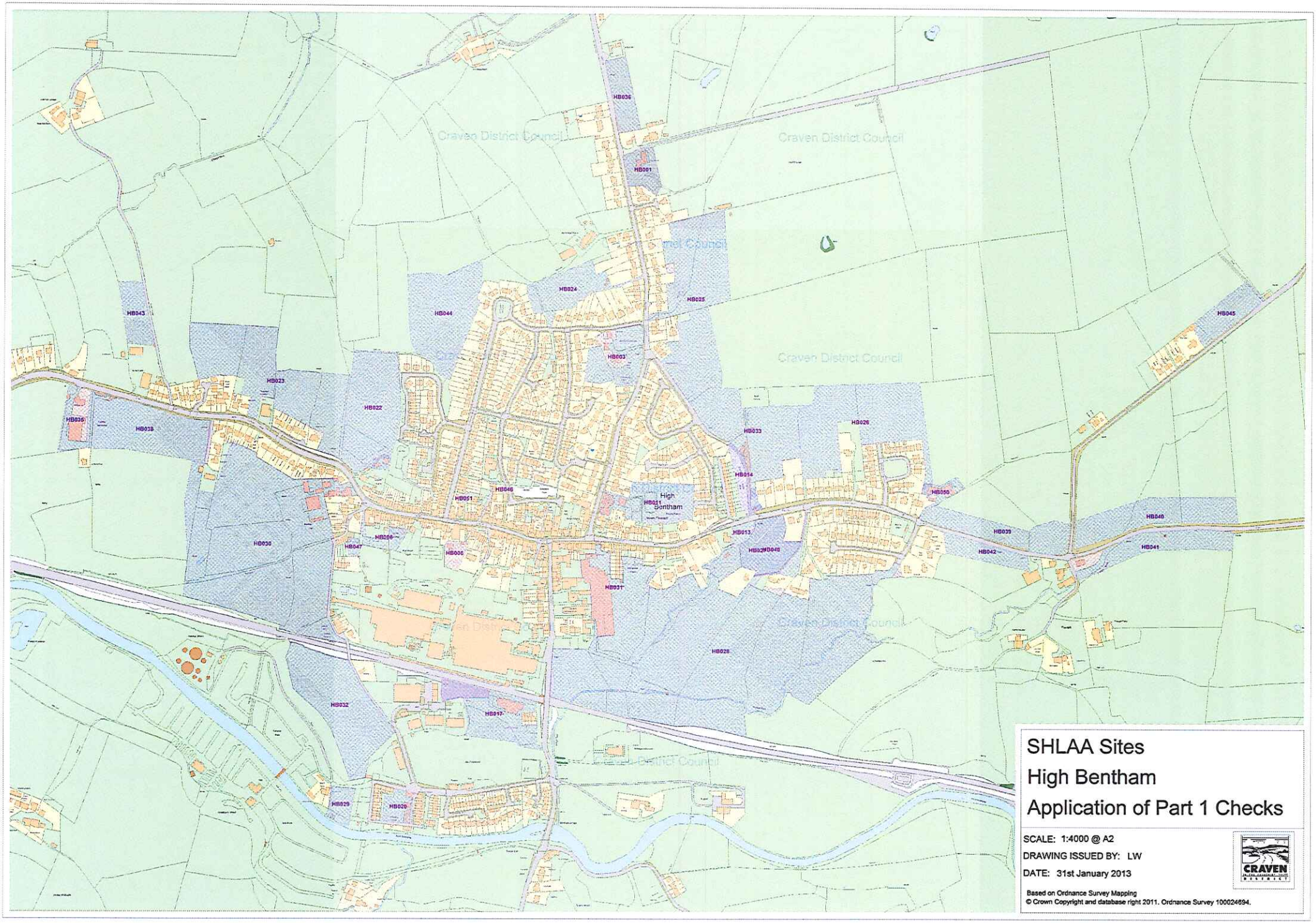

SHLAA Sites
High Bentham
Application of Part 1 Checks

SCALE: 1:4000 @ A2

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SHLAA Sites

High Bentham - Mewith

Application of Part 1 Checks

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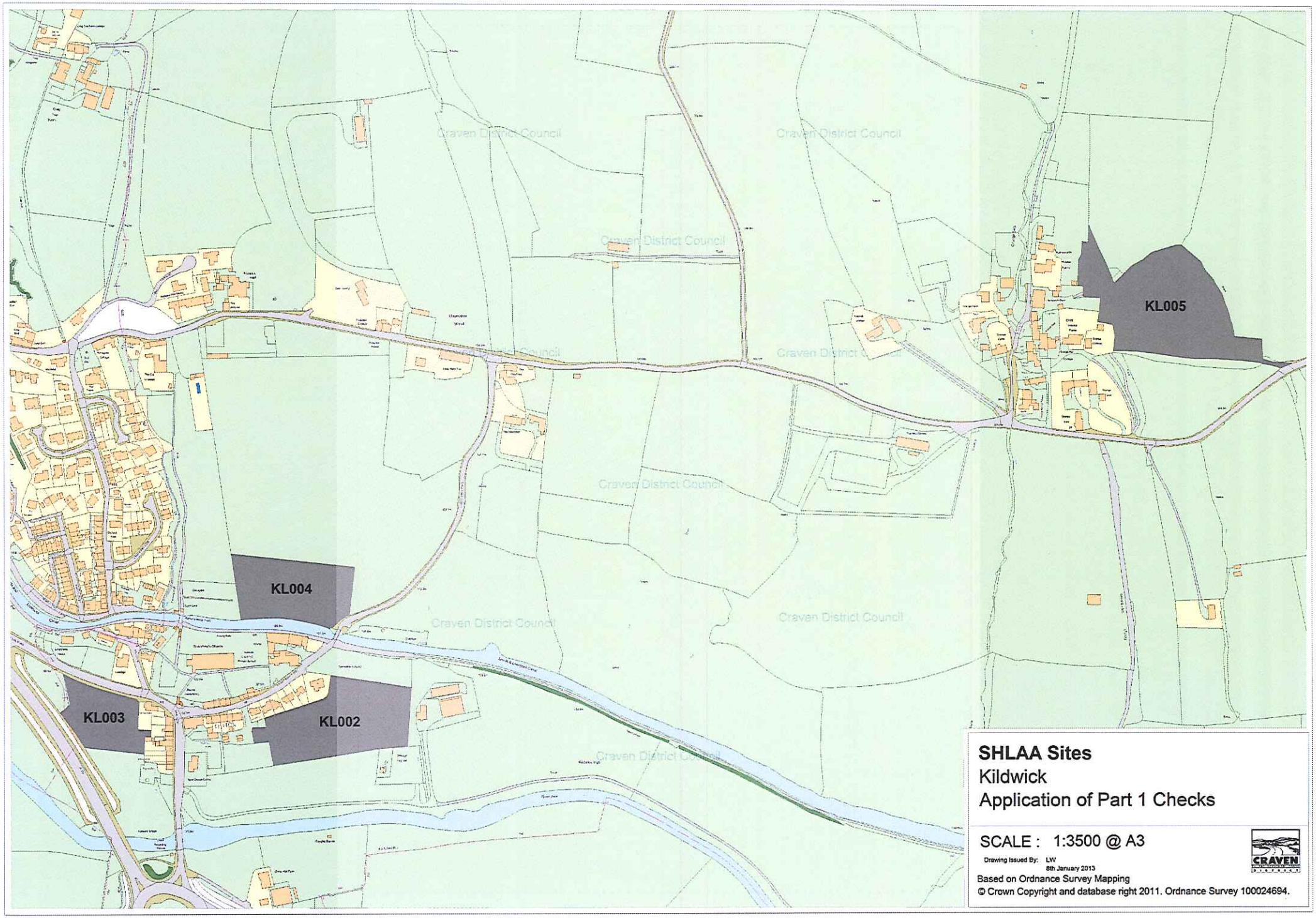

SHLAA Sites
Kildwick
Application of Part 1 Checks

SCALE : 1:3500 @ A3

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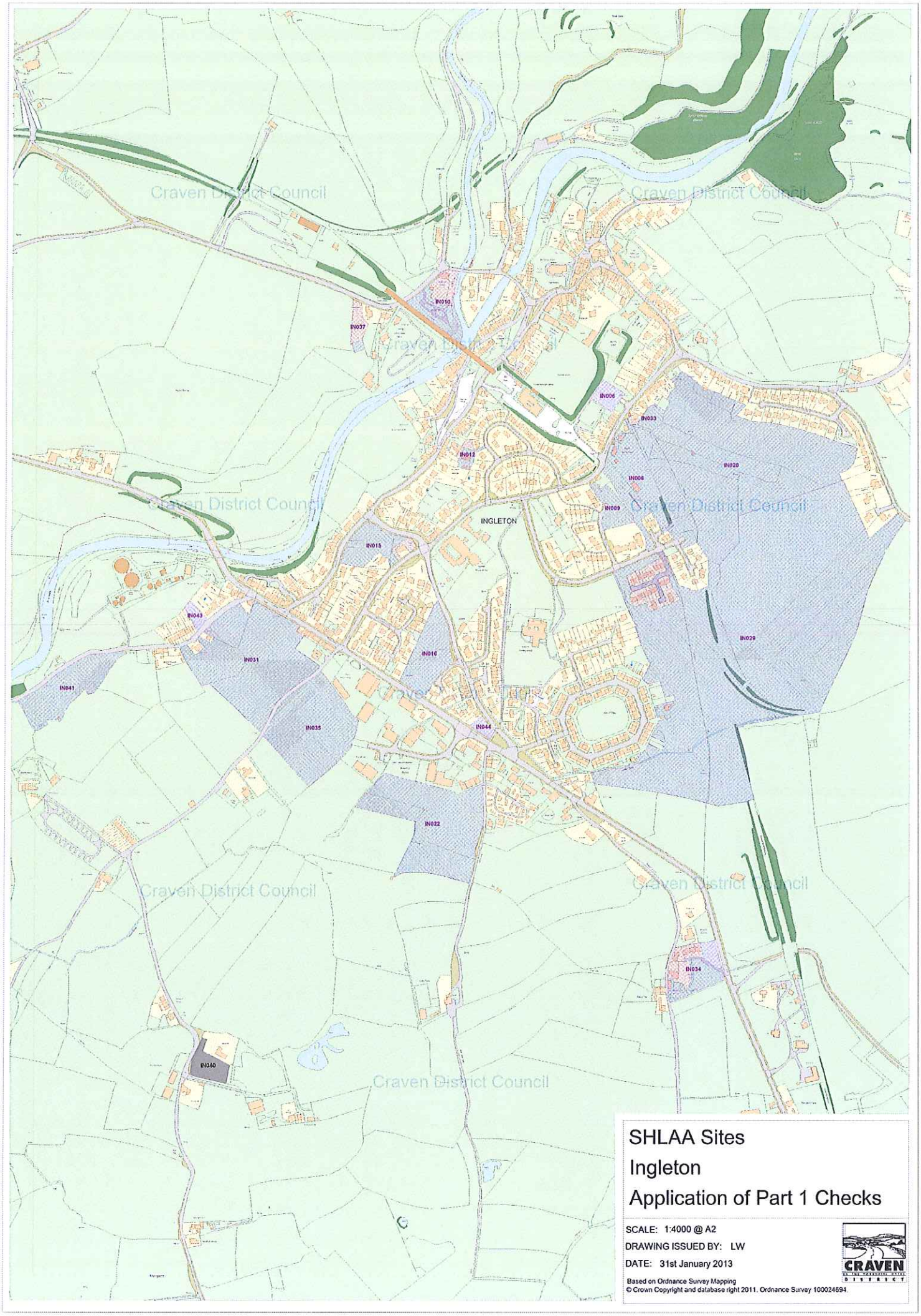

SHLAA Sites

Ingleton

Application of Part 1 Checks

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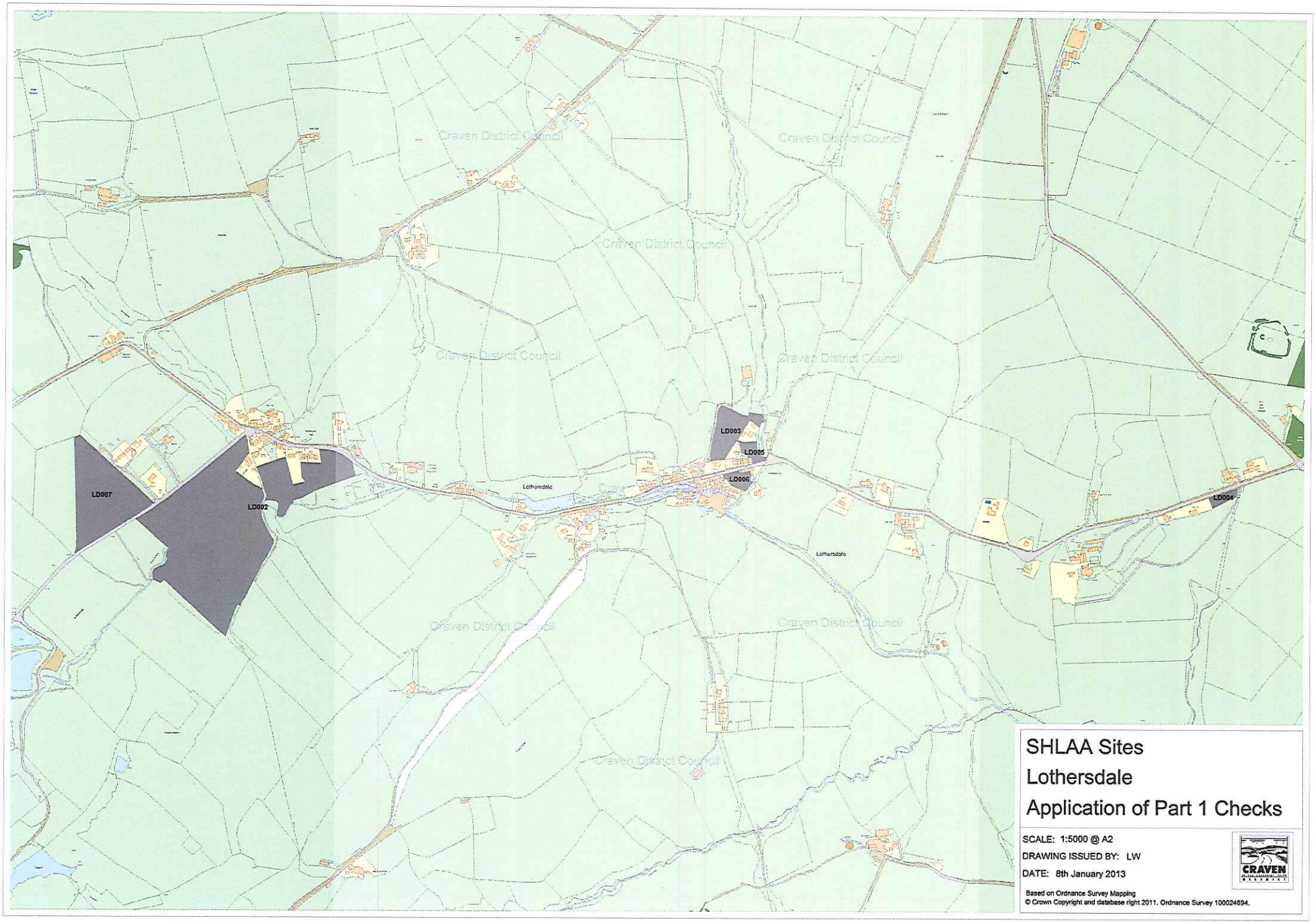

SHLAA Sites
Lothersdale
Application of Part 1 Checks

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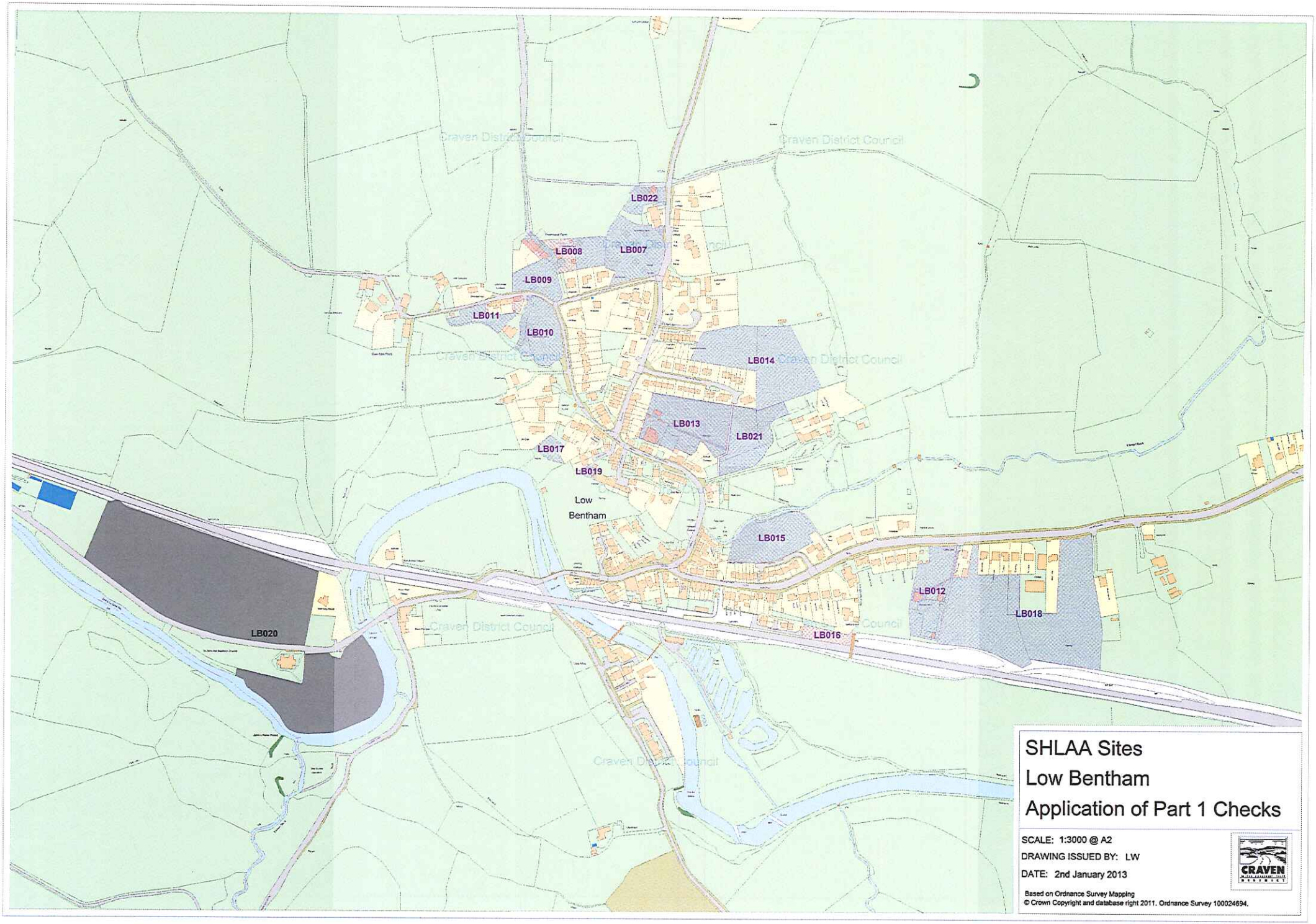

SHLAA Sites
Low Bentham
Application of Part 1 Checks

SCALE: 1:3000 @ A2

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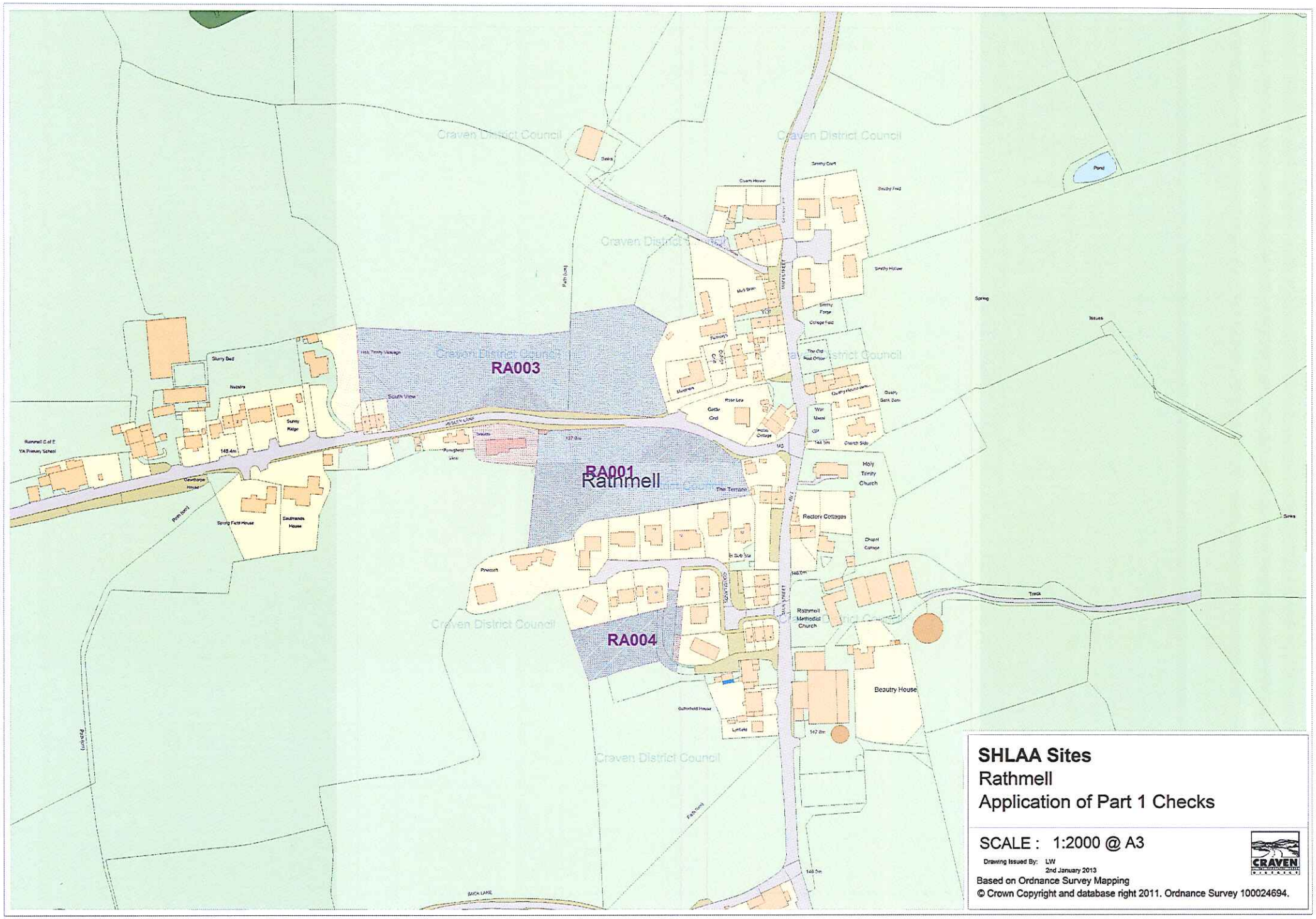

SHLAA Sites
Rathmell
Application of Part 1 Checks

SCALE : 1:2000 @ A3

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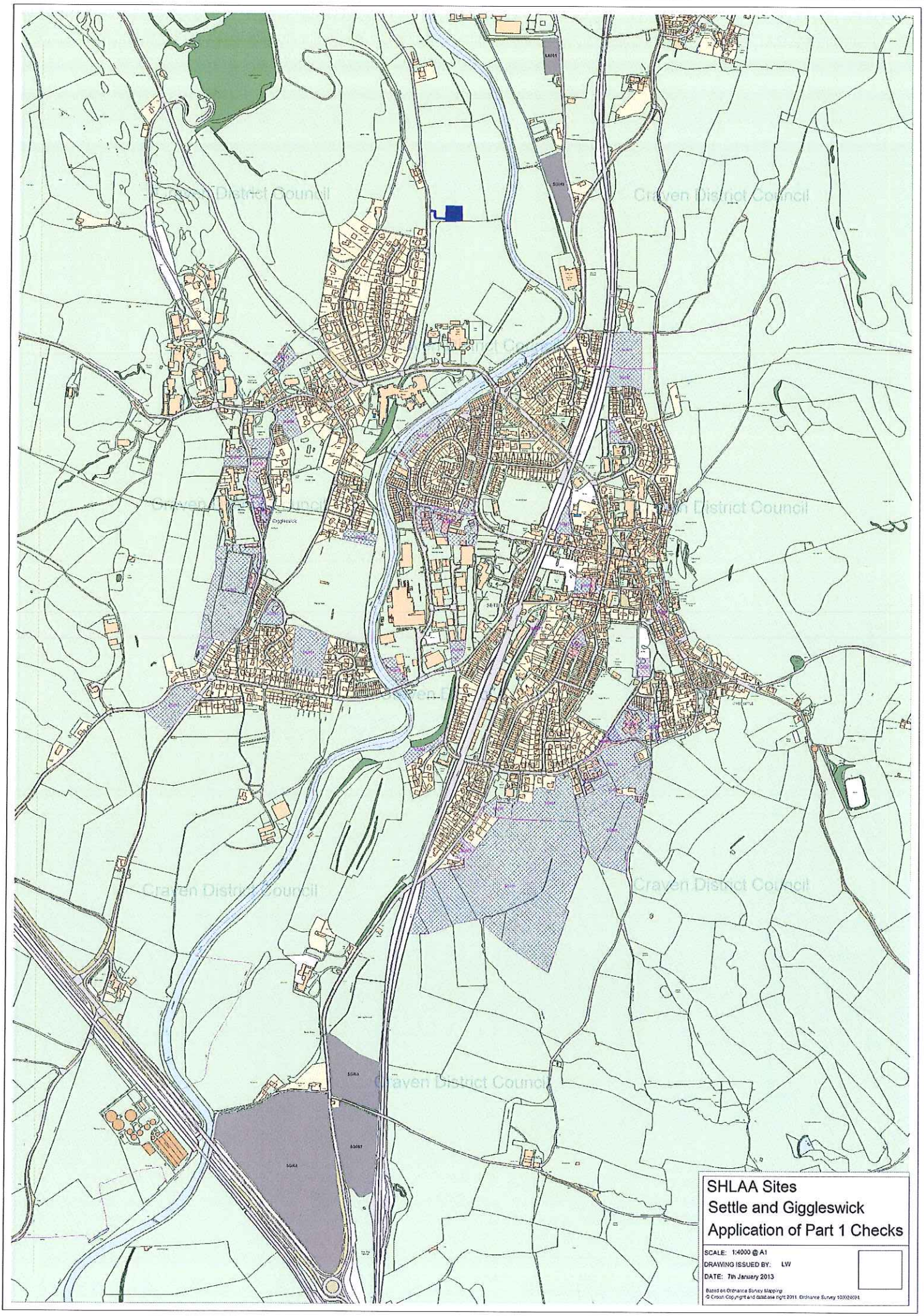
Craven District Council
SHLAA Sites
Settle and Giggleswick
Application of Part 1 Checks
SCALE: 1:4000 @ A1
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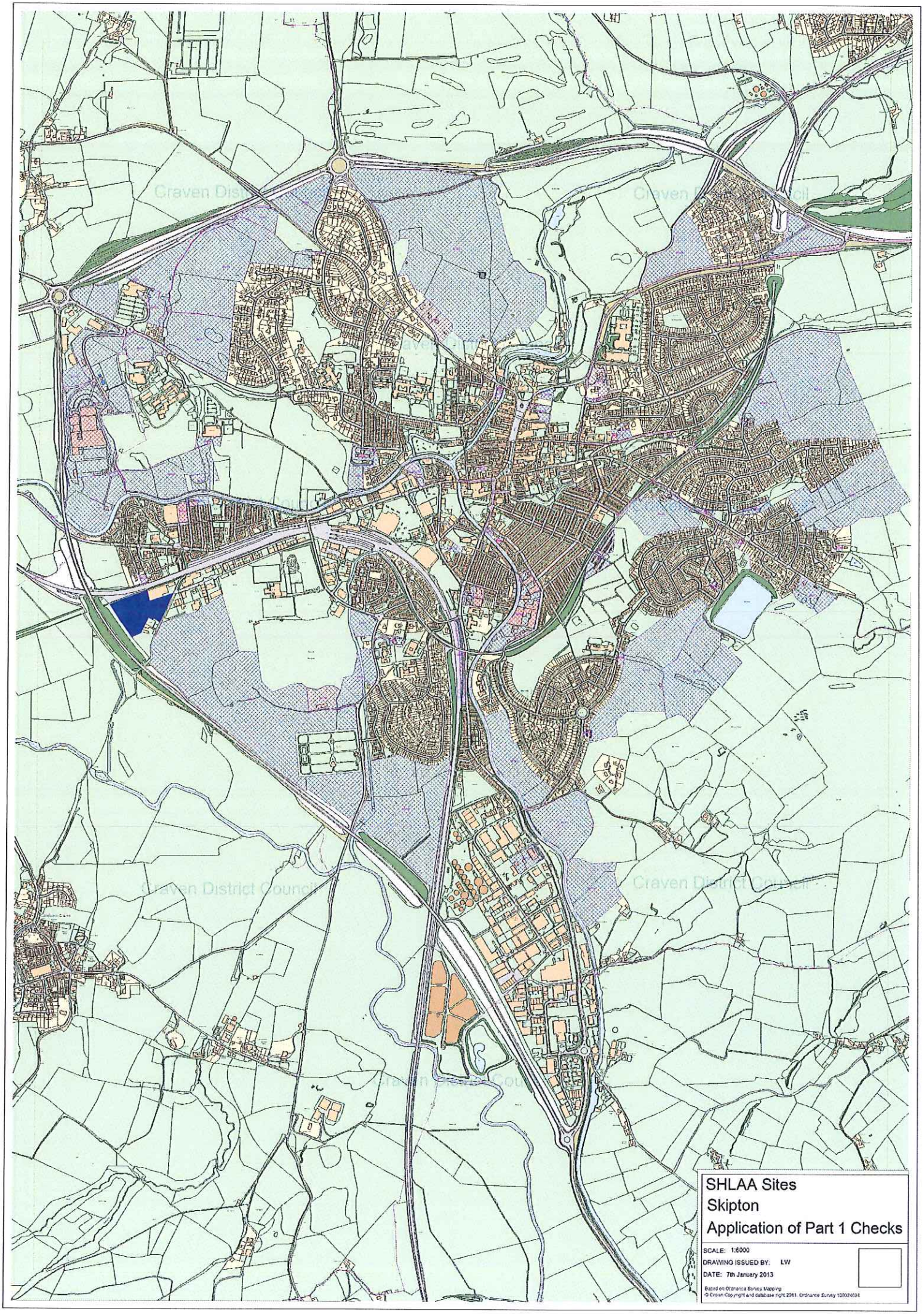
SHLAA Sites
Skipton
Application of Part 1 Checks
SCALE: 1:6000
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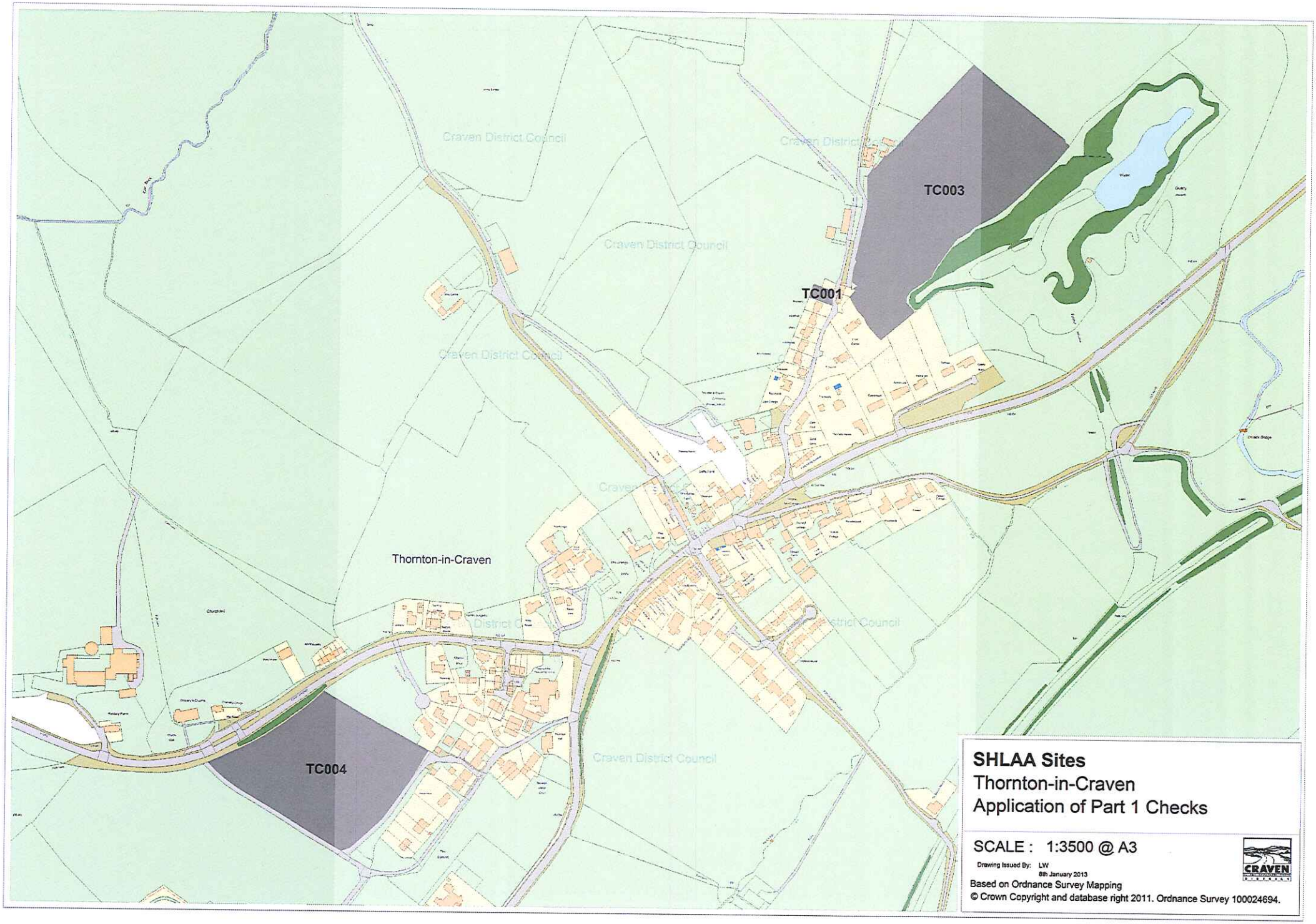
TC003
TC001
TC004
Thornton-in-Craven
Craven District Council
SHLAA Sites
Thornton-in-Craven
Application of Part 1 Checks
SCALE : 1:3500 @ A3
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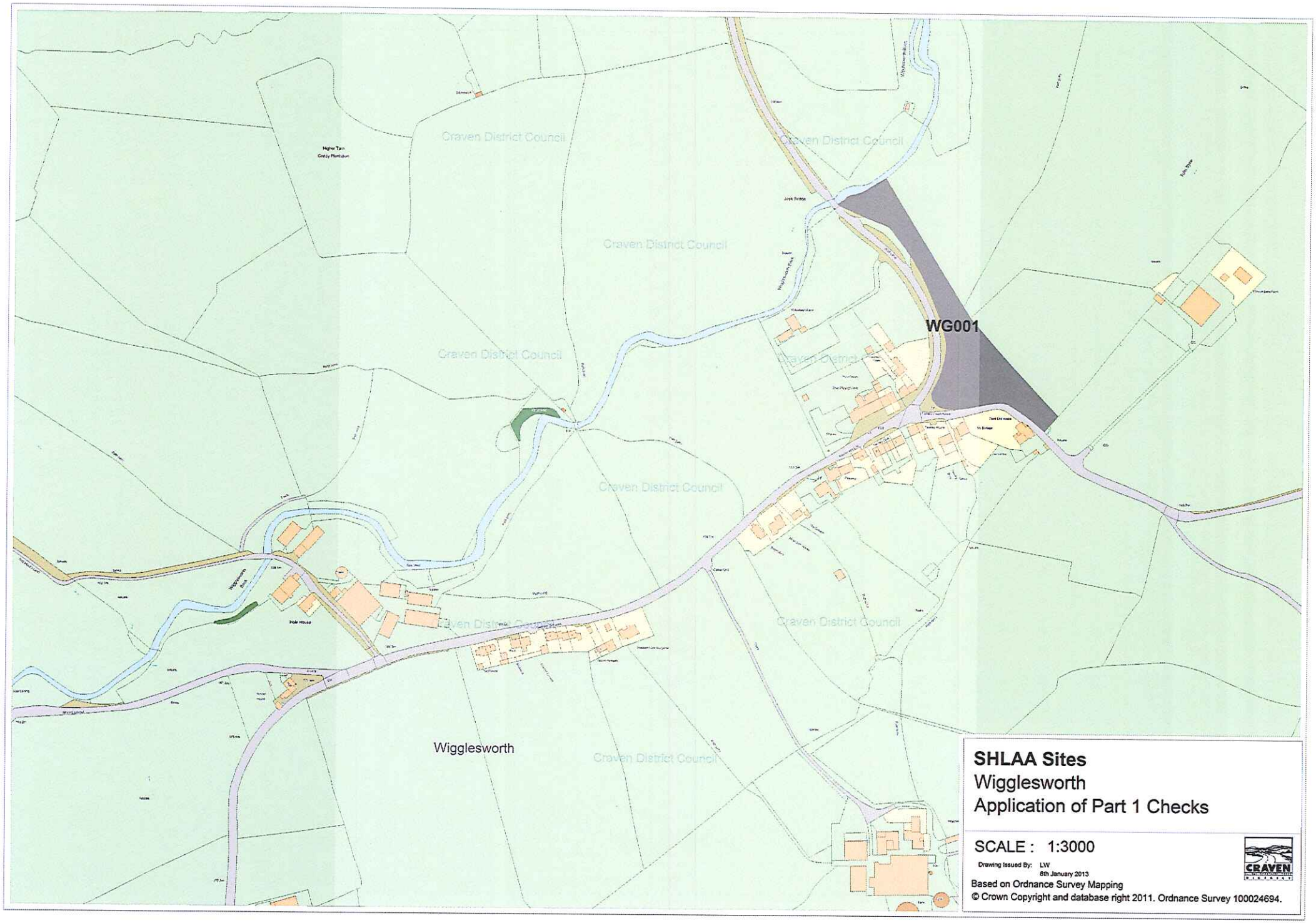
CRAVEN



SHLAA Sites
Wigglesworth
Application of Part 1 Checks

SCALE : 1:3000

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SHLAA Sites
Tosside
Application of Part 1 Checks

SCALE : 1:2000 @ A3

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