

CRAVEN SPATIAL PLANNING SUB-COMMITTEE

Monday 13th December 2021 at 6.30pm

Sub-Committee Members: Councillors Brockbank, Myers, Pringle, Rose, Shuttleworth, Staveley and Sutcliffe

Substitute Members: Councillors Madeley, Mulligan and Solloway

Please note the following advice in advance of the meeting:

The Council's powers to hold remote meetings expired on 7 May 2021. Whilst the return to face to face meetings provides significant challenges, the Council has undertaken a great deal of work to ensure that face to face meetings are delivered in a COVID safe environment.

Due to social distancing measures, spaces for public attendance are limited and so registration is essential to secure a place.

Everyone who attends this meeting will be asked to wear a face covering, unless exempt.

Council staff, elected members and members of the public are urged to take advantage of the national 'next step safely' campaign and access a free, rapid lateral flow test in advance of the meeting:

<https://www.nhs.uk/conditions/coronavirus-covid-19/testing/> Please note that whilst this is advised, it is not a requirement for entry to the meeting.

Anyone displaying Covid-19 symptoms is asked not to attend.

For more information email committees@cravendc.gov.uk

AGENDA

1. **Apologies for Absence** – To receive any apologies for absence
2. **Confirmation of Minutes** – To confirm the minutes of the meeting held on 8th September 2021.
3. **Public Participation** – In the event that any questions/statements are received or members of the public attend, the public participation session will proceed for a period of up to fifteen minutes.

4. **Declarations of Interest** – All Members are invited to declare at this point any interests they have in items appearing on this agenda, including the nature of those interests.

(Note: Declarations should be in the form of:

a “**disclosable pecuniary interest**” under Appendix A to the Council’s Code of Conduct, or “**other interests**” under Appendix B or under Paragraph 15 where a matter arises at the meeting which relates to a financial interest of a friend, relative or close associate.

A Member of Council who has a disclosable pecuniary interest must leave the room and not take part in the discussion or vote. When declaring interests under Appendix B or Paragraph 15 of the Code, Members must move to the public seating area, not vote, and speak only if members of the public are also allowed to speak at the meeting.)

5. **Good Design Supplementary Planning Document and Rural Workers’ Dwellings Supplementary Planning Document: Revised Drafts for Consultation** - Report of the Strategic Manager for Planning and Regeneration. Attached.

Purpose of Report – To present the following two revised draft Supplementary Planning Document (SPDs) and associated documents: Good Design SPD and Rural Workers’ dwellings SPD

6. **Flood Risk & Water Management Supplementary Planning Document and Green Infrastructure & Biodiversity Supplementary Planning Document: Drafts for Consultation** – Report of the Strategic Manager for Planning and Regeneration. Attached.

Purpose of Report – To present the following two draft Supplementary Planning Documents (SPDs): Flood Risk & Water Management SPD and Green Infrastructure & Biodiversity SPD.

7. **Any other items** which the Chairman decides are urgent in accordance with Section 100B(4) of the Local Government Act, 1972.

8. **Date of Next Meeting** – To be agreed.

Agenda Contact Officer:

Vicky Davies, Senior Democratic Services Officer

E-mail: vdavies@cravendc.gov.uk

2nd December 2021

CRAVEN SPATIAL PLANNING SUB-COMMITTEE

8 September 2021

Present – The Chairman (Councillor Staveley) and Councillors, Brockbank, Myers, Rose, Shuttleworth and Sutcliffe.

Officers – Strategic Manager for Planning and Regeneration, Planning Barrister, Interim Spatial Planning Manager, Planning Consultant, Planning Officer (Planning Policy Team), Senior Democratic Services Officer.

An apology for absence was received from Councillor Pringle.

Start: 6.03pm

Finish: 6.25pm

Minutes for Report

CSP.192

APPOINTMENT OF CHAIRMAN AND VICE-CHAIRMAN

Resolved – (1) That Councillor Staveley is appointed Chairman for the current municipal year.

(2) That Councillor Myers is appointed Vice-Chairman for the current municipal year.

CSP.193

GOOD DESIGN SUPPLEMENTARY PLANNING DOCUMENT AND RURAL WORKERS' DWELLINGS SUPPLEMENTARY PLANNING DOCUMENT: DRAFTS FOR CONSULTATION

The Strategic Manager for Planning and Regeneration submitted a report presenting two draft Supplementary Planning Documents (SPD's) on good design and rural workers' dwellings.

The adopted Craven Local Plan and within that the Council's Local Development Scheme set out that the Council would produce and adopt a good design SPD and rural workers' dwellings SPD by the end of 2021. These documents add further detail to the policies in the development plan and could be used to provide further guidance for the development of specific sites or on particular issues such as design.

SPD's assist applicants when submitting a planning application by outlining what documents and information should be provided with their application in order to meet the requirements of the adopted Local Plan. SPD's would also be useful to persons considering and commenting on planning applications including members of the public and statutory consultees, Members of the Council and the Council's planning development team. The information would also assist decision makers assess the planning application and decide whether or not it complied with both local and national planning policy.

The documents would be subject to a statutory period of public consultation, following which, the SPD's would be amended as necessary and submitted to a further meeting of this Sub-Committee.

Resolved – (1) That, drafts of the Good Design Supplementary Planning Document and the Rural Workers' Dwellings Supplementary Planning Document are approved for consultation as set out at Appendix A and Appendix B respectively to the report now submitted.

(2) That, delegated authority is given to the Strategic Manager for Planning and Regeneration to publish the draft Good Design Supplementary Planning Document and the draft Rural Workers' Dwellings Supplementary Planning Document for the first

AGENDA ITEM 2

period of consultation for a four week period, running from Monday 13th September 2021 until Monday 11th October 2021.

CSP.194

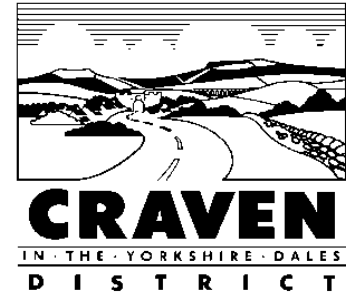
DATE OF NEXT MEETING

To be confirmed.

Chairman.

**Craven Spatial Planning Sub-Committee
13th December 2021**

**Good Design Supplementary Planning
Document and Rural Workers' Dwellings
Supplementary Planning Document:
Revised Drafts for Consultation**



Report of the Strategic Manager for Planning and Regeneration

Lead Member – Councillor Myers

Ward(s) affected: All wards wholly or partly outside the Yorkshire Dales National Park

1. **Purpose of Report** - To present the following two revised draft Supplementary Planning Document (SPDs) and associated documents:
 - Good Design SPD
 - Rural Workers' dwellings SPD

2. **Recommendations** – Members are recommended to:

- 2.1 In terms of the Draft Good Design SPD, approve:

a. the Consultation Statement set out at Appendix A to this report.
b. the revised Draft SPD for Public Consultation set out at Appendix B to this report, and to act as a material consideration when dealing with and determining relevant planning applications.
c. the Strategic Environmental Assessment: Screening Report and the Habitat Regulations Assessment: Screening Report in Appendices C and D of this report.

- 2.2 In terms of the draft Rural Workers' Dwellings SPD, approve:

a. the Consultation Statement set out at Appendix E to this report.
b. the revised Draft SPD for Public Consultation set out at Appendix F to this report, and to act as a material consideration when dealing with and determining relevant planning applications.
c. the Strategic Environmental Assessment: Screening Report and the Habitat Regulations Assessment: Screening Report in Appendices G and H of this report.

- 2.3 Grant delegated authority to the Strategic Manager for Planning and Regeneration to publish the documents in the appendices to this report for a period of public consultation for a 4-week period, running from Tuesday 4th January until Tuesday 1st February 2022.

3. Report

- 3.1 In line with The Town and Country Planning (Local Planning) (England) Regulations (2012) as amended and the process of preparing SPDs agreed with the Chair and Vice Chairman of this subcommittee, the local planning authority is required to carry out two periods of consultation.
- 3.2 Members will recall that on 8 September 2021, the Craven Spatial Planning Sub-Committee approved, for the first period of public consultation, the Draft Good Design SPD and the Draft Rural Workers' Dwelling SPD over a four-week period ending on 11 October 2021. The public consultation took place and representations were received. These representations have been examined by officers and a 'Consultation Statement' for each draft SPD produced (see Appendix A & E) which provides the following information:
- (i) The persons the Local Planning Authority consulted when preparing the supplementary planning document;
 - (ii) A summary of the main issues raised by those persons; and
 - (iii) How those issues have been addressed in the supplementary planning document.
- 3.3 Appendix A to this report sets out the Consultation Statement relating to the draft Good Design SPD and appendix E sets out the Consultation Statement relating to the Rural Workers' Dwelling SPD which members are being asked to approve for the purposes of the second consultation period. The main body of these statements is a table which includes the information set out in paragraph 3.2 above. As can be seen in this table, in addressing the issues, reasons are given as to whether a change to the SPD is considered appropriate or not. Where a change is put forward in the 'Consultation Statement', this is reflected in the revised draft SPDs in Appendix B (draft Good Design SPD) and Appendix F (draft Rural Workers' Dwellings SPD). To do this, Appendices B & F are formatted as follows:
- where the change requires the deletion of wording in the first draft SPD, those words are crossed through.
 - where the change requires the addition of wording compared to the first draft SPD, these words are underlined and highlighted.
- 3.4 In line with the regulations and following the same arrangements as the first period of public consultation, the draft SPDs and associated documents will be made available on the Council's website and at the Council's principle office at Belle Vue Square, Skipton and libraries within the plan area.
- 3.5 Screening reports on Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) have been prepared for both draft SPDs. These are set out in Appendix C & D and G & H. These reports conclude that neither a full SEA or HRA are necessary to accompany each SPD.

3.6 In line with Counsel advice received during preparation of the Affordable Housing SPD, prior to adoption the Council can have regard to the revised draft SPD as a material consideration when dealing with and determining applications, and give it such weight as it considers reasonable as a matter of planning judgment, bearing in mind that it is still a draft and may change before it is adopted.

3.7 Following the second public consultation on the draft SPD, officers will assess the representations received. If any representations made result in modifications to the SPD (or there are modifications for other reasons), then those modifications must be set out in an adoption statement. Officers will then seek Policy Committee's approval of the Adoption Statement and to adopt the SPD. The adopted SPD and Adoption Statement will then be published on the Council's website.

4. Financial and Value for Money Implications

4.1 Costs associated with this public consultation are modest and can be met within this year's Spatial Planning Team's budget.

5. Legal Implications

5.1 The recommendations are in accordance with advice from Counsel relating to the procedure for preparing SPDs.

6. Contribution to Council Priorities

6.1 The production of further guidance on good design and rural workers' dwellings in the form of these SPDs will contribute to the Council's priority to create sustainable communities across Craven.

6.2 **Impact on the declared Climate Emergency:** The Local Plan supports a number of themes and actions included in the Council's Climate Emergency Strategic Plan, including the themes of carbon neutral development, travel and transportation, land and nature and carbon neutral energy & low carbon waste. Reference is made in the appended draft SPDs to the importance of the sustainable design and construction of residential, industrial and commercial developments and rural workers' dwellings as reflected in the plan's policies.

7. Risk Management

7.1 See report

7.2 **Chief Finance Officer (s151 Officer) Statement:** The cost implications resulting from the consultation exercise are not significant. Any wider cost implications arising in future from a policy change or change in approach would need to be considered as part of a separate decision

7.3 **Monitoring Officer Statement:** The recommendations in the report are within the legal powers of the Council.

8. Equality Impact Analysis

- 8.1 No new policy or procedure is proposed in this report which would give rise to a requirement for an Equality Impact Assessment.

9. Consultations with Others

- 9.1 Legal Services, Financial Services

10. Background Documents

- 10.1 Good Design SPD: Draft for Consultation: September 2021.
10.2 Rural Workers' Dwellings SPD: Draft for Consultation: September 2021.

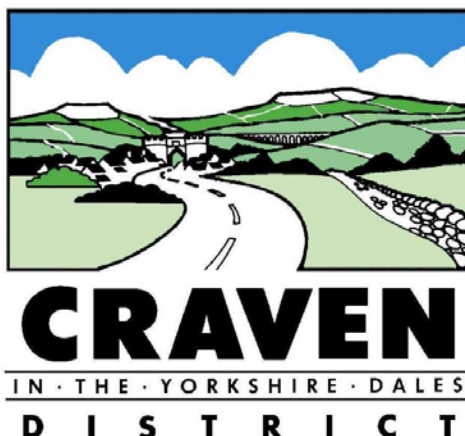
11. Appendices

- Appendix A - Draft Good Design SPD: Consultation Statement (November 2021).
Appendix B – Draft Good Design SPD: Second Draft for Consultation. (November 2021)
Appendix C – Draft Good Design SPD: Screening Report for Strategic Environmental Assessment (November 2021)
Appendix D - Draft Good Design SPD: Screening Report for Habitat Regulations Assessment (November 2021)
- Appendix E – Draft Rural Workers' Dwellings SPD: Consultation Statement (November 2021).
Appendix F - Draft Rural Workers' Dwellings SPD: Second Draft for Consultation. (November 2021)
Appendix G - Draft Rural Workers' Dwellings SPD: Screening Report for Strategic Environmental Assessment (November 2021)
Appendix H - Draft Rural Workers' Dwellings SPD: Screening Report for Habitat Regulations Assessment (November 2021)

12. Author of the Report

Ruth Parker; e-mail: rparker@cravendc.gov.uk
David Feeney; email: dfeeney@cravendc.gov.uk (Draft Good Design SPD)
Rachel Cryer; email: rcryer@cravendc.gov.uk (Draft Rural Workers' Dwellings SPD)

Note: Members are invited to contact the authors in advance of the meeting with any detailed queries or questions.



**Draft Good Design
Supplementary Planning Document (SPD)
Consultation Statement – December 2021**

Introduction

1. Craven District Council has prepared a draft Supplementary Planning Document (SPD) in relation to Good Design which provides further guidance on good design principles in the Craven Local Plan area. In accordance with the Town & Country Planning (Local Planning) (England) Regulations 2012 (as amended) and NPPF definitions of SPD's, it adds further detail to help explain the objectives relating to the following policies of the Craven Local Plan (Nov 2019) and, once adopted, forms a material consideration in the determination of relevant planning applications:

- Policy ENV3: Good Design
- Policy SD1: Presumption in favour of sustainable development
- Policy SD2: Meeting the challenge of climate change.

Purpose of the Consultation Statement

2. Regulation 12 (a) of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) requires that, before adopting a Supplementary Planning Document, Local Planning Authorities (LPA) should prepare a Consultation Statement. This should include the following information:

- (i) The persons the local planning authority consulted when preparing the supplementary planning document;
- (ii) A summary of the main issues raised by those persons; and
- (iii) How those issues have been addressed in the supplementary planning document.

Regulation 12(b) requires both the consultation statement and the SPD to be made available for the purpose of seeking representations on a draft SPD.

Public Consultation

3. In line with Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), and the Council's [Statement of Community Involvement](#) (SCI) 2018, draft SPDs are subject to two rounds of public consultation. Regulation 12 requires LPAs to invite comments on a draft SPD during a period of public participation. Regulation 13 then requires LPAs to invite representations on a draft SPD over a period of not less than four weeks.

4. The first public consultation on the draft Good Design SPD ran for a period of four weeks from Monday 13th September until Monday 11 October 2021. The first draft SPD was published on the Council's website and comments were invited to be submitted in writing, no later than Monday 11th October 2021 either by post or email.

5. Following this first round of public consultation, representations are invited on a second draft of this SPD over a four-week period from 4th January to 1st February 2022. in line with Regulation 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

6. The Council has developed a comprehensive local plan consultation database which includes specific and general bodies and individuals for consultation purposes. The [Subscriptions](#) web page on the Council's website allows individuals and organisations to submit their details and be entered onto the local plan consultation database, via Mailchimp at any time. All contacts within the local plan consultee database were notified of the draft Good Design SPD consultation by either postal or electronic mailshot. Consultees include:
- Specific Consultation Bodies as defined in The Town and Country Planning (Local Planning) (England) Regulations 2012 and amended Regulations, including Town and Parish Councils
 - General Consultation Bodies as defined in The Town and Country Planning (Local Planning) (England) Regulations 2012 and amended Regulations.
 - Individuals that have subscribed to receive details of spatial planning consultations.
7. A press release was issued by the Council on 10th September 2021. This was subsequently published in the Craven Herald & Pioneer newspaper on Thursday 16th September 2021. The consultation was also promoted on social media (Twitter and Facebook). A copy of the press release is included at Appendix 1 to this report.

What issues were raised & How have they been addressed?

8. A total of 13 representations were received to the first public consultation. Table 1 below sets out who submitted the response, a summary of the main issues raised, the Council's response and how the issues raised have been addressed in the SPD together with details of any changed to the SPD, where appropriate.

Table 1: Summary of the issues raised by respondents, the Council's response and recommended changes to the SPD

Respondent	Summary of Issues raised	Council's Response and recommended changes to the SPD (shown in bold)
Marine Management Organisation	Standard advice regarding marine licensing, marine planning and minerals and waste plans and local aggregate assessments is provided.	The standard advice is noted. No change to SPD required.
Canal & River Trust	<p>Context Policy ENV3 Criterion (d) – Enhancing local distinctiveness</p> <p>The reference to distinctiveness and explicit examples given and referenced in paragraph 2.1.20 (and figures 1-3 and 9-11) have the potential to act as a strong mechanism to deter inappropriate developments in areas where consideration needs to be given to the impact on settings and character. We do advise, however, that the imagery chosen has the potential to be accidentally interpreted to promote pastiche design of alterations difficult to distinguish from true heritage value. As a result, we would suggest that additional text could be included which explicitly states that allowances for innovative design or strategies that make a material contrast to existing fabric can be allowed if a strong case-by-case justification is made and high-quality design and materials are proposed.</p> <p>Policy ENV3 Criterion (g) – External Storage Space Paragraph 2.2.3 relates to refuse storage. Often these areas can be highly visible from the public realm, including our towpath network, especially with regards to commercial units. Whilst we note that the paragraph refers to the need for bin storage to be sensitively designed and located, the text 'where possible' does add a significant caveat. In addition, the paragraph does not refer explicitly to the need to screen such facilities from the public realm. We therefore advice that the policy could be more effective if the caveat was removed, and if the paragraph text was expanded to state that "refuse facilities should be sited so that their prominence from the public realm is minimised".</p>	<p>The point is noted relating to allowances for innovative design or strategies.</p> <p>Change to SPD as follows: Add the following new sentence to 2.1.21: "New and innovative designs would not include pastiche, which should be avoided, but may include designs that make an appropriate contrast to existing buildings, so long as they employ high quality materials and achieve good design overall."</p> <p>The Council agrees that the policy could be more effective if the caveat 'where possible' was removed.</p> <p>Change to SPD as follows: Amend the first sentence of paragraph 2.2.3 as follows: "The bins described above should be accommodated within the boundary of each property with designated storage areas which are sensitively located and designed." Add the following sentence: "Refuse facilities should be sited so that their prominence from the public realm is minimised."</p> <p>Support welcomed.</p> <p>No change to SPD required.</p>

Respondent	Summary of Issues raised	Council's Response and recommended changes to the SPD (shown in bold)
	<p>Policy ENV3 Criterion (j) – Permeable Developments</p> <p>The Trust promote the use of our network for sustainable travel and leisure. The aspirations of paragraph 2.3.8, which promotes permeability within development, fits within our ambitions to promote connectivity from development to the canal corridor. Contextual analysis is key within the design process to recognise the canal's location and key access points for use as either a place of amenity, fitness, learning or sustainable vehicular free travel.</p> <p>Designing Out Crime</p> <p>The Trust encourages development to promote natural surveillance over our spaces, which can be a deterrent to crime, and can make our network more welcoming for use. Approaches within paragraph 2.5.1 to promote natural surveillance as a deterrent to crime could help achieve this aim.</p> <p>Pre-application discussions</p> <p>The Trust, in our role as statutory consultee, does offer Pre-Application advice to prospective applicants. For developments close to our network, this can allow us to provide specific advice upon our network, including opportunities for designed to integrate with our network where appropriate.</p> <p>We advise that section 3.1.0 should refer to the potential for applicants to consult with Statutory Consultees, as this could assist in the development of design.</p>	<p>Support welcomed.</p> <p>No change to SPD required.</p> <p>Support welcomed.</p> <p>No change to SPD required.</p> <p>Agree that Section 3.1.0 should refer to the potential for applicants to consult with Statutory Consultees.</p> <p>Change to SPD as follows: Add sentence after the first sentence of paragraph 3.1.1: “Applicants are also encouraged to consult with Statutory Consultees as this can assist in the development of design”.</p>
North Yorkshire Police	<p>Pleased with section 2.5.0 on Designing Out Crime and it is hoped that this will be retained in any future version of this SPD.</p> <p>Suggest the following definition of defensible space is included within the second bullet point at paragraph 2.5.1: <i>“Defensible Space is described as something which is clearly defined,</i></p>	<p>Support welcomed.</p> <p>No change to SPD required.</p> <p>Change to SPD as follows: Add a sentence to start of the second bullet point in paragraph 2.5.1 as follows: “Defensible space is</p>

Respondent	Summary of Issues raised	Council's Response and recommended changes to the SPD (shown in bold)
	<p><i>clearly owned and has good natural surveillance and separates public from private areas and also separates one private area from another."</i></p> <p>In relation to the second part of the second bullet point at 2.5.1 regarding cul-de-sacs, although it acknowledges that this type of design feature can be highly secure, it goes on to suggest that in order to enable permeability that a compromise can be made by having footpath connections between cul-de-sacs. There are few reasons why the security of a development and the homes in it should be compromised, in particular to increase the permeability of a scheme, as this provides offenders with additional access/escape routes.</p> <p>Section 8.6 of Secured by Design's document Homes 2019, states: "<i>However, research that the benefit of a cul-de-sac can be compromised if one or more of the following undesirable features exists:</i></p> <ul style="list-style-type: none"> • <i>Backing onto open land, railway lines, canal towpaths etc.</i> • <i>Are very deep (long);</i> • <i>Linked to one another by footpaths (leaky cul-de-sacs);</i> • <i>Poorly lit.</i> <p>Section 8.7 of the same document states: "<i>Cul-de-sacs that connect by footpaths to other parts of a development, often referred to as "leaky cul-de-sacs", experience the highest levels of crime when compared to crime levels within a true cul-de-sac. Crime in this kind of design can be 110% higher than crime in a true cul-de-sac and therefore should be avoided."</i></p> <p>It is therefore request that consideration be given to removing the following wording from the SPD as it appears to encourage the linking of cul-de-sacs, which as outlined above, should be avoided. "<i>As cul-de-sacs reduce permeability, a compromise can be where dwellings are joined by networks of footpaths that are regularly used, with passive surveillance in evidence. This</i></p>	<p>described as something which is clearly defined, clearly owned and has good natural surveillance and separates public from private areas and also separates one private area from another."</p> <p>The comments on cul-de-sacs are noted. On order for the draft SPD to be consistent with the Secured By Design document 2019 there is a need to be clear that the specific undesirable features listed within this comment should be avoided in cul-de-sacs. The SPD is changed as follows - replace the fourth and fifth sentence in the second bullet point of paragraph 2.5.1 with the following text: "The publication, Secured By Design: Homes 2019 provides design guidance specifically relating to cul-de-sacs and states that the benefit of a cul-de-sac can be compromised if one or more if the following undesirable features exists:</p> <ul style="list-style-type: none"> • Backing onto open land, railway lines, canal towpaths etc; • Are very long; • linked to one another by footpaths (leaky cul-de-sacs); • poorly lit."

Respondent	Summary of Issues raised	Council's Response and recommended changes to the SPD (shown in bold)
	<i>layout promotes permeability whilst reducing anti-social activity."</i>	
Water Resources West	Advice has been provided in the preparation of new local plans or updates to local plans. Advice regarding water efficiency for residential development for local authorities is provided.	The advice on water efficiency measures is noted. It would appear to be advice relevant to the preparation of new local plans or updates to local plans, rather than the preparation of SPDs. No change to SPD required.
The Coal Authority	As you will be aware within the Craven area there are recorded risk features present, arising from past coal mining activity, at surface and shallow depth including mine entries, shallow coal workings and reported surface hazards. These features pose a potential risk to public safety and surface stability. It is noted that this current consultation relates to a draft Good Design SPD. The Planning team at the Coal Authority has no specific comments to make on this document.	It is noted that the consultee has no specific comments to make on this draft SPD. No change to SPD required.
Yorkshire Wildlife Trust	<u>Green Infrastructure</u> Including nature rich areas within development is good for mental as well as physical health and we therefore support the references within the SPD to the Green Infrastructure Network. It is well established through research that contact with wildlife and the wild places yields benefits (<i>Social return on investment analysis of the health and wellbeing impacts of Wildlife Trust programmes, 2019 Report</i>). We also recognise the benefits that street trees can provide for both people and wildlife, which include slowing run-off, providing shade, improving air quality, storing carbon, and reducing urban heat-island effects. Any planting should ensure the right trees (or other planting) in the right place which usually means locally native trees of local provenance and in keeping with the surrounding natural habitat. We welcome design which can take a multifunctional approach and deliver mutual	Support welcomed. These comments relate to green infrastructure and biodiversity net gain. Whilst some of the general design principles set out in policy ENV3 and further detail provided by this draft SPD, link to the provision of green infrastructure and biodiversity net gain in the design of new developments this draft SPD specifically provides further guidance to policy ENV3: Good Design. Where appropriate, applicants would need to have regard to the requirements of local plan policies ENV4: Biodiversity and ENV5: Green Infrastructure. The Council is currently drafting a Green Infrastructure and Biodiversity

Respondent	Summary of Issues raised	Council's Response and recommended changes to the SPD (shown in bold)
	<p>benefits for people and wildlife, such as roof gardens and green roofs, green walls, SUDS and rain gardens.</p> <p><u>Building with Nature</u> Yorkshire Wildlife Trust would also recommend inclusion of details of the 'Building with Nature' initiative within the SPD, which is a framework that enables developers to integrate high-quality multifunctional green infrastructure to create places in which people and nature can flourish.</p> <p>Building with Nature sets out standards to provide a benchmark to be used in addition to the Biodiversity Net Gain metric, in order to provide a qualitative assessment of a proposed development site. Yorkshire Wildlife Trust provides details of the Building with Nature (BwN) key themes, which relate to core, wildlife, water and wellbeing.</p> <p>Further information can be accessed via the website: https://www.buildingwithnature.org.uk.</p> <p><u>Biodiversity Net Gain</u> In accordance with NPPF para 175d, the proposals should demonstrate a 'measurable' net gain in biodiversity. The emerging Environment Bill which is expected to put a requirement for all proposals to achieve a 10% net gain in biodiversity; whilst not yet formally released, this level is already being implemented as good practice across the country and we would encourage the inclusion of a net gain target for Craven in the SPD.</p> <p>One of The Wildlife Trusts' strategic aims is to make it normal practice for all residential, commercial and infrastructure development to contribute positively to nature's recovery on land and at sea. Biodiversity Net Gain, implemented in the right way, is therefore an important mechanism to help achieve The Wildlife Trusts' ambition.</p>	<p>SPD, which will be subject to public consultation early in 2022. The Yorkshire Wildlife Trust will have the opportunity to provide a consultation response on this draft SPD in due course.</p> <p>No change to SPD required.</p>

Respondent	Summary of Issues raised	Council's Response and recommended changes to the SPD (shown in bold)
Strategic Housing team, Craven District Council	<ol style="list-style-type: none"> 1. Affordable housing design <ul style="list-style-type: none"> • The SPD deals mainly with housing in general, and doesn't generally distinguish between affordable and market-sale housing. • Strategic Housing is of the view that residents of affordable housing should expect their homes to be as well-designed as those of their neighbours living in market-sale homes. This is also reflected in the Local Plan, which argues that <i>"development proposals should be able to demonstrate that they will secure a good standard of amenity for all existing and future occupants of land and buildings"</i> (Policy ENV3 (f), p. 135, emphasis added). • However, it is not uncommon for applicants to seek to reduce costs by compromising design standards for affordable housing. • To comply with principles of good design, help create mixed communities and properly reflect the Local Plan, Strategic Housing believes that the SPD should explicitly state that all design standards it sets out apply equally to affordable and market-sale housing, within the transfer price agreed between the Council and Registered Providers in the district. 	<p>The Draft Good Design SPD provides further guidance to policy ENV3, which requires good design in all developments and not just housing. Therefore, the criteria included within the policy are relevant to proposals for all types of development, including affordable housing.</p> <p>Section 2.11.0 of the adopted Affordable Housing SPD provides specific guidance on the design, distribution and construction of affordable housing, and the specific requirements of policies ENV3, SD1, SD2, ENV1, 2, 4 & 9. Paragraph 2.11.2 of the Affordable Housing SPD states that the principles of good design set out in policy ENV3 apply equally to both affordable and market housing and that affordable homes should be indistinguishable in design, character and appearance from market housing.</p> <p>It is considered that the links between the adopted Affordable Housing SPD and the draft Good Design SPD should be strengthened.</p> <p>Change to SPD as follows: Insert the following sentence after the first sentence of paragraph 2.1.23 as follows:</p> <p>"For example, the principles of good design should apply equally to both affordable and market housing. <u>Section 2.11.0 of the adopted Affordable Housing SPD</u> provides further guidance on this and other relevant local plan policies."</p>

Respondent	Summary of Issues raised	Council's Response and recommended changes to the SPD (shown in bold)
	<p>2. Ventilation</p> <ul style="list-style-type: none"> The SPD makes no reference to the need for good ventilation. Strategic Housing is of the opinion that the SPD should include a reference to the need for good ventilation. Paragraph 10.2 of Harrogate Borough Council's Affordable Housing SPD may provide some helpful wording here: <p><i>"The National Design Guide states that well-designed homes provide good quality internal and external environments for their occupants, and are efficient and cost effective to run, helping to reduce greenhouse gas emissions by incorporating features that encourage sustainable lifestyles. Well-designed homes maximise natural ventilation, avoid overheating, minimise sound pollution and have good air quality, with a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation."</i></p>	<p>There is agreement that the SPD can include a reference to the need for good ventilation.</p> <p>Change to SPD as follows: Add sentences to the end of paragraph 2.7.6 as follows: "Well-designed homes maximise natural ventilation, avoid overheating, minimise sound pollution and have good air quality, with a good standard and quality of internal space. Specific elements to consider include room size, sunlight, daylight, floor-to-ceiling height, internal and external storage, and ventilation. These provisions reflect the requirements of the National Design Guide."</p>
Sport England	<p>Sport England notes that policy ENV3 is to ensure that growth in Craven results in positive change in design terms, which benefits the local economy, environment, and quality of life, including health and well-being.</p> <p>The reference to health and well-being in policy ENV3 provides an ideal opportunity to incorporate the principles of Active Design into the SPD possibly as a new chapter. Good design should contribute positively to making places better for people and create environments that make the active choice the easy choice for people and communities.</p> <p>Sport England in partnership with Public Health England, have produced the Active Design Guidance. This guidance builds on the original Active Design (2007) objectives of improving accessibility, enhancing amenity and increasing awareness, and sets out the Ten Principles of Active Design. The guide features an innovative set of guidelines to get more people moving through suitable design and layout.</p>	<p>The Council acknowledges the principles of Active Design as promoted in this submission, and agrees that the principles promoted can be included within the draft SPD.</p> <p>Change to SPD as follows:</p> <p>Add new paragraph after existing paragraph 2.3.8 under section of the draft SPD relating to Criterion j) 'Permeable Developments', as follows: "The overall aim of policy ENV3 is to achieve good design that will help ensure that growth in Craven results in positive change, which benefits the local community, environment and quality of life, including health and wellbeing. Criterion j) specifically requires development to be permeable, by improving existing routes, by adding new ones and creating connections to enhance the local network. In meeting these policy</p>

Respondent	Summary of Issues raised	Council's Response and recommended changes to the SPD (shown in bold)
	<p>The Active Design Principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design. The guidance can be viewed on this link: https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design</p> <p>Sport England would encourage you to consider reviewing the work undertaken by Wakefield Council in respect of Active Design to assist in drafting amendments to this SPD (this document is included in the appendix of submission).</p>	<p>requirements, the Council encourages applicants to consider Sport England and Public Health England's Active Design Guidance, which can be accessed via this link: https://www.sportsengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design.</p> <p>This guide features an innovative set of guidelines to get more people moving through suitable design and layout.</p> <p>The Active Design Principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design."</p>
Chris Pitcher, architectural designer and Wigglesworth resident	<p>Support for the Council's aspiration to improve the quality of design in Craven.</p> <p>Criticism of the National Design Guide's 10 characteristics, which attempts to simplify a complex subjective process. Good design is difficult to define. Design is far more than these 10 characteristics and there is a need to understand design in the broad context, by continually practicing it.</p> <p>To improve design outcomes, the Council should invest in design skills.</p> <p>Alternative guidance to the National Design Guide is suggested from Dieter Rams: https://www.vitsoe.com/gb/about/good-design.</p> <p>The respondent suggests that in order to enable meaningful pre application discussions with the Council, design should be the foundation. This should include a dedicated design professional alongside planning officers and a diverse range of people from the community. Pre application discussions should allow for innovation, respect a proper design process and the unique character of the Yorkshire Dales.</p>	<p>Support is welcomed.</p> <p>Craven District Council agree that there is a need for investment in design skills, at a national level.</p> <p>Recently the Government has given priority to design in new developments via an updated NPPF, has the launched the National Design Guide, National Model Design Code and the NPPF states that local planning authorities should prepare local design guides and codes. It is hoped that there will be the necessary investment in skills and resources by national government necessary to prepare such local guidance and codes and to ensure that good design is achieved in all developments. Paragraph 1.4.6 of the draft Good Design SPD refers to the role of the National Design Code and local design codes.</p> <p>Part 3 of the draft SPD promotes meaningful pre-application discussions</p>

Respondent	Summary of Issues raised	Council's Response and recommended changes to the SPD (shown in bold)
		<p>with design at the core, as the respondent advises.</p> <p>It is hoped that via investment by the government in design skills and resources, CDC or the new North Yorkshire Authority will include design professionals.</p> <p>No change to SPD required.</p>
Tom Smart, Rural Solutions	<p>The Basis of 'Good Design'</p> <p>Point 2.1.1 states that good design should respond to local context and distinctiveness and refers to the supporting text to policy ENV3. This is viewed as an appropriate starting context for the implementation of the policies relating to this SPD, which recognises the variety of 'place' in the Craven district, and the variety of factors that contribute to such. The district is notably diverse with varying settlements and landscape characters.</p> <p>Appropriate Landscaping</p> <p>Point 2.1.4 emphasises that landscaping is integral in order to enhance the surroundings of new development, and the physical and mental health of individuals. There is agreement landscaping should be considered from the beginning of developing any proposals.</p> <p>Suggestion that further guidance is given as to how the local authority will specify landscaping expectations from an early stage to comply with NPPF Paragraph 126.</p>	<p>Support welcomed.</p> <p>No change to SPD required.</p> <p>Support welcomed.</p> <p>Agree that further guidance can be given as to how the Council will specify landscaping expectations from an early stage to best comply with NPPF Paragraph 126.</p> <p>Change to SPD as follows: Add following sentence at the end of paragraph 2.1.4:</p> <p>"To comply with paragraph 126 of the NPPF, the Council encourages effective engagement between applicants, the Council, communities, and Statutory Bodies as appropriate, in order to identify landscaping expectations from an early stage."</p>

Respondent	Summary of Issues raised	Council's Response and recommended changes to the SPD (shown in bold)
	<p>Noise Pollution</p> <p>Support for paragraph 2.1.6 which emphasises that noise emissions from proposed development must be as harmonious as possible, with special regard to local tranquillity. It is requested that the SPD provides an understanding that such would be more limited in urban centres such as Skipton and Gargrave. This would allow proposed development to better comply with NPPF paragraph 174.</p> <p>Design Styles and Features</p> <p>Object to the later part of paragraph 2.1.9 given that contemporary extensions to heritage assets are often completed within the borough and are supported by English Heritage.</p> <p>Guidance from English Heritage on extending heritage assets states: <i>"The exterior needs to be carefully designed. You should expect to use matching or complementary materials for walls and roof. However, cleverly chosen contrasting materials in a modern design may work well for some buildings, where the extension can then be clearly 'read' as different to the old house. But the effect should not be so different that the extension is more prominent than the main building."</i></p> <p>It is suggested that further guidance be given to more contemporary designs as areas with numerous contemporary style structures are found in the district. A contemporary design approach should be supported where proposals are appropriate.</p>	<p>Support welcomed.</p> <p>Paragraph 2.1.6 of the draft SPD states that <i>"proposed development should be as harmonious as possible in terms of both noise emissions and visual properties"</i>. Criterion a) of policy ENV3 requires proposals to be based on a proper understanding of environmental features, including natural and built elements such as tranquillity etc. This would include consideration of the existing level of tranquillity within different settings, for example urban and rural settings. Therefore, the wording provided in both ENV3 and the draft SPD provides the necessary flexibility in approach.</p> <p>No change to SPD required.</p> <p>Paragraph 2.1.9 provides further detail to criterion b) of policy ENV3 in terms of the requirement that designs should respect the form of existing and surrounding buildings. This paragraph states that <i>'by using common materials, it is possible to create harmony with existing buildings and the street scene whether this is part of a contemporary or more traditional design.'</i> In order for the SPD to recognise the role of more modern design and the use of contrasting or non-common materials paragraph 2.1.9 has been changed as follows:</p> <p>Amend the third sentence of para 2.1.9 as follows:</p> <p>"By using common, or contrasting materials, where appropriate, it is possible to create harmony with existing buildings and the street scene whether this is part of a contemporary or more traditional design."</p>

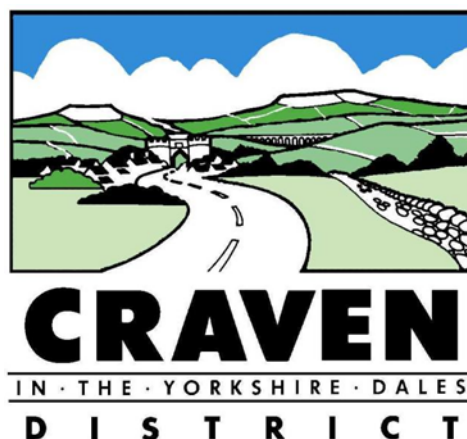
Respondent	Summary of Issues raised	Council's Response and recommended changes to the SPD (shown in bold)
	<p>2.1.10 states that locally sourced and high quality materials are appropriate in terms of being <i>“ideal in terms of reinforcing the local vernacular and reducing the carbon footprint of transported building products.”</i> While such is appropriate for designated heritage assets, some flexibility is needed – especially where this may affect the viability of developments including for example rural affordable housing provision.</p>	<p>The draft SPD provides further guidance to policy ENV3 but does not preclude the need for applicants to fully consider and comply with all other relevant local plan policies, including policy ENV2: Heritage, which to conserve and, where appropriate, enhance Craven's historic environment.</p> <p>The point is noted and the Council agree that the SPD should recognise and support the contemporary design, where appropriate. It is considered that this should be included within the section of Part 2 of the draft SPD that provides further guidance on criterion d) enhancing local distinctiveness.</p> <p>Change to SPD as follows: Add the following new sentence to 2.1.21: “New and innovative designs would not include pastiche, which should be avoided, but may include designs that make an appropriate contrast to existing buildings, so long as they employ high quality materials and achieve good design overall.”</p> <p>The second part of paragraph 2.1.10 states that the Council recognises that it may not always appropriate to source high quality materials locally and if this is the case the SPD suggests that this should be justified in a Design and Access Statement. Policy ENV3 and the further guidance included in the draft Good Design SPD requires <u>all</u> developments to founded on good design. Section 2.11.0 of the adopted Affordable Housing SPD provides specific guidance on the design, distribution and construction of affordable housing, and the specific requirements of policies ENV3, SD1, SD2, ENV1, 2, 4 & 9. Specifically, paragraph 2.11.2 of the Affordable Housing SPD states that the principles of good design set out in policy ENV3</p>

Respondent	Summary of Issues raised	Council's Response and recommended changes to the SPD (shown in bold)
	<p>Support in principle for paragraph 2.3.4, which stresses the need for good standards of accessibility in any new development. However, request for further guidance on the conflict between design priorities – such as ramps and steps on Listed Buildings, or lighting in areas characterised by darkness.</p>	<p>apply equally to both affordable and market housing and that affordable homes should be indistinguishable in design, character and appearance from market housing. Therefore, the Council expects high quality materials to be used on all developments and where possible these should be sourced locally.</p> <p>No change to SPD required.</p> <p>Support welcomed.</p> <p>Criterion i) of policy ENV3 requires buildings and spaces to be accessible. Paragraph 2.3.4 states that there are numerous elements to be considered in order to successfully design and main good accessibility, both into, and within buildings. Therefore, the requirement is to achieve well designed places and spaces that are accessible to all. The consideration of the key elements listed in paragraph 2.3.4 of the draft SPD relating to public buildings should not be at the expense of good design. It is considered therefore that the draft SPD provides adequate guidance in this respect.</p> <p>The draft SPD provides further guidance to policy ENV3 but does not preclude the need for applicants to fully consider and comply with all other relevant local plan policies, including policy ENV2: Heritage and policy ENV1: Countryside & Landscape. Criterion d) of policy ENV1 specifically relating to proposals which affect the Forest of Bowland AONB and its setting and the setting of the YDNP. Great weight will be given to conservation of their special qualities, including landscape, scenic beauty and intrinsically dark landscape (enjoyment of dark skies). Paragraphs 5.12 – 5.16 of the supporting text to this policy also</p>

Respondent	Summary of Issues raised	Council's Response and recommended changes to the SPD (shown in bold)
		<p>recognises the importance of dark skies outside these designated areas.</p> <p>No change to SPD required.</p>
CPRE North Yorkshire (CPRENY)	<p>Support for the draft Good Design Guide as it will be helpful in setting out the approach to be taken with regard to the specific criteria found in local plan policy ENV3. The Guide is an opportunity to encourage sustainable design and construction methods. This will ensure positive steps are taken in securing appropriate action across all new development to lower the district's carbon footprint and ensure mitigation and adaptation where possible – be that through the appropriate use of sustainable building materials and designing in energy efficiency at the initial conception stage, to appropriately located and scale renewable schemes to, ensuring a measureable net gain for biodiversity and carbon sequestration and storage.</p>	<p>Support welcomed.</p> <p>It should be noted that the Council is preparing a Good Design Supplementary Planning Document (SPD) and not a Good Design Guide. Once adopted, the Good Design SPD will represent an NPPF compliant design guide.</p> <p>The draft SPD provides further details to policies ENV3, SD1 & SD2. SD2 specifically relate to meeting the challenge of climate change.</p> <p>Section 2.7.0: Sustainable Design and Construction provides further guidance relating specifically to criteria (s) and (t) of Policy ENV3.</p> <p>No change to SPD required.</p>
James Langer, Historic England	<p>Historic England has been unable to respond to the consultation on this occasion.</p>	<p>Noted.</p> <p>No change to SPD required.</p>
Frances Edwards, Environment Agency	<p>The National Model Design Code provides a good starting point to help LPAs achieve good design that can reduce flood risk, improve the water environment and promote good waste management in their local design guides and codes.</p> <p>Section 2.1.0 Context, ENV3 Criterion (a) encourages the recognition of a need to deliver blue as well as green infrastructure, as well as ensuring that development includes measures to</p>	<p>Noted. Amended paragraph 1.4.3 provides guidance on the National Design Guide and Code and explains the role of local guide and codes. The draft SPD states that while policy ENV3 predates the National Design Guide and Code, this policy and contents of the draft SPD are consistent with both these national design documents, providing the Craven perspective on achieving well designed places.</p> <p>Support welcomed.</p> <p>Criterion (a) of policy ENV3 requires development should be based on a</p>

Respondent	Summary of Issues raised	Council's Response and recommended changes to the SPD (shown in bold)
	<p>mitigate the impact of climate change and contributing towards biodiversity net gain, demonstrated through use of the Defra Biodiversity Metric.</p> <p>Recommend that an additional paragraph is included to recognise the need to consider the Humber River Basin Management Plan (RBMP) and the Water Framework Directive (WFD) for development adjacent to river environments.</p> <p>Section 2.7.0 Sustainable Design and Construction, ENV3: Criterion (t) - All developments should take appropriate measures to reduce flood risk and include flood resilience. Guidance should be incorporated in line with your Local Plan documents. Suggest the Council considers the ADEPT guidance on 'Preparing for a Changing Climate: Good Practice Guidance for Local Government', which is designed to assist local government with preparing for the impacts of change adaptation.</p>	<p>proper understanding of environmental features, including both natural and built elements, such as landscape, topography, vegetation, open space, microclimate, tranquillity, light and darkness. Paragraphs 2.1.3 to 2.1.7 provides further detail on each of these elements.</p> <p>The Council is currently drafting a Green Infrastructure & Biodiversity SPD, which will provide the necessary further guidance to adopted local plan policies ENV4 & ENV5, including guidance on BNG and the use of the metric. In addition, a draft SPD relating to Flood Risk & Water Management is also being prepared, which provides further guidance to policies ENV6 & ENV8. ENV8 specifically requires development to meet the requirements of the Water Framework Directive. Consultees, including the Environment Agency will have the opportunity to submit comment on these draft SPD during a period of public consultation scheduled for early 2022.</p> <p>The draft SPD provides further guidance to policy ENV3 but does not preclude the need for applicants to fully consider and comply with all other relevant local plan policies, including policy ENV4: Biodiversity, ENV5: Green Infrastructure, ENV6: Flood Risk and ENV8: Water Resources, Water Quality and GrENV2: Heritage and policy ENV1: Countryside & Landscape.</p> <p>No change to SPD required.</p>

Craven Herald Press Release – 16th September 2021



Good Design
Supplementary Planning Document

Second Draft for Consultation – December
2021

PREFACE

This is the Council's draft Supplementary Planning Document (SPD) on Good Design in Craven. This SPD provides further detail to those policies of the adopted Craven Local Plan which relate to good design. It cannot and does not introduce any new policy requirements, rather it provides additional guidance to help applicants understand how it is possible for proposed developments to satisfy relevant adopted plan policies SD1, SD2, SP4, and ENV3 of the Craven Local Plan. Proposals will also be assessed against all other local plan policies that are relevant to the proposal.

The SPD is intended to assist applicants when submitting a planning application by outlining what documents and information should be provided with their planning application, in order to meet the requirements of adopted local plan policies relating to good design. Part Two of the SPD explains how proposed development can satisfy these plan policies. Part Three of the SPD is designed to assist applicants in preparing planning applications in the Craven Local Plan area, emphasising the importance of early pre-application discussions with the Council. Following the guidance set out in Part Three of the SPD will ensure that the planning application is valid and help to prevent delays in the decision-making process. It should be noted, however, that following the procedure set out in Part Three of this SPD does not guarantee that an application will achieve planning permission. Each application will be determined according to its individual merits and on a case by case basis.

The SPD will also be useful to the people considering and commenting on planning applications, including members of the public, statutory consultees, Council Members, and the Council's Development Management team. The information contained within the SPD will assist commentators and decision makers assess the planning application and decide whether or not it complies with both local and national planning policy.

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PART ONE: POLICY BACKGROUND CONTEXT

1.1.0 Introduction

~~1.1.1 The Town & Country Planning (Local Planning) (England) Regulations 2012 defines a supplementary planning document as a document within Regulation 5 of the Regulations which is not a local plan, an adopted policies map, or a statement of community involvement. Effectively, this means that a supplementary planning document (SPD) is a document prepared by a local planning authority which contains statements regarding environmental, social, economic, or design objectives that are relevant to the attainment of the development and use of land which is already encouraged by the policies of the local plan, with the proviso that those statements must not be statements which are required to be made in a local plan. Development management policies which are intended to guide the determination of applications for planning permission are matters for a local plan, and new statements on those matters (including the imposition of additional requirements) cannot be included in a SPD. However, a SPD can reiterate existing local plan policies and can give additional guidance to explain both the objectives which the policies are seeking to achieve and how it may be possible for proposed developments to satisfy those policies. The glossary Supplementary Planning Documents (SPDs) are described in the glossary of the [National Planning Policy Framework \(NPPF\)](#) describes SPDs as:~~

“Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.”

~~1.1.2 Paragraph 5.32 of the supporting text to policy ENV3: Good Design states that a SPD may be brought forward to aid developers and decision makers in bringing forward new development proposals founded on good design principles. This SPD therefore provides further guidance on how to achieve good design in the Craven Local Plan area. It cannot and does not introduce any new policy requirements. Rather, in accordance with the above legal and NPPF definitions of SPDs, it adds further detail to help explain the objectives relating to the following policies of the Craven Local Plan (adopted November 2019). It explains and provides information to assist applicants meet the requirements of each relevant policy criteria. This information is set out in Part 2 of this SPD. Part 3 provides guidance for applicants in their preparation of planning applications, emphasising the importance of early pre-application~~

~~discussions with the Council. The SPD also sets out ways in which applicants can seek to show (both pre-application and as part of their application) that their proposals for good design are able to satisfy the following key adopted local plan policies:~~

1.1.3 The plan policies referred to in this SPD are:

- Policy ENV3: Good Design
- Policy SD1: Presumption in favour of sustainable development
- Policy SD2: Meeting the challenge of climate change.

~~The concept of good design cuts across all adopted local plan policies, therefore all new and proposed development should be founded on good design principles. The aim of policy ENV3 is to ensure that growth in Craven results in positive change in design terms, which benefits the local economy, environment and quality of life, including health and well-being. The full text of policy ENV3 is set out in Appendix A. Policies SD1 and SD2 can be read in the [Craven Local Plan](#).~~

1.2.0 Preparing, submitting and front loading of planning applications

1.2.1 In accordance with Policy SD1 of the Craven Local Plan and paragraphs 11 and 39 – 46 of the [NPPF](#), the Council will take a proactive approach and will work cooperatively with people and organisations wishing to carry out development and applying for planning permission, to find solutions to secure sustainable development that meets the relevant plan policies and be approved wherever possible. ~~Architects and other suitably qualified professionals have an important role to play in preparing, submitting and front loading of planning applications in order to ensure that proposals are well designed and meet the requirements of policy ENV3. Therefore, applicants are strongly encouraged to employ such professionals to develop any development proposal.~~ Solutions to secure sustainable development for Craven, including contributing to the implementation of the Council's Climate Emergency Strategic Plan 2020 – 2030 through the policies of the local plan, and the efficient processing of planning applications, can be achieved through early pre-application engagement with the Council. This is called the process of 'front loading' and is strongly encouraged by the [NPPF](#) at paragraphs 39 to 46. (Further guidance on this process is set out in Part 3 of this SPD).

1.2.2 ~~Part three of this SPD, 'Preparing and submitting planning applications' explains how this front loading can best take place. in Craven and Part three is also a useful starting point for potential applicants as it also provides signposting back to those policy criteria set out in part two which are relevant to matters relating to good design within the plan area. Pre-application information relating to the matters identified in the policies is likely to be required before a planning application is validated. Part Three of the SPD also provides~~

~~important information on the supporting documents which are commonly required to accompany a planning application both in relation to the Council's validation requirements and other supporting documentation.~~

1.3.0 Public consultation, document format and status

1.3.1 This is a consultation draft SPD which is required under Regulation 12 and 13 of the Town & Country Planning (Local Planning) (England) Regulations 2021 (as amended). ~~This~~ The first draft of the SPD is currently was subject to a four-week period of public participation from Monday 13th September until Monday 11th October 2021. Comments submitted during the first period of public participation have been taken into account and amendments have been made to the draft SPD for the purposes of this second round of public consultation. These amendments, and other minor changes which have been made to ensure the draft SPD reflects the updated NPPF 2021, reflects the current stage of public consultation, and is consistent with the other draft SPDs that Council are currently preparing, are shown as follows:

- Where additions to the first consultation draft have been made the text is underlined.
- Where text has been deleted from the first consultation draft the text is crossed through.

~~1.3.2 Following this period of public participation, r~~ Representations will be are now invited on a second draft of this SPD over a four-week period later in 2021. from 4th January to 1st February 2022. As required by regulation 12(a), a Consultation Statement will be has been prepared and published alongside the this second draft SPD which sets out the persons the authority has consulted when preparing the SPD, a summary of the main issues raised and how they have been addressed in the SPD.

1.3.23 ~~Following these two periods of public participation and inviting of representations on the draft SPD, comments and representations received will inform the final SPD, which will be presented to the Council's Policy Committee for adoption and confirmed by Council (if required). Once adopted, the SPD will be capable of being a material consideration. The policies of the local plan itself, which the SPD supports, will be used to guide the determination of planning applications. The SPD is intended to assist applicants in formulating their proposals so as to best achieve policy compliance. Its contents do not amount to development management policies and cannot be treated as such.~~

1.3.34 A sustainability appraisal is not necessary for the preparation and approval to this SPD, which does not set the framework for decisions on planning applications. Sustainability appraisals have been undertaken for the local plan policies which this SPD supports. Strategic Environmental Assessment and

Habitats Regulation Screening Reports for the SPD have been published alongside this second consultation draft.

~~1.3.4 In accordance with the provisions of the Strategic Environmental Assessment (SEA) Directive and the Environmental Assessment of Plans and Programmes Regulations (2004) (Regulation 9(1)), the local authority must determine whether a SEA is required under Regulation 9(3) for a supplementary planning document. Therefore, a SEA screening report for the draft SPD will be prepared after the first period of public participation and published when representations are invited on the second draft SPD. The final screening report will be presented to Council Members for adoption.~~

~~1.3.5 A Habitats Regulations Assessment (HRA) is required to determine whether a plan or project would have significant adverse effects upon the integrity of internationally designated sites of nature conservation importance (also known as Natura 2000 sites). The requirement for HRA is set out within the Habitats Directive 92/43/EEC and transposed into British law by Regulation 102 of the Conservation of Habitats and Species Regulations, 2010. A screening report can determine if a full HRA is required (i.e. an Appropriate Assessment or further report, as necessary), which is prepared by the local authority. Hence, a HRA screening report for the draft SPD will be prepared after the first period of public participation and published when representations are invited on the second draft SPD. The final screening report will be presented to Council Members for adoption.~~

1.4.0 The relationship between the Craven Local Plan, the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and the Craven Climate Emergency Strategic Plan

~~1.4.1 The [Craven Local Plan](#) (hereafter referred to as 'the plan') was adopted on 12 November 2019. Policy ENV3: Good Design is the policy which is the primary focus of this SPD. The following paragraphs explain the key local plan policies that relate to good design, however as this concept cuts across all adopted local plan policies, all proposed development is expected to be founded on good design principles.~~

~~1.4.2 Policy SD1: Presumption in favour of sustainable development sets out the local plan's principle aim of promoting sustainable development in Craven. The policy states that the Council will take a positive and proactive approach in working cooperatively with people and organisations wishing to carry out development and apply for planning permission, to find solutions to securing sustainable development that meets relevant local plan policies and can be approved wherever possible.~~

~~1.4.3 Policy SD2: Meeting the challenge of climate change is the plan's strategic policy on meeting the challenge of climate change and cross refers to the~~

~~various policies which seek to mitigate the impacts of, and adapt to, climate change, e.g. ENV3 on Good Design and ENV6 on Flood Risk.~~

~~1.4.4 Policy ENV3 includes twenty policy criteria, which are grouped within the policy under following seven headings:~~

- ~~1. Context~~
- ~~2. Infrastructure~~
- ~~3. Ensuring Development is Accessible~~
- ~~4. Art & Culture~~
- ~~5. Designing out crime~~
- ~~6. Shop fronts/advertisements~~
- ~~7. Sustainable design and construction~~

~~Part Two of this SPD provides guidance on achieving good design relating to each criterion grouped under these seven headings.~~

~~1.4.52 The preparation of the plan, and its examination, has been based on the provisions of the 2012 [NPPF](#), and the accompanying Planning Practice Guidance (PPG) and relevant ministerial statements up to mid-2018. Therefore, Policy ENV3 reflects these provisions. The 2012 NPPF was updated in July 2019 and July 2021. Notwithstanding these changes to national planning policy, Policy ENV3 remains consistent with the NPPF. The NPPF does however contain some additions to previous planning policy on decision making in relation to design. These will represent material considerations sitting alongside Policy ENV3 and are as follows:~~

- ~~• Local design guides or codes prepared by local planning authorities should be consistent with the principles set out in the National Design Guide (NDG) and National Model Design Code (NMDC), and should reflect local character and design preferences (NPPF para. 128).~~
- ~~• New streets should be tree-lined, unless, in specific cases, there are clear justifiable and compelling reasons why this would be inappropriate (NPPF para. 131).~~
- ~~• Development that is not well designed should be refused, especially where it fails to reflect local design policies and the NDG and NMDC, taking into account any local design guidance and supplementary planning documents such as design guides and codes (NPPF para. 134).~~

~~As set out in paragraph 130 of both 2012 & 2019 versions of the NPPF, permission should be refused for development of poor design that fails to take~~

the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

- 1.4.63 The 2019 NPPF was further updated in July 2021 and places greater emphasis on beauty, place-making, the environment, sustainable development and underlines the importance of local design codes. Whilst Policy ENV3 of the Craven Local Plan predates the NDG ational Design Guide and NMDCode, this policy and the contents of this SPD are consistent with both these national design documents, providing the Craven perspective on 'achieving well designed places'. In the absence of local design guidance, local planning authorities will be expected to defer to the National Design Guide, National Model Design Code and Manual for Streets which can be used as material considerations in planning decisions. The National Design Guide is available at:

<https://www.gov.uk/government/publications/national-design-guide>

The National Model Design Code is available at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/957205/National_Model_Design_Code.pdf

- 1.4.7 As explained at paragraph 1.1.1, this SPD can only reiterate existing local plan policy and give additional guidance to those policies, it cannot impose any additional requirements. Therefore, this SPD cannot impose any changes resulting from the July 2021 update to the NPPF. These will have implications for future LP policy. Craven District Council, as the local planning authority, is required by law to determine planning applications in accordance with the local plan, unless material considerations indicate otherwise. In terms of good design, applications will be assessed against key local plan policies SD1, SD2, and ENV3, all other relevant local plan policies and other material considerations including the National Design Guide and the National Model Design Code.

- 1.4.84 In January 2020 the Council approved the Craven Climate Emergency Strategic Plan (CESP) 2020 to 2030 which seeks to act upon the Council's Climate Change Emergency Declaration adopted in August 2019 for the district to be carbon neutral by 2030. The CESP can be viewed at: <https://www.cravencd.gov.uk/media/9460/cdc-climate-emergency-strategic-plan-february-2020.pdf> and reinforces the existing policies of the local plan which address climate change and carbon reduction measures. It is capable of being considered as a material consideration in determining relevant planning

applications and supports policy ENV3, SD1 & SD2 (as well as policies ENV6, ENV7, ENV8 and ENV9) to reduce energy use, water use and carbon emissions, maximise the energy efficiency of development, and reduce the environmental impact of materials used in construction.

PART TWO: CONFORMING WITH POLICY ENV3: GOOD DESIGN

2.1.0 Context

2.1.1 Policy ENV3 states that development should, amongst other things, respond to the context and enhance local distinctiveness (see full policy text at Appendix A of this SPD). These are not unusual design principles and are typical of most policies and guides on good design. However, the key to their effectiveness lies in understanding what local context and distinctiveness are and using that understanding to inspire new design. The Craven Local Plan supporting text defines context as “local circumstances, which form the background to a design idea and help the design make sense in its surroundings” and distinctiveness as “positive features that help to contribute towards creating a ‘sense of place’, and individual identity”. Heritage has a strong influence on context and distinctiveness and this, too, is defined in the Craven Local Plan, as follows:

“Heritage is what we have inherited from the past and place special value upon. It is a broad term and can be applied to a wide range of things from landscapes and buildings to customs and knowledge. As well as being a record of our development through history, it creates local identity, is weaved into our modern way of life and can be an inspiration for positive change into the future.”

2.1.2 Therefore, as a starting point for any good design, it is important for the designer to understand the context and distinctiveness of Craven and, therefore, to understand its heritage, including its landscape character. Expert evidence provides the best basis for such understanding and this can be found in the Council's Conservation Area Appraisals, which form part of the underpinning evidence-base of the Craven Local Plan. Appendix G D is titled The Context and Distinctiveness of Craven and provides a concise description and assessment of:

- Geology, Landscape and Views
- History and Industrialisation
- Contemporary Craven

Appendix G D is based on the Conservation Area Appraisal evidence – beginning with the General Introduction to a suite of conservation area appraisals undertaken in 2016 – and should help designers to gain the understanding and inspiration they need. Furthermore, a good understanding of the landscape character of the plan area and the location of a proposed development will be found through reference to the following landscape character assessments:

- Craven Landscape Appraisal (2002)
<https://www.cravenc.gov.uk/media/3036/landscape-appraisal-2002.pdf>

- Natural England Character Areas
<https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>;
- North Yorkshire and York Landscape Characterisation Project (2011) (or successor documents)
<https://www.cravenc.gov.uk/media/8643/north-yorkshire-and-york-landscape-character-assessment.pdf>

Policy ENV3 Criterion a) - Understanding, and responding to, the environmental context

- 2.1.3 Criterion (a) of Policy ENV3 states: *“Development should respond to the context and proposals should be based on a proper understanding and appreciation of environmental features, including both natural and built elements such as landscape, topography, vegetation, open space, microclimate, tranquillity, light and darkness”*. Paragraphs 2.1.1 and 2.1.2 above refer to important documents which will allow the designer to understand the environmental context for a development proposal in Craven. Policies ENV1: Countryside and Landscape, and ENV2: Heritage of the [Craven Local Plan](#) and their supporting text indicate how proposals should respond to these important environmental contexts.
- 2.1.4 Landscaping should form an integral part of any proposal. It can create a high quality setting, help integrate new development into its surroundings, and assist the promotion of biodiversity through the use of native species. Good landscape design can enhance the natural environment and is fundamental to its character and sense of place. Usable and attractive green spaces with native vegetation are proven to have benefits for mental and physical health, especially in urban areas. Therefore, all proposals should demonstrate high quality, properly funded landscape design from the outset and not as an afterthought or ‘add on’. To comply with paragraph 126 of the NPPF, the Council encourages effective engagement between applicants, the Council, communities, and Statutory Bodies as appropriate, in order to identify landscaping expectations from an early stage.
- 2.1.5 Natural landscaping can also have a positive impact in terms of microclimate. This is a local set of atmospheric conditions that differ from those in the surrounding region. In urban areas, where brick, concrete and asphalt absorb the sun’s energy, heat up, and then re-radiate that heat to the ambient air, the resulting urban heat island is a type of artificial, undesirable microclimate. This phenomenon can occur even in smaller urban settlements where there is a high density of artificial surfaces, with little relief provided by natural vegetation. Particularly for Skipton, well planned natural landscaping and vegetation both within and surrounding a new development contributes to a better functioning urban system.

- 2.1.6 The proposed development should be as harmonious as possible in terms of both noise emissions and visual properties. Tranquillity, the state of being tranquil or calm with minimum noise intrusion, can be sought in built environment terms by incorporating traditional design features that keep occupants better connected with natural elements such as native vegetation. The building design itself and its planned functions must also ensure they minimise any out-going excessive noise.
- 2.1.7 Considered and careful building design can also heavily influence light and darkness properties, both internally and externally. Providing the correct amount of light is a key challenge, as too much brightness can lead to light pollution. Even poorly designed buildings at relatively low densities can contribute to this unnecessary effect. Moreover, light pollution also of course represents wasted energy, which is contrary to good design and the objectives of the [Council's CESP](#).

Policy ENV3 Criterion b) - Respecting the form of the built environment

- 2.1.8 Criterion (b) of Policy ENV3 states: *"Designs should respect the form of existing and surrounding buildings including density, scale, height, massing and use of high quality materials which should be locally sourced wherever possible"*. (See glossary at Appendix A B for definition of 'wherever possible').
- 2.1.9 Buildings, structures and surfaces within the built environment should complement each other well. All new elements should consider the scale and materiality within their immediate context, as well as the setting's overall character. By using common, or contrasting materials, where appropriate, it is possible to create harmony with existing buildings and the street scene whether this is part of a contemporary or more traditional design. Traditional designs need to be followed carefully in conservation areas or with extensions to listed buildings.
- 2.1.10 Locally sourced materials are ideal in terms of reinforcing the local vernacular and reducing the carbon footprint of transported building products. Gritstone, for example, is a common vernacular walling material in Craven and continues to be produced by quarries in the Pennine region. Therefore, it should be possible for developers to acquire high quality locally sourced materials for their developments. The Council recognises however, that it may not always be possible to source appropriate high-quality materials locally. If an applicant considers that it is not possible for appropriate high-quality materials to be sourced locally, this should be justified in their Design and Access Statement (see Part Three of the SPD).
- 2.1.11 Craven has an established and distinct character when it comes to building heights. Therefore, developments in Craven are encouraged to take into consideration the scale and massing of their immediate surroundings.

Proposed developments should also consider how the immediate space around them may be occupied or developed in future and thus accommodate any potential further development.

- 2.1.12 Craven has a very distinct material palette which defines its character. Stone buildings featuring gritstone and sandstone are regularly found in the district. Development proposals are, therefore, encouraged to consider the material palette to create well designed and innovative buildings that work well within their context. Figures 1-3 included below and Appendix G D provide details of materials and palette in the Craven context.

Policy ENV3 Criterion c) - Legibility and a sense of place

- 2.1.13 Criterion (c) of Policy ENV3 states: *“Development should be legible and create a sense of place by maintaining, enhancing and creating good townscapes with beneficial elements like views, vistas, enclosures, focal points, public art, backcloths and landmarks”*. (See glossary at Appendix B for definition of legibility). Townscape refers to the character and appearance of land, and encompasses all of the spaces outside buildings, from narrow urban walkways to private gardens. To sustain this urban character and ensure that new development both integrates with and enhances its surroundings, it is essential that the design of the spaces around is given equal consideration to the design of the buildings themselves.

Policy ENV3 Criterion d) - Enhancing local distinctiveness.

- 2.1.14 Policy ENV3, criterion (d) states: *“Development should seek to enhance local distinctiveness through maintaining good aspects of the local environment, improving poorer aspects and adding new aspects that benefit the local environment”*. (See glossary at Appendix B for definition of local distinctiveness). Local distinctiveness is the essence of what makes a place special to the community, and is the combination and sum of landscape, buildings, archaeology, history, traditions, buildings, crafts and local wildlife. A good understanding of them can help achieve a good quality of design. Government guidance contained in the [NPPG](#) should be borne in mind with regards to local character and distinctiveness, in particular paragraph 007 (Reference ID: 26-007-20140306), which states that development *“should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local human-made and natural heritage and culture, while not preventing or discouraging appropriate innovative design.”* The guidance emphasises that successful development integration is an important design objective, irrespective of whether a site lies at the heart of a town centre, on a settlement’s fringe or in the countryside.

- 2.1.15 In maintaining good aspects of the local environment, the site's landform should be taken into account. The consideration of existing natural features and local

heritage resources can help give shape to a development and integrate it into the wider area, reinforce and sustain local distinctiveness, reduce its impact on nature and contribute to a sense of place.

2.1.16 A key set of the Design Council's Building for Life criteria focuses on the theme of local distinctiveness. The Building for Life (3rd Edition) is available at:

<https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

Within the section relating to 'character' the document asks key questions including 'Does the scheme create a place with a locally inspired or otherwise distinctive character?', together with recommendations of how to answer this question and what should be avoided. For character, the following questions can be asked to better inform the design:

- Is the design specific and appropriate to the proposed development?
- Does the scheme positively exploit existing buildings, landscape or topography?
- For larger proposals, do the buildings and layout have good connectivity?

The Council encourages applicants to use this document as a guide to show how a proposal meets the requirements of ENV3, criterion (d) (see full policy text at Appendix A of this SPD).

2.1.17 Those aspects of character which are not valued, or examples which undermine the distinct character of an area, should not be allowed to unduly influence new designs. All development sites represent an opportunity to improve on or consolidate the character and identity of a place through either innovative or traditional design solutions, provided that they reinforce local character and distinctiveness. Where existing character is poor or identity is weak, the opportunity should be taken through good quality new design to initiate positive change in the area.

2.1.18 In seeking to enhance local distinctiveness, an area's heritage value is a key element of an area's overall local character and distinctiveness. There are currently 29 conservation areas in Craven (outside the Yorkshire Dales National Park). Their boundaries are shown in the Policies Map of the local plan, available under this link: www.cravencdc.gov.uk/planning/accessible-craven-local-plan/#POLICIESMAP.

2.1.19 [Conservation Area Appraisals](#) were prepared in 2008 for Skipton, Settle and Giggleswick. In 2016 sixteen draft [Conservation Area Appraisals](#) were prepared as part of the Craven Conservation Areas Project. The project also appraised and identified potential new conservation areas for Glusburn, High Bentham and Low Bentham. These Conservation Areas Appraisals are included in the evidence base for the adopted local plan and are helpful in considering the likely

effect of proposed development on existing and potential conservation areas in Craven. ~~They are available at:~~

<https://www.cravenc.gov.uk/planning/conservation-and-heritage-assets/conservation-areas/>

2.1.20 Figures 1-3 and 9-11 contain evidence of Craven’s “materials and palette”, which make a significant contribution to the local context and distinctiveness. Figures 1-3, below, cover general elements of the built environment, including:

- Walls, Roofing and Gateposts
- Windows and Window Reveals
- Pavements, Surfaces and Street Furniture

Figures 9-11 are contained in Appendix ~~G~~ D and look specifically at the context and distinctiveness of Craven’s three main towns of:

- Skipton
- Settle
- Bentham

Materials and palette make a significant contribution to the local context and distinctiveness of these towns.

2.1.21 Figures 1-3 and Appendix ~~G~~ D should help designers to gain the understanding and inspiration they need for new and innovative designs – they may even wish to use the figures as a quick reference pattern book for the local area. New and innovative designs would not include pastiche, which should be avoided, but may include designs that make an appropriate contrast to existing buildings, so long as they employ high quality materials and achieve good design overall.

MATERIALS & PALETTE

Walls, Roofing and Gateposts



SANDSTONE/GRITSTONE

Rubble, tooled rectangular, dressed and Ashlar
Coursed, uncoursed and random
Ashlar dressings

LIMESTONE

Rubble, dressed and coursed

YOREDALE SANDSTONE SLATES

Stone slates, grey slates
Before c1870

WELSH SLATES

Post c1870

LAKE DISTRICT SLATES

Westmorland slates
Post c1870

FEATURES

Pitched slabs for chimney pots
Slobbered pointing
Quoins (cornerstones)



Stone and drystone boundary walls (enclosures, gardens, roadside)
Stone copings

RENDER

Whitewashed
Painted
Lined (incised)

GATEPOSTS

Sandstone/gritstone
Monoliths, tooled, decorated, moulded tops
Rubble stone
Timber

The Council's conservation area appraisals provide evidence of the distinctive 'Materials and Palette' used in the construction of local buildings, enclosures and surfaces. These form part of Craven's context and distinctiveness, an understanding of which is the starting point for any good design. 'Materials and Palette' evidence is presented in Figures 1-3 and 9-11.



MATERIALS & PALETTE

Windows and Window Reveals



WINDOWS

Timber casements

Timber sashes, used widely in C19

Painted white, some stained

Vertical emphasis, others horizontal

WINDOW REVEALS

Sandstone/gritstone

Monoliths, cut, tooled, Ashlar

Mullions and transoms

Quoins,
lintels
and sills

Surrounds

REPLACEMENT WINDOWS

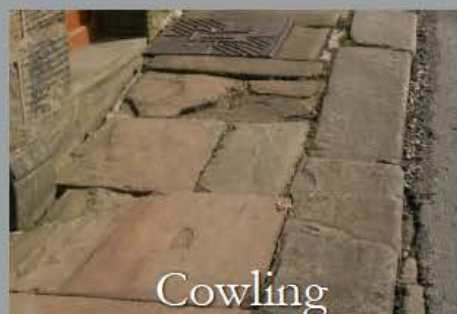
Generally detract
uPVC, stained timber, metal
Not common everywhere - e.g.
Thornton-in-Craven.

The Council's conservation area appraisals provide evidence of the distinctive 'Materials and Palette' used in the construction of local buildings, enclosures and surfaces. These form part of Craven's context and distinctiveness, an understanding of which is the starting point for any good design. 'Materials and Palette' evidence is presented in Figures 1-3 and 9-11.

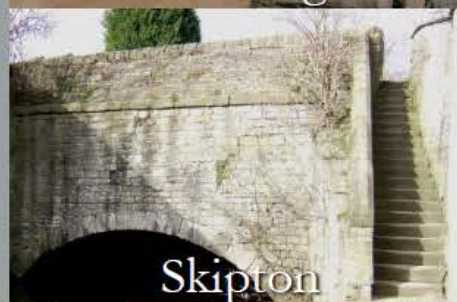


MATERIALS & PALETTE

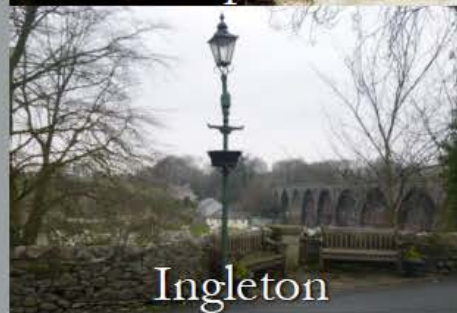
Pavements, Surfaces and Street Furniture



Cowling



Skipton



Ingleton



Giggleswick



Kildwick Grange



Ingleton

PAVEMENTS

Asphalt, tarmac
Sandstone flags
Setts
Cobbles
Concrete, concrete paviors
No pavements

Stone steps

KERBS

Granite
Sandstone/gritstone
Concrete

SURFACES

Asphalt, tarmac
Cobbles
Sandstone flags
Sandstone/gritstone setts

STREET FURNITURE

Signage: standard modern, traditional, finger-posts

Benches: wooden, iron

Columns: galvanized steel, 1950s/60s concrete hexagonal, cast iron

Luminaires: simple, lantern-style, vertical shielded, cast iron, mounted on walls, columns, telegraph poles

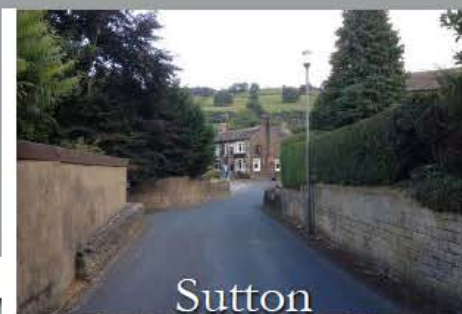
Bollards: modern (detract), painted harbour-style

Ironwork: overthrows, gates, railings, manhole covers, tree guards, vent panels, boot scrapers, coal chutes

Other: planters (detract), knee stiles, posts, stone monoliths, troughs, external stairs, hoists, gantries, remnant walls, 'clapper bridges' (e.g. Giggleswick)

New 'heritage-style': public seating; street signage; green and gold replica finger-posts and information panels; lanterns on black columns

The Council's conservation area appraisals provide evidence of the distinctive 'Materials and Palette' used in the construction of local buildings, enclosures and surfaces. These form part of Craven's context and distinctiveness, an understanding of which is the starting point for any good design. 'Materials and Palette' evidence is presented in Figures 1-3 and 9-11.



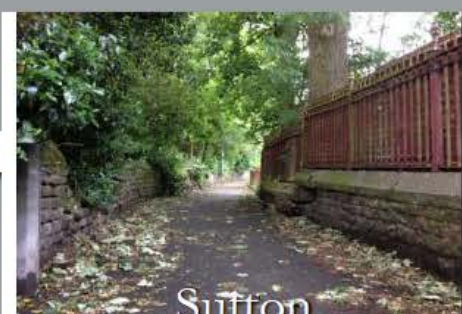
Sutton



Low Bentham



Sutton



Sutton



Skipton



Giggleswick

Policy ENV3 Criterion e) & f) - Ensuring good standards of amenity

2.1.22 Policy ENV3, criterion (e) states that: *“Development should protect the amenity of existing residents and business occupiers as well as create amenity conditions for future occupiers”* and criterion (f) states: *“Development proposals should be able to demonstrate that they will secure a good standard of amenity for all existing and future occupants of land and buildings.”*, Residential amenity concerns the benefit enjoyed from external space around the private home, rather than public open space within a development. The benefit enjoyed depends on the quality of space, and this quality relates to a number of factors, including location, size, orientation, sounds, noise, accessibility and enclosure. Private amenity space facilitates household and leisure activities, such as drying clothes, enjoying fresh air, gardening and other hobbies. Provision for amenity space should be made to serve existing and future occupiers.

2.1.23 The principles of good design, specifically in respect of ensuring good standards of amenity, set out in policy ENV3 apply to all types of development (see full policy text at Appendix A of this SPD). For example, the principles of good design should apply equally to both affordable and market housing. Section 2.11.0 of the adopted [Affordable Housing SPD](#) provides further guidance on this and other relevant local plan policies. Space standards for residential development are set out in, ‘Technical housing standards – nationally described space standard’ (2015). These nationally described space standards promoted by the Council are set out in Table 1 below. These standards provide detail on different types of house types and include areas for storage. Therefore, where relevant, applicants are strongly encouraged to consider providing these standards in schemes in the interests of delivering sustainable development, high quality design and satisfactory amenity, as required by policies ENV3 criteria e) and f) and policy SD1.

Table 1: Minimum gross internal floor areas and storage (sq m): NDSS

Nos of bedrooms (b)	Nos of bedspaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built in storage
1b	2p	50	58	n/a	1.5
2b	4p	70	79	n/a	2
3b	5p	86	93	99	2.5
	6p	95	102	108	2.5
4b	5p	90	97	103	3
	6p	99	106	112	3
	7p	108	115	121	3

	8p	117	124	130	3
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2.1.24 For business occupiers, modern-day business parks can have an array of suitable amenities. Examples include event spaces, cafes and gyms. For those parks with some wider areas of green space, there are possibilities for sporting facilities. Creating a sense of community and collaboration has become essential in business settings.

2.2.0 Infrastructure

Policy ENV3 Criterion g) – External Storage Space

2.2.1 Policy ENV3, criterion (g) states: *“Designs should anticipate the need for external storage space within new developments, including space for the storage and collection of non-recyclable and recyclable waste”*. Sustainable waste management infrastructure is an important part of building design, and part of providing a safe and attractive environment. The Council is committed to minimising waste, maximising the reuse of materials and achieving the national targets set out for the recycling and composting of household waste.

2.2.2 The storage of household waste relates to storage that is external to each property, i.e. external bin storage areas where waste can be collected. Most new dwellings in the Craven local plan area are issued with a 240 litre green bin for general household waste, a 240 litre blue bin for dry recyclables and a brown wheelie bins for garden waste (available for a fee) that are stored within their curtilage. Households of two or fewer residents are offered the option of a 140 litre bin, and households with six or more residents are offered the option of an additional 240 litre bin. ~~Any changes to policy may affect the volume and/or numbers of wheeled bins required on site, and this should be taken into account when considering the sizes of the bins for communal areas.~~

2.2.3 The bins described above should be accommodated within the boundary of each property with designated storage areas which are sensitively located and designed ~~where possible~~. Refuse facilities should be sited so that their prominence from the public realm is minimised. Bin storage areas should be in a position that makes it convenient for the householder to present them for collection by refuse vehicles to the front boundary (curtilage) of their property or agreed presentation point on collection day and return them to the storage area as soon as possible following collection. New developments and their access roads should be designed to accommodate vehicles used for emptying bins.

2.2.4 The size of waste containers or bins is dependent primarily on the property's resident size. With apartments, where large, shared waste bins are allocated, bin storage areas should be provided to accommodate industrial sized bins for

both recyclable and non-recyclable waste. Where appropriate, an internal access door from the development's residential part should be provided to allow internal access to the storage area. A lobby should connect this door to the residential area, so as to prevent nuisance odours entering the residence. The distance that residents are required to travel to waste storage areas from their apartments should not exceed 30 metres in line with the Building (Amendment) Regulations 2001, Part H6.

2.2.5 In terms of commercial development, the volume of waste generated and thus the number and type of containers is ultimately dependent on the occupants' activity. The volume of waste containers provided should be maximised in order to reduce the number of collections and therefore collection vehicle traffic. On site waste compaction is an option for commercial developments but this approach must not discourage occupants from segregating their waste to recycling. Developers should be aware of both the requirements of the Animal By-products Regulations 2003 and the Hazardous Waste (England and Wales) Regulations 2005.

2.2.6 ~~Developers should be aware of both the requirements of the Animal By-products Regulations 2003 and the Hazardous Waste (England and Wales) Regulations 2005. These Regulations place control on the collection, handling, transport, storage and disposal of animal by products and hazardous waste materials and may have implications for a building's design. Further information on the Animal By Products Regulations should be sought from Defra and information on the Hazardous Waste Regulations should be sought from the Environment Agency.~~

Policy ENV3 Criterion h) – Accommodation of Necessary Services & Infrastructure

2.2.7 Policy ENV3, criterion (h) states: *"Necessary services and infrastructure should be able to be accommodated without causing harm to retained features or result in visual clutter"*. Lighting, traffic signal heads and street furniture are examples of necessary infrastructure. Street furniture serves many purposes that relate to both place and function and includes a variety of commonly found items within a street such as public art, lighting, bollards, guardrails, signage, seating and cycle parking. In general, the provision of street furniture must be considered as part of the overall design of street. In this regard:

- The placement of street furniture should be considered as part of a wider strategy, such as part of an integrated landscape plan or series of street typologies;
- Street furniture should be placed within a designated zone, such as a verge;

- The items used should be chosen from a limited palette that promotes visual cohesion, while contrasting with the background to assist the visually impaired;
- The number of items used should be balanced with other facilities (e.g. line marking) to reduce clutter;
- Existing items of historic value which promote local character should be clearly identified.

2.2.8 To reduce street clutter, designers can consider combining lighting with other installations. Traffic signal heads, small signs, bus stop signs etc. can be mounted on lighting columns with a degree of co-ordination between relevant authorities and service providers. Ancillary lighting equipment, such as electrical supply pillars, can be located to minimise their impact on the streetscape, while not creating an obstruction or hazard to pedestrians. Metering cabinets in particular, which may be up to 1.5 metres high, should be located against walls, as unobtrusively as possible, while bearing in mind that they must be accessible for maintenance and meter reading.

2.2.9 Lighting installations should be generally located within a verge and/or within build-outs that separate bays of on-street parking. Wall-mounted lighting is also an option, but where this is not possible and where no verge is available, lighting should be located at the back of footways, to minimise any disruption to pedestrian movement provided:

- They are positioned, where possible to coincide with property party lines to avoid obstructing entrances or windows;
- They are not located in close proximity to properties where they may compromise security.

2.3.0 Ensuring development is internally and externally accessible

Policy ENV3 Criterion i) – Accessible Buildings and Spaces

2.3.1 Policy ENV3, criterion (i) states: *“Reasonable provision should be made to ensure that buildings and spaces are accessible and usable and that individuals, regardless of their age, gender or disability are able to gain access to buildings and to gain access within buildings and use their facilities, both as visitors and as people who live and work in them”*. (See glossary at Appendix A B for definition of ‘reasonable provision’). People of all abilities should be able to use buildings and outdoor spaces comfortably and safely, without special assistance if possible. This is because good accessibility reduces discrimination and promotes equality. Level entry (step-free entrances) facilitate not just wheelchair users but also people with buggies, people with suitcases or shopping trolleys, people using walking or mobility aids, and people with visual difficulties. There may be occasions when level entry is not

fully feasible, but there are design solutions that can be reviewed to enable ease of access as far as practicable.

- 2.3.2 There are specific Building Regulations relating to accessibility, namely [Approved Document M](#): access to and use of buildings (2015). Volume 1 refers to dwellings and Volume 2 examines buildings other than dwellings, with amendments to both in 2016. These documents will give the applicant prioritised advice about accessibility issues and practical advice on how to solve them. The wording of this criterion is based on that used in Part M of the Building Regulations and was incorporated into the policy in consultation with the Building Control team of the Council. Compliance with the relevant Building Regulations will hence go a long way in satisfying criterion (i). This criterion refers to buildings and spaces, so its requirements can apply to parts of a development not covered by Building Regulations, such as green space and public realm.
- 2.3.3 This criterion enables the applicant to identify opportunities where provision could easily exceed the Building Regulations' minimum requirements - whilst remaining reasonable, to conform to the criterion's wording. In order for provision to remain reasonable, any planning policy needs in excess of Building Regulations are aimed to be appropriate and fair in the circumstances. Applicants for planning permission should include in their Design and Access Statements how the proposals will satisfy this part of the policy (see Part Three of this SPD). Statements may refer to Part M of the Building Regulations, but their scope should not be limited to Part M for the reasons set out above.
- 2.3.4 There are numerous elements to be considered in order to successfully design and maintain for good accessibility, both into, and within, buildings. This is particularly the case with proposed buildings facilitating the public. Proposed residential dwellings may need some of these elements, depending on the requirements of the user(s). Applicants proposing the design and construction of public buildings need to consider the following key elements:
- (i) Ramps and Steps: if any public service areas have slopes that are steeper than 1:20, both steps and ramps must be available and correctly designed;
 - (ii) Lifts: accessible lifts should be provided in all new public buildings that have more than one floor;
 - (iii) Signs: public buildings should have easily viewed signs to let customers and users understand where and how they need to move within the building;
 - (iv) Toilets: where toilets are provided, customers with disabilities should be able to use them, and best practice guidance in design should be followed, including a regularly tested alarm system;

(v) Lighting: the light in public buildings should be distributed evenly, with no large variations in lighting levels, and the light should not be too bright or too dark;

(vi) Surface finishing: avoid glossy, shiny and polished surface finishes and keep reflections, shadows, and glare to a minimum;

(vii) Visual contrast: use differences in colour and colour intensity to create visual contrast, which will help customers and users with vision impairments.

2.3.5 In terms of housing, both market and affordable, there are a number of elements related to assisting those with disabilities and reduced movement which a developer can reasonably provide, with the following being such relevant examples:

- The interior spaces are adapted for a wheelchair, to allow comfortable manoeuvring;
- Wall-mounted switches, sockets, and other controls accessible to those with reduced reach;
- A wet room-style shower room with easy to access handles;
- The interior is bright and appropriately decorated;
- Step-free access at the entrance and inside the dwelling.

2.3.6 Paragraphs M4(2) and M4(3) of [Part M of the Building Regulations](#) provide design specifications for accessible and adaptable dwellings and for wheelchair users, which are optional requirements. Specifically, for affordable housing, [Policy H2](#): Affordable Housing's criterion (f) provides that the size, type and tenure of affordable units in development proposals will be expected to reflect the most up to date evidence of affordable housing needs. This criterion of Policy ENV3 requires reasonable provision to be made to ensure that buildings and spaces are accessible and useable to all individuals including those with disabilities. Therefore, where local evidence identifies an affordable housing need for a disabled person/household in a local area, the Council will apply policies H2(f) and ENV3(i) in combination to seek reasonable provision to meet that need in new development proposals and accommodation that can also be adaptable for future needs. The Council's [Affordable Housing SPD](#) (section 2.11.0) provides further guidance on provision of affordable housing for disabled people.

Policy ENV3 Criterion j) – Permeable Developments

2.3.7 Policy ENV3, criterion (j) states: *“Development should be permeable and should make getting around easier – especially for pedestrians, cyclists and people with disabilities – by improving existing routes, adding new ones and creating connections to enhance the local network”*. As explained in the supporting text to policy ENV3, permeable developments have ways through

them, which allow people to walk and move freely in an enjoyable and easy way. Permeability is generally considered a positive attribute of an urban design, as it permits ease of movement and avoids severing neighbourhoods.

- 2.3.8 Creation of a permeable network is a multi-layered process. For proposed developments, the process should begin with a site analysis that identifies any constraints to the development of a particular network (such as environmentally sensitive areas, topography, existing structure etc.). The process then should move into a design phase, which should outline points of access, the major destinations (such as centres and nodes), and the main strategic connections between destinations. This process will identify the basic framework for the application of a more detailed street hierarchy.
- 2.3.9 The overall aim of policy ENV3 is to achieve good design that will help ensure that growth in Craven results in positive change, which benefits the local community, environment and quality of life, including health and well-being. Criterion (j) specifically requires development to be permeable, by improving existing routes, by adding new ones and creating connections to enhance the local network. In meeting these policy requirements, the Council encourages applicants to consider Sport England and Public Health England's Active Design Guidance, which can be accessed via this link: <https://www.sportsengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>. This guide features an innovative set of guidelines to get more people moving through suitable design and layout. The Active Design Principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design.
- 2.3.9 Figure 4 below illustrates how development can and should be permeable and facilitate easier movement for pedestrians, cyclists and people with disabilities.

PRINCIPLES in PICTURES

Development should be permeable
and make getting around easier



Policy ENV3 Criterion k) – Access Roads

2.3.10 Policy ENV3, criterion (k) states: *“Access roads should be designed as streets – they should form part of the public realm, be people-friendly, safe and active, allow natural surveillance and help to create a network of easy-to-use routes”*.

Through sensitive and appropriate site design, designers can enhance the value of place whilst calming traffic and improving pedestrian and cyclist comfort, particularly on larger schemes in Craven. To achieve this outcome, designers need to consider the multi-functional role of the street and apply a package of ‘self-regulating’ design measures.

2.3.11 New street networks should:

- Be based on layouts where all streets lead to other streets (limiting the use of cul-de-sacs that provide no through access, unless regularly utilised routes cannot be provided – see para 2.5.1 below which provides further guidance on the use of cul-de-sacs);
- Maximise the number of walkable and cyclable routes between destinations.

2.3.12 Appropriate design of places and spaces can be used to manage both vehicle and pedestrian movement effectively. Such environments are referred to as being self-regulating. Enclosing access roads with buildings helps to define them as urban places, creates a greater sense of intimacy and promotes them as pedestrian friendly spaces that are overlooked. This can have a traffic-calming effect as drivers become more aware of their surroundings. The relationship between building height and street width is important to creating these spaces. Building height may also be used at junctions to create a ‘book end’ effect. This approach will assist in slowing vehicles as they approach junctions and will improve legibility by highlighting connecting routes throughout the network.

2.3.13 Figure 5 below illustrates how access roads can and should be designed as streets, featuring characteristics such as natural surveillance and being people-friendly, rather than focused on private motor vehicles.

PRINCIPLES in PICTURES

Access roads should be designed as streets



Part of
the public realm
People-friendly
Safe and active
Natural surveillance
A network of easy-
to-use routes



Policy ENV3 Criterion l) – Storage for Sustainable Modes of Travel

2.3.14 Policy ENV3, criterion (l) states: *“Schemes should seek to incorporate secure storage for bicycles to encourage sustainable modes of travel”*. Criterion (l) requires cycling is fully integrated into the design and operation of all new residential development schemes. Proposed developments should be comprehensively equipped with high quality bicycle parking and storage. The increased use of bicycle storage cages is strongly encouraged, as it is a most convenient and secure method to prevent bicycles been stolen or damaged.

2.3.15 It is good practice that cycle storage facilities are provided in a dedicated facility of permanent construction, preferably within the building footprint or, where not feasible, within an adjacent or adjoining purpose built structure of permanent construction. Bicycle cages provide a parking and storage solution for bicycles. It is good practice that cycle storage facilities are designed so that they are directly accessible from the public road or from a shared private area. Good design here avoids unnecessarily long access routes with poor passive security or cycling along slopes that can become hazardous in winter weather.

2.4.0 Art and Culture

Policy ENV3 Criterion m) – Public Spaces

2.4.1 Policy ENV3, criterion (m) states: *“Development should promote socialising, recreation, art, health and well-being, by maintaining and improving existing public spaces and by creating new public spaces, such as parks, squares and other areas of public realm”*. (See glossary at Appendix B for definition of ‘public realm’). Public spaces/realm play a vital role in the social life of communities. ~~Public realm is where people can wander without entering any strictly private space—~~ It adds to the look, feel and enjoyment of places. The success of a particular public space is not solely in the hands of the architect or urban planning consultant. It relies also on people adopting, using and managing the space. Within paragraph 5.27 of the supporting text of Policy ENV3, it is stated: *“Community participation in design – such as in the design of neighbourhood open space – can help to ensure that designs work well for end-users.”* For example, the community may wish to identify important characteristics of their local environment to be incorporated into a development scheme, for example through public realm improvements and art installations.

Policy ENV3 Criterion n) – Public Art

2.4.2 Policy ENV3, criterion (n) states: *“The provision of public art will be encouraged from the outset for all major development schemes”*. Public art can make a substantial contribution to the appearance of urban areas and the public realm. It can contribute to the creation of a sense of place and transform a previously anonymous space into a unique and memorable one. It has a major part to play

in making public areas more attractive, legible and interesting and can take many forms. Public art can be integrated into a new development or into existing built fabric.

- 2.4.3 Public art is no longer restricted to the traditional forms of monuments, sculptures or fountains and can take form in anything within the public realm, including lighting, street furniture, signage, floor works, new media, music and even a section or the whole elevation of a building. ~~Such~~ Public art pieces can come in many different forms, each of which represents social, cultural or universal values. They may also draw on heritage, highlighting the most important aspects of a locality, region or nation. Because public art is both unique and visually distinctive, it can take on a symbolic role in establishing and understanding an urban or rural area's identity and legibility, especially when it is designed and created in ways that are consistent with its surrounding area and site. Further guidance relating to public spaces can be found in the National Design Guide, which is available at:

<https://www.gov.uk/government/publications/national-design-guide>

2.5.0 Designing Out Crime

Policy ENV3 Criterion 0) – Safe Living Environments

- 2.5.1 Paragraph 5.31 of the supporting text to Policy ENV3 emphasises that people's well-being and quality of life can be greatly affected by crime, the fear of crime and road safety. Accordingly, this policy's criterion (o) states: *"The design of all new developments will be required to promote safe living environments, reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour."* The layout and structure of a place – how the buildings, spaces, uses and activities relate to one another – affects its safety and sustainability. Crime prevention should be planned into developments from the outset.

The following bullet points provide practical ways in which new development can promote safe living environments and reduce opportunities for crime and the fear of crime:

- Incorporate active frontages: The types of building and their layout have major impacts on safety and sustainability. A safe urban environment provides 'active frontages' of overlooked streets and creates regular movement that focuses people and vehicles on to a small number of principal routes, rather than under-used and segregated streets and footpaths.
- Defensible spaces: Defensible space is described as something which is clearly defined, clearly owned and has good natural surveillance and separates public from private areas and also separates one private area from another. Defensible space (an area is safer when people feel a sense

of ownership and responsibility for that piece of a community) can be provided by private or communal gardens that can only be accessed from the surrounding buildings. Building surrounding such spaces also reduce the opportunities for graffiti on blank facades, such as gable ends. Homes in cul-de-sacs can be highly secure if the cul-de-sacs are short and straight to allow visibility from one end to the other. ~~As cul-de-sacs reduce permeability, a compromise can be where dwellings are joined by networks of footpaths that are regularly used, with passive surveillance in evidence. This layout promotes permeability whilst reducing anti-social activity.~~ The publication, Secured By Design: Homes 2019 provides design guidance specifically relating to cul-de-sacs and states that the benefit of a cul-de-sac can be compromised if one or more of the following undesirable features exists:

- Backing onto open land, railway lines, canal towpaths etc.;
- Are very long;
- Linked to one another by footpaths (leaky cul-de-sacs);
- Poorly lit.
- Natural surveillance: Ways to promote natural surveillance include low landscaping, street lights, street designs that encourage pedestrian use, and removing hiding and lurking places. Included in good street design are features that maximise visibility of people, parking areas and building entrances: doors and windows that look out on to streets and parking areas, barriers that maintain a line of sight (through, over or around), pedestrian-friendly pavements and streets, and front porches.
- Minimise opportunities for conflict: Places should be structured to minimise opportunities for conflict, especially when designing for mixed use development. The siting and design of potential places where people congregate and linger, and local areas where anti-social behaviour is concentrated, require special attention so as not to introduce this behaviour elsewhere. Out of scale facilities, such as supermarkets or leisure facilities that are intended for the wider, rather than local, community should be sited with care. Poorly sited street furniture (including street equipment owned by utility companies) can increase the opportunity of criminal and anti-social behaviour, such as vandalism, being a climbing aid or impeding vision.
- Avoid unnecessary and ambiguous space: In new developments, unnecessary and ambiguous space should not be provided. The aim is well-defined and purposeful open space, and the quality and quantity of space should be seen as equally important. The restoration of historic elements of the built environment and run-down buildings can be an important element of crime prevention. Buildings and spaces that are derelict, run-down, or uncared for, convey the impression that crime and anti-social behaviour is tolerated, or more likely to go undetected, than in places that are well maintained.

2.5.2 Figure 6 illustrates how living environments can be designed to reduce the risk of crime and promote safety, with design features such as active frontages and defensible spaces.

PRINCIPLES in PICTURES

Designing out crime and promoting
safe living environments



Reduce crime,
fear, disorder and
anti-social behaviour

Active frontages

Defensible spaces

Natural surveillance

Avoid unnecessary and
ambiguous space

Minimise conflict



2.6.0 Shop Fronts/Advertisements

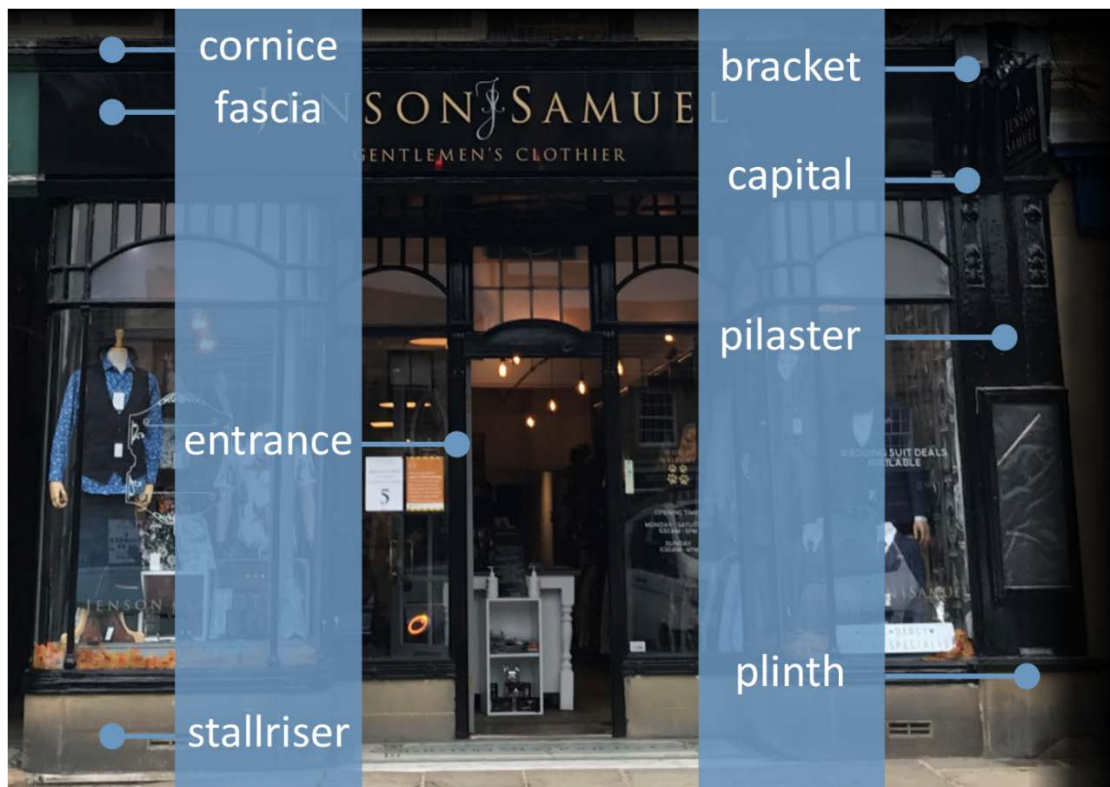
Policy ENV3 Criterion p) – Traditional Shop Fronts

- 2.6.1 The term ‘shop front’ is intended to cover all retail and shop-like facades in towns and villages, including cafes and other premises, as appropriate. Policy ENV3, criterion (p) states: *“Traditional shop fronts which make a valuable contribution to the distinctive character of their local area should be, wherever practicable, refurbished and retained in development proposals”*. (See glossary at Appendix A B for definition of ‘wherever practicable’). Good shop front design and attractively designed retail spaces are more likely to draw more customers in and contribute positively to the streetscape.
- 2.6.2 Shop fronts make a valuable contribution to the character of towns and villages in Craven, and contribute to the local context, distinctiveness and public realm. Therefore, criterion (p) requires traditional shop fronts which make a valuable contribution to the character of the local area to be refurbished and retained, where practical. However, where this is not practical, for example where a traditional shop front has significantly deteriorated and is beyond refurbishing, a replacement with a replica shop front or an entirely new shop front of good design would be an acceptable solution. If an applicant for planning permission considers that it is not practicable to refurbish and retain a traditional shop front, this should be justified in their Design and Access Statement (see Part Three of this SPD). Any proposal for a replacement shop front would need to comply with criterion (q) of policy ENV3 (see below).

Policy ENV3 Criterion q) – New/Alterations to Shop Fronts

- 2.6.3 Policy ENV3, criterion (q) states: *“New/alterations to shop fronts will only be permitted if the design is consistent with the character and scale of the existing building, if it is of high quality and uses materials that are deemed acceptable to the area. The shop fascia must be designed in scale, in its depth and width, with the façade and the street scene of which it forms part”*. Many shopfront components can help to create a structure’s strong visual basis, and typical components are shown in Figure 7 below. Different treatment of these elements and materials offer significant opportunities for a variety of shopfront designs whether traditional or contemporary. It is important to create a good visual framework for the shopfront, and all elements can be treated as one coherent unit. Within the framework, variations of design and arrangement of doors, glazing, colours and materials can occur. It is good practice to design shop front fasciae and their proportions based on the existing streetscape character and the proportions on the building they sit within. Many shopfront components can help to create a structure’s strong visual basis, and typical components are shown in Figure 7 below.

Figure 7: Diagram of key components of a shopfront



2.6.4 When designing new shopfronts, care must be taken not to detract from the overall character of the street, especially in a designated Conservation Area. Some corporate images, which place emphasis on standardised shop front design, corporate colours and materials, may necessitate a degree of sensitive adjustment or modification, in order to be appropriate in a particular context.

2.6.5 Whether development of shop fronts covered by criteria (p) or (q) are proposed, they should be accessible and usable to all, as required by criteria (i) of policy ENV3 (see full policy text at Appendix A of this SPD). For example, a traditional shop front may include a step, narrow door or other feature that denies access to some people (e.g. wheelchair users) and retention of the shop front may be regarded as impracticable on grounds that it would fail to promote equality and accessibility. In such circumstances, sympathetic partial alteration of the shop front might be an acceptable way of providing access for all whilst allowing unaltered parts of be refurbished and retained. If an applicant for planning permission considers that it is not practicable to refurbish and retain a traditional shop front, this should be justified in their Design and Access Statement (see Part Three of this SPD).

2.6.6 Figure 8, below, illustrates how good shopfront design contributes to a locality's character, distinctiveness and public realm, through a variety of design features and elements, and provides examples of how design can be

consistent with the character and scale of the existing building, is high quality and uses acceptable materials, is in scale with street scene and façade.

Policy ENV3 Criterion r) – Advertisements

- 2.6.7 Policy ENV3, criterion (r) states: *“Proposals for advertisements will be assessed having regard to issues of highway/transport safety and the characteristics of the locality, including features of scenic, historic, architectural, cultural or other special interest”*. Paragraph 1362 of the [NPPF](#) states that the quality and character of places can suffer when advertisements are poorly sited and designed, and that advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts. There is a separate consent process within the planning system that controls the display of advertisements, which should be operated in a way which is simple, efficient and effective.
- 2.6.8 Advertisements are generally a semi-permanent feature in built landscapes. It is good practice that outdoor advertising makes a positive contribution to the visual environment and through good quality design, help create a lively atmosphere of colour, variety and interest which is essential to the prosperity of an area. It is suggested that businesses and other advertisers consider the positive influence and innovation that artists can bring to the design of signs and advertisements. Applicants should carefully consider advertisements and signs of a new building or shopfront and integrate them early. Signs should be of an appropriate size for the building on which they are displayed and must not seek to dominate or visually detract from those buildings.

PRINCIPLES in PICTURES

Good shopfront design contributes to character, distinctiveness and public realm



Retain traditional shopfronts
Shopfront components create a visual framework
A framework for traditional and contemporary design
Design consistent with the host building and street scene
Good advert design adds colour, variety, interest and prosperity



2.7.0 Sustainable Design and Construction

Policy ENV3 Criterion s) – BREEAM Standard for Non Residential Development

2.7.1 Policy ENV3, criterion (s) states: *“To require non-residential developments of 1,000 or more square metres where feasible to meet at least the BREEAM standard ‘very good’ for non-residential buildings requirement. Non-residential development should seek to achieve BREEAM ‘very good’ or better unless it has been demonstrated through an economic viability assessment that it is not viable to do so”.* (See glossary at Appendix A [B](#) for definition of ‘where feasible’). [BREEAM](#) is the world’s leading sustainability assessment method for master-planning projects, infrastructure and buildings. It considers an asset’s environmental, social and economic sustainability performance, using standards developed by BRE (Building Research Establishment). The ‘very good’ standard is one of the BREEAM rating level benchmarks (outstanding, excellent, very good, good, pass and unclassified). How the four elements together combine to produce a BREEAM rating is summarised in the pages of the website www.breeam.com.

Policy ENV3 Criterion t) – Designing in Sustainability

2.7.2 Policy ENV3, criterion (t) states: *“Sustainability should be designed in, so that development takes all reasonable opportunities to reduce energy use, water use and carbon emissions and to minimise waste, ensure future resilience to a changing climate and wherever possible to generate power through solar or other means, in accordance with Building Regulations. This should include residential, industrial and commercial developments.”* (See glossary at Appendix A [B](#) for definitions of ‘all reasonable opportunities’ and ‘wherever possible’). Energy conservation through energy efficiency in the building has acquired prime importance with energy reducing techniques in dwelling design and construction becoming more desired by house buyers, both for financial and environmental reasons, i.e. in reducing carbon emissions. Energy efficiency and low carbon production in the built environment can assist greatly in achieving carbon reduction targets, as specified in the [Council’s CESP](#).

2.7.3 The phrase *“all reasonable opportunities to reduce energy use”* refers to the technical feasibility of generating power through solar or other means. Regulation 25A of the Building Regulations requires that, before work starts, the person undertaking the work must carry out an analysis that considers the use of high-efficiency alternative energy systems in the building’s design, and must give the local authority notice that this has been undertaken.

2.7.4 The requirements of criterion (t) enable the Council to assess the sustainability of a design at the planning application stage, which typically precedes the Building Regulations stage. For example, they enable the Council to assess whether or not a proposal takes all reasonable opportunities to generate power

through solar or other means before the proposal is assessed under [Building Regulation 25A](#), which requires a developer to consider the use of alternative energy systems like solar panels. Deciding which opportunities are reasonable will require planning judgements to be made regarding what is appropriate and fair in the circumstances. Building Regulation 25A provides useful information and guidance in this respect.

2.7.5 In order to meet the criteria (s) and (t) of Policy ENV3, the Council encourages the following four elements of energy efficiency to be considered in sustainable building design approaches. They are fundamental components in achieving energy efficient homes. Much of this information is taken from the academic paper entitled: [“Renewable energy technologies for sustainable development of energy efficient building” \(2018\)](#), with some content and text modified to suit typical British dwellings and climate. These main aspects for a building's energy efficiency include:

- (1.) Zero energy passive **building design**, before actual construction;
- (2.) The use of **low energy building materials** during its construction;
- (3.) Use of **energy efficient equipment** and domestic appliances for low operational energy;
- (4.) Integration of **renewable energy technologies** for various applications.

2.7.6 **Building design:** i.e. consideration of how a building will conserve energy when an architect is designing a building. The most sustainable energy technique is to conserve energy as much as possible. Incorporating passive solar gain in building design is one way to achieve this as buildings with passive solar designs naturally use the sun's energy for heating, cooling and daylighting. This reduces the need to consume energy from other sources and provides a comfortable environment inside. The principles of passive solar design are compatible with diverse architectural styles and can be renovated within an existing building for net zero energy use. Designers and builders should pay particular attention to the orientation of a building in relation to seasonal variations in the sun's path as well as prevailing wind patterns in order to minimise heating and cooling needs. The design does not need to be complex, but it should involve knowledge of solar geometry, window technology, and local climate. Virtually any type of architecture can integrate passive solar design. For example, to make the most of the sun for warmth and natural light, a dwelling's main living areas and glazing should face south. Well-designed homes maximise natural ventilation, avoid overheating, minimise sound pollution and have good air quality, with a good standard and quality of internal space. Specific elements to consider include room size, sunlight, daylight, floor-to-ceiling height, internal and external storage, and ventilation. These provisions reflect the requirements of the [National Design Guide](#).

- 2.7.7 Low energy building materials:** An important objective for the building sector is to produce buildings with minimum environmental impacts and to consider low embodied energy materials that reduce energy in construction. Embodied energy is the energy consumed by all of the processes associated with the building's production, from the acquisition of natural resources to product delivery, including mining, manufacturing of materials and equipment, transport and administrative functions. Presently the embodied energy of building materials contributes anywhere from 15% to 20% of the energy used by a building over a 50-year period. Use of low embodied energy materials, such as stone, timber and concrete can greatly reduce the energy consumption and also minimise the environmental impacts of building construction.
- 2.7.8 Energy efficient equipment:** The third aspect deals with the operational energy conservation using energy efficient equipment such as LED lighting. Currently, both space heating and cooling, as well as hot water, are estimated to account for roughly half of global energy consumption in buildings. Energy efficient and low/zero carbon heating and cooling technologies for buildings have the potential to reduce carbon dioxide emissions significantly. Most of these technologies – which include solar thermal, combined heat and power (CHP), heat pumps and thermal energy storage – are commercially available today.
- 2.7.9 Renewable energy technologies:** Renewable energy is derived from natural processes that are continuously replenished, and for building construction, renewable energy technologies include solar power, wind power, hydroelectricity, micro-hydro, biomass and biofuels. Significant amounts of heat and electricity needs of buildings can be effectively covered by using solar thermal collectors and photovoltaic. Other renewable energy sources (RES) such as wind turbines, biomass and hydrogen (produced only from RES) can be also applied, minimizing use of the conventional energy sources. Solar energy systems can be applied in a straightforward way on buildings to cover the heating, cooling, electricity and lighting needs. It is estimated that the saving of energy can be up to 60% when solar energy systems are used for heating and cooling purposes.
- 2.7.10** The main method for applicants to demonstrate how criterion (s) and (t) has been met is through the preparation and submission of a Sustainable Design and Construction Statement (SDCS) which is a local validation requirement. Further details relating to when a SDCS is required and their content can be found in Part Three of this SPD, specifically at Section 3.2.0, ~~and~~ Table 2 and Appendix C.
- 2.7.11** Historic England has issued an advice document entitled '[Energy Efficiency & Traditional Homes](https://www.historicengland.org.uk/publications/energy-efficiency-traditional-homes/)'. ~~available on the statutory body's website, www.historicengland.org.uk.~~ This document considers energy efficiency

improvements in traditional homes (largely pre-1919) from the standpoint of the planning system. It outlines a 'whole building' approach that can help in meeting the combined objectives of increasing energy efficiency and sustaining heritage significance, while avoiding unintended consequences.

PART THREE: PREPARING AND SUBMITTING PLANNING APPLICATIONS

3.1.0 Pre-application discussions

3.1.1 The importance of pre-application engagement between developers and the local planning authority and early resolution of policy issues ('front loading') is highlighted in the [NPPF](#) in paragraphs 38 to 46. Applicants are also encouraged to consult with Statutory Consultees as this can assist in the development of design. Also, in light of the Council's [Climate Emergency Strategic Plan](#) (CCESP), it is important to reflect one of the actions of the CCESP here. This action (CND03) states that the Council will *"work with developers as new sites across Craven are approved to ensure that opportunities for efficiency and carbon reduction are maximised."*

3.1.2 The key aim of Policy ENV3 is that growth in housing, business and other land uses are accompanied by improvements in building and site design. In order to achieve this in proposed developments and to meet the specific requirements of each policy, an applicant should refer to the relevant policies of the adopted [Craven local plan](#) and the further detail provided in Part Two of this SPD and then discuss these matters at the earliest opportunity with the Council's Development Management (DM) team. It is the Council's practice to charge for all such engagement. Pre-application enquiry forms and charging rates for the Council can be found at:

<https://www.cravendc.gov.uk/planning/information-and-advice/>

Contact details at the time of publication for the Council's Development Management (DM) team are: planning@cravendc.gov.uk.

Paragraph ~~132~~ 128 of the NPPF states that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.

3.1.3 There are a range of tools available to guide the design of developments to ensure that the final product is of good quality. Paragraphs ~~128 and~~ 129 of the NPPF identifies design guides and codes as tools to guide design of proposed developments. These tools are of most benefit when applied early in the evolution of schemes to prompt discussions and refine options and can be used to involve relevant stakeholders, including built environment and non-built environment professionals (including architects), decision makers and the local community. Available tools and documents are discussed in Part Two and include (but are not limited to): [National Design Guide](#) & [National Model Design Code](#), [Craven conservation area appraisals](#), the [Design Council's 'Building for](#)

[Life Strategy' \(2020-2024\)](#) design review and assessment frameworks and 'Using Design as a Force for Change' Strategy (2020 – 2024), which outlines key priorities for improving health and well-being, enabling sustainable living and increasing design skill. These tools can be used by applicants to help evolve and assess the design aspects of proposals, and for the purposes of community engagement.

- 3.1.4 Local planning authorities are under a legal duty to formulate and publish proposals for the preservation and enhancement of conservation areas. Applicants proposing development within a designated Conservation Area should consult the conservation advice page of the Council's website at: www.cravendc.gov.uk/planning/conservation-and-heritage-assets/conservation-advice.

3.2.0 Documents to Support a Planning Application:

- 3.2.1 The information in Table 2 below lists relevant supporting documents, many of which will be necessary and/or helpful, to accompany an application to show how the requirements of policy ENV3 have been met, both in relation to the [Council's validation requirements](#) and other supporting documentation. Table 2 includes the national validation requirement for architectural drawings to accompany any planning application, therefore applicants are strongly encouraged to commission an architect or suitably qualified professional to produce drawings that fully consider the design of any development proposal. Applicants may also need to provide other supporting documents not listed in the table below (such as a [Planning Statement](#) or [Heritage Statement](#)) depending on the individual circumstances of a proposal.
- 3.2.2 Where the supporting documents, necessary to meet the Council's validation requirements are not required, applicants are encouraged to provide supporting documentation setting out similar information, in order to show how the proposal conforms with relevant adopted local plan policy criteria, including policy ENV3.
- 3.2.3 The local validation requirements referred to in this SPD were published by the Council on 1st September 2020. It should be noted that the Council has a requirement to review local validation lists at least every two years, therefore users of this SPD should refer to the most up to date [local validation requirements](#) published on the Council's website. at <https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/local-information-requirements/>.

Table 2: Supporting documents which are commonly required to accompany a planning application

Craven Local Plan Policy Driver	Supporting Documents	Purpose	Further Information
SD1, SD2 & ENV3	Preliminary drawings, site and location plans.	Pre-application discussions relating to overall design of a proposal.	CDC website: www.cravendc.gov.uk/planning/information-and-advice/pre-application-advice/
ENV3	Architectural drawings are a national validation requirement and are necessary to accompany the planning application	To show overall design of a proposal	CDC website: https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/statutory-national-information-requirements/
ENV3 criteria b), c), d), e), f), g), h), i), j), k), l), m), n), o), p), q, r)	<p>A Design and Access Statement is a national validation requirement and may be it is necessary to accompany the planning application.</p> <p><u>A Design and Access Statement must accompany a planning application where this is a national validation requirement. Where this is not a national validation requirement, applicants are encouraged to provide supporting documentation setting out similar information, to demonstrate compliance with these criteria.</u></p>	To explain how the proposed development is a suitable response to the site and its setting and demonstrates how each criterion of policy ENV3 has been met in terms of context, infrastructure, ensuring development is accessible, art and culture, designing out crime, and shop fronts/advertisements	CDC website: https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/statutory-national-information-requirements/design-and-access-statement/

ENV3 criteria a), c), d)	<p>Landscape Visual Impact Assessment (LVIA) is on the council's local validation list and may be necessary to accompany the planning application.</p> <p>Where LVIAs are not required, applicants are encouraged to provide supporting documentation setting out similar information, to demonstrate compliance with these criteria.</p>	To help identify and assess the changes that a proposed development will have on the landscape.	<p>CDC website:</p> <p>https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/local-information-requirements/landscape-and-visual-impact-assessment-lvia/</p>
ENV3 criteria s) & t)	Sustainable Design and Construction Statement is on the council's local validation list and will be necessary to accompany the planning application.	To explain how a proposal's design and construction will contribute towards the achievement of sustainable development and, in particular, to the mitigation of and adaptation to climate change, in line with relevant policies of the Craven Local Plan and the National Planning Policy Framework (NPPF).	<p>Appendix B C of this SPD and CDC website:</p> <p>https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/local-information-requirements/sustainable-design-and-construction-statement/</p>

3.3.0 Outline, Reserved Matters and Planning Conditions

- 3.3.1 The Council may wish to encourage design details to be agreed as part of the initial permission, so that important elements are not deferred for later consideration.
- 3.3.2 Applications for outline planning permission seek to establish whether the scale and nature of a proposed development would be acceptable before fully detailed proposals are put forward. Good design can be considered at this stage in order to assist community engagement, inform a design and access statement (where required), and provide a framework for the preparation and submission of reserved matters proposals. In some instances, it may be appropriate as part of the outline application to prepare and agree a design code to guide subsequent reserved matters applications. Design quality cannot be achieved through an outline planning application alone. Outline planning applications allow fewer details about the proposal to be submitted than a full planning application but can include design principles where these are fundamental to decision making.
- 3.3.3 Design conditions can be identified at the outline planning application stage allowing for the details to be submitted for later determination, as part of a reserved matters application. Detailed design issues that are central to a scheme's acceptability are most effective when set out at the outline application stage. Pre-application advice can be used as a stage for applicants and the Council to discuss the use of planning conditions in relation to design quality. Hence, this is an opportunity for prospective applicants and the Council to discuss the intended approach to a site and how design policies and guidance need to be applied. It is also important to ensure that applications to discharge conditions or amend approved schemes do not undermine development quality.

3.4.0 Community engagement

- 3.4.1 Paragraph ~~132~~ 428 of the NPPF states that the design quality should be considered throughout the evolution and assessment of individual proposals. Early community involvement and consultation on a scheme is encouraged by the Council. Applicants should refer to the Council's Statement of Community Involvement (SCI), as set out in section five of the Council's [Statement of Community Involvement \(SCI\)](#). ~~which sets out how the Council involves the community in the planning application process and recommends that applicants undertake early consultation with the local community. The latest SCI, adopted by Craven DC Policy Committee in 2018, is available here:~~

<https://www.cravendc.gov.uk/planning/statement-of-community-involvement/>

3.5.0 Masterplans

- 3.5.1 There are a number of allocated sites in the [local plan](#) which require the preparation of a masterplan, as set out within the development principles for the site (within policies SP5 & SP6). Masterplans set the vision and implementation strategy for a development. They are distinct from local design guides by focusing on site specific proposals such as the scale and layout of the development, mix of uses, transport and green infrastructure. Depending on the level of detail, the masterplan may indicate the intended arrangement of buildings, streets and the public realm etc.

APPENDIX A: TEXT OF POLICY ENV3: GOOD DESIGN, CRAVEN LOCAL PLAN

Good design will help to ensure that growth in Craven results in positive change, which benefits the local economy, environment and quality of life, including health and wellbeing. This will be achieved by following the general design principles set out in broad terms below:

Context

- a) Development should respond to the context and proposals should be based on a proper understanding and appreciation of environmental features, including both natural and built elements such as landscape, topography, vegetation, open space, microclimate, tranquillity, light and darkness;**
- b) Designs should respect the form of existing and surrounding buildings including density, scale, height, massing and use of high quality materials which should be locally sourced wherever possible;**
- c) Development should be legible and create a sense of place by maintaining, enhancing and creating good townscapes with beneficial elements like views, vistas, enclosures, focal points, public art, backcloths and landmarks;**
- d) Development should seek to enhance local distinctiveness through maintaining good aspects of the local environment, improving poorer aspects and adding new aspects that benefit the local environment;**
- e) Development should protect the amenity of existing residents and business occupiers as well as create acceptable amenity conditions for future occupiers;**
- f) Development proposals should be able to demonstrate that they will secure a good standard of amenity for all existing and future occupants of land and buildings;**

Infrastructure

- g) Designs should anticipate the need for external storage space within new developments, including space for the storage and collection of non-recyclable and recyclable waste;**
- h) Necessary services and infrastructure should be able to be accommodated without causing harm to retained features, or result in visual clutter;**

Ensuring Development is Accessible

- i) Reasonable provision should be made to ensure that buildings and spaces are accessible and usable and that individuals, regardless of their age, gender or disability are able to gain access to buildings and to gain access within buildings and use their facilities, both as visitors and as people who live and work in them;**
- j) Development should be permeable and should make getting around easier—especially for pedestrians, cyclists and people with disabilities— by improving existing routes, adding new ones and creating connections to enhance the local network;**
- k) Access roads should be designed as streets—they should form part of the public realm, be people-friendly, safe and active, allow natural surveillance and help to create a network of easy-to-use routes;**
- l) Schemes should seek to incorporate secure storage for bicycles to encourage sustainable modes of travel;**

Art And Culture

- m) Development should promote socialising, recreation, art, health and wellbeing, by maintaining and improving existing public spaces and by creating new public spaces, such as parks, squares and other areas of public realm;**
- n) The provision of public art will be encouraged from the outset for all major development schemes;**

Designing Out Crime

- o) The design of all new developments will be required to promote safe living environments, reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour.**

Shop Fronts/Advertisements

- p) Traditional shop fronts which make a valuable contribution to the distinctive character of their local area should be, wherever practicable, refurbished and retained in development proposals;**
- q) New/alterations to shop fronts will only be permitted if the design is consistent with the character and scale of the existing building, if it is of high quality and uses materials that are deemed acceptable to the area. The shop fascia must be designed in scale, in its depth and width, with the façade and the street scene of which it forms part;**
- r) Proposals for advertisements will be assessed having regard to issues of highway/transport safety and the characteristics of the locality, including features of scenic, historic, architectural, cultural or other special interest;**

Sustainable Design and Construction

- s) To require non-residential developments of 1,000 or more square metres where feasible to meet at least the BREEAM standard 'Very Good' for non-residential buildings requirement. Non-residential development should seek to achieve BREEAM 'Very Good' or better unless it has been demonstrated through an economic viability assessment that it is not viable to do so;**
- t) Sustainability should be designed in, so that development takes all reasonable opportunities to reduce energy use, water use and carbon emissions and to minimise waste, ensure future resilience to a changing climate and wherever possible to generate power through solar or other means, in accordance with Building Regulations. This should include residential, industrial and commercial developments.**

APPENDIX A-B: GLOSSARY AND ACRONYMS

Glossary

Accessibility: A term often used interchangeably with inclusive design to describe the extent to which a product, environment (or building in this context) can be reached and is usable by the widest range of people.

Adaptability: The capacity of a building or space to be changed so as to respond to changing social, technological, economic and climate conditions.

All reasonable opportunities: ENV3 (t) states that development should take “all reasonable opportunities” to incorporate various elements of sustainable design, in accordance with Building Regulations. This enables the Council to assess the sustainability of a design at the planning application stage, which typically precedes the Building Regulations stage. Deciding which opportunities are reasonable will require planning judgements to be made regarding what is appropriate and fair in the circumstances, taking account of technical, environmental and economic feasibility. Sustainable Design and Construction Statements should describe the elements of sustainable design that have been incorporated into proposals, give reasons why other elements may not have been incorporated and explain why it is considered that all reasonable opportunities have been taken.

Building for Life 12: A measurement of the quality of development initiated by the Design Council CABE.

Building Line: The line formed by the frontages of buildings along a street. The building line can be shown on a plan or section.

Conservation Area: An area of special architecture and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings, but the character of the area as a whole.

Contemporary Design: Following modern ideas or fashion in design, including in style, techniques and materials.

Context: Local circumstances which form the background to a design idea and help the design make sense in its surroundings.

Desire Line: An imaginary line linking facilities or places, which would form a convenient and direct route for pedestrians and cyclists. If not recognised in a design, desire lines can often manifest themselves later as informal routes created by the public.

Energy Efficiency: The extent to which the use of energy is reduced through the way in which buildings are constructed and positioned on site or through the installation of equipment that uses renewable energy sources.

Layout: The way building routes and open spaces are placed in relation to each other.

Legibility: Legible developments with a sense of place are quite clear to read, so people can tell where they are and where things are around them.

Local Distinctiveness: The positive features of a place and its community which contribute towards creating a 'sense of place', and individual identity.

Massing: The combined effect of the arrangement, volume and shape of a building or group of buildings.

Mixed Uses: A mix of different uses (for example retail and residential) within a building, on a site or within a particular area.

Natural Surveillance: The deterrence of crime and anti-social behaviour by the presence of passers-by or the ability of people to be seen from surrounding windows.

Passive Solar Gain: The orientation and arrangement of buildings, spaces and windows to control of rooms within a building in order to reduce the need for electrical, gas or oil heating or air conditioning.

Public Realm: This is an area where people can wander without entering any strictly private space – it adds to the look, feel and enjoyment of places.

Reasonable provision: ENV3 (i) states that “reasonable provision” should be made to ensure that buildings and spaces are accessible and usable etc. this enables the Council to consider whether provision could exceed the minimum requirements of Building Regulations whilst remaining reasonable, which means appropriate and fair in the circumstances. Applicants should explain how their proposals satisfy ENV3(i) in their Design and Access Statements or elsewhere in their planning applications.

Where feasible: ENV3(t) states that development should meet a particular BREEAM standard “where feasible”. The phrase “where feasible” is similar in meaning to other phrases in the policy, such as “where possible” and “where practicable”, but in part (s) it is clearly linked to economic viability. If the required BREEAM standard is not proposed, applicants will need to present an economic viability case in their Sustainable Design and Construction Statement and BREEAM Pre-Assessment.

Wherever possible: ENV3(b) states that high quality materials should be locally sourced “wherever possible”. For example, it should be possible to source gritstone from local quarries in the Pennine region. If locally sourced materials are not proposed, applicants will need to provide a reasonable justification in their Design and Access Statements or elsewhere in their planning applications.

Wherever practicable: ENV3(p) states that traditional shop fronts should be refurbished and retained “wherever practicable”. This is because refurbishment and

retention may not always be practicable, because of some insurmountable and overriding problem with the shop front's physical condition or functional performance. If refurbishment and retention is not proposed, applicants will need to provide a reasoned justification in their Design and Access Statements or elsewhere in their planning applications.

Acronyms

BRE	Building Research Establishment	BREEAM	Building Research Establishment Environmental Assessment Method
CDC	Craven District Council	LPA	Local Planning Authorities
NPPF	National Planning Policy Framework	NYCC	North Yorkshire County Council
<u>NPPG</u>	<u>National</u> Planning Practice Guidance	SHELAA	Strategic Housing and Economic Land Availability Assessment
SHMA	Strategic Housing Market Assessment	SPD	Supplementary Planning Document

APPENDIX B-C: SUSTAINABLE DESIGN AND CONSTRUCTION STATEMENTS – GUIDANCE NOTE ON CONTENT

What is a sustainable design and construction statement?

A document that explains how a proposal's design and construction will contribute towards the achievement of sustainable development and, in particular, to the mitigation of and adaptation to climate change, in line with relevant policies of the Craven Local Plan and the National Planning Policy Framework (NPPF).

Aim of this guidance note:

The aim of this note is to provide practical guidance on what the Council expects to see in a good SDCS. It should help applicants and developers to produce a clear and concise statement, which explains how their proposals accord with policy requirements and achieve the highest possible standards of sustainable design and construction. The overarching aim is to create high quality developments that not only minimise their own environmental impact, but are also cheaper to run, more secure, contribute to the local economy and community, provide healthy living and working conditions, and respect the area's rich heritage and distinctiveness.

The suggested SDCS content, below, is based on a set of principles relating to development processes, building designs and construction practices which will deliver economic, social and environmental benefits now in the future. Considering such sustainability mechanisms from the outset will help to avoid unnecessary development costs and delays in planning decisions.

When is a sustainable design and construction statement required?

The Council's local validation list sets out supporting information the local planning authority may request with a planning application. It stipulates that all planning applications should be supported by a SDCS and that all SDCS should meet the following minimum requirements:

- A non-technical summary that sets out what climate change mitigation measures have been integrated within the scheme's design;
- Details of how the proposed climate change mitigation measures compare to the minimum required under current Building Regulations;
- Where climate change mitigation measures have been discounted, the applicants demonstrate why it is not viable to do so.

Information on the requirement for a SDCS can be found on the Council's website at:

<https://www.cravencdc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/local-information-requirements/sustainable-design-and-construction-statement/>

The Council's local validation list stipulates that all planning applications should be supported by a SDCS, however in terms of the minimum requirements set out above, some developments are exempt from Building Regulations. Where this is the case, applicants are strongly encouraged to state in the SDCS that as there are no building regulation requirements, all proposed sustainability measures are additional. An example of this would be a proposed porch extension, which can be designed with high levels of thermal insulation (principle 2 in table below) and locally supplied, sustainability-sourced, and low-impact materials (principle 4 in table below).

In the case of reserved matters applications, the SDCS is expected to provide details of progress against the outline SDCS and should deal with any outstanding items not covered at the outline stage.

Suggested SDCS Content

Based on the relevant policy drivers and minimum requirements for a SDCS, as set out above and via the web link, the following six key sustainability principles have been identified, which applicants are strongly encouraged to address in a SDCS:

- (1.) Complying with BREEAM Standards (non-residential)
- (2.) Reducing Energy Use and Generating Renewable Energy
- (3.) Reducing Water Use, Recycling Water and Implementing SuDS
- (4.) Minimising Waste during construction and operation
- (5.) Biodiversity & Green Infrastructure
- (6.) Travel & Transport

Principles 1 to 4 relate to the requirements of Craven Local Plan policy: ENV3: Good Design, and specifically criteria (s) and (t). In addition, principle 3 relates to the requirements of policy ENV6: Flood Risk, in terms of the inclusion of sustainable drainage systems (SuDS). Principle 5 relates to the requirements of policies ENV4: Biodiversity and ENV5: Green Infrastructure and principle 6 relates to the requirements of policies SP4: Spatial Strategy & Housing Growth and INF7: Sustainable Transport & Highways. Other relevant policies are highlighted in the table below.

By considering each of the six sustainability principles set out above, it should be possible to produce a good SDCS. However, some flexibility may be called for and it may be appropriate for applicants and developers to consider:

- (a) How they can put forward different climate change mitigation measures/initiatives relating to each sustainability principle, suitable to the size and the context of the development;
- (b) Why they may need to put emphasis on some climate change mitigation measures/initiatives relating to some sustainability principles over others;

(c) Why they may not be able to consider some sustainability principles (e.g. the development may be too small, or the site is maybe too constrained). Where this is the case, a clear and reasoned justification should be provided within the SDSCS.

There can be other submission documents with an application where one or more of these sustainability principles are addressed in more detail (e.g. Environmental Impact Assessments). Where this is the case, the SDSCS should refer to them by setting out that more detail can be found within those documents.

The table below suggest sections to be included in a typical SDSCS, in order to meet the Council's minimum requirements for this specific local validation requirement. It is suggested that details of how climate change mitigation measures have been considered and incorporated are focused on the six sustainability principles identified above.

The length and detail provided in a SDSCS will be dependent on the type of development proposal in a planning application. Hence, the SDSCS content should be proportionate to its size and type. Whilst SDSCSs should contain the necessary information, they need not be long, wordy documents, and where appropriate they can use drawings and figures to illustrate the initiatives put forward.

Table 1: SDSC Suggested Content

<p>Introduction and Context</p> <p>A brief introduction can be used to set the context for a statement, by explaining relevant aspects of the site, location and proposal, and relevant local and national planning policies, including:</p> <ul style="list-style-type: none"> • Craven Local Plan policies (see below) and any Neighbourhood Plan policies, which together are the starting point for planning decisions; and • The National Planning Policy Framework (NPPF), Planning Policy Guidance (PPG), National Design Guide and National Model Design Code, which are material considerations in planning decisions, and any other relevant national documents on good design.
<p>Non-Technical Summary</p> <p>This is the first of three minimum validation requirements and should set out what climate change mitigation measures have been incorporated into the design. This may need to be little more than a list of relevant design features.</p>
<p>Comparison with Building Regulations</p> <p>This is the second of three minimum validation requirements and should set out details of how the proposed climate change mitigation measures compare to the minimum required under current Building Regulations. All reasonable opportunities should be taken to do better than the minimum. Where there are no building regulation requirements, because a development is exempt from Building Regulations, applicants are strongly encouraged to state in the SDSCS that all proposed climate change mitigation measures are effectively above the minimum.</p>

Discounted Measures

This is the final minimum validation requirement and should explain why some climate change mitigation measures may not have been incorporated into the design and why it is considered that all reasonable opportunities have been taken. If measures have been discounted on grounds of economic viability, this should be demonstrated by a reasoned viability argument supported by proportionate evidence, as part of the SDCS.

Six Key Sustainability Principles

In producing a statement, it will be very helpful to consider each of the following sustainability principles and the guidance beneath. These set out some specific climate change mitigation measures that can be incorporated into designs, in order to satisfy the requirements of relevant Craven Local Plan policies (referenced in bold and square brackets below).

- (1.) Complying with BREEAM Standards (non-residential)
 - A proposed non-residential development of 1,000 or more square metres is required to meet at least the BREEAM standard 'Very Good' where feasible. It should seek to achieve the BREEAM standard 'Very Good' or better unless it has been demonstrated through an economic viability assessment that it is not viable to do so;
 - Producing a separate BREEAM Pre-Assessment document - this can be cross-referenced in the SDCS.

[Policy ENV3(s)]
- (2.) Reducing Energy Use and Generating Renewable Energy through:
 - Attaining high levels of thermal insulation, careful material specification and efficient systems;
 - Minimising on-site carbon dioxide emissions through maximising energy efficiency, supplying energy efficiently using low carbon heating and cooling systems, and using on-site renewable energy generation, such as solar power;
 - Incorporating passive and active energy efficient design measures such as fabric performance, air tightness and mechanical ventilation to prevent overheating and reduce carbon emissions;
 - Incorporating a combination of high fabric performance and good natural daylighting to reduce use of electric lighting and reduced space heating consumption, as a result of maximising solar gains during winter months;
 - Designing lighting and heating controls to allow for localised control.

[Policy ENV3 (a), (s) & (t), ENV9(e)]
- (3.) Reducing Water Use, Recycling Water and Implementing SuDS:
 - Maximising opportunities for the incorporation of water conservation into a proposed design, including the collection and re-use of water on site;

- Specifying water features and fittings in order to ensure sustainable water consumption for the proposed development, where appropriate (examples include the specification of low flow taps and dual flush toilets);
- Describing the passage of water run-off from a roof area, and explaining how this run-off does not require complex treatment prior to discharge into a watercourse or sewer;
- Analysing if the discharge of excess post development run-off has potential cumulative development impacts.

[Policies ENV3(t), ENV6(b) and ENV8(b)]

- (4.) Minimising Waste during construction and operation through:

- Specifying locally supplied, sustainably-sourced, low-impact and recycled materials to reduce the environmental impact of materials used on site;
- Specifying materials that will achieve a rating of A+ to D in the BRE's Green Guide to Specification (available under www.bregroup.com), as these have a low embodied impact on the environment;
- Taking all reasonable opportunities to minimise construction and demolition waste on site by utilising the principles of the 'waste hierarchy'.

[Policy ENV3(s) & (t)]

- (5.) Biodiversity & Green Infrastructure (GI) through:

- Demonstrating how the green infrastructure (GI) network can be improved, where possible either on site or via off site enhancement;
- Avoiding loss or harm to the existing GI network where possible;
- Incorporating green roofs into the scheme, where feasible;
- Incorporating ecological features into the development demonstrating how the proposal will make a positive contribution towards achieving a net gain in biodiversity, wherever possible.

[Policies ENV1(b), ENV3(a), ENV4, and ENV5]

- (6.) Travel & Transport:

- Specifying how the site design and layout facilitates easy walking access to public transport facilities where available (e.g. nearby bus stands);
- Specifying how and where electric vehicle charging points are to be provided.

[Policies SP4, ENV7(d), (e) and INF4(e)]

This guidance is based on adopted local plan policy requirements and existing local validation requirements, which were published by the Council on 1st September 2020. These local validation requirements stipulate that all planning applications should be supported by a SDCS. The Council has a requirement to review local validation lists at least every two years and will be reviewed later in 2021. Once complete, it may be necessary to update this guidance. If this is required, the updated guidance will be published on the Council's website at: <https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/local-information-requirements/> .

APPENDIX C-D: THE CONTEXT AND DISTINCTIVENESS OF CRAVEN

The following sections are based on evidence contained in the Craven Conservation Areas Assessment Project: A General introduction, August 2016, the full text of which is available on the Council's website at www.cravenc.gov.uk/conservationareas.

Geology, Landscape and Views

The underlying geology of Craven comprises sandstone (Millstone Grit) to the south and limestone (Carboniferous) to the north, which manifests itself in the sandstone uplands and moors of the Southern Pennines (Skipton, Sutton) and the limestone moors and scarps of the Yorkshire Dales (Settle). In between are the lowland valleys and hills of the Aire Gap – a unique natural passage through the Pennines – which are glacial in origin and include some striking landscapes of glacial drumlins. This geology defines landscape and setting in a very unique way, perhaps more so than other parts of Yorkshire, and is aptly illustrated by a journey along the A65 or Settle-Carlisle railway.

It is in medium and long landscape views from settlements and key landmarks that Craven excels. These views, from all points of the compass take in a landscape that has changed little since publication of the first Ordnance Survey maps of the region in the 1850s.

Landscape legibility is strong, with a recognisable historic grain that in many cases dates back to 15th and 16th centuries. In the south, settlements typically cling to the edges of the sandstone uplands overlooking flood plains and river systems. The historic and visual relationship between them and their landscapes is strong and relatively untroubled by 20th century development.

Even Skipton, which can be viewed from many miles in any direction is relatively limited in its growth and intrudes little on the wider landscape. Other settlements such as Burton-in-Lonsdale and High Bentham perch above river valleys, intimately linked to their surrounding landscapes. Whilst landscape clearly makes a significant contribution to the character and appearance of all Craven's settlements, it is also true that the settlements themselves make a significant contribution to the character and appearance of the landscape. This kind of synergy is not common in Britain.

History and Industrialisation

For much of the medieval period, the economic and social life of Craven centred on a mixed economy of arable, animal husbandry and textile working. This is reflected in the inherited character of many settlements and in their former farms, cottages, weaving lofts, "tofts" (productive house plots) and "crofts" (attached enclosed fields). From the 15th century onwards, Craven became increasingly industrialised and the largest industry by far was textile production with mill buildings continuing to survive in many settlements today. Much needed transport links were provided by the Leeds and

Liverpool Canal, various Turnpike roads and the railways, which exploited Craven's Aire Gap.

Contemporary Craven

Change in the 20th century has left much of the overall landscape character intact, and the historic core of many settlements survives in large part. By the late 20th century many settlements have morphed into dormitory or commuter villages, with residential extensions. There are exceptions: High Bentham, Settle and Skipton for instance, have retained their role as key market centres.

The majority of settlements retain a significant inherited built environment, constructed in the main out of locally derived natural materials – usually stone and commonly either sandstone (gritstone) or limestone. Brick is an extremely rare material. A common feature is the use of locally, sourced sandstone slates on roofs, especially within the smaller more rural settlements. Welsh slate is more common in the larger settlements such as Skipton. Later 20th century and early 21st century developments also utilise stone, but as an outer face over other materials.

Historic grain tends to survive very well in the majority of settlements and their mid-19th century form can be easily appreciated. Extensions to settlements have tended to be relatively modest, primarily dating to the 1950s, 1960s and late 20th to early 21st centuries – particularly in the form of brown field development. Where industrial buildings survive, particularly former textile mills, settlement character benefits significantly. A very common feature throughout Craven, and impacting negatively on character, is the use of uPVC window replacements for traditional timber sash windows.

The public realm or streetscape, tends to be fairly clear of unnecessary clutter, but the survival of traditional surfacing materials such as cobbles, setts and stone flags is mixed. Pavements are, in the main, surfaced with asphalt and edged in many cases with traditional sandstone kerbs. Traditional materials survive best in yards, alleys and passages, and traditional cast iron fingerposts survive in many settlements. Otherwise street furniture is a mix of utilitarian 20th century and contemporary “heritage style”, which probably references a local desire for more characterful street furniture.

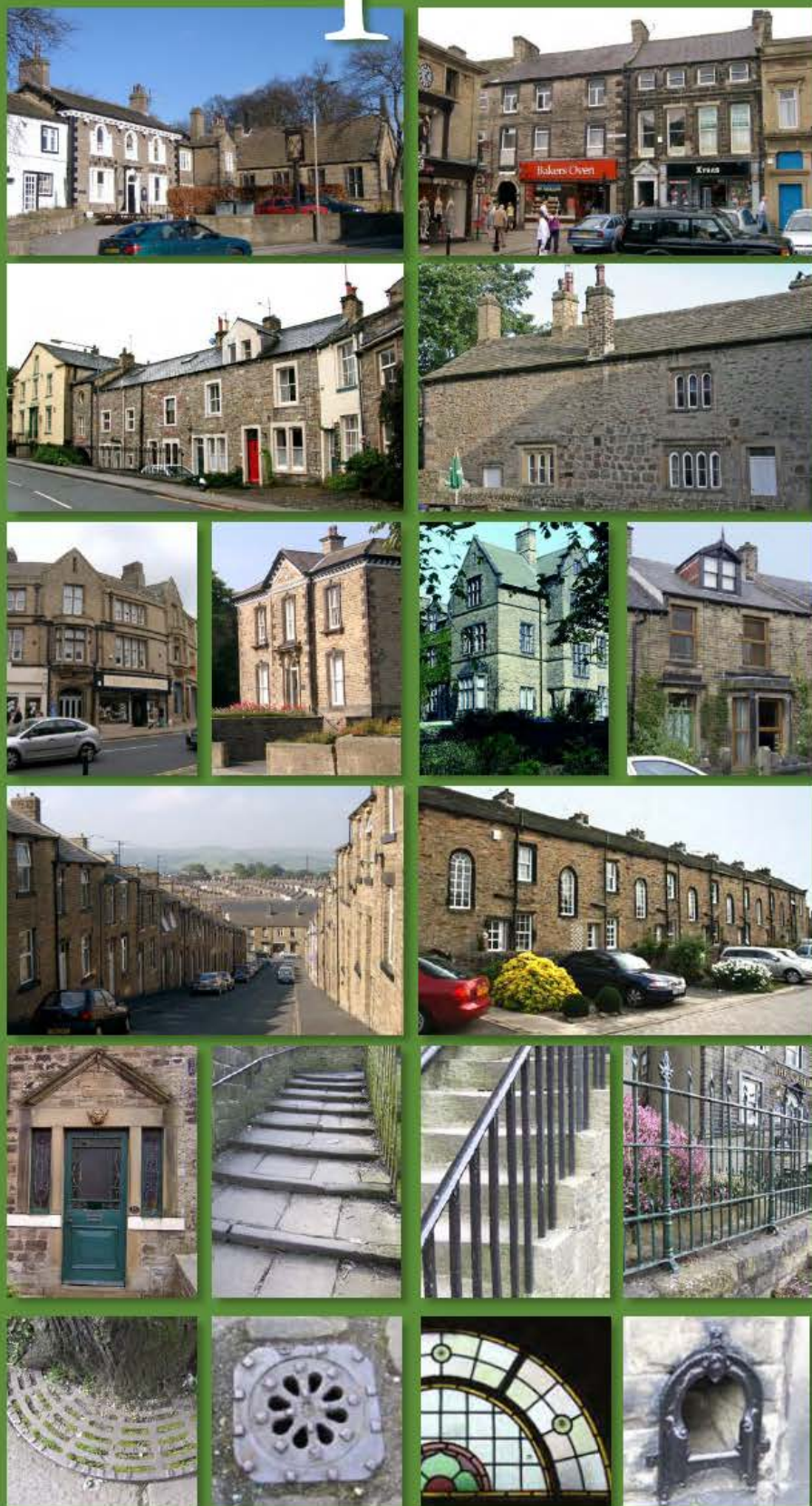
Figures 9-11, below, take a closer look at the three main towns of Skipton, Settle and Bentham, by drawing on evidence from their individual conservation area appraisals. The full appraisals are available on the Council's website at www.cravencdc.gov.uk/conservationareas.

CONTEXT & DISTINCTIVENESS

Skipton

“The special interest or significance of the town arises from its unique landscape, geology, and historical events.”

Skipton-in-Craven Conservation Areas Appraisal, 2008



Walls

Gritstone walls and boundary walls. Coursed rubble to squared blocks. Lime mortar and plaster (little survives). Dressed stone and ashlar. Lined render. Rock-faced blocks to railway bridge abutments. Painted masonry (detracts).

Roofing

Stone slates before c1870; pitched slabs for chimney tops. Lake District or Welsh slates post c1870. Concrete tiles (detract).

Gateposts

Monolithic gate piers with moulded tops.

Windows

Timber sash. uPVC and metal replacements (detract).

Window reveals

Various. Some mullions and transoms.

Pavements

Tarmac, concrete. Stone slabs, kerbs, steps.

Surfaces

Tarmac. Mill-town setts (C19 onwards). Some pebble and stone surfacing survives.

Street furniture

Modern street lamps, bollards, planters and road signs (detract). Cast iron manhole covers, tree guards, lamp posts and overthrows.

Other

Cast iron: gates, railings (various finials); ventilation panels; ridge crestings; rainwater goods; boot scrapers; coal chute doors. Overlights to doorways. Stained, coloured, leaded glass.

The Council's conservation area appraisals provide evidence of the distinctive 'Materials and Palette' used in the construction of local buildings, enclosures and surfaces. These form part of Craven's context and distinctiveness, an understanding of which is the starting point for any good design. 'Materials and Palette' evidence is presented in Figures 1-3 and 9-11.

CONTEXT & DISTINCTIVENESS

Settle

"The town has retained many of its old buildings and its intimate atmosphere... surrounded by the dramatic limestone crags of the Yorkshire Dales"

Settle Conservation Area Appraisal, 2008



Walls

Stone building materials and boundary walls. Red brick is uncharacteristic. Field-collected water-worn stones (glacial). Quarried rubble limestone, slobbered. Cut sandstone/gritstone, some watershot. Ashlar. Cut stone quoins.

Roofing

Stone slate, Welsh and Lake District slate.

Windows

Traditional timber. Plastic replacements (detract). Mostly vertical emphasis.

Window reveals

Cut stone surrounds or lintels and cills.

Pavements

Asphalt, cobbles, stone flags.

Surfaces

Asphalt, stone setts.

Street furniture

Simple luminaires on modern galvanised steel, traditional cast iron and wall-mounted. Modern and traditional signage, including finger-post.

Other

Date-stones, external staircases, upper level doors, blocked warehouse doors, hoists and gantries, remnant walls (some with window openings), gate posts, horse troughs, some ironwork.

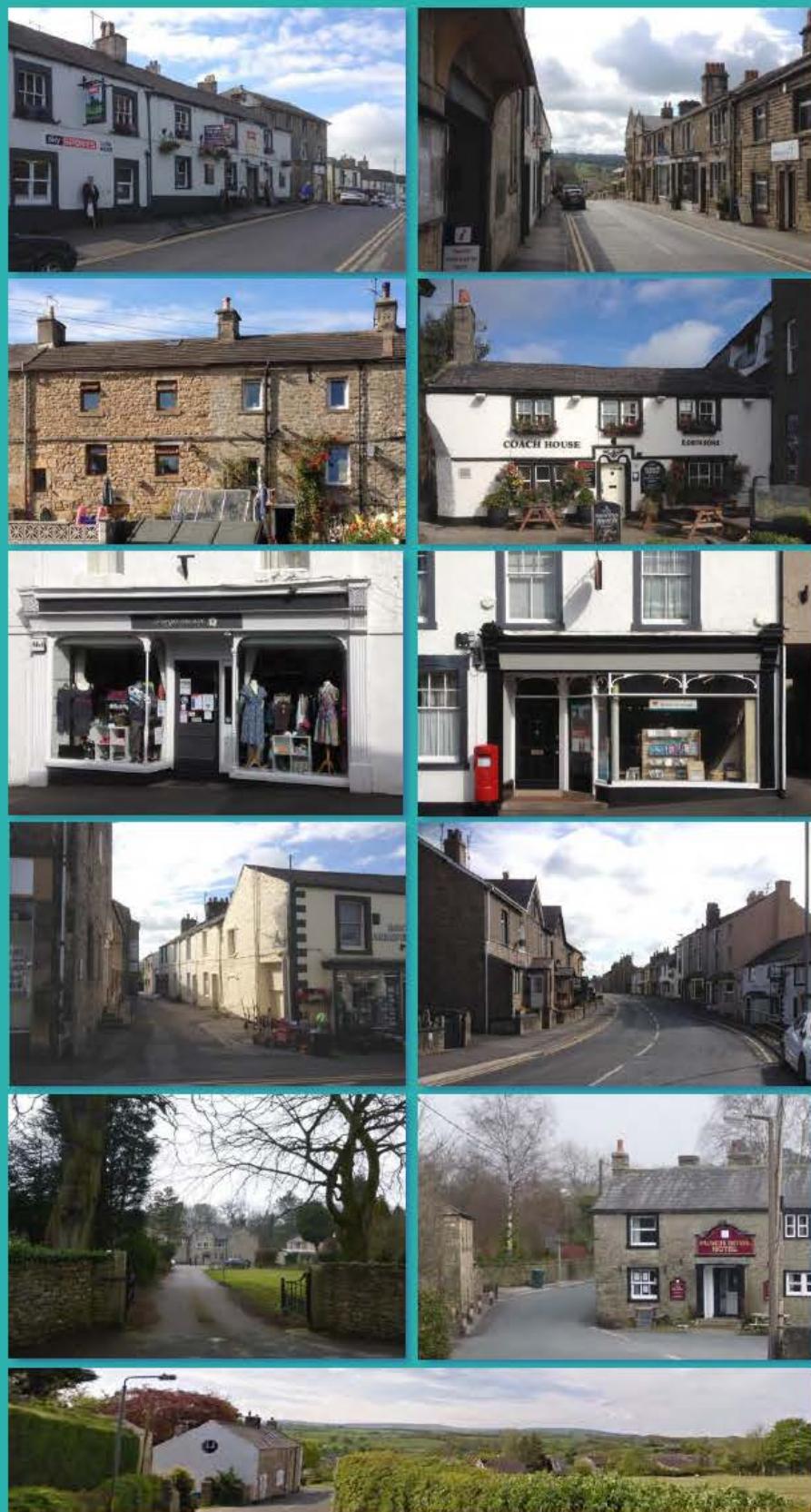
The Council's conservation area appraisals provide evidence of the distinctive 'Materials and Palette' used in the construction of local buildings, enclosures and surfaces. These form part of Craven's context and distinctiveness, an understanding of which is the starting point for any good design. 'Materials and Palette' evidence is presented in Figures 1-3 and 9-11.

CONTEXT & DISTINCTIVENESS

Bentham

"[High Bentham] has a well preserved historic core associated with textile working and agriculture from the 18th century onwards. [Low Bentham's] historic fabric, scale, form of development and palette of materials are all consistent and harmonious."

Assessment for Conservation Area Designation, 2016



Walls

High Bentham (HB): Dressed sandstone for buildings and boundary walls. Also render, whitewashed and painted, on buildings. Some limestone rubble used in drystone walling. Low Bentham (LB): Gritstone for walling, rubble courses.

Roofing

HB: Stone slates (Westmorland). LB: Grey slates (Yoredale Sandstone) and Westmorland slates.

Gateposts

HB: Sandstone. LB: Some tooled gritstone monoliths, otherwise rubble stone.

Windows

HB: Casements and sashes painted white. Replacement uPVC and stained timber. LB: Traditionally casements. Sashes used widely in C19. uPVC replacements (detract).

Window reveals

HB: Sandstone quoins and window dressings including mullions and transoms. LB: Gritstone.

Pavements

HB: Asphalt with granite kerbs. Some sandstone kerbing. LB: Asphalt with granite kerbs. Some cobbles and setts.

Surfaces

HB and LB: Asphalt.

Street furniture

HB: Standard contemporary galvanised steel columns with simple luminaires. Green and gold replica 'heritage' style finger posts and information panels. Public seating in a 'heritage' style. LB: Modern galvanised steel lampposts. Modern steel street signage.

The Council's conservation area appraisals provide evidence of the distinctive 'Materials and Palette' used in the construction of local buildings, enclosures and surfaces. These form part of Craven's context and distinctiveness, an understanding of which is the starting point for any good design. 'Materials and Palette' evidence is presented in Figures 1-3 and 9-11.

Appendix C

Strategic Environment Assessment Screening Report

**Prepared in relation to the adoption of the
Good Design Supplementary Planning Document
of Craven District Council
December 2021**

Prepared by David Feeney, B.E. (Environmental), MRUP, MSc

Prepared for Craven District Council, and reviewed by RP

Completion Date: December 2021

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Note for readers:

The author as named has prepared this report for the use of Craven District Council. The report conclusions are based on the best available information, including information that is publicly available. This information is assumed to be accurate as published and no attempt has been made to verify these secondary data sources. This report was prepared in November 2021. It is subject to and limited by the information available during this time. This report has been prepared with all reasonable skill, care and diligence within the terms of the contract with the client. The author accepts no responsibility to third parties of any matters outside the scope of the report. Third parties to whom this report or any part thereof is made known rely upon the report at their own risk.

1. SEA Purpose and Legislative Background

1.1 Purpose of the SEA Screening Report

1.1.1 This screening report has been prepared to determine whether the Good Design Supplementary Planning Document (SPD) prepared by Craven District Council should be subject to a Strategic Environmental Assessment (SEA).

1.2 Legislative Background

1.2.1 The basis for Strategic Environmental Assessment legislation is the European Directive 2001/42/EC (SEA Directive). This was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations). Detailed guidance of these regulations can be obtained via in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM, 2005).

1.2.2 The Planning Practice Guidance (PPG) discusses SEA requirements in relation to supplementary planning documents in paragraph 11-008. Here, the PPG states that: *'Supplementary planning documents do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already have been assessed during the preparation of the relevant strategic policies'* and later in the same section: *"Before deciding whether significant environment effects are likely, the local planning authority will need to take into account the criteria specified in schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004 and consult the consultation bodies."*

1.2.3 Under the requirements of the European Union Directive 2001/42/EC and Environmental Assessment of Plans and Programmes Regulations (2004), certain types of plans that set the framework for the consent of future development projects must be subject to an environmental assessment.

2. Overview of the Good Design SPD

2.1 Relationship with the Local Plan

2.1.1 Under the Planning & Compulsory Purchase Act 2004, policy guidance can be provided in Supplementary Planning Documents (SPDs). In line with the National Planning Policy Framework (NPPF), this SPD provides further guidance on good design for proposed development in the Craven Local Plan area, and provides further detail to help explain the objectives relating to the following policies of the Craven Local Plan (2012 – 2032), which was adopted in November 2019:

- Policy ENV3: Good Design
- Policy SD1: Presumption in favour of sustainable development
- Policy SD2: Meeting the challenge of climate change
- Policy ENV2: Heritage

The SPD hence supports the local plan and is produced in accordance with the procedures introduced by the 2004 Act.

2.1.2 Unlike the local plan itself, the SPD is not examined by an inspector, but it is subject to a public consultation process before being formally adopted by elected Council Members in a Council resolution. The SPD will be a material consideration in planning decisions.

2.2 The content of the Good Design SPD

2.2.1 The concept of good design cuts across all adopted local plan policies, hence all new and proposed development should be founded on good design principles. The aim of policy ENV3 is to ensure that growth in Craven results in positive change in design terms, which benefits the local economy, environment and quality of life, including health and well-being.

2.2.2 Policy ENV3 and the content of the SPD focuses on the good design subject areas of context, distinctiveness, permeable, sense of place, backcloths and landmarks, public realm, and residential amenity. Discussions about good design are encouraged in this SPD between designers, their clients and the council.

3. The Screening Process and Conclusions

3.1 SEA Screening

3.1.1 Screening is the process for determining whether or not an SEA is required. For this process, it is necessary to determine if a plan will have significant environmental effects using the criteria set out in Annex II of the SEA Directive and Schedule I of the SEA Regulations. A full determination cannot be made until two of the three statutory consultation bodies have been consulted; in this case these bodies are Natural England and Historic England.

3.1.2 The SEA Directive requires plans and programmes to be in general conformity with the strategic policies of the adopted development plan for the relevant area. Within 28 days of its determination, the plan makers must publish a statement, setting out its decision. If they determine that an SEA is not required, the statement must include the reasons for this. The table of Appendix I uses questions based on content of the SEA Directive to establish whether there is a requirement for SEA for the Good Design SPD. The table of Appendix II analyses the Good Design SPD using criteria set out in Annex II of the SEA Directive and Schedule I of the Regulations.

3.2 Determination of significant effects

3.2.1 Paragraph 9 of the SEA Directive that: *"This Directive is of a procedural nature, and its requirements should either be integrated into existing procedures in Member States or incorporated in specifically established procedures. With a view to avoiding duplication of the assessment, Member States should take account, where appropriate, of the fact that assessments will be carried out at different levels of a hierarchy of plans and programmes."* The policies of the Craven Local Plan have been subject to a full Sustainability Appraisal (SA).

3.2.2 Therefore it is considered that the potential significant effects of the Good Design SPD, either individually or in combination with other plans and projects, have already been assessed in the SA of the local plan. A summary analysis of the potential effects of the SPD based on the key subject areas is shown in the following paragraphs to ensure that the SPD does not give rise to any new significant environmental effects. This analysis relates to that contained within the SA of the local plan.

3.2.3 Population and human health: The provision of good design in all developments is an important social objective, in that the provision of well-designed homes for local needs in the plan area is a significant aspect of social cohesion within the population of a local plan area. Good design in homes improves the general standard of both market and affordable housing across the local plan area, and it is hence positive for mental and physical health of residents. The aim of policy ENV3 is to ensure that growth in Craven results in positive change in design terms, which benefits the local economy, environment and quality of life, including health and well-being.

3.2.4 Biodiversity, flora and fauna: Policy ENV4 of the local plan focuses on biodiversity, and states that growth in housing, business, and other land uses on allocated and non-allocated sites will be accompanied by improvements in biodiversity. Specifically, good designed development will then make a positive contribution towards achieving a net gain in biodiversity. There should hence be a positive impact in terms of the flora and fauna in the local plan area, resulting from development in the plan area. Policy ENV3: Good Design can influence the provision of biodiversity through promoting appropriate landscaping surrounding the proposal's buildings.

3.2.5 Climatic factors: Good designed development in terms of carbon reduction mechanisms can significantly reduce emissions that contribute to climate change. All proposed development in the Craven local plan area must conform to more sustainable construction and design practices promoted in Policy ENV3 - criteria (s) & (t), and also in Policy ENV7. These criteria can reduce the carbon outputs from proposed development in Craven, and within this policy, the advantages of sourcing local materials for construction are promoted.

3.2.6 Cultural heritage: There is not anticipated to be any significant effects on cultural heritage due to the need for conformity to the local plan's Policy ENV2 on heritage and Policy ENV3 on good design. Such policies set out and advise on architectural style, construction and materials requirements for development, and also principles for design. These policies will help to ensure new residential and commercial developments are not discordant with the existing setting.

3.2.7 Soil, water and air: New developments of all types must conform with Policy ENV6: Flood Risk, Policy ENV7: Land and Air Quality, and Policy ENV8: Water Resources, Water Quality and Groundwater. There is not anticipated to be any significant effects on soil, water and air as proposed developments will need to meet with the criteria of such policies in order to gain planning permission.

3.2.8 Landscape: As noted, all proposed development in the Craven local plan area must conform to more sustainable construction and design practices promoted in Policies ENV3 and ENV7. Good design in development is focused on a more harmonious integration of new proposals with existing development and the surrounding local landscape. Hence, there should be mitigation of landscape impacts in place when planning for new developments.

3.2.9 Material assets: The material assets topic considers social, physical and environmental infrastructure, and hence this paragraph should be read alongside the previous subjects in this section. Policies in the local plan are likely to help ensure that arrangements are put in place to upgrade existing off-site infrastructure in line with new developments coming forward, where appropriate. Critical existing infrastructure and services will be likely to have the capacity to deal with increased demands for their services, in part supported by the implementation of the Community Infrastructure Levy (CIL), if adopted by the Council.

3.3 Screening outcome

3.3.1 Proposals in the SPD, including requirements for development, refer to policies set out in the district's local plan which have been through sustainability appraisal. An Appropriate Assessment of the local plan was undertaken and it concluded that the plan's contents would not have any adverse impacts on the integrity of any designated European site or SEA objective. Therefore it was not necessary to move to the Stage 2 Appropriate Assessment.

3.3.2 The SPD provides further guidance to relevant policies in the Craven Local Plan, principally policy ENV3, therefore it is closely related to the local plan. The SPD will not have any adverse effects on an internationally designated site such as a Special Protection Area (SPA) or Special Area of Conservation (SAC), above and beyond any significant effects that the local plan is likely to have, either individually or in combination with other plans and projects. Therefore the SPD will not trigger the need for a SEA in this regard. Further analysis and more information on these designated European sites relevant to Craven are available in the HRA Screening Report for the Good Design SPD. This SPD will not have any adverse social impacts, and indeed as previously explained, working with good design principles for proposed development should have overall positive impacts for the population of Craven.

3.3.3 This screening report has assessed the potential effects of the Craven District Council Good Design SPD, with a view to determining whether an environmental assessment is required under the SEA Directive. In accordance with topics cited in Annex 1(f) of the SEA Directive, significant effects on the environment are not expected to occur as a result of the SPD. It is recommended that the Good Design SPD should be screened out of the SEA process.

3.4 Consultation with Strategic Bodies

3.4.1 This SEA screening report is subject to consultation with the statutory consultees of Natural England and Historic England. Responses from the statutory bodies are presented in Appendix III.

Appendix I: Establishing whether there is a need for SEA

Stage	Discussion	Answer
1. Is the plan or programme subject to preparation and/or adoption by a national, regional or local authority or prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Article 2(a))	The Good Design SPD has been prepared by and will be adopted by Craven District Council to give detail and guidance on local plan contents which are relevant to this SPD, predominately Policy ENV3 on good design.	Yes
2. Is the plan or programme required by legislative, regulatory or administrative provisions? (Article 2(a))	Paragraph 6.3 of the adopted Craven Local Plan refers to the intended production of the Good Design SPD. When the Good Design SPD is adopted it will be a material consideration but it will not be part of the adopted Local Plan.	Yes
3. Is the plan or programme prepared for agriculture, forestry, fisheries, energy industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, and does it set a framework for future development consent of projects in Annexes I and II to the EIA Directives? (Article 3.2(a))	It is a SPD prepared for town and country planning and land use and provides detail to the local plan policy framework for future consent of projects listed in Schedule II of the EIA Directive.	Yes
4. Will the plan or programme, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Article 3.2(b))	The Good Design SPD is not anticipated to have an adverse effect on any designated European sites relevant to the Craven local plan area, in terms of their ecological integrity.	No
5. Does the plan or programme determine the use of small areas at local level, or is it a minor modification of a plan or programme subject to Article 3.2? (Article 3.3)	The SPD will be a material consideration in the consideration of planning applications for new developments. It provides detailed guidance to adopted local plan policy.	Yes
6. Is it likely to have a significant effect on the environment? (Article 3.5)	The purpose of the SPD is to provide guidance to assist in the interpretation of adopted policies in the local plan. The policies to which the SPD relates were subject to SEA (incorporated within the SA) through the local plan preparation process. Therefore, the SPD will not	No

	<p>itself have any significant effects on the environment, and may assist in addressing potential negative effects identified in the SEA of the relevant adopted policies.</p> <p>See Section 3.2 and appendix II detailed assessment.</p>	
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Appendix II: Good Design SPD and the SEA Directive

Criteria (from Annex II of SEA Directive and Schedule I of Regulations)	Response
The characteristics of plans and programmes	
(a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The Good Design SPD sets a framework for projects by providing detail and guidance on adopted policies of the Craven Local Plan, particularly Policy ENV3. The SPD forms a material consideration in planning application decisions.
(b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The Good Design SPD does not create new policies, but instead it provides further guidance to relevant adopted Craven Local Plan policies, which have been subject to SEA (incorporated within the SA). It sits below 'higher tier' documents and does not set new policies.
(c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	The SPD provides guidance on the interpretation of adopted local policy along with national guidance, all of which promote sustainable development. The SPD does not introduce new policy.
(d) Environmental problems relevant to the plan or programme	As explained in the local plan, there are a number of environmental issues to be considered in the Craven Local Plan area including: potential impacts of development on natural and historic landscapes, high private vehicle dependency, climate change impacts including fluvial flooding risk, and potential loss of biodiversity. There are no negative environmental issues associated with this SPD, moreover the SPD seeks where possible to achieve environmental improvements via good quality, sustainable design.
(e) The relevance of the plan or programme for the implementation of community legislation on the environment (for example, plans and programmes linked to waste management or water protection)	This is not directly applicable in the case of the Good Design SPD, and there are other policies in the Craven Local Plan which address water protection (particularly Policy ENV8). North Yorkshire County Council is the relevant authority who addresses waste management issues for this region.
Characteristics of the effects and of the area likely to be affected	
(a) The probability, duration, frequency and reversibility of the effects	The Good Design SPD is not expected to give rise to any significant environmental effects.

(b) The cumulative nature of the effects	The Good Design SPD is not considered to have any significant cumulative effects. As the document provides further guidance to adopted local plan policies, but does not set policies itself, it cannot contribute to cumulative impacts in combination with the Craven Local Plan.
(c) The transboundary nature of the effects	The Good Design SPD is not expected to give rise to any significant transboundary environmental effects. Any potential significant transboundary environmental effects have already been assessed as part of the local plan's sustainability appraisal, the Habitat Regulations Assessment and the plan's examination process.
(d) The risks to human health or the environment (for example, due to accidents)	There are no anticipated effects of the Good Design SPD on human health or the environment due to accidents or other related subjects.
(e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The SPD will be applied to all relevant planning applications in the plan area.
(f) The value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> - Special nature characteristics or cultural heritage; - Exceeded environmental quality standards or limit values - Intensive land-use 	The Good Design SPD is not anticipated to adversely affect any special natural characteristics or cultural heritage in the Craven local plan area or beyond its borders. The Good Design SPD is also not expected to lead to the exceedance of environmental standards or promote intensive land use. The SPD covers areas protected for their special natural characteristics and cultural heritage including the Forest of Bowland AONB, SACs, SPAs and Conservation Areas. However, it provides further guidance on the implementation of existing local plan policies, which have been subject to SEA, to provide further positive effects. The SPD does not introduce new policy nor does it propose any new development over and above that assessed within the Craven Local Plan.
(g) The effects on areas or landscapes which have a recognised national, community or international protection status.	As has been outlined in previous paragraphs of this document, the Good Design SPD is not expected to have any adverse effect on areas with national, community or international protection. The SPD covers areas protected for

	<p>their special natural characteristics and cultural heritage including the Forest of Bowland AONB, SACs, SPAs and Conservation Areas. However, it provides further guidance on the implementation of existing local plan policies, which have been subject to SEA, to provide further positive effects. The SPD does not introduce new policy nor does it propose any new development over and above that assessed within the Craven Local Plan.</p>
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Appendix III: Responses from Statutory Bodies

The following responses from Historic England and Natural England were received on 29 and 30 November 2021 respectively. The text extracts related to the SEA Screening Report for this SPD are shown below. The text advice from Historic England relating to paragraph 2.1.1 has been incorporated into the body of text above.

Historic England

"You will see that in both cases we would endorse the authority's conclusions that it is not necessary to undertake a SEA for these particular SPD as they are unlikely to result in any significant environmental effects and relate to policies in the Local Plan that have already been subject to a Sustainability Appraisal/SEA.

We would however suggest that the Good Design SPD also relates closely to Local Plan Policy ENV2: Heritage - something which is not acknowledged at paragraph 2.1.1 of the SEA Screening Report for this SPD."

AND

"In terms of our area of interest, given the nature of the SPD, we would concur with your assessment that the document is unlikely to result in any significant environmental effects and will simply provide additional guidance on existing Policies contained within a Adopted Development Plan Document which has already been subject to a Sustainability Appraisal/SEA. As a result, we would endorse the Authority's conclusions that it is not necessary to undertake a Strategic Environmental Assessment of this particular SPD.

The views of the other three statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made."*

*Note: there are three statutory consultation bodies: Historic England, Natural England and the Environment Agency. The Environment Agency have previously stated to the Council that they do not need to be consulted on these documents.

Natural England

"Based on the information provided, we do not have any concerns about the SEA Screening Reports for the Rural Workers Dwellings SPD or Good Design SPD at this stage. It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) that there are unlikely to be significant environmental effects from the proposed plans.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result, the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.”

Appendix IV: Acronyms

CDC	Craven District Council
CIL	Community Infrastructure Levy
EIA	Environmental Impact Assessment
NPPF	National Planning Policy Framework
PP	Policy or Programme
PPG	Planning Practice Guidance
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SHMA	Strategic Housing Market Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Document

Appendix D

Habitat Regulations Assessment Screening Report

**Prepared in relation to the adoption of the
Good Design Supplementary Planning Document
of Craven District Council
December 2021**

Prepared by David Feeney, B.E. (Environmental), MRUP, MSc

Prepared for Craven District Council, and reviewed by RP

Completion Date: December 2021

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Note for readers:

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1. HRA Purpose and Legislative Background

1.1 Purpose of the HRA Screening Report

1.1.1 This screening report has been prepared to determine whether the Good Design Supplementary Planning Document (SPD) prepared by Craven District Council should be subject to a Habitat Regulations Assessment (HRA) Appropriate Assessment or further assessment.

1.2 Legislative Background

1.2.1 A Habitat Regulation Assessment (HRA) refers to the several distinct stages of assessment which must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended). These undertaken stages determine if a plan or project may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it. Hence, these regulations are for all plans and projects which may have likely significant effects on a designated international site or sites, and are not directly connected with or necessary to the management of the designated site.

1.2.2 These designated international sites feature Special Areas of Conservation (SACs), Special Protection Areas (SPAs), and Ramsar sites. The SAC is defined in the Habitats Directive (92/43/EEC) and it is designated to protect habitats and species listed in Annex I and Annex II of the directive, which are considered to be of European and national importance. The SPA focuses on safeguarding the habitats of migratory birds and particularly certain threatened birds. A Ramsar site is a wetland site designated to be of international importance under the Ramsar convention. As a matter of Government policy, the HRA is also required for candidate SACs, potential SPAs, and proposed Ramsar sites for the purposes of considering plans or programmes which may affect them.

1.2.3 In the Planning Practice Guidance (PPG), paragraphs 65-001 to 65-010 give guidance on the use of Habitat Regulations Assessment. In paragraph 65-002, it states: *“if a proposed plan or project is considered likely to have a significant effect on a protected habitats site (either individually or in combination with other plans or projects) then an appropriate assessment of the implications for the site, in view of the site’s conservation objectives, must be undertaken”* and *“a significant effect should be considered likely if it cannot be excluded on the basis of objective information and it might undermine a site’s conservation objectives.”*

2. Overview of the Good Design SPD

2.1 Relationship with the Local Plan

2.1.1 Under the Planning & Compulsory Purchase Act 2004, policy guidance can be provided in Supplementary Planning Documents (SPDs). In line with the National Planning Policy Framework (NPPF), this SPD provides further guidance on good design for proposed development in the Craven Local Plan area, and provides further detail to help explain the objectives relating to the following policies of the Craven Local Plan (2012 – 2032), which was adopted in November 2019:

- Policy ENV3: Good Design
- Policy SD1: Presumption in favour of sustainable development
- Policy SD2: Meeting the challenge of climate change

The SPD hence supports the local plan and is produced in accordance with the procedures introduced by the 2004 Act.

2.1.2 Unlike the local plan itself, the SPD is not examined by an inspector, but it is subject to a public consultation process before being formally adopted by elected Council Members in a Council resolution. The SPD will be a material consideration in planning decisions.

2.2 The content of the Good Design SPD

2.2.1 The concept of good design cuts across all adopted local plan policies; hence all new and proposed development should be founded on good design principles. The aim of policy ENV3 is to ensure that development in Craven results in positive change in design terms, which benefits the local economy, environment and quality of life, including health and well-being.

2.2.2 Policy ENV3 and the content of the SPD focuses on the good design subject areas of context, distinctiveness, permeable, sense of place, backcloths and landmarks, public realm, and residential amenity. Discussions about good design are encouraged in this SPD between designers, their clients and Craven District Council.

3. The Screening Process and Conclusions

3.1 Habitat Regulations Assessment Stages

3.1.1 The Habitats Directive sets out various stages of the HRA process, and the relevant plan or programme must be analysed under the relevant stage(s) as deemed suitable based on the likelihood and severity of significant effects. These stages are listed and explained as follows:

- **Stage 1 – Screening:** To test whether a plan or project either alone or in combination with other plans and projects is likely to have a significant effect on an international site;
- **Stage 2 – Appropriate Assessment:** To determine whether, in view of an international site's conservation objectives, the plan (either alone or in combination with other projects and plans) would have an adverse effect (or risk of this) on the integrity of the site with respect to the site structure, function and conservation objectives. If adverse impacts are anticipated, potential mitigation measures to alleviate impacts should be proposed and assessed;
- **Stage 3 – Assessment of alternative solutions:** Where a plan is assessed as having an adverse impact (or risk of this) on the integrity of an international site, there should be an examination of alternatives (e.g. alternative locations and designs of development); and
- **Stage 4 – Assessment where no alternative solutions remain and where adverse impacts remain:** In exceptional circumstances (e.g. where there are imperative reasons of overriding public interest), compensatory measures to be put in place to offset negative impacts.

3.2 The Craven Local Plan and the HRA

3.2.1 A HRA Appropriate Assessment has been produced for the Craven Local Plan. It is available to view under the 'Sustainability and habitats' page of the Craven District Council website (www.cravencdc.gov.uk/planning/planning-policy/evidence-and-monitoring/sustainability-and-habitats). During the early stages of the local plan's preparation, a Screening Assessment Report was prepared in 2016 to determine the requirement for an Appropriate Assessment. As the draft plan process evolved, the emerging spatial strategy, allocated sites, housing growth options and policies were subject to change in content, and at the time of completion, the screening assessment could not rule out potential significant effects on relevant internationally designated sites. An Appropriate Assessment report was hence deemed suitable to analyse all of the plan's updated elements, as part of the continued interaction of the Habitats Regulations Assessment process with the evolving local plan.

3.2.2 Under this process, a number of iterations of the Appropriate Assessment were prepared to support each key stage of the local plan's progression to adoption. The final Appropriate Assessment iteration was published to coincide with the adoption of the local plan in November 2019. It was the conclusion of the HRA that the chosen spatial strategy, housing growth option, policies and allocated sites chosen by the adopted Craven Local Plan would not have any adverse impacts on the designated European sites in terms of their ecological integrity.

3.3 Determination of any significant effects relating to the SPD

3.3.1 The aforementioned HRA process for the adopted Craven local plan assessed whether the plan was likely to have significant effects on international sites that are partially inside the local plan boundary, adjacent to the boundary, or thought important through being potentially affected (e.g. downstream of a water body). A full determination cannot be made until the statutory consultation bodies has been consulted, in this case this body is Natural England. The international sites which are relevant for the Craven Local Plan and any associated SPDs include Special Areas of Conservation (SACs), Special Protection Areas (SPAs), and Ramsar sites, and are listed in alphabetical order as follows:

- Bowland Fells SPA
- Craven Limestone Complex SAC
- Ingleborough Complex SAC
- Leighton Moss SPA and Ramsar site
- Malham Tarn Ramsar site
- Morecambe Bay Pavements SAC and Morecambe Bay SPA
- North Pennine Dales Meadows SAC
- North Pennine Moors SAC and North Pennine Moors SPA
- South Pennine Moors SAC and South Pennine Moors (Phase 2) SPA

3.3.2 The HRA for the local plan took into account both the extent of the housing and economic growth for the plan area. It concluded that the growth planned could be accommodated without causing significant affects either alone or in combination on any of the aforementioned internationally

designated sites. The inspector at the local plan's examination (October 2018) concluded that the plan also would not cause any adverse effects on the integrity of these designated sites. Good design is intended to be implemented for all development in Craven. Hence, the criteria of Policy ENV3: Good Design and other policies relevant to this SPD have already considered in the appropriate assessment of the local plan.

3.3.3 All adopted Craven Local Plan policies, including those policies listed at section 2.1 above were analysed in the Sustainability Appraisal (SA) and HRA of the local plan and in the plan's examination, where they were judged to be a sound and suitably evidenced based policy fit for its purpose. The policies listed at paragraph 2.1.1, in terms of the type and amount of development they seek and promote, are not deemed to cause any adverse effects on these internationally designated sites.

3.4 Screening outcome

3.4.1 This screening report has assessed the potential effects of the proposed Craven District Council Good Design SPD, with a view to determining whether an Appropriate Assessment (Stage 2) or further stage in the HRA process is required under the Habitats Directive. The Good Design SPD provides further guidance to relevant policies in the Craven Local Plan, therefore it is closely related. Proposals in the SPD, including requirements for development, refer to policies set out in the district's local plan, but do not propose policies themselves. The Good Design SPD does not create new policies, but instead it provides further guidance to relevant adopted Craven Local Plan policies. Hence, in line with the HRA of the local plan, the Good Design SPD is not likely to cause any likely significant effects alone or in combination on the designated international sites, in terms of their integrity. Hence, it is not necessary to move to the Stage 2 Appropriate Assessment or beyond.

3.5 Consultation with Statutory Body

3.5.1 This HRA screening report is subject to consultation with the statutory consultee of Natural England. The response from the statutory body is presented in Appendix I.

Appendix I: Response from Statutory Body

The following response from Natural England was received on 30 November 2021. The text related to the HRA Screening Report for this SPD is shown below. The advice regarding some of the wording of Section 3.4.1 has been incorporated into the body of text above.

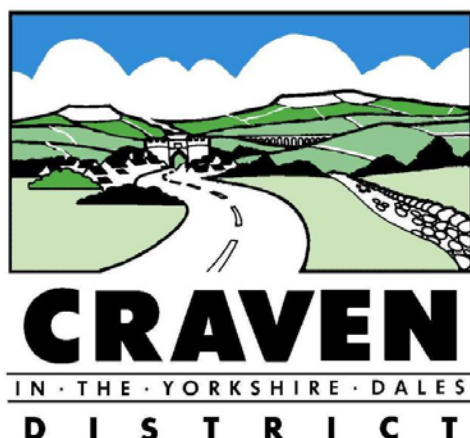
“Natural England broadly agrees with the conclusions of the Good Design SPD Habitat Regulations Assessment Screening report. Based on the information provided, Natural England advises that the SPD is unlikely to have a likely significant effect on any European site, either alone or in-combination with other plans and projects, and can therefore be screened out from any requirement for further appropriate assessment.

Please note that, as highlighted in our comments on the Rural Workers Dwelling SPD HRA, Section 3.4.1 states “in line with the HRA of the local plan, the Good Design SPD will not cause any adverse effects alone or in combination on the designated international sites, in terms of their integrity.” The purpose of the Screening stage of the HRA process is to determine whether a plan or project, either alone or in combination with other plans and projects, is likely to have a significant effect on an international site. Therefore, the HRA Screening report should focus on likely significant effects and not draw conclusions about adverse effects on site integrity. We advise that this wording is revised.

Please note that relevant individual planning applications may still be subject to HRA Screening, if they are located in close proximity to European Sites.”

Appendix II: Acronyms

CDC	Craven District Council
CIL	Community Infrastructure Levy
EIA	Environmental Impact Assessment
NPPF	National Planning Policy Framework
PP	Policy or Programme
PPG	Planning Practice Guidance
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SHMA	Strategic Housing Market Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Document



**Draft Rural Workers' Dwellings
Supplementary Planning Document (SPD)**

Consultation Statement – December 2021

Introduction

1. Craven District Council has prepared a draft Supplementary Planning Document (SPD) in relation to Rural Workers' Dwellings which provides further guidance on the delivery of this type of housing in the Craven Local Plan area. In accordance with the Town & Country Planning (Local Planning) (England) Regulations 2012 (as amended) and NPPF definitions of SPD's, it adds further detail to help explain the objectives relating to the following policies of the Craven Local Plan (Nov 2019) and, once adopted, forms a material consideration in the determination of relevant planning applications:

- Policy EC3: Rural Economy
- Policy SD1: Presumption in favour of sustainable development
- Policy SD2: Meeting the Challenge of Climate Change
- Policy SP4: Spatial strategy and housing growth.
- Policy ENV1: Countryside and Landscape
- Policy ENV2: Heritage
- Policy ENV3: Good Design

Purpose of the Consultation Statement

2. Regulation 12 (a) of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) requires that, before adopting a Supplementary Planning Document, Local Planning Authorities (LPA) should prepare a Consultation Statement. This should include the following information:

- (i) The persons the local planning authority consulted when preparing the supplementary planning document;
- (ii) A summary of the main issues raised by those persons; and
- (iii) How those issues have been addressed in the supplementary planning document.

Regulation 12(b) requires both the consultation statement and the SPD to be made available for the purpose of seeking representations on a draft SPD.

Public Consultation

3. In line with Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), and the Council's [Statement of Community Involvement](#) (SCI) 2018, draft SPDs are subject to two rounds of public consultation. Regulation 12 requires LPAs to invite comments on a draft SPD during a period of public participation. Regulation 13 then requires LPAs to invite representations on a draft SPD over a period of not less than four weeks.
4. The first public consultation on the draft Rural Workers' Dwellings SPD ran for a period of four weeks from Monday 13th September until Monday 11 October 2021. The first draft SPD was published on the Council's website and comments were invited to be submitted in writing, no later than Monday 11th October 2021 either by post or email.

5. Following this first round of public consultation, representations are invited on a second draft of this SPD over a four-week period from 4th January to 1st February 2022, in line with Regulation 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
6. The Council has developed a comprehensive local plan consultation database which includes specific and general bodies and individuals for consultation purposes. The [Subscriptions](http://www.cravendc.gov.uk/planning/spatial-planning/subscriptions/) web page (www.cravendc.gov.uk/planning/spatial-planning/subscriptions/) on the Council's website allows individuals and organisations to submit their details and be entered onto the local plan consultation database, via Mailchimp at any time. All contacts within the local plan consultee database were notified of the draft Rural Workers' Dwellings SPD consultation by either postal or electronic mailshot. Consultees include:
 - Specific Consultation Bodies as defined in The Town and Country Planning (Local Planning) (England) Regulations 2012 and amended Regulations, including Town and Parish Councils
 - General Consultation Bodies as defined in The Town and Country Planning (Local Planning) (England) Regulations 2012 and amended Regulations.
 - Individuals that have subscribed to receive details of spatial planning consultations.
7. A press release was issued by the Council on 10th September 2021. This was subsequently published in the Craven Herald & Pioneer newspaper on Thursday 16th September 2021. The consultation was also promoted on social media (Twitter and Facebook). A copy of the press release is included at Appendix 1 to this report.

What issues were raised & How have they been addressed?

8. A total of 9 representations were received to the public consultation. Table 1 below sets out who submitted the response, a summary of the main issues raised, the Council's response and how the issues raised have been addressed in the SPD together with details of any changes to the SPD, where appropriate.

Table 1: Summary of the issues raised by respondents, the Council's response and recommended changes to the SPD

Respondent	Summary of issues raised	Council's response and recommended changes to the SPD (shown in bold)
Marine Management Organisation	Standard advice regarding marine licensing, marine planning and minerals and waste plans and local aggregate assessments.	The standard advice is noted. No change to SPD required.
Canal and Rivers Trust	Based on the information available the Trust has no comments to make on the draft document.	'No comments' response is noted. No change to SPD required.
North Yorkshire Police	Support for the draft SPD which adequately covers the topic of Designing Out Crime. The draft SPD makes reference to the draft Good Design Guide, which contains a specific section on designing out crime and confirms that this document will be used to appraise any applications for these types of dwellings. It also notes that relevant applications should be accompanied by a Design & Access Statement which should contain details of how the scheme looks to design out crime,	Positive response noted. No change to SPD required.
Coal Authority	Note that this consultation relates to the draft Rural Workers Dwellings SPD, therefore confirm that the Planning team at the Coal Authority has no specific comments to make on this document.	'No comments' response is noted. No change to SPD required.
Yorkshire Wildlife Trust	It is essential that any conversions are undertaken sympathetically, in order to ensure that they can continue to be used by wildlife post conversion. If impacts on wildlife are identified, the mitigation hierarchy will apply, where impacts are firstly avoided, before mitigation and compensation are applied. Licences from Natural England may be necessary should impacts to bat roosts be unavoidable. The potential impact of light pollution of building conversions on nocturnal wildlife should also be taken into consideration in the planning decision making process.	The draft SPD deals primarily with providing advice to interested parties about how to ensure an application for a rural worker's dwelling is functionally and financially justified (as set out in local plan policy EC3 (d) and the PPG). The draft SPD also provides further detail on how applications for rural workers' dwellings can comply with policies ENV1: Countryside and Landscape, ENV2: Heritage and ENV3: Design, but does not preclude the need for applicants to fully consider and comply with all other relevant local plan policies. With regards to the concerns set out in the representation, applicants would need to have regard to ENV4: Biodiversity, criterion a) iii), which aims to avoid the loss of, and encourage the recovery or enhancement of ecological networks, habitats and species. As such if wildlife is identified at a proposed site, the Council will ensure that the

Respondent	Summary of issues raised	Council's response and recommended changes to the SPD (shown in bold)
		<p>necessary and appropriate surveys are undertaken and where necessary, the mitigation hierarchy is suitably applied.</p> <p>Applicants would also need to consider the effects of any potential light pollution which may arise from the development, and mitigate accordingly, in accordance with ENV1: Countryside and Landscape, criterion f).</p> <p>Therefore, the application of relevant adopted local plan policies to proposals for rural workers' dwellings would take into account issues such as impact on wildlife and light pollution where appropriate. It is not the role of this SPD to provide further guidance on these specific policy areas, but to provide guidance on the principle policy of EC3: Rural Economy.</p> <p>No change to SPD required.</p>
Strategic Housing, CDC	<p>Planning restrictions: SPD doesn't discuss what would happen once an occupancy restriction is removed. Possibility that the home would then be entirely unrestricted and be vulnerable to sale on the open market.</p> <p>Request that the SPD introduces a secondary restriction, to apply if the rural worker restriction were to be removed, to offer the opportunity for the home to be used to meet some other local housing need (before it could be sold on the open market).</p>	<p>Planning restrictions: The draft SPD provides information from paragraphs 3.9.0 to 3.10.2 which reflects existing DM processes regarding applying and removing occupancy restrictions where a justified case has been presented by the applicant.</p> <p>These processes recommend that appropriate marketing of these types of properties should be carried out over a 12-month period in the local area (6 months within the existing and adjoining parish and, if the property has not sold, a further 6 months in the wider local planning authority area). If DM are satisfied that, following this extensive marketing process, a suitable buyer cannot be found, then it can be justified in removing the occupancy condition. This is standard practice across local planning authorities.</p> <p>Imposing a secondary restriction were the first restriction to be removed, to offer the redundant rural worker's dwelling to people in other types of local housing need, would have to be justified by a parent policy in the local plan. Information provided in an SPD can only be based on, and supplement current policy requirements and current DM practise. New policy requirements cannot be introduced via an SPD.</p>

Respondent	Summary of issues raised	Council's response and recommended changes to the SPD (shown in bold)
	<p>Size: The SPD argues that the size of the home should be "appropriate...to ensure continued affordability" (paragraph 2.8.3). However, the SPD does not quantify this size. Suggest that an upper size limit be explicitly set out in the SPD to ensure that rural workers' dwellings are not disproportionately large.</p>	<p>No change to SPD required.</p> <p>Size: Similarly, an upper size limit for rural workers' dwellings could not be explicitly set out in the SPD as it would require a parent policy 'hook' in the local plan, of which there currently is none. As noted above, SPD cannot introduce new policy requirements.</p> <p>No change to SPD required.</p>
Rural Solutions	<p>Principle of Rural Worker's Dwellings: Support for replacement or new build dwellings for rural worker "at or near" the location of the rural enterprise (paragraph 2.3.1). Allows for the dwelling constructed to be appropriate to the individual and nature of rural enterprise.</p> <p>Defining Functional 'Need': Scope of acceptable rural business remains limited (paragraphs 2.4.1 and 2.4.2). In order to best comply with Paragraphs 84 and 85 of the National Planning Policy Framework, request proactive and positive guidance as to how 'non essential' rural worker dwellings would be delivered. Such would support rural diversification and more viable land uses in rural areas.</p> <p>Defining Financial 'Need': Paragraph 2.5.1 states that the financial need for a Rural Worker's Dwelling is to be assessed by:</p> <ul style="list-style-type: none"> • "the degree to which there is confidence that the enterprise will remain viable for the foreseeable future; • Whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process;" <p>Not all rural workers and rural enterprises are farms and associated farm workers. Suggest that the policy guidance refers to rural businesses in a</p>	<p>Principle of Rural Workers' Dwellings: Support is noted with regards to the SPD's statement that these types of development should be "at or near" the location of the rural enterprise, and that they may be replacement dwellings or new build.</p> <p>No change to SPD required.</p> <p>Defining Functional Need: Paragraphs 84 and 85 in the NPPF sets out support for proposals which meet local business and community needs in rural areas. Local plan policy EC3: Rural Economy is considered to conform to the NPPF in this respect by requiring a rural workers' dwelling to be justified on functional and financial grounds. Proposals for dwellings in the open countryside that are not considered essential for rural workers will be assessed against local plan policy SP4, specifically part K of that policy which sets out limited circumstances within which such dwellings would be allowed.</p> <p>No change to SPD required.</p> <p>Defining Financial Need: The quote at paragraph 2.5.1 in the SPD is taken directly from national Planning Policy Guidance (PPG). As such it cannot be altered by this SPD. Criterion d) of policy EC3 enables farm, forestry and other land based businesses to build the new and replacement buildings needed where they are fully justified on functional and financial grounds. Paragraph 1.2.1 the SPD defines a rural worker's dwelling as "<i>a new build dwelling, or one created by replacing an existing building, that is needed to house a rural worker associated with farm, forestry and other land-based businesses. The term 'land-based businesses' relates to</i></p>

Respondent	Summary of issues raised	Council's response and recommended changes to the SPD (shown in bold)
	<p>broader sense, instead of farm businesses.</p> <p>Paragraph 2.5.2 requires a detailed business plan to be submitted to demonstrate future financial viability. Agree with the base premise, but request that clearer guidance is set out as to the threshold of viability to make it simpler to discern development viability at an earlier stage.</p> <p>Design Considerations: Support for paragraphs 2.6.1- 2.8.0 which emphasise the importance of rural worker dwelling's minimising impacts on rural areas- namely in visual impacts, heritage impacts and design considerations.</p> <p>Paragraph 2.8.3 states that temporary dwellings should be complementary to the design of any existing dwellings to minimise visual impacts. These residences (such as caravans and cabins) are usually modular in design, and thus have little capacity for design modifications. Object to this requirement due to it's potential to render temporary accommodation unviable to act as accommodation for a rural worker.</p>	<p><i>farming and industries connected to the land and environment, including horticulture, food production, conservation, landscaping and equine uses. Within this SPD farm, forestry and land-based businesses are collectively referred to as 'a rural enterprise'.</i></p> <p>The draft SPD provides further guidance to policy EC3 in defining what is meant by a rural workers' dwellings, which is a new dwelling that is needed to house a rural worker associated with farm, forestry and land based businesses. It is considered, therefore that policy EC3 and the SPD does relate to rural businesses/enterprises in the broader sense and is not just restricted to farm businesses.</p> <p>No change to SPD required.</p> <p>Setting a threshold of viability would be difficult for these types of applications as it cannot be standardised. Viability will be different for different size rural enterprises as well as the type of rural business. A standardised threshold would not therefore cater for all situations.</p> <p>No change to SPD required.</p> <p>Design Considerations: Support is noted for the design considerations at paras 2.6.1 – 2.8.0 in the SPD.</p> <p>With regards to paragraph 2.8.3, the text refers to criterion b) of policy ENV3 and states that <i>"the scale, height and massing of the rural worker's dwelling should respect the setting and be complimentary to the existing, surrounding buildings"</i>. This criterion does not deal with the physical design of such dwellings. The intention of the criterion b) (which is expanded on in paragraph 2.8.3 of the SPD) is to ensure that overly large and obtrusive new builds (either permanent or temporary) are avoided, and that new builds should fit in, in terms of their scale, height and massing, with the surrounding built form. Paragraph 2.8.3 does not state that temporary dwellings should be complementary to the design of any existing dwellings to minimise visual impacts. It does state that 'any new or temporary dwelling should be visually as well as functionally related to the main rural</p>

Respondent	Summary of issues raised	Council's response and recommended changes to the SPD (shown in bold)
	<p>Occupancy Restrictions: Agree with paragraphs 3.2.1 - 3.10.2, bar paragraph 3.9.3.</p> <p>Object to points made in paragraph 3.9.3 regarding application of occupancy conditions on all other existing dwellings at the rural enterprise to ensure they are not able to be severed from the rural enterprise for which an operational need has been identified. No justification for such an excessive measure in local or national planning policy.</p> <p>Permitted Development Rights: Object to paragraph 3.11.1 regarding removal of Permitted Development Rights to ensure a rural worker dwelling will remain an "appropriate size which would contribute towards continued affordability." No local or national policy justification, and no clear explanation of when Permitted Development Rights would be removed.</p> <p>This approach would prevent the 'reasonable expansion' of a rural worker's home to accommodate a growing family. The existing occupancy condition would ensure the dwelling remains affordable to a rural worker, due to being occupied by such an individual.</p>	<p>enterprise's buildings'. As the full representation rightly points out, temporary accommodation for rural workers can often be in the form of caravans, and as these are usually modest in size, they should comply with ENV3 b) in terms of their 'scale, height and massing'.</p> <p>No change to SPD required.</p> <p>Occupancy restrictions: Support is noted for paragraphs 3.2.1 - 3.10.2 (barring paragraph 3.9.3).</p> <p>Paragraph 3.9.3 is clear that the LPA <u>may</u> additionally impose occupancy restrictions on all other existing dwellings at the rural enterprise <u>if</u> the rural workers' dwelling is not the sole dwelling on the rural enterprise. (emphasis added).</p> <p>The LPA does not therefore apply occupancy restrictions to all rural workers' dwellings, rather they are applied on a case by case basis and any new rural worker's dwelling is assessed on the basis of what is the existing position at the rural enterprise in question. The SPD sets out that there should be adequate justification for a rural worker's dwelling and any existing dwellings must be taken into consideration before that justification can be made.</p> <p>No change to SPD required.</p> <p>Permitted Development Rights: Paragraph 3.11.1 states that once a rural worker's dwelling has been granted planning permission, it <u>may</u> be necessary to remove permitted development rights (emphasis added). The aim of this approach is to ensure they remain an appropriate size which would contribute towards continued affordability. The draft SPD does not state that PD rights will be removed in all cases. Paragraph 3.11.2 states that the Council will consider the removal of such permitted development rights on a case by case basis.</p> <p>In cases where PD rights have been removed from a rural workers' dwelling, it may be useful for the SPD to set out the basis on which further extensions may be allowed to rural workers' dwellings. This may be in cases where it has been</p>

Respondent	Summary of issues raised	Council's response and recommended changes to the SPD (shown in bold)
	<p>Agricultural Dwelling Supplementary Information form: Support for provision, at Appendix 1, of the Agricultural Dwelling Supplementary Information Form. Form is suitably stringent for discerning whether a dwelling is needed for an agricultural worker.</p> <p>Request further guidance on the forms to be used for non-agricultural rural businesses which provide reassurance that these businesses would be given due consideration in facilitating rural worker dwellings.</p>	<p>demonstrated that there was a functional need for the rural worker's dwelling to be extended to ensure the dwelling could continue to effectively be used as such into the long-term.</p> <p>Change to SPD as follows: Add the following text as a new paragraph at 3.11.3:</p> <p>"3.11.1 Once a rural worker's dwelling has been granted planning permission, i.e. it has been functionally and financially justified through the planning application process, it may be necessary to remove permitted development rights. As the purpose of these dwellings is to house a rural worker in perpetuity, the removal of permitted development rights would ensure they remain an appropriate size which would contribute towards continued affordability.</p> <p>3.11.2 The Council will consider the removal of such permitted development rights on a case by case basis.</p> <p>3.11.3 Where permitted development rights are removed, any future extensions to a rural worker's dwelling will only be considered to be acceptable where it has been demonstrated that there is a functional need for the rural worker's dwelling to be extended to ensure the dwelling can continue to effectively be used as such into the long-term."</p> <p>Agricultural Dwelling Supplementary Information form: Support is noted for the Agricultural Dwelling Supplementary Information form set out at Appendix 1. This form is currently part of the local list of validation requirements set out by the LPA.</p> <p>No change to SPD required.</p> <p>Appendix 2 of the draft SPD sets out a stepped approach to preparing and submitting a planning application for a rural worker's dwelling, including listing supporting documents which are commonly required to accompany the application. The Agricultural Dwelling Supplementary Information form is included in this list.</p>

Respondent	Summary of issues raised	Council's response and recommended changes to the SPD (shown in bold)
		<p>Appendix 2 also states that <i>'For other rural dwellings, it is highly desirable that information is provided in response to questions 5 to 10 of the ADSIF (see paras 3.3.8 to 3.3.11 of the SPD).'</i> Therefore, the SPD encourages that similar information is provided when rural workers' dwellings are proposed that are associated with other rural enterprises, as set out in the definition of rural workers' dwellings provided in para 1.2.1 of the draft SPD.</p> <p>It is relevant to note that the LPA has recently consulted on its local list of validation requirements. It would have been suitable for the representor to request similar forms for rural workers' dwellings connected with other rural enterprises via that consultation process.</p> <p>The SPD sets out at the end of Appendix 2 that <i>'The local validation requirements referred to in this SPD were published by the Council on 1st September 2020. It should be noted that the Council has a requirement to review local validation lists at least every two years, therefore users of this SPD should refer to the most up to date local validation requirements published on the Council's website at https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/local-information-requirements/</i></p> <p>No change to SPD required.</p>
CPRE North Yorkshire	Support for SPD which explains the relevant policies, enabling both the public and potential developers to understand the Council's intentions of how the policies should work.	<p>Positive response noted.</p> <p>No change to SPD required.</p>
Historic England	Unable to respond to the consultation on this occasion.	<p>'Unable to respond' comment is noted.</p> <p>No change to SPD required.</p>

Appendix 1

Craven Herald Press Release – 16th September 2021



**Rural Workers' Dwellings in Craven
Supplementary Planning Document**

**Second Draft for Consultation – December
2021**

PREFACE

This is the Council's Consultation Draft Supplementary Planning Document (SPD) on Rural Workers' Dwellings in Craven. This SPD provides further detail to those policies of the adopted Craven Local Plan which relate to applications for rural workers' dwellings, built for farm, forestry, and other land-based businesses. It cannot and does not introduce any new policy requirements, rather it provides additional guidance to help applicants understand how it is possible for proposed development to satisfy relevant adopted plan policies SD1, SD2, SP4, EC3, ENV1, ENV2 and ENV3 of the Craven Local Plan. Proposals will also be assessed against all other local plan policies that are relevant to the proposal.

The SPD is intended to help applicants when submitting a planning application for a rural worker's dwelling by outlining what documents and information should be provided with their planning application. Part Two of the SPD explains how proposed development can satisfy these policies. Part Three of the SPD is designed to assist applicants in preparing planning applications for rural workers' dwellings in the Craven Local Plan area, emphasising the importance of early pre-application discussions with the Council. Following the guidance set out in Part Three of the SPD will ensure that the planning application is valid, which will prevent delays in the decision-making process. It should be noted, however, that following the procedure set out in Part Three of this SPD does not guarantee that an application will achieve planning permission. Each application will be determined according to its individual merits and on a case by case basis.

The SPD will also be useful to the people reviewing and commenting on the planning application, including members of the public, Statutory Consultees, Council Members and the Council's Development Management Team. The information contained within the SPD will help commentators and decision makers assess the planning application and decide whether or not it complies with both local and national planning policy.

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PART ONE: CONTEXT

1.1.0 Introduction

~~1.1.1 The Town & Country Planning (Local Planning) (England) Regulations 2012 defines a supplementary planning document (SPD) as a document within Regulation 5 of the Regulations which is not a local plan, an adopted policies map, or a statement of community involvement. Effectively, this means that a (SPD) will be a document prepared by a local planning authority which contains statements regarding environmental, social, design, or economic objectives that are relevant to the attainment of the development and use of land which is already encouraged by the policies of the local plan, with the proviso that those statements must not be statements which are required to be made in a local plan.~~

~~1.1.12 Development management policies which are intended to guide the determination of applications for planning permission are matters for a local plan, and new statements on those matters (including the imposition of additional requirements) cannot be included in a SPD. However, a SPD can reiterate existing local plan policies and can give additional guidance to explain both the objectives which the policies are seeking to achieve and how it may be possible for proposed developments to satisfy those policies. The glossary Supplementary Planning Documents (SPDs) are described in the glossary of the [National Planning Policy Framework \(NPPF\)](#) describes SPDs as:~~

“Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.”

~~1.1.23 This SPD provides further guidance on the delivery of rural workers’ dwellings in the Craven Local Plan area. It cannot and does not introduce any new policy requirements. Rather, in accordance with the above legal and [NPPF](#) definitions of SPDs, it adds further detail to help explain the objectives relating to the [Craven Local Plan](#) (November 2019) policies listed below and provides information to assist applicants to meet the requirements of each relevant policy criteria. This information is set out in Part 2 of this SPD. The SPD also sets out ways in which applicants can seek to show (both pre-application and as part of their application) Part 3 provides guidance for applicants in preparing their planning applications that their proposals for rural workers’ dwellings. are able to satisfy these policies:~~

~~1.1.3 The plan policies referred to in this SPD are:~~

- Policy EC3: Rural Economy
- Policy SD1: Presumption in favour of sustainable development
- Policy SD2: Meeting to Challenge of Climate Change
- Policy SP4: Spatial strategy and housing growth.
- Policy ENV1: Countryside and Landscape
- Policy ENV2: Heritage

- Policy ENV3: Good Design

1.2.0 Definition of a Rural Workers Dwelling

- 1.2.1 Policy EC3: Rural Economy, criterion (d) *'enables farm, forestry and other land based businesses to build the new and replacement buildings and infrastructure they need to function efficiently, including dwellings where they are fully justified on functional and financial grounds'*. A rural worker's dwelling is therefore a new build dwelling, or one created by replacing an existing building, that is needed to house a rural worker associated with farm, forestry and other land-based businesses (this definition excludes the conversion of buildings to dwellings). The term 'land-based businesses' relates to farming and industries connected to the land and environment, including horticulture, food production, conservation, landscaping and equine uses. Within this SPD farm, forestry and land-based businesses are collectively referred to as 'a rural enterprise'.

1.3.0 Preparing, submitting and front loading of planning applications

- 1.3.1 In accordance with Policy SD1 of the Craven Local Plan and paragraphs 11 and 39-46 of the [NPPF](#), the Council will take a proactive approach and will work cooperatively with people and organisations wishing to carry out development and applying for planning permission, to find solutions to secure sustainable development that meets the relevant plan policies and be approved wherever possible. Solutions to secure sustainable development for Craven, including contributing to the implementation of the Council's Climate Emergency Strategic Plan 2020 to 2030 through the policies of the local plan, and the efficient processing of planning applications, can be achieved through early pre-application engagement with the Council. This is called the process of 'front loading' and is strongly encouraged by the NPPF at paragraphs 39 to 46. (Further guidance on this process is set out in Part 3 of this SPD).

- ~~1.3.2 Part three of this SPD, 'Preparing and submitting planning applications' explains how this front loading can best take place. Part three is also a useful starting point for potential applicants as it also provides signposting back to those policy criteria set out in part two which are relevant to the delivery of rural workers' dwellings within the plan area. Pre-application information relating to the matters identified in the policies is likely to be required before a planning application is validated.~~

1.4.0 Public consultation, document format and status

- 1.4.1 This is a consultation draft SPD which is required under Regulation 12 and 13 of the Town & Country Planning (Local Planning) (England) Regulations 2021 (as amended). This The first draft of the SPD is currently was subject to a four-week period of public participation from Monday 13th September until Monday 11th October 2021. Comments submitted during the first period of public participation have been taken into account and amendments have been made to the draft SPD for the purposes of this second round of public consultation. These amendments, and other minor changes which have been made to ensure the draft SPD reflects the updated [NPPF 2021](#), reflects

the current stage of public consultation, and is consistent with the other draft SPDs that Council are currently preparing, are shown as follows:

- Where additions to the first consultation draft have been made the text is underlined.

- Where text has been deleted from the first consultation draft the text is crossed through.

1.4.2 ~~Following this period of public participation, r~~Representations will be ~~are now~~ invited on a second draft of this SPD over a four-week period ~~later in 2021~~ from 4th January to 1st February 2022. As required by regulation 12(a), a Consultation Statement ~~will be~~ has been prepared and published alongside ~~the~~ this second draft SPD which sets out the persons the authority has consulted when preparing the SPD, a summary of the main issues raised and how they have been addressed in the SPD.

1.4.23 ~~Following these two periods of public participation and inviting of representations on the draft SPD, comments and representations received will inform the final SPD, which will be presented to the Council's Policy Committee for adoption and confirmed by Council (if required). Once adopted, the SPD will be capable of being a material consideration. The policies of the local plan itself, which the SPD supports, will be used to guide the determination of planning applications. The SPD is intended to assist applicants in formulating their proposals so as to best achieve policy compliance but its contents do not amount to development management policies and cannot be treated as such.~~

1.4.34 A sustainability appraisal is not necessary for the preparation and approval of this SPD, which does not set the framework for decisions on planning applications. Sustainability appraisals have been undertaken for the local plan policies which this SPD supports. Strategic Environmental Assessment and Habitats Regulation Screening Reports are published alongside this second consultation draft SPD.

~~1.4.4 In accordance with the provisions of the Strategic Environmental Assessment (SEA) Directive and the Environmental Assessment of Plans and Programmes Regulations (2004) (Regulation 9(1)), the local authority must determine whether a SEA is not then required under Regulation 9(3) for a SPD. Therefore, a SEA screening report for the draft SPD will be prepared after the first period of public participation and published when representations are invited on the second draft SPD. The final screening report will be presented to Council Members for adoption.~~

~~1.4.5 A Habitats Regulations Assessment (HRA) is required to determine whether a plan or project would have significant adverse effects upon the integrity of internationally designated sites of nature conservation importance (also known as Natura 2000 sites). The requirement for HRA is set out within the Habitats Directive 92/43/EEC and transposed into British law by Regulation 102 of the Conservation of Habitats and Species Regulations, 2010. A screening report can determine if a full HRA is required (i.e. an Appropriate~~

~~Assessment or further report, as necessary), which is prepared by the local authority. Hence, as with the SEA process, a HRA screening report for the draft SPD will be prepared after the first period of public participation and published when representations are invited on the second draft SPD. The final screening report will be presented to Council Members for adoption.~~

1.5.0 The relationship between the Craven Local Plan, the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and the Craven Climate Emergency Strategic Plan

1.5.1 The [Craven Local Plan](#) (hereafter referred to as 'the plan') was adopted on 12 November 2019. ~~Policy EC3: Rural Economy is the policy, which is the primary focus of this SPD, however other local plan policies will apply during the consideration of applications for rural workers' dwellings.~~

1.5.2 The preparation of the plan, and its examination, has been based on the provisions of the 2012 NPPF (paragraph 55), and the accompanying [planning practice guidance \(PPG\)](#). Therefore, policies SD1, SD2, SP4, EC3, ENV1, ENV2 and ENV3 reflect these provisions.

1.5.3 The most recently updated [2021 NPPF](#) (para ~~79~~ 80a) ~~and associated updates to the PPG (paragraph: 010 Reference ID: 67-010-20190722)~~ retains the same main policy approach to the delivery of rural workers' dwellings as the 2012 NPPF. Policy EC3 remains consistent with the latest version of the NPPF. ~~This is the need for the applicant to provide justification that there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside (as stated in the 2019 NPPF).~~

~~1.5.4 The Council, as local planning authority, is required by law to determine planning applications in accordance with the development plan, unless material considerations indicate otherwise. Applications for rural workers' dwellings will be assessed against key local plan policies, which are policies SD1, SD2, EC3, SP4, ENV1, ENV2 & ENV3 of the plan. Proposals will also be assessed against all other local plan policies and material considerations that are relevant to the proposal.~~

1.5.5~~4~~ In January 2020 the Council approved the Craven Climate Emergency Strategic Plan (CESP) 2020 to 2030 which seeks to act upon the Council's Climate Change Emergency Declaration adopted in August 2019 for the district to be carbon neutral by 2030. The CESP can be viewed at: <https://www.cravenc.gov.uk/media/9460/cdc-climate-emergency-strategic-plan-february-2020.pdf> and reinforces the existing policies of the local plan which address climate change and carbon reduction measures. It is capable of being considered as a material consideration in determining relevant planning applications and supports adopted local plan policy including SD2, ENV6, ENV7, ENV8 and ENV9 to reduce energy use, water use and carbon emissions, maximise the energy efficiency of development, and reduce the environmental impact of materials used in construction.

PART TWO: CONFORMING WITH RELEVANT POLICIES OF THE CRAVEN LOCAL PLAN

2.1.0 Part 2 provides further detail on how proposals for rural worker's dwellings can meet the requirements of relevant local plan policies. The policies listed below can be viewed in the [Craven Local Plan](#) (November 2019).

2.2.0 Dwellings in the open countryside (Policy SP4 criterion K (a))

2.2.1 Policy SP4 K (a) supports rural workers' dwellings in the open countryside, if they would meet an essential need for a rural worker to live permanently at or near their place of work in the countryside. This is guided by similar overarching national policy found in paragraph 79 80 (a) of the [NPPF 2021](#). Such rural workers' dwellings would be an exception to the local plan objective of strictly controlling new housing in the open countryside. Sections 2.3.0 and 2.4.0 below provide the applicant with information on what considerations the Council will take into account in determining whether an essential need exists.

2.3.0 Provision of rural workers' dwellings (Policy EC3 criterion d)

2.3.1 Policy EC3, criterion (d) contributes to the policy's aim of supporting the rural economy by *"enabling farm, forestry and other land-based businesses to build the new and replacement buildings and infrastructure they need to function efficiently, including dwellings where they are fully justified on functional and financial grounds"*. As such applications will be supported in principle for a new dwelling to house a rural worker where it can be demonstrated that there is an essential operational need for the worker to be at or near the location of the rural enterprise, associated with farm, forestry and other land based businesses. Compelling evidence will be required to demonstrate that a rural worker can only carry out this essential operational need by living in close proximity to the rural enterprise. Criterion d) specifies that new rural workers' dwellings can be in the form of a new build or the replacement of an existing building at the rural enterprise.

2.3.2. Policy EC3 (d) requires rural workers' dwellings to be fully justified on functional and financial grounds and this is in accordance with paragraph 79 80 (a) of the [NPPF 2021](#). Considerations that may be relevant to take into account when applying paragraph 79 80 (a) of the [NPPF 2021](#) and Policy EC3 (d) of the Craven Local Plan are set out in the [PPG](#) (paragraph: 010 Reference ID: 67-010-20190722), and discussed in the sections below relating to functional and financial justification for a rural worker's dwelling.

2.3.3 New permanent dwellings may be permitted to support well established or new rural enterprises associated with farm, forestry and other land-based businesses. In respect to newly created rural enterprises it may be necessary to permit temporary accommodation prior to any new dwelling being built, until the long-term viability of the enterprise has been established. In both cases it will be important to establish whether the stated intentions to engage in farming, forestry or any other land-based rural enterprise are genuine, are reasonably likely to materialise, and are capable of being sustained for a reasonable period of time. It will also be important to establish that the needs

of the intended enterprise require one or more of the people engaged in it to live nearby.

2.4.0 Functional grounds to justify rural workers' dwellings (Policy EC3 criterion d)

2.4.1 Criterion (d) of policy EC3 requires new dwellings to be fully justified on functional grounds (see Appendix A for full policy text). The [NPPF](#) and [PPG](#) sets out the need for a functional test, which is necessary to establish whether a rural worker's dwelling is essential to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise. Applicants need to provide credible evidence based on the needs of the enterprise and the lack of suitable accommodation elsewhere within the locality. As such the test is not about ease, convenience or personal preference. Whilst it may be true that many activities can be carried out more conveniently if a worker lives on site, convenience does not constitute an essential need and will not therefore justify a need for a new dwelling.

2.4.2 The [PPG](#) (paragraph: 010 Reference ID: 67-010-20190722) sets out the following considerations that may be relevant when justifying the functional need for a rural worker's dwelling, as required by Policy EC3 (d):

- *evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products);*
- *whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context; and*
- *in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period.*

2.4.3 Further information, based on the functional tests set out in the [NPPF](#) and [PPG](#), which may be important to provide in seeking to comply with Policy EC3 (d) is the establishment of whether:

- a) it is not possible for the rural enterprise to run effectively without having the worker living on site;
- b) no one undertaking the essential functional work already lives at the rural enterprise, or insufficient provision exists if there is a functional need for more than one worker;
- c) there is no dwelling available at the rural enterprise for occupation by the worker and there is no possibility of adapting a building at the rural enterprise; and

- d) there is no suitable and available dwelling in a nearby village available for occupation by a worker who is required to provide the functionally essential service.

2.4.4 In assessing whether an enterprise requires one or more resident workers, consideration will be given (amongst other things) to the scale and nature of the enterprise, the potential for things to go wrong which would require attention unexpectedly or at short notice, the frequency of such events, the period of time over which a need may occur, and the accessibility and suitability of nearby accommodation.

2.5.0 Financial grounds to justify rural workers' dwellings (Policy EC3 criterion d)

2.5.1 Criterion (d) of policy EC3 also requires new dwellings to be fully justified on financial grounds (see Appendix A for full policy text). If a functional need has been established for a permanent rural worker's dwelling, the [PPG](#) (paragraph 010 Reference ID: 67-010-20190722) states that the following may be important to determine:

- *the degree to which there is confidence that the enterprise will remain viable for the foreseeable future;*
- *whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process;*

2.5.2 These are financial grounds which will allow the local planning authority to come to a judgement on the viability of the enterprise and the size of dwelling which the enterprise can sustain. Applicants are advised to submit a detailed business plan setting out budgets and projections and include evidence of a firm intention and ability to develop the enterprise. Evidence of the need for a rural worker's dwelling to ensure the viability of the business will form an important part of the business plan. The local planning authority will have to be satisfied that the on-going profitability of the enterprise is sufficient to sustain the worker living on the site, and be satisfied that the dwelling is of a size directly related to its function as a rural worker's dwelling, and will remain so in perpetuity. A Business Plan is highly likely to be a necessary part of demonstrating there are financial grounds which justify a rural worker's dwelling in conformity with Policy EC3 (d).

2.5.3 See Part 3 of this SPD which sets out the Council's validation requirements for proposals for rural worker's dwellings.

2.6.0 Impact of Rural Workers' Dwellings on the Countryside (Policy ENV1)

2.6.1 The Council is committed to ensuring the countryside's beauty and character are conserved and where possible enhanced through adopted local plan policy ENV1: Countryside and Landscape. Considerations regarding the impact of dwellings on the countryside set out in policy ENV1 apply to the building of rural worker's dwellings, as they would do to all other types of housing and all other development proposals. A decision maker would look to

policy ENV1 to ensure that a proposed new rural workers' dwelling conserves and enhances the countryside and, where relevant, the setting of the Area of Outstanding Natural Beauty and the Yorkshire Dales National Park.

2.7.0 Heritage Considerations (Policy ENV2)

- 2.7.1 The Council is committed to ensuring heritage assets are conserved and where possible enhanced through local plan policy ENV2: Heritage, which apply to the building of rural workers' dwellings, as they would do to all other types of housing and all other development proposals. A decision maker would consider policy ENV2 to ensure the dwelling is built sensitively, by conserving the setting of any nearby designated and non-designated heritage assets, by investigating and conserving where appropriate any identified (or potential for) archaeological remains, and by ensuring the historic legacy of the open countryside in the plan area is preserved.
- 2.7.2 Criterion (a) vi) of policy ENV2 acknowledges that traditional barns and other buildings and structures associated with the farming industry and historic land estates help to make up the distinctive character and sense of place that contributes to Craven's overall historic legacy (see Appendix A for full policy text). The functional justification for rural workers' dwellings suggests that these dwellings will often be constructed within the setting of traditional buildings and structures which are associated with the rural enterprise they are supporting. In order to preserve the unique character of the open countryside, new rural workers' dwellings should sit comfortably and sensitively amongst these buildings and structures, which may either be designated or non-designated assets, or simply be an important part of the historic fabric of the open countryside.

2.8.0 Design Considerations (Policy ENV3)

- 2.8.1 The Council is committed to securing good design in all development proposals through policy ENV3: Good Design of the local plan. The principles of good design set out in policy ENV3 apply to rural worker's dwellings, as they do to all other types of housing and other development proposals. The Council has produced a Good Design SPD which supplements policy ENV3 by setting out practical ways to achieve good design in the plan area. A decision maker would look to ENV3: Good Design and its accompanying SPD, alongside this SPD, to ensure that any proposed rural worker's dwelling is based on good design principles.
- 2.8.2 Considering rural workers' dwellings are often located in sensitive landscape areas, criterion (a) of policy ENV3 sets out that proposals should be based on a proper understanding and appreciation of environmental features, including both natural and built elements such as landscape, topography, vegetation, open space, microclimate, tranquillity, light and darkness (see Appendix A for full policy text). Applicants should ensure the context within which the rural workers' dwelling is placed is respected and complimented.
- 2.8.3 Criterion (b) of policy ENV3 sets out that design should respect the form of existing and surrounding buildings (see Appendix A for full policy text). Therefore, the scale, height and massing of the rural worker's dwelling should

respect the setting and be complimentary to the existing, surrounding buildings. Specifically, any new or temporary dwelling should be visually as well as functionally related to the main rural enterprise's buildings. This relates back to the function of the dwelling in its supportive role to the rural enterprise in question. The intended use of the dwelling should be considered when determining its size. As the purpose of these dwellings is to house a rural worker in perpetuity, they should be of an appropriate size to ensure continued affordability. A larger dwelling would attract a higher market sales price which could negate the original intention of the house dwelling by pushing it out of rural workers' affordability price range.

- 2.8.4 In addition criterion (b) of policy ENV3 sets out that high quality materials should be used, which should be locally sourced materials wherever possible, to match the character of the existing surrounding buildings (see Appendix A for full policy text). The Council's Good Design SPD provides useful information with regards to suitable building materials within the Craven context. Appendix C D of that SPD sets out the materials and palette that are traditionally seen across the plan area and provides a useful guide for applicants when considering the design of a rural worker's dwelling.
- 2.8.5 Sustainable construction should be at the heart of any development, including during the construction of new rural workers' dwellings. Criterion t) of policy ENV3 stipulates that development should take all reasonable opportunities to reduce energy use, water use and carbon emissions and to minimise waste (see Appendix A for full policy text). As such applicants should look to using sustainable building techniques and products in the design of new rural workers' dwellings. Microgeneration projects such as solar panels, hydro plants and small wind turbines should be considered, alongside an investigation into the capability of storing of water on site for construction and future uses. Sustainable construction techniques should be used to ensure carbon emissions and construction waste are minimised.
- 2.8.6 The Council's Good Design SPD provides further useful information with regards to sustainable building practises. Further, detailed policy guidance can also be found in local plan policies ENV8: Water Resources, Water Quality and Groundwater (criterion b); and ENV9: Renewable and Low Carbon Energy, with respect to ensuring an application for any new rural worker's dwelling maximises opportunities to build sustainably.
- 2.8.7 The Craven Climate Emergency Strategic Plan (CESP) should be considered when developing proposals for the reduction in energy use in the design and construction of rural workers' dwellings.

PART THREE: PREPARING AND SUBMITTING PLANNING APPLICATIONS

- 3.1.0 The Council recommends applicants follow a stepped approach to the preparation of a planning application for a rural worker's dwelling. This is set out below:

3.2.0 Step 1 – Pre-application discussions

- 3.2.1 The importance of pre-application engagement between developers and the local planning authority and early resolution of policy issues ('front loading') is highlighted in the [NPPF](#) at paragraphs 39 to 46. Also, in the light of the Council's recently approved Craven Climate Emergency Strategic Plan (CESP) it is important to reflect on one of the actions of the CESP here. This action (CND03) states that the Council will "work with developers as new sites across Craven are approved to ensure that opportunities for efficiency and carbon reduction are maximised".
- 3.2.2 To become familiar with the information which may be appropriate to submit alongside an application for a rural workers' dwelling an applicant should review this SPD, and then discuss matters arising, at the earliest opportunity with the Council's Development Management (DM) team. It is the Council's practice to charge for all such engagement. Pre-application enquiry forms and charging rates can be found at www.cravendc.gov.uk/planning/information-and-advice/pre-application-advice/
- 3.2.3 Contact details at the time of publication are: Development Management (DM): planning@cravendc.gov.uk

3.3.0 Step 2 – Providing justification for rural workers' dwellings (Policy SP4 K (a) and EC3 (d))

3.3.1 (a) Farm Based Businesses

Criterion (d) of policy EC3 requires rural worker's dwellings associated with a farm-based business to be fully justified ~~and~~ on functional and financial grounds (see Appendix A for full policy text). Therefore, as part of the Council's validation requirements, applications for agricultural rural workers' dwellings should include with their submission a completed Agricultural Dwelling Supplementary Information form (ADSIF) which can be found at <https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/local-information-requirements/agricultural-dwelling-supplementary-information/> and at Appendix 4 B of this SPD. This form enables applicants to demonstrate the functional need for a dwelling/additional dwelling in a specified location.

- 3.3.2 Via the above form, at section 5, applicants are expected to provide details of all housing within one mile of the farm either owned, occupied or rented by the farmer/landowner, and to list any housing sold off or let by the farmer/landowner within the last 5 years. This information allows the Council to judge whether or not there is currently a dwelling available at the rural enterprise for occupation by the worker, and whether or not recent disposal of property has resulted in the need for the new rural worker's dwelling.

- 3.3.3 Applicants are also asked, at section 6 of the form, to provide a brief description of existing farm buildings. This information, along with any information the applicant can provide in supporting statements regarding their current use, can assist the Council in its judgement of whether or not there is any possibility of adapting an existing building at the rural enterprise into a rural worker's dwelling, to avoid the necessity for a new build.
- 3.3.4 A brief description of present farming policy is required, at section 7 of the form, which should set out that the enterprise could only run effectively with the worker living on site. Applicants should also specify, at section 8, whether anyone undertaking the essential functional work already lives at the rural enterprise, or if there is a functional need for more than one worker, that there is currently an insufficient provision of rural workers' dwellings at the enterprise.
- 3.3.5 The form indicates at section 9 that it is important for applicants to build a strong case for the special need for the new dwelling on the agricultural holding, and why they have chosen the proposed site. This could include reasons why there is a genuine need for the agricultural worker to live on the site and to be available at short notice at all times, rather than living in a nearby centre or village. Paragraph 2.4.3 in Part 2 above provides various valid reasons, though there may be others. Importantly, applicants must demonstrate that there is no suitable and available dwelling in a nearby village available for occupation by a worker who is required to provide the functionally essential service.
- 3.3.6 In the final section of the ADSIF applicants are asked to provide any other information which is considered relevant to the proposal. This could include a host of supportive information, but also, in the case of new enterprises, whether an applicant would consider applying for permission for a temporary dwelling (i.e. a caravan or a mobile home, or a seasonal workers' dwelling) for a trial period, prior to an application for a permanent new rural worker's dwelling.
- 3.3.7 In addition to the information required by ADSIF, the Council strongly recommend applicants provide a detailed business plan, in line with the guidance in [PPG](#) (paragraph 010 Reference ID: 67-010-20190722) which states that it will be important to determine '*the degree to which there is confidence that the enterprise will remain viable for the foreseeable future*'. This information will assist the decision maker in judging whether there are robust financial grounds to support a rural worker's dwelling in compliance with Policy EC3 (d). Specifically, this business plan would be most helpful if it indicated a firm intention and ability to develop the enterprise, and include:
- At least the last 3 years' financial records. Submitting 3-5 years of audited accounts would help to establish if the business is financially sound.
 - Records which demonstrate that the on-going profitability of the enterprise would be able to support a worker living on site and their wage levels, which must be at least the equivalent to the National Minimum Wage. Such records should help to justify the need for the proposed dwelling.

- Written evidence which outlines the need for an additional dwelling to ensure the viability of the business.

3.3.8 In line with the guidance in the [NPPG](#) (Paragraph: 021 Reference ID: 10-021-20190509) any viability assessment should be prepared on the basis that it will be made publicly available other than in exceptional circumstances. Where financial information is required to be kept confidential, a detailed financial executive summary will be required to be made publicly available in the interests of openness. See <https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/financial-viability-appraisals/> for more detail on Financial Viability Appraisals.

3.3.9 (b) Forestry & Other Land Based Businesses

Criterion (d) of policy EC3 also requires rural worker's dwellings associated with other land-based businesses to be fully justified on functional and financial grounds (see Appendix A for full policy text). As explained at paragraph 1.2.1, this could include rural workers' dwellings associated with forestry businesses and other land-based businesses including horticulture, food production, conservation, landscaping and equine uses.

3.3.10 To meet these policy requirements, applicants for rural workers' dwellings required in relation to forestry and other land-based businesses are recommended to provide comparable supportive information as that required for agricultural workers' dwellings in the ADSIF. This would include evidence that there is a genuine need for a rural worker to live in close proximity to the enterprise, and that the conversion of existing buildings on site, or dwellings in nearby villages is not possible or practicable. Applicants should also provide evidence that property within the land-based business' ownership has not recently been disposed of (i.e. within the last 5 years), resulting in the need for the new rural workers' dwelling.

3.3.11 Financial evidence should be submitted to confirm that the operation which has generated the need for the resident worker is economically viable and there is a realistic prospect of it remaining so (see paragraphs 3.3.6 and 3.3.7 above).

3.3.12 Applicants are strongly advised to hire a land agent to carry out the above functional and financial tests for rural workers' dwellings.

3.4.0 Step 3 – Safeguarding the character of the open countryside (Policies ENV1& ENV3)

3.4.1 Where required, applicants should submit a [Planning Statement](#) with an application for a rural worker's dwelling which sets out how the rural worker's dwelling will respect, safeguard and enhance (where applicable) the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and its setting, the setting of the Yorkshire Dales National Park (YDNP) and the various landscape character areas across the district. Where Planning Statements are

not required, applicants are encouraged to provide supporting documentation setting out similar information.

- 3.4.2 A site-specific Landscape and Visual Impact Assessment (LVIA) may be necessary, depending on the location of the new rural worker's dwelling and the sensitivity of the surrounding landscapes. The Council's webpage on local validation requirements sets out [when an LVIA would be required, and guidance on how to produce one](#). Applicants should also refer to detailed guidance in the Council's Good Design SPD with regards to producing an LVIA.

3.5.0 Step 4 – Taking heritage and archaeological considerations into account (Policy ENV2)

- 3.5.1 It may be necessary for applications to include a Heritage Statement if a rural worker's dwelling is to be developed near known heritage assets. Heritage Statements should provide evidence as to how these heritage assets, either designated or non-designated, will be preserved and, where appropriate enhanced. The Council's local validation webpage sets out [when a Heritage Statement would be required](#), i.e. for:

- applications for listed building consent
- applications within the curtilage of a listed building
- applications in a conservation area
- applications affecting a scheduled ancient monument
- applications affecting a registered park or garden of special historic interest
- applications affecting an archaeological site

and includes a Guidance document for writing Heritage Statements.

- 3.5.2 It is advisable to use a heritage specialist when preparing a Heritage Statement to ensure compliance with policy ENV2 and the overarching Planning (Listed Buildings and Conservation Areas) Act 1990.

3.6.0 Step 5 – Ensuring the appropriate scaling and size of a rural worker's dwelling (Policies ENV1 & ENV3)

- 3.6.1 Rural workers' dwellings should be designed to ensure they respect the form of existing and surrounding buildings. Applicants are advised to employ a qualified architect, competent in the design of such dwellings, to ensure drawings and elevations are in scale and sized appropriately so as not to dominate the sensitive open countryside setting (to ensure compliance with policies ENV1 criteria (a) and (d) and ENV3 criterion (b)) ([see Appendix A for full policy text](#)).

- 3.6.2 The Council's Good Design SPD explains how an application should be prepared to consider the scaling and size of a new dwelling. Detailed guidance can be found in section ~~2.4.0~~ [2.1.0](#) of the SPD and should be referred to when preparing an application for a rural worker's dwelling.

3.7.0 Step 6 – Design and Construction (Policy ENV3)

- 3.7.1 It is a national validation requirement to submit a [Design and Access Statement](#) with an application for a rural worker's dwelling within a conservation area, or if the dwelling forms part of a listed building. This statement should set out details of materials used, how amenity and accessibility issues have been addressed, details of any infrastructure associated with the development and how the development looks to design out crime. All other applications for rural workers' dwellings (i.e. those that are outside conservation areas or not related to listed buildings) should also ensure the above issues are addressed (to ensure compliance with policy ENV3 criteria (b), (e), (f), (g), (h), (i) and (o)).
- 3.7.2 Applicants are advised to review the Council's Good Design Supplementary Planning Document (SPD) and follow the relevant guidance within it, particularly regarding materials and sustainable construction methods. A Sustainable Design and Construction Statement is a local validation requirement for all applications, including an application for a rural workers' dwelling. This statement should provide detail on the sustainable construction of rural workers' dwellings, both in terms of the design features and construction methods used (to ensure compliance with policy ENV3 criterion (t)) ([see Appendix A for full policy text](#)). Specifically, the Sustainable Design and Construction Statement should demonstrate how the proposed development would minimise resource and energy consumption compared to the minimum required under current Building Regulations legislation and how it is located and designed to withstand the longer term impacts of climate change. It should also detail how the proposed development would incorporate decentralised, renewable or low carbon energy sources, and how the carbon footprint of the development is reduced (i.e. sourcing local materials and setting out how existing materials on site are used or disposed of). The Council's webpage on local validation requirements provides more detail on what should be included in a [Sustainable Design and Construction Statement](#).
- 3.7.3 Applicants should also refer to detailed guidance in section 2.87 in the Council's Good Design SPD, and accompanying Appendix B C of that SPD, with regards to producing a Sustainable Design and Construction Statement, which specifies the importance of energy conservation through energy efficiency in the building.

3.8.0 Conclusions on Steps 1 - 6

- 3.8.1 It is advisable that applicants follow the above, stepped approach to ensure that the Council's validation requirements are met and that the application is accompanied by clear evidence of functional and financial need for a rural worker's dwelling, as required by relevant adopted local plan policies. It is also advisable in many cases that an applicant takes the advice of relevant professionals, such as land agents, architects, and heritage and archaeological specialists. Appendix 2 C sets out a comprehensive list of documents, many of which will be necessary and/or helpful, to be submitted with an application for a rural worker's dwelling. Local validation requirements are reviewed and updated every two years, so information in this SPD may be

superseded by any future updates to the Council's [local validation requirement webpage](#).

3.9.0 Occupancy conditions, legal agreements and planning obligations

- 3.9.1 If a rural workers' dwelling is granted planning permission, whether on a permanent or temporary basis, the local planning authority will normally control occupancy by a planning condition on the planning permission. The condition will ensure the property remains available to meet the need for which it was permitted, either by serving the holding for which the functional need was satisfied or, if that specific need no longer exists, by ensuring that the property is not sold or rented to occupants who are not rural workers.
- 3.9.2 The restriction will limit occupation to those wholly or mainly working, or last working in the locality, in the rural enterprise, or a widow or widower of such a person and any resident dependants.
- 3.9.3 If the rural workers' dwelling is not the sole dwelling on the rural enterprise, the local planning authority may additionally impose occupancy restrictions on all other existing dwellings at the rural enterprise. The general presumption will be that an occupancy condition will be applied to any existing dwellings to ensure they are not able to be severed from the rural enterprise for which an operational need has been identified. The considerations that will be taken into account when determining the local planning authority's approach will include such matters as the particular needs of the rural enterprise and where there appears to be a significant threat of severance or asset stripping.
- 3.9.4 The Council's Enforcement team periodically checks for compliance of occupancy conditions in relation to rural workers' dwellings. The Council also keeps records with regards to the removal of occupancy conditions.

3.10.0 Applications to vary or remove occupancy conditions

- 3.10.1 To prevent the proliferation of dwellings in the Countryside there is an expectation that the occupation of dwellings permitted on the basis of addressing a functional and financial need will be restricted on a long-term basis. The removal of an occupancy condition imposed on a rural worker's dwelling will only be enabled where it is clearly demonstrated that there is no existing or long-term demand for the dwelling with the attached condition.
- 3.10.2 An application that seeks the removal of an occupancy condition on a rural worker's dwelling will be expected to provide evidence which demonstrates a lack of demand for the property in the locality through a robust marketing exercise. Applicants will be expected to submit evidence of unsuccessful attempts to sell the property with the encumbrance of the occupancy restriction, detailing the number of enquiries, views and reasons for not proceeding to sale. They will be expected to prove that the marketing has been correctly targeted, financially realistic (i.e. it reflects the occupancy restriction) and sustained for at least 12 months using professional agents that actively deal with these types of property sales. For the purpose of the marketing exercise as a minimum requirement, the Council expects the property to be marketed in the locality – that is within the existing and

adjoining parishes for the first 6 months; if the property remains unsold or unlet during this time, the qualification area will be extended to the local planning authority area for a further 6 months. There can be some flexibility regarding the extent of the marketing exercise depending on the location of the rural workers' dwelling. If a rural workers' dwelling is in a remote location, the initial marketing exercise may need to be widened to include more than just the host and adjoining parishes from the outset. In the event of uncertainty, an applicant should contact the Development Management Team to ensure the best scope for the marketing exercise.

3.11.0 Removal of permitted development rights for rural workers' dwellings

3.11.1 Once a rural worker's dwelling has been granted planning permission, i.e. it has been functionally and financially justified through the planning application process, it may be necessary to remove permitted development rights. As the purpose of these dwellings is to house a rural worker in perpetuity, the removal of permitted development rights would ensure they remain an appropriate size which would contribute towards continued affordability.

3.11.2 The Council will consider the removal of such permitted development rights on a case by case basis.

3.11.3 Where permitted development rights are removed, any future extensions to a rural worker's dwelling will only be considered to be acceptable where it has been demonstrated that there is a functional need for the rural worker's dwelling to be extended to ensure the dwelling can continue to effectively be used as such into the long-term.

TEXT OF POLICY EC3: RURAL ECONOMY, CRAVEN LOCAL PLAN

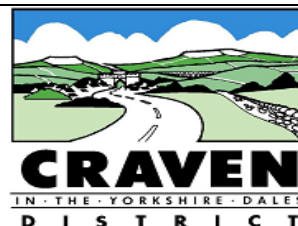
Craven's rural economy will be supported, so that it may grow and diversify in a sustainable way to provide long term economic, environmental and social benefits for local communities. This will be achieved in the following ways:

- a) Enabling enterprise, welcoming innovation and supporting economic development proposals that will benefit the local economy, environment and quality of life, including culture and community proposals;
- b) Recognising opportunities to use farmland and farm buildings in new and different ways to support individual farm businesses and to diversify the wider rural economy;
- c) Helping existing and new rural businesses, including tourism related businesses to succeed, grow and expand, by working with them co-operatively and proactively, so that development proposals can be supported wherever possible;
- d) Enabling farm, forestry and other land-based businesses to build the new and replacement buildings and infrastructure they need to function efficiently, including dwellings where they are fully justified on functional and financial grounds;
- e) Acknowledging the potential social, economic, environmental benefits of reusing existing buildings by supporting proposals for their conversion, including to employment use or live/work units, providing opportunities for people to live and work locally.
- f) Supporting the continued use of existing live/work units for the valuable contribution they make to the rural economy. The conversion of existing live/work units to other uses will be supported provided it can be demonstrated that there is no reasonable prospect of the live/work unit being re-used.

Proposals of the type described above will be supported provided they accord with all relevant local plan policies and any relevant neighbourhood plan policies, and will help to achieve sustainable development.

Agricultural Dwelling Supplementary Information form

Agricultural Dwelling Supplementary Information



RELATING TO A PLANNING APPLICATION FOR AN AGRICULTURAL WORKER'S DWELLING IN THE CRAVEN DISTRICT COUNCIL AREA

1.	Site Location:		
2.	Details of Land Farmed (please attach a plan showing boundaries) a) Area of land owned acres/hectares – mark boundaries <u>red</u> on plan b) Area of land tenanted acres/hectares – mark boundaries <u>blue</u> on plan c) Grazing usually taken acres/hectares – mark boundaries <u>green</u> on plan d) Grazing rights: Name of common No of stock Name of common No of stock e) Area of mowing land acres/hectares f) Area of pasture acres/hectares g) Area of rough grazing acres/hectares h) Area of other land acres/hectares		
3.	Details of Stock Numbers	Existing	Proposed
	a) Dairy cows in milk and/or in calf		
	b) Dairy heifers in milk and/or in calf		
	c) Milk quota		
	d) Dairy followers <u>over</u> 12 months old		
	e) Dairy followers <u>under</u> 12 months old		
	f) Beef cows		
	g) Calves up to 6 months old		

	h) Store cattle <u>over</u> 12 months old i) Store cattle <u>under</u> 12 months old j) Breeding ewes k) Hoggs l) Other stock: Type/No:	_____ _____ _____ _____
4.	Labour on the farm: <u>Name:</u> <u>Full/Part-Time:</u> <u>Hours if Part-Time</u> <u>Name:</u> <u>Full/Part-Time:</u> <u>Hours if Part-Time</u> <u>Name:</u> <u>Full/Part-Time:</u> <u>Hours if Part-Time</u> <u>Name:</u> <u>Full/Part-Time:</u> <u>Hours if Part-Time</u> <u>Name:</u> <u>Full/Part-Time:</u> <u>Hours if Part-Time</u>	
5.	Housing: List all housing within one mile of the farm either owned, occupied or rented by the farmer/landowner, stating occupant:	
	<u>Address:</u> <u>Owned/Rented:</u> <u>Occupant:</u> <u>Address:</u> <u>Owned/Rented:</u> <u>Occupant:</u> <u>Address:</u> <u>Owned/Rented:</u> <u>Occupant:</u> <u>Address:</u> <u>Owned/Rented:</u> <u>Occupant:</u> <u>Address:</u> <u>Owned/Rented:</u> <u>Occupant:</u>	
	List any housing sold off or let by the farmer/landowner within the last 5 years: <u>Address:</u> <u>Sold/Let: :</u>	
6.	Give Brief Description of Existing Farm Buildings:	
7.	Give Brief Description of Present Farming Policy:	
8.	Reasons for Special Need for New Dwelling on the Holding:	
9.	Reasons for choosing the Proposed Site:	
10.	Any Other Information You Consider Relevant to the Proposal:	
11.	Signed:.....Date:	

APPENDIX 2 C

Summary of stepped approach to preparing and submitting a planning application for a rural worker's dwelling, including supporting documents which are commonly required to accompany the application

Step in Part 3 of SPD	Craven Local Plan Policy Driver	Planning/Process Issue	Supporting Documents
Step 1: Pre-application discussions	SD1 and SD2	Pre-application discussions to secure sustainable development' (see paras 3.2.1 to 3.2.3).	Preliminary drawings, site and location plans.
Step 2: Providing justification for rural workers' dwellings	EC3 (d) and SP4 K (a)	Functional and Financial Grounds for new dwelling	<p>For agricultural workers dwellings, the council's local validation list requires the submission of an Agricultural Dwelling Supplementary Information Form (ADSIF) (see paras 3.3.1 to 3.3.5 of SPD).</p> <p>For other rural dwellings, it is highly desirable that information is provided in response to questions 5 to 10 of the ADSIF (see paras 3.3.8 to 3.3.11 of the SPD).</p> <p>For all rural workers dwellings, to comply with Policy EC3 (d) financial information to support the application is required. A business plan which illustrates the viability of the proposal is recommended to be submitted (see paras 3.3.6 to 3.3.7 of the SPD).</p> <p>A Planning Statement is on the council's local validation list and may be necessary to accompany the planning application (see para 3.4.1 of the SPD).</p>

Step 3: Safeguarding the character of the open countryside	ENV1 and ENV3	Character of the open countryside	A Planning Statement and a Landscape and Visual Impact Assessment (LVIA) are on the council's local validation list and may be necessary to accompany the planning application (see paras 3.4.1 to 3.4.2 of the SPD).
Step 4: Taking heritage and archaeological considerations into account	ENV2	Conserving and enhancing the historic environment	A Heritage Statement is on the council's local validation list and may be necessary to accompany the planning application (see paras 3.5.1 to 3.5.2 of the SPD).
Step 5: Ensuring the appropriate scaling and size of a rural worker's dwelling	ENV1 and ENV3	Scale and size of a rural worker's dwelling	Architectural drawings are a national validation requirement and are necessary to accompany the planning application (3.6.1 to 3.6.2 of the SPD)
Step 6: Design and Construction	ENV3	Ensuring a good standard of sustainable design and construction	A Design and Access Statement is a national validation requirement and may be necessary to accompany the planning application (see para 3.7.1 of the SPD). A Sustainable Design and Construction Statement is on the council's local validation list and may be necessary to accompany the planning application (see paras 3.7.2 to 3.7.3 of the SPD).
N/A	EC3 (supporting text)	Removal of occupancy conditions on existing rural workers' dwellings	Robust marketing evidence to support removal of occupancy conditions is on the council's local validation list and may be necessary to accompany the planning application (see paras 3.10.1 to 3.10.2 of the SPD)

The local validation requirements referred to in this SPD were published by the Council on 1st September 2020. It should be noted that the Council has a

requirement to review local validation lists at least every two years, therefore users of this SPD should refer to the most up to date local validation requirements published on the Council's website at

<https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/local-information-requirements/>

Appendix G

Strategic Environment Assessment Screening Report

**Prepared in relation to the adoption of the
Rural Workers Dwellings Supplementary Planning Document
of Craven District Council
December 2021**

Prepared by David Feeney, B.E. (Environmental), MRUP, MSc

Prepared for Craven District Council, and reviewed by RP

Completion Date: December 2021

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Note for readers:

The author as named has prepared this report for the use of Craven District Council. The report conclusions are based on the best available information, including information that is publicly available. This information is assumed to be accurate as published and no attempt has been made to verify these secondary data sources. This report was prepared in November 2021. It is subject to and limited by the information available during this time. This report has been prepared with all reasonable skill, care and diligence within the terms of the contract with the client. The author accepts no responsibility to third parties of any matters outside the scope of the report. Third parties to whom this report or any part thereof is made known rely upon the report at their own risk.

1. SEA Purpose and Legislative Background

1.1 Purpose of the SEA Screening Report

1.1.1 This screening report has been prepared to determine whether the Rural Workers Dwellings Supplementary Planning Document (SPD) prepared by Craven District Council should be subject to a Strategic Environmental Assessment (SEA).

1.2 Legislative Background

1.2.1 The basis for Strategic Environmental Assessment legislation is the European Directive 2001/42/EC (SEA Directive). This was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations). Detailed guidance of these regulations can be obtained via in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM, 2005).

1.2.2 The Planning Practice Guidance (PPG) discusses SEA requirements in relation to supplementary planning documents in paragraph 11-008. Here, the PPG states that: *'Supplementary planning documents do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already have been assessed during the preparation of the relevant strategic policies'* and later in the same section: *"Before deciding whether significant environment effects are likely, the local planning authority will need to take into account the criteria specified in schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004 and consult the consultation bodies."*

1.2.3 Under the requirements of the European Union Directive 2001/42/EC and Environmental Assessment of Plans and Programmes Regulations (2004), certain types of plans that set the framework for the consent of future development projects must be subject to an environmental assessment.

2. Overview of the Rural Workers Dwellings SPD

2.1 Relationship with the Local Plan

2.1.1 Under the Planning & Compulsory Purchase Act 2004, policy guidance can be provided in Supplementary Planning Documents (SPDs). In line with the National Planning Policy Framework (NPPF), this SPD provides further guidance on the delivery of rural workers dwellings in the Craven Local Plan area, and also provides further detail to help explain the objectives relating to the following policies of the Craven Local Plan (2012 – 2032), which was adopted in November 2019:

- Policy EC3: Rural Economy
- Policy SD1: Presumption in favour of sustainable development
- Policy SD2: Meeting the Challenge of Climate Change
- Policy SP4: Spatial Strategy and Housing Growth

- Policy ENV1: Countryside and Landscape
- Policy ENV2: Heritage
- Policy ENV3: Good Design

The SPD hence supports the local plan and is produced in accordance with the procedures introduced by the 2004 Act.

2.1.2 Unlike the local plan itself, the SPD is not examined by an inspector, but it is subject to a public consultation process before being formally adopted by elected Council Members in a Council resolution. The SPD will be a material consideration in planning decisions.

2.2 The content of the Rural Workers Dwellings SPD

2.2.1 The primary policy focus of the Rural Workers Dwellings SPD is Policy EC3: Rural Economy. Criterion (d) of Policy EC3 *“enables farm, forestry and other land based businesses to build the new and replacement buildings and infrastructure they need to function efficiently, including dwellings where they are fully justified on functional and financial grounds”*.

2.2.2 A rural worker’s dwelling is hence a new build dwelling, or one created by replacing an existing building, that is needed to house a rural worker associated with farm, forestry and other land-based businesses. The term ‘land-based businesses’ relates to farming and industries connected to the land and environment, including horticulture, food production, conservation, landscaping and equine uses. Within this SPD, farm, forestry and land-based businesses are collectively referred to as ‘a rural enterprise’.

3. The Screening Process and Conclusions

3.1 SEA Screening

3.1.1 Screening is the process for determining whether or not an SEA is required. For this process, it is necessary to determine if a plan will have significant environmental effects using the criteria set out in Annex II of the SEA Directive and Schedule I of the SEA Regulations. A full determination cannot be made until two of the three statutory consultation bodies have been consulted; in this case these bodies are Natural England and Historic England.

3.1.2 The SEA Directive requires plans and programmes to be in general conformity with the strategic policies of the adopted development plan for the relevant area. Within 28 days of its determination, the plan makers must publish a statement, setting out its decision. If they determine that an SEA is not required, the statement must include the reasons for this. The table of Appendix I uses questions based on content of the SEA Directive to establish whether there is a requirement for SEA for the Rural Workers Dwellings SPD. The table of Appendix II analyses the Rural Workers Dwellings SPD using criteria set out in Annex II of the SEA Directive and Schedule I of the Regulations.

3.2 Determination of significant effects

3.2.1 Paragraph 9 of the SEA Directive that: *“This Directive is of a procedural nature, and its requirements should either be integrated into existing procedures in Member States or incorporated in specifically established procedures. With a view to avoiding duplication of the assessment, Member States should take account, where appropriate, of the fact that assessments will be carried out at different levels of a hierarchy of plans and programmes.”* The policies of the Craven Local Plan have been subject to a full Sustainability Appraisal (SA).

3.2.2 Therefore it is considered that the potential significant effects of the Rural Workers Dwellings SPD, either individually or in combination with other plans and projects, have already been assessed in the SA of the local plan. A summary analysis of the potential effects of the SPD based on the key subject areas is shown in the following paragraphs to ensure that the SPD does not give rise to any new significant environmental effects. This analysis relates to that contained within the SA of the local plan.

3.2.3 Population and human health: The provision of rural workers dwellings is an important social objective, in that the provision of rural workers dwellings for local needs in Craven is a significant aspect of social cohesion within the population of the local plan area. Provision of these rural dwellings is required for those people in Craven who work locally in agriculture (often with adjacent farm holdings on site), horticulture, equestrian activities or other rural based employment.

3.2.4 Biodiversity, flora and fauna: Policy ENV4 of the local plan focuses on biodiversity, and states that growth in housing, business and other land uses on allocated and non-allocated sites will be accompanied by improvements in biodiversity. Specifically, development will then make a positive contribution towards achieving a net gain in biodiversity. There should hence be a positive impact in terms of the flora and fauna in the local plan area, resulting from the development of rural workers dwellings in the plan area.

3.2.5 Climatic factors: As rural workers dwellings are not, by their nature, located within existing towns with a more substantial level of public transport services, there are fewer opportunities to utilise public transport with hence a greater reliance on private vehicle use. However, all proposed housing, including rural workers dwellings, in the Craven local plan area must conform to more sustainable construction and design practices promoted in Policies ENV3 criterion (t) and ENV7. The number of rural workers dwellings as part of the total housing provision over the lifetime of the local plan is relatively low, and indeed, the provision of such dwellings is viewed as important for social and economic cohesion in Craven.

3.2.6 Cultural heritage: There is not anticipated to be any significant effects on cultural heritage due to the need for conformity to the local plan’s Policy ENV2 on heritage and Policy ENV3 on good design. Such policies set out and advise on architectural style, construction and materials requirements for development, and also principles for design. These policies will help to ensure new developments of rural workers dwellings are not discordant with the existing setting.

3.2.7 Soil, water and air: Similarly to all development proposals, new developments of rural workers dwelling units must conform with Policy ENV6: Flood Risk, Policy ENV7: Land and Air Quality, and Policy ENV8: Water Resources, Water Quality and Groundwater. There is not anticipated to be any significant

effects on soil, water and air as proposed developments will need to meet with the criteria of such policies in order to gain planning permission.

3.2.8 Landscape: As noted, all development proposals in the Craven local plan area must conform to more sustainable construction and design practices promoted in Policies ENV3 and ENV7. Hence, there should be significant mitigation of landscape impacts in place when planning for new development of rural workers dwellings in the countryside surroundings of the local plan area.

3.2.9 Material assets: The material assets topic considers social, physical and environmental infrastructure, and hence this paragraph should be read alongside the previous subjects in this section. Policies in the local plan are likely to help ensure that arrangements are put in place to upgrade existing off-site infrastructure in line with new developments coming forward, where appropriate. Critical existing infrastructure and services will be likely to have the capacity to deal with increased demands for their services, in part supported by the implementation of the Community Infrastructure Levy (CIL), if adopted by the Council.

3.3 Screening outcome

3.3.1 Proposals in the SPD, including requirements for development, refer to policies set out in the district's local plan which have been through sustainability appraisal. An Appropriate Assessment of the local plan was undertaken and it concluded that the plan's contents would not have any adverse impacts on the integrity of any designated European site or SEA objective. Therefore it was not necessary to move to the Stage 2 Appropriate Assessment.

3.3.2 The SPD provides further guidance to relevant policies in the Craven Local Plan, including policy EC3, therefore it is closely related to local plan content. The SPD will not have any adverse effects on an internationally designated site such as a Special Protection Area (SPA) or Special Area of Conservation (SAC), above and beyond any significant effects that the local plan is likely to have, either individually or in combination with other plans and projects. Therefore the SPD will not trigger the need for a SEA in this regard. Further analysis and more information on these designated European sites relevant to Craven are available in the HRA Screening Report for the Rural Workers Dwellings SPD. This SPD will not have any adverse social impacts, and indeed as previously explained, rural workers dwellings should have overall positive impacts for the population of Craven.

3.3.3 This screening report has assessed the potential effects of the Craven District Council Rural Workers Dwellings SPD, with a view to determining whether an environmental assessment is required under the SEA Directive. In accordance with topics cited in Annex 1(f) of the SEA Directive, significant effects on the environment are not expected to occur as a result of the SPD. It is recommended that the Rural Workers Dwellings SPD should be screened out of the SEA process.

3.4 Consultation with Strategic Bodies

3.4.1 This SEA screening report is subject to consultation with the statutory consultees of Historic England and Natural England. Responses from the statutory bodies are presented in Appendix III.

Appendix I: Establishing whether there is a need for SEA

Stage	Discussion	Answer
1. Is the plan or programme subject to preparation and/or adoption by a national, regional or local authority or prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Article 2(a))	The Rural Workers Dwellings SPD has been prepared by and will be adopted by Craven District Council to give detail and guidance on local plan contents which are relevant to this SPD, predominately Policy EC3 on rural workers dwellings provision in the local plan area.	Yes
2. Is the plan or programme required by legislative, regulatory or administrative provisions? (Article 2(a))	Paragraph 6.3 of the adopted Craven Local Plan refers to the intended production of the Rural Workers Dwellings SPD. When the Rural Workers Dwellings SPD is adopted, it will be a material consideration but it will not be part of the adopted local plan.	Yes
3. Is the plan or programme prepared for agriculture, forestry, fisheries, energy industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, and does it set a framework for future development consent of projects in Annexes I and II to the EIA Directives? (Article 3.2(a))	It is a SPD prepared for town and country planning and land use, and provides detail to the local plan policy framework for future consent of projects listed in Schedule II of the EIA Directive.	Yes
4. Will the plan or programme, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Article 3.2(b))	The Rural Workers Dwellings SPD is not anticipated to have an adverse effect on any designated European sites relevant to the Craven local plan area, in terms of their ecological integrity.	No
5. Does the plan or programme determine the use of small areas at local level, or is it a minor modification of a plan or programme subject to Article 3.2? (Article 3.3)	The SPD will be a material consideration in the consideration of planning applications for new developments. It provides detailed guidance to adopted local plan policy.	Yes
6. Is it likely to have a significant effect on the environment? (Article 3.5)	The purpose of the SPD is to provide guidance to assist in the interpretation of adopted policies in the local plan. The policies to which the SPD relates were subject to SEA (incorporated within the SA) through the local plan preparation	No

	<p>process. Therefore, the SPD will not itself have any significant effects on the environment, and may assist in addressing potential negative effects identified in the SEA of the relevant adopted policies.</p> <p>See Section 3.2 and appendix II detailed assessment.</p>	
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Appendix II: Rural Workers Dwellings SPD and the SEA Directive

Criteria (from Annex II of SEA Directive and Schedule I of Regulations)	Response
The characteristics of plans and programmes	
(a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The Rural Workers Dwellings SPD sets a framework for projects by providing detail and guidance on adopted policies of the Craven Local Plan, particularly Policy EC3. The SPD forms a material consideration in planning application decisions.
(b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The Rural Workers Dwellings SPD does not create new policies, but instead it provides further guidance to relevant adopted Craven Local Plan policies, which have been subject to SEA (incorporated within the SA). It sits below 'higher tier' documents and does not set new policies.
(c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	The SPD provides guidance on the interpretation of adopted local policy along with national guidance, all of which promote sustainable development. The SPD does not introduce new policy.
(d) Environmental problems relevant to the plan or programme	As explained in the local plan, there are a number of environmental issues to be considered in the Craven Local Plan area including: potential impacts of development on natural and historic landscapes, high private vehicle dependency, climate change impacts including fluvial flooding risk, and potential loss of biodiversity. Carbon emissions associated with rural living have been identified, but these rurally based homes are relatively low in number in comparison with the overall housing stock. The SPD seeks where possible to achieve environmental improvements via good quality, sustainable design.
(e) The relevance of the plan or programme for the implementation of community legislation on the environment (for example, plans and programmes linked to waste management or water protection)	This is not directly applicable in the case of the Rural Workers Dwellings SPD, and there are other policies in the Craven Local Plan which address water protection (particularly Policy ENV8). North Yorkshire County Council is the relevant authority who addresses waste management issues for this region.

Characteristics of the effects and of the area likely to be affected	
(a) The probability, duration, frequency and reversibility of the effects	The Rural Workers Dwellings SPD is not expected to give rise to any significant environmental effects.
(b) The cumulative nature of the effects	The Rural Workers Dwellings SPD is not considered to have any significant cumulative effects. As the document provides further guidance to adopted local plan policies, but does not set policies itself, it cannot contribute to cumulative impacts in combination with the Craven Local Plan.
(c) The transboundary nature of the effects	The Rural Workers Dwellings SPD is not expected to give rise to any significant transboundary environmental effects. Any potential significant transboundary environmental effects have already been assessed as part of the local plan's sustainability appraisal, the Habitat Regulations Assessment and the plan's examination process.
(d) The risks to human health or the environment (for example, due to accidents)	There are no anticipated effects of the Rural Workers Dwellings SPD on human health or the environment due to accidents or other related subjects.
(e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The SPD will be applied to all relevant planning applications in the plan area.
(f) The value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> - Special nature characteristics or cultural heritage; - Exceeded environmental quality standards or limit values - Intensive land-use 	The Rural Workers Dwellings SPD is not anticipated to adversely affect any special natural characteristics or cultural heritage in the Craven local plan area or beyond its borders. The Rural Workers Dwellings SPD is also not expected to lead to the exceedance of environmental standards or promote intensive land use. The SPD covers areas protected for their special natural characteristics and cultural heritage including the Forest of Bowland AONB, SACs, SPAs and Conservation Areas. However, it provides further guidance on the implementation of existing local plan policies, which have been subject to SEA, to provide further positive effects. The SPD does not introduce new policy nor does it propose any new development over and above that assessed within the Craven Local Plan.

(g) The effects on areas or landscapes which have a recognised national, community or international protection status.	As has been outlined in previous paragraphs of this document, the Rural Workers Dwellings SPD is not expected to have any adverse effect on areas with national, community or international protection. The SPD covers areas protected for their special natural characteristics and cultural heritage including the Forest of Bowland AONB, SACs, SPAs and Conservation Areas. However, it provides further guidance on the implementation of existing local plan policies, which have been subject to SEA, to provide further positive effects. The SPD does not introduce new policy nor does it propose any new development over and above that assessed within the Craven Local Plan.

Appendix III: Responses from Statutory Bodies

The following responses from Historic England and Natural England were received on 29 and 30 November 2021 respectively. The text extracts related to the SEA Screening Report for this SPD are shown below.

Historic England

"You will see that in both cases we would endorse the authority's conclusions that it is not necessary to undertake a SEA for these particular SPD as they are unlikely to result in any significant environmental effects and relate to policies in the Local Plan that have already been subject to a Sustainability Appraisal/SEA."

AND

"In terms of our area of interest, given the nature of the SPD, we would concur with your assessment that the document is unlikely to result in any significant environmental effects and will simply provide additional guidance on existing Policies contained within a Adopted Development Plan Document which has already been subject to a Sustainability Appraisal/SEA. As a result, we would endorse the Authority's conclusions that it is not necessary to undertake a Strategic Environmental Assessment of this particular SPD."

The views of the other three statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made."*

*Note: there are three statutory consultation bodies: Historic England, Natural England and the Environment Agency. The Environment Agency have previously stated to the Council that they do not need to be consulted on these documents.

Natural England

"Based on the information provided, we do not have any concerns about the SEA Screening Reports for the Rural Workers Dwellings SPD or Good Design SPD at this stage. It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) that there are unlikely to be significant environmental effects from the proposed plans."

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SEA is necessary."

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make."

Appendix IV: Acronyms

CDC	Craven District Council
CIL	Community Infrastructure Levy
EIA	Environmental Impact Assessment
NPPF	National Planning Policy Framework
PP	Policy or Programme
PPG	Planning Practice Guidance
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SHMA	Strategic Housing Market Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Document

Appendix H

Habitat Regulations Assessment Screening Report

**Prepared in relation to the adoption of the
Rural Workers Dwellings Supplementary Planning Document
of Craven District Council
December 2021**

Prepared by David Feeney, B.E. (Environmental), MRUP, MSc

Prepared for Craven District Council, and reviewed by RP

Completion Date: December 2021

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Notes for readers:

The author as named has prepared this report for the use of Craven District Council. The report conclusions are based on the best available information, including information that is publicly available. This information is assumed to be accurate as published and no attempt has been made to verify these secondary data sources. This report was prepared in November 2020 and updated in December 2020. It is subject to and limited by the information available during this time. This report has been prepared with all reasonable skill, care and diligence within the terms of the contract with the client. The author accepts no responsibility to third parties of any matters outside the scope of the report. Third parties to whom this report or any part thereof is made known rely upon the report at their own risk.

1. HRA Purpose and Legislative Background

1.1 Purpose of the HRA Screening Report

1.1.1 This screening report has been prepared to determine whether the Rural Workers Supplementary Planning Document (SPD) prepared by Craven District Council should be subject to a Habitat Regulations Assessment (HRA) Appropriate Assessment or further assessment.

1.2 Legislative Background

1.2.1 A Habitat Regulation Assessment (HRA) refers to the several distinct stages of assessment which must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended). These undertaken stages determine if a plan or project may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it. Hence, these regulations are for all plans and projects which may have likely significant effects on a designated international site or sites, and are not directly connected with or necessary to the management of the designated site.

1.2.2 These designated international sites feature Special Areas of Conservation (SACs), Special Protection Areas (SPAs), and Ramsar sites. The SAC is defined in the Habitats Directive (92/43/EEC) and it is designated to protect habitats and species listed in Annex I and Annex II of the directive, which are considered to be of European and national importance. The SPA focuses on safeguarding the habitats of migratory birds and particularly certain threatened birds. A Ramsar site is a wetland site designated to be of international importance under the Ramsar convention. As a matter of Government policy, the HRA is also required for candidate SACs, potential SPAs, and proposed Ramsar sites for the purposes of considering plans or programmes which may affect them.

1.2.3 In the Planning Practice Guidance (PPG), paragraphs 65-001 to 65-010 give guidance on the use of Habitat Regulations Assessment. In paragraph 65-002, it states: *“if a proposed plan or project is considered likely to have a significant effect on a protected habitats site (either individually or in combination with other plans or projects) then an appropriate assessment of the implications for the site, in view of the site’s conservation objectives, must be undertaken”* and *“a significant effect should be considered likely if it cannot be excluded on the basis of objective information and it might undermine a site’s conservation objectives.”*

2. Overview of the Rural Workers Dwellings SPD

2.1 Relationship with the Local Plan

2.1.1 Under the Planning & Compulsory Purchase Act 2004, policy guidance can be provided in Supplementary Planning Documents (SPDs). In line with the National Planning Policy Framework (NPPF), this SPD provides further guidance on the delivery of rural workers dwellings in the Craven

Local Plan area and provides further detail to help explain the objectives relating to the following policies of the Craven Local Plan (2012 – 2032), which was adopted in November 2019:

- Policy EC3: Rural Economy
- Policy SD1: Presumption in favour of sustainable development
- Policy SD2: Meeting the Challenge of Climate Change
- Policy SP4: Spatial Strategy and Housing Growth
- Policy ENV1: Countryside and Landscape
- Policy ENV2: Heritage
- Policy ENV3: Good Design

The SPD hence supports the local plan and is produced in accordance with the procedures introduced by the 2004 Act.

2.1.2 Unlike the local plan itself, the SPD is not examined by an inspector, but it is subject to a public consultation process before being formally adopted by elected Council Members in a Council resolution. The SPD will be a material consideration in planning decisions.

2.2 The content of the Rural Workers Dwellings SPD

2.2.1 The primary policy focus of the Rural Workers Dwellings SPD is Policy EC3: Rural Economy. Criterion (d) of Policy EC3 *“enables farm, forestry and other land based businesses to build the new and replacement buildings and infrastructure they need to function efficiently, including dwellings where they are fully justified on functional and financial grounds”*.

2.2.2 A rural worker’s dwelling is hence a new build dwelling, or one created by replacing an existing building, that is required to house a rural worker associated with farm, forestry and other land-based businesses. The term ‘land-based businesses’ relates to farming and industries connected to the land and environment, including horticulture, food production, conservation, landscaping and equine uses. Within this SPD, farm, forestry and land-based businesses are collectively referred to as ‘a rural enterprise’.

3. The Screening Process and Conclusions

3.1 Habitat Regulations Assessment Stages

3.1.1 The Habitats Directive sets out various stages of the HRA process, and the relevant plan or programme must be analysed under the relevant stage(s) as deemed suitable based on the likelihood and severity of significant effects. These stages are listed and explained as follows:

- **Stage 1 – Screening:** To test whether a plan or project either alone or in combination with other plans and projects is likely to have a significant effect on an international site;
- **Stage 2 – Appropriate Assessment:** To determine whether, in view of an international site’s conservation objectives, the plan (either alone or in combination with other projects and plans) would have an adverse effect (or risk of this) on the integrity of the site with respect to

the site structure, function and conservation objectives. If adverse impacts are anticipated, potential mitigation measures to alleviate impacts should be proposed and assessed;

- **Stage 3 – Assessment of alternative solutions:** Where a plan is assessed as having an adverse impact (or risk of this) on the integrity of an international site, there should be an examination of alternatives (e.g. alternative locations and designs of development); and
- **Stage 4 – Assessment where no alternative solutions remain and where adverse impacts remain:** In exceptional circumstances (e.g. where there are imperative reasons of overriding public interest), compensatory measures to be put in place to offset negative impacts.

3.2 The Craven Local Plan and the HRA

3.2.1 A HRA Appropriate Assessment has been produced for the Craven Local Plan. It is available to view under the ‘Sustainability and habitats’ page of the Craven District Council website (www.cravencdc.gov.uk/planning/planning-policy/evidence-and-monitoring/sustainability-and-habitats). During the early stages of the local plan’s preparation, a Screening Assessment Report was prepared in 2016 to determine the requirement for an Appropriate Assessment. As the draft plan process evolved, the emerging spatial strategy, allocated sites, housing growth options and policies were subject to change in content, and at the time of completion, the screening assessment could not rule out potential significant effects on relevant internationally designated sites. An Appropriate Assessment report was hence deemed suitable to analyse all of the plan’s updated elements, as part of the continued interaction of the Habitats Regulations Assessment process with the evolving local plan.

3.2.2 Under this process, a number of iterations of the Appropriate Assessment were prepared to support each key stage of the local plan’s progression to adoption. The final Appropriate Assessment iteration was published to coincide with the adoption of the local plan in November 2019. It was the conclusion of the HRA that the chosen spatial strategy, housing growth option, policies and allocated sites chosen by the adopted Craven Local Plan would not have any adverse impacts on the designated European sites in terms of their ecological integrity.

3.3 Determination of any significant effects relating to the SPD

3.3.1 The aforementioned HRA process for the adopted Craven local plan assessed whether the plan was likely to have significant effects on international sites that are partially inside the local plan boundary, adjacent to the boundary, or thought important through being potentially affected (e.g. downstream of a water body). A full determination cannot be made until the statutory consultation body has been consulted; in this case this body is Natural England. The international sites which are relevant for the Craven Local Plan and any associated SPDs include Special Areas of Conservation (SACs), Special Protection Areas (SPAs), and Ramsar sites, and are listed in alphabetical order as follows:

- Bowland Fells SPA
- Craven Limestone Complex SAC
- Ingleborough Complex SAC

- Leighton Moss SPA and Ramsar site
- Malham Tarn Ramsar site
- Morecambe Bay Pavements SAC and Morecambe Bay SPA
- North Pennine Dales Meadows SAC
- North Pennine Moors SAC and North Pennine Moors SPA
- South Pennine Moors SAC and South Pennine Moors (Phase 2) SPA

3.3.2 The HRA for the local plan took into account both the extent of the housing and economic growth for the plan area. It concluded that the growth planned could be accommodated without causing significant affects either alone or in combination on any of the aforementioned internationally designated sites. The inspector at the local plan's examination (October 2018) concluded that the plan also would not cause any adverse effects on the integrity of these designated sites. Rural workers dwellings form part of the planned housing development growth in the Craven local plan area. Hence, policy EC3 and other policies relevant to this SPD have already been considered in the appropriate assessment of the local plan.

3.3.3 All adopted Craven Local Plan policies, including those policies listed at section 2.1 above were analysed in the Sustainability Appraisal (SA) and HRA of the local plan and in the plan's examination, where they were judged to be a sound and suitably evidenced based policy fit for its purpose. The policies listed at paragraph 2.1.1, in terms of the type and amount of development they seek and promote, are not deemed to cause any adverse effects on these internationally designated sites.

3.4 Screening outcome

3.4.1 This screening report has assessed the potential effects of the proposed Craven District Council Rural Workers Dwellings SPD, with a view to determining whether an Appropriate Assessment (Stage 2) or further stage in the HRA process is required under the Habitats Directive. The Rural Workers Dwellings SPD provides further guidance to relevant policies in the Craven Local Plan, therefore it is closely related. Proposals in the SPD, including requirements for development, refer to policies set out in the Council's local plan, but do not propose policies themselves. The Rural Workers Dwellings SPD does not create new policies, but instead it provides further guidance to relevant adopted Craven Local Plan policies. Hence, in line with the HRA of the local plan, the Rural Workers Dwellings SPD is not likely to cause any likely significant effects alone or in combination on the designated international sites, in terms of their integrity. Therefore, it is not necessary to move to the Stage 2 Appropriate Assessment or beyond.

3.5 Consultation with Statutory Body

3.5.1 This HRA screening report is subject to consultation with the statutory consultee of Natural England. The response from the statutory body is presented in Appendix I.

Appendix I: Response from Statutory Body

The following response from Natural England was received on 30 November 2021. The text related to the HRA Screening Report for this SPD is shown below. The advice regarding some of the wording of Section 3.4.1 has been incorporated into the body of text above.

“Natural England broadly agrees with the conclusions of the Rural Workers Dwellings SPD Habitat Regulations Assessment Screening report. Based on the information provided, Natural England advises that the SPD is unlikely to have a likely significant effect on any European site, either alone or in combination with other plans and projects, and can therefore be screened out from any requirement for further appropriate assessment.

Please note that Section 3.4.1 states “in line with the HRA of the local plan, the Rural Workers Dwellings SPD will not cause any adverse effects alone or in combination on the designated international sites, in terms of their integrity.” The purpose of the Screening stage of the HRA process is to determine whether a plan or project, either alone or in combination with other plans and projects, is likely to have a significant effect on an international site. Therefore, the HRA Screening report should focus on likely significant effects and not draw conclusions about adverse effects on site integrity. We advise that this wording is revised.

Please note that relevant individual planning applications may still be subject to HRA Screening, if they are located in close proximity to European Sites.”

Appendix II: Acronyms

CDC	Craven District Council
CIL	Community Infrastructure Levy
EIA	Environmental Impact Assessment
NPPF	National Planning Policy Framework
PP	Policy or Programme
PPG	Planning Practice Guidance
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SHMA	Strategic Housing Market Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Document

Craven Spatial Planning Sub Committee – 13/12/2021



Flood Risk & Water Management Supplementary Planning Document and Green Infrastructure & Biodiversity Supplementary Planning Document: Drafts for Consultation

Report of the Strategic Manager for Planning and Regeneration

Lead Member for Planning – Councillor Myers

Ward(s) affected: All wards wholly or partly outside the Yorkshire Dales National Park

1. **Purpose of Report** – To present the following two draft Supplementary Planning Documents (SPDs):
 - Flood Risk & Water Management SPD and
 - Green Infrastructure & Biodiversity SPD.
2. **Recommendations** – Members are recommended to:
 - 2.1 Approve the Flood Risk & Water Management SPD and the Green Infrastructure & Biodiversity SPD: Drafts for Consultation set out at appendix A and appendix B respectively to this report.
 - 2.2 Grant delegated authority to the Strategic Manager for Planning and Regeneration to publish the draft Flood Risk & Water Management SPD and the Green Infrastructure & Biodiversity SPD for the first period of consultation for a 4 week period, running from Tuesday 4th January until Tuesday 1st February 2022.
- 3 **Report**
 - 3.1 The Craven Local Plan was adopted in November 2019. The Council's Local Development Scheme sets out that the Council will produce and adopt a Flood Risk & Water Management SPD and the Green Infrastructure & Biodiversity SPD by the end of 2021. The glossary of the National Planning Policy Framework (NPPF) describes SPDs as:

“Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.”

- 3.2 Appendices A and B to this report set out the consultation drafts of these SPD for members to consider. The draft SPDs are divided into three parts.
- **Part One** provides an introduction to the SPD and explains its relationship to relevant policies in the local plan.
 - **Part Two** deals with further guidance on how proposals can conform with criteria of adopted local plan Policy ENV6: Flood Risk and ENV8: Water Management with respect to the draft Flood Risk & Water Management SPD and plan Policy ENV4: Biodiversity and ENV5: Green Infrastructure with respect to the draft Green Infrastructure & Biodiversity SPD, and other relevant plan policies.
 - **Part Three** provides guidance for developers and agents on how best to prepare and submit planning applications in relation to each draft SPD, with particular reference to the need for early pre-application discussions with the Council and the need to accord with the Council's validation requirements.
- 3.3 In line with The Town and Country Planning (Local Planning)(England) Regulations 2012 (The Regulations) and the process of preparing SPDs agreed with the Chair and Vice Chairman of this sub committee, the local planning authority is required to carryout two periods of consultation.
- 3.4 The first period provides an opportunity for public participation when comments will be invited over a 4 week period, running from Tuesday 4th January until Tuesday 1st February 2022.
- 3.5 The local planning authority is then required to prepare a Consultation Statement setting out a summary of the main issues raised in respect of comments submitted during this period of public participation and how these issues have been addressed in the draft SPDs. The draft SPDs will then be amended as necessary.
- 3.6 The second period of consultation invites formal representations on the draft SPDs, again over a 4 week period planned for to take place later in 2022. During both periods of consultation the Council will make copies of the SPD available on its website, at their principal office/libraries, as required by the Regulations and the Council's Statement of Community Involvement (2018).
- 3.7 Members should note that the draft SPDs and Consultation Statements will be presented to this sub-committee for approval prior to starting the second period of consultation.
- 3.8 Following public consultation and in line with the requirements set out in the Regulations, respective Adoption Statements will be prepared. The final SPDs, Adoption Statements and other associated documents will then presented to the Council's Policy Committee for adoption. If necessary, Full Council will be asked to confirm the decision of Policy Committee. Once adopted the Flood Risk & Water Management SPD and the Green Infrastructure & Biodiversity SPD will form material considerations in dealing with relevant planning applications.

4. Financial and Value for Money (vfm) Implications

- 4.1 Costs associated with public consultation of these SPDs are modest and can be met within this years Spatial Planning Team's budget.

5. Legal Implications

- 5.1 The recommendations are in accordance with advice from Counsel relating to the procedure for preparing SPDs.

6. Contribution to Council Priorities

- 6.1 The production of further guidance on good design and rural workers' dwellings in the form of SPD will contribute to the Council's priority to create sustainable communities across Craven.
- 6.2 **Impact on the declared Climate Emergency:** The Local Plan supports a number of themes and actions included in the Council's Climate Emergency Strategic Plan, including the themes of carbon neutral development, travel and transportation, land and nature and carbon neutral energy & low carbon waste. Reference is made in both draft SPDs to the relevant adopted local plan policies, which support the strategic plan to reduce energy use, water use and carbon emissions, maximise the energy efficiency of development, and reduce the environmental impact of materials used on construction.

7. Risk Management

- 7.1 See report.
- 7.2 **Chief Finance Officer (s151 Officer) Statement:** The cost implications resulting from consultation of the SPDs are not significant. Any wider cost implications arising in future from a policy change or change in approach would need to be considered as part of a separate decision.
- 7.3 **Monitoring Officer Statement:** The recommendations in the report are within the legal powers of the Council.

8. Equality Impact Assessment

- 8.1 No new policy or procedure is proposed in this report which would give rise to a requirement for an Equality Impact Assessment.

9. Consultations with Others

- 9.1 Legal Services, Financial Services.

10. Background Documents

- 10.1 None.

9. Appendices

Appendix A – Flood Risk & Water Management Supplementary Planning Document Draft for Consultation. (December 2021)

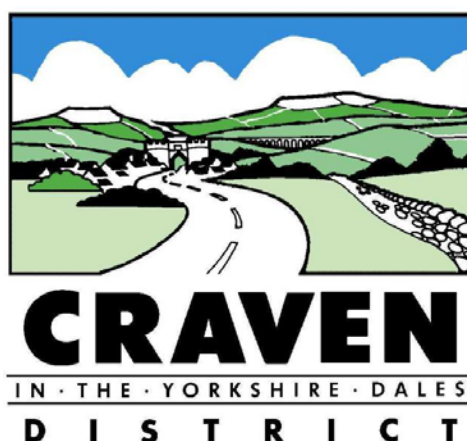
Appendix B – Green Infrastructure & Biodiversity Rural Workers' Dwelling Supplementary Planning Document: Draft for Consultation. (December 2021)

10. Author of the Report

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David Feeney davidfeeney4@cravendc.gov.uk

Note : Members are invited to contact the authors in advance of the meeting with any detailed queries or questions.



**Flood Risk & Water Management
Supplementary Planning Document**

Draft for Consultation

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PART ONE: CONTEXT

1.1.0 Introduction

- 1.1.1 The National Planning Policy Framework ([NPPF](#)) describes Supplementary Planning Documents (SPDs), in its glossary, as:

“Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.”

- 1.1.2 This SPD provides further guidance on flood risk and water management in the Craven Local Plan area. It cannot and does not introduce any new policy requirements. Rather, in accordance with legal and NPPF definitions of SPDs, it adds further detail to help explain the objectives relating to the relevant policies of the Craven Local Plan and provides information to assist applicants meet the requirements of each relevant policy criteria. This information is set out in Part 2 of this SPD. Part Three provides guidance for applicants in preparing planning applications that involve flood risk and water management, emphasising the importance of early pre-application discussions with the Council.

- 1.1.3 The plan policies referred to in this SPD are:

- Policy ENV6: Flood Risk
- Policy ENV8: Water Management
- Policy SD1: Presumption in favour of sustainable development
- Policy SD2: Meeting the challenge of Climate Change
- Policy SP4: Spatial Strategy and Housing Growth
- Policy SP2: Economic Activity and Business Growth

Policies ENV6 and ENV8 are the focus of this SPD. The aims of these policies are to set out how flood risk can be reduced and mitigated when planning for new developments, and also how water can be most effectively used within existing and future development sites. These policies are set out in Appendix A (page 31).

1.2.0 Preparing, submitting and front loading of planning applications

- 1.2.1 In accordance with Policy SD1 of the Craven Local Plan and paragraphs 11 and 39-46 of the [NPPF](#), the Council will take a proactive approach and will work cooperatively with people and organisations wishing to carry out development

and applying for planning permission, to find solutions to secure sustainable development that meets the relevant plan policies, and be approved wherever possible. Solutions to secure sustainable development for Craven, including contributing to the implementation of the Council's Climate Emergency Strategic Plan 2020 to 2030 through the policies of the local plan, and the efficient processing of planning applications, can be achieved through early pre-application engagement with the Council. This is called the process of 'front loading' and is strongly encouraged by the [NPPF](#) at paragraphs 39 to 46. Further guidance on this process is set out in Part Three of this SPD.

1.3.0 Public Consultation

- 1.3.1 This is a consultation draft SPD which is required under Regulations 12 and 13 of the Town & Country Planning (Local Planning) (England) Regulations 2021 (as amended). This first draft of the SPD is currently subject to a four-week period of public participation from 04/01/2022 to 01/02/2022. Following this period of public participation, representations will be invited on a second draft of this SPD over a four-week period in 2022. As required by regulation 12(a), a Consultation Statement will be prepared and published alongside the second draft SPD which sets out the persons the authority has consulted when preparing the SPD, a summary of the main issues raised, and how they have been addressed in the SPD.
- 1.3.2 Following these two periods of public participation and inviting of representations on the draft SPD, comments and representations received will inform the final SPD, which will be presented to the Council's Policy Committee for adoption and confirmed by the Council, if required. Once adopted, the SPD will be capable of being a material consideration.
- 1.3.3 A sustainability appraisal is not necessary for the preparation and approval of this SPD, which does not set the framework for decisions on planning applications. Sustainability appraisals have been undertaken for the local plan policies which this SPD supports. Strategic Environmental Assessment and Habitats Regulation Screening Reports for the SPD will be published alongside the second consultation draft.

1.4.0 The relationship between the Craven Local Plan, the National Planning Policy Framework (NPPF) and the Craven Climate Emergency Strategic Plan

- 1.4.1 The Craven Local Plan (hereafter referred to as 'the plan') was adopted on 12 November 2019.

- 1.4.2 The preparation of the plan, and its examination, has been based on the provisions of the 2012 NPPF, and the accompanying planning practice guidance (PPG). Hence policies ENV6 and ENV8 reflect these provisions.
- 1.4.3 The most recently updated 2021 [NPPF](#) (paragraphs 159 to 169) retains the same main policy approach to directing development away from areas at highest flood risk, as per the 2012 [NPPF](#). Policies ENV6 and ENV8 remain consistent with the latest version of the NPPF.
- 1.4.4 In January 2020, the Council approved the Craven Climate Emergency Strategic Plan 2020 to 2030, which seeks to act upon the Council's Climate Change Emergency Declaration (adopted in August 2019) for the district to be carbon neutral by 2030. The CCESP can be viewed at: <https://www.cravencdc.gov.uk/media/9460/cdc-climate-emergency-strategic-plan-february-2020.pdf> and reinforces the existing policies of the local plan which address climate change and carbon reduction measures. It is capable of being a material consideration in determining relevant planning applications and supports adopted local plan policies SD2, ENV6 and ENV8 to reduce energy use, water use and carbon emissions, maximise the energy efficiency of development, and reduce the environmental impacts of materials used in construction. The CCESP prioritises the reduction in energy use in residential properties.

PART TWO: CONFORMING WITH THE RELEVANT POLICIES OF THE CRAVEN LOCAL PLAN

2.1.0 Development in the lowest areas of flooding [Policy ENV6 (a)]

2.1.1 This policy criterion reflects the general approach to development and flood risk in the [NPPF](#) and the [PPG](#) (see appendix A). The first stage in this process is to identify the level of flood risk relevant to the proposed development. Details of how to do this is provided at section 3.4.0 of this SPD. This policy criterion refers to the potential need for applicants to apply the sequential and exception tests, set out as national policy in the NPPF. Applying these tests is quite complex and can require a considerable amount of pre-application work. Therefore, guidance on applying these tests is given in Part Three of this SPD. There will be many proposed developments which do not need to apply one or both of these tests. To find out more about these types of developments, applicants should refer to paragraphs 3.3.0 to 3.10.0 of this SPD.

2.2.0 Sustainable Urban Drainage Systems [Policy ENV6 (b)]

2.2.1 In natural environments, rain falls on permeable surfaces and soaks into the ground, in a process known as infiltration. In urban areas where many surfaces are sealed by buildings and paving, natural infiltration is limited. Sustainable drainage systems (SuDS) mimic natural drainage processes to manage flood and pollution risks, to reduce the effect on the quality and quantity of run-off from developments, and provide amenity and biodiversity benefits. SuDS are designed to control surface water run off close to where it falls. They provide opportunities to:

- Reduce the causes and impacts of flooding;
- Remove pollutants from urban run-off at source;
- Combine water management with green space with benefits for amenity, recreation and wildlife.

2.2.2 Generally, the aim of SuDS should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:

- (1) into the ground – infiltration;
- (2) to a surface water body;
- (3) to a surface water sewer, highway drain, or another drainage system;
- (4) to a combined sewer.

2.2.3 Criterion (b) of policy ENV6 requires development to safeguard waterways by incorporating SuDS where possible. Where the use of SuDS is not possible, feasible or appropriate, criterion (b) states that other means of flood prevention

and water management should be used. The use of SuDS can also assist in meeting criteria (e) of ENV6, relating to minimising the risk of surface water flooding and criterion (f), relating to reducing the causes and impact of flooding. See appendix A for the full text of policy ENV6.

2.2.4 Whether SuDS should be considered depends on the proposed development and its location in terms of flood risk. The PPG states that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of SuDS. In line with the PPG & The Written Ministerial Statement on SuDS (2014), when appropriate, the Council requires details of SuDS to be provided in a Flood Risk Assessment when a planning application is submitted. Details of when SuDS is required, in relation to both major and minor/small developments is provided on the Council's website under [the Council's local validation requirements](#). Further details are provided in Part Three of this SPD.

2.2.5 Where SuDS are proposed as part of a planning application, the Council will regularly seek advice from North Yorkshire County Council, who acts as the Lead Local Flood Authority, including on what type of SuDS is considered to be reasonably practicable for a particular proposal. The North Yorkshire flood risk strategy is available under: <https://www.northyorks.gov.uk/flood-and-water-management>.

2.2.6 Table 1 below provides examples of SuDS that can be incorporated into schemes for both major and minor development proposals.

Table 1: Examples of SuDS

Type of SuDS	Details of SuDS mechanism utilised	Suitability for Major or Minor Development
Water butts	Used to collect rainwater which falls on a building's rooftop. Water is transferred through gutters and down pipes into the water butt. The water collected through rainwater harvesting can be used for plant watering, gardening jobs, etc.	Both; suitable for all types of development, including both single and multiple new dwellings, in addition to commercial buildings.
Green roofs	Roofs of a building that are partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. May also include additional layers such as a root barrier and drainage and irrigation systems. Benefits include improving storm water management, reducing the 'heat island' effect, improving air quality, insulating the building and extending the roof life.	Both; suitable for all development types.

Permeable surfaces	Also known as porous or pervious surfaces, these allow water to percolate into the soil, to filter out pollutants and recharge the water table. Permeable paving is a method of paving vehicle and pedestrian pathways to enable infiltration of storm water runoff. These surfaces typically include pervious concrete, porous asphalt, paving stones and interlocking pavers.	Both; suitable for all development types.
Constructed wetlands	Purpose built wetlands, specially designed for wastewater treatment, and usually made up of a primary settlement tank where wastewater from the community is collected, and from that, several ponds follow, planted with wetland plants including reeds, rushes and sedges. Ponds are usually gently sloped towards a river to allow slow moving water through the wetland before flowing away. Particles in this water can settle, and pollutants can be removed.	Major developments.
Wetlands	A distinct ecosystem that is flooded by water, either permanently or seasonally, where oxygen-free processes prevail. The primary factor that distinguishes wetlands from other land forms or water bodies is the characteristic vegetation of aquatic plants, adapted to the unique hydric soil. Careful plant selection and a specifically designed substrate contribute to cleansing and re-oxygenating the water.	Major developments.

2.2.7 Criterion (b) of policy ENV6 (see appendix A) also states that all surface water drainage systems (SuDS) or other should be economically maintained for the lifetime of the development. Details of how SuDS will be maintained should be provided in a Flood Risk Assessment.

2.3.0 Maintaining access to watercourses and flood defences, and avoiding likely flood resilient areas [Policy ENV6 (c) & (d)]

2.3.1 For a proposed site to comply with criteria ENV6 (c) and (d) (see appendix A), there is first a locational element to be considered. Flood risk can be avoided or sufficiently reduced in terms of locating development in areas with the lowest risk of flooding in the Craven local plan area (see Part Three). On a wider landscape scale, natural mechanisms can be utilised to avoid or reduce the risk of the site itself increasing flood risk in the surrounding environment, in addition to reducing the flood risk within the site. These natural elements are discussed in the following paragraphs.

2.3.2 Applicants are required to establish both a suitable location and an appropriate layout and form of development, so that adequate and easy access to any nearby watercourses and flood defences are maintained, as required by criterion (c) of policy ENV6. They can then be managed and maintained by the

relevant authority. Using the natural capacity of the environment as described above can greatly assist proposals avoiding areas which have the existing capacity to increase flood resilience.

2.3.3 Criterion (d) of Policy ENV6 (see appendix A) requires development to avoid areas with the potential to increase flood resilience and seek to enhance, as far as possible, the natural capacity of soils, vegetation, river floodplains, wetland and upland habitats to reduce flood risk. In the Craven local plan area, peat moorland in the uplands and woodland on valley slopes can assist to retain rainwater, and hence slow down drainage into becks and rivers. Therefore, care must be taken to ensure that development does not degrade peat soils and upland habitats, as their capacity to store water helps to alleviate downstream flooding and protect water quality. Wetlands, floodplain grasslands, ponds and wet woodlands can offer similar benefits on the valley floor. Keeping, restoring and adding to these features can therefore offer multiple benefits for the landscape, biodiversity and flood risk – including reducing flood risk downstream for neighbouring urban areas such as Keighley, Bradford, and Leeds. The location of the site must hence be sensitive to the natural environment, and an appropriate site location can avoid damaging the ability of such natural features to reduce flood risk on both a district and regional basis.

2.3.4 The [PPG](#) also puts emphasis on applicants creating opportunities to reduce the overall level of flood risk in the site's local area and beyond. Safeguarding land for flood risk management perhaps presents the most straightforward and important opportunity. Where appropriate, it is also possible to design off-site works required to protect and support development in ways that benefit the area more generally. In addition to the suitable location of the site itself, the layout and form of development within sites can play a significant role in achieving this objective, particularly within relatively large sites in the district.

2.3.5 Green infrastructure (GI) networks play a major role in resilience to flooding in Craven and elsewhere in England. Cross reference should be made to the Council's Green Infrastructure & Biodiversity SPD, to see how the safeguarding and provision of GI can reduce flood risk.

2.4.0 Maximise opportunities for incorporation of water conservation [ENV8 (b)]

2.4.1 Policy ENV8 (b) (see appendix A) strongly promotes the maximisation of opportunities to incorporate water conservation methods in the development's design. This includes the collection and re-use of water on a site. Both the exterior and interior design of building(s) on a site offer water conservation opportunities. Applicants can also refer to Craven District Council's Good Design SPD for advice on sustainable design opportunities. There are a

number of strategies that can be employed to reduce the amount of water consumed in a development. Such methods include system optimisation (i.e. efficient water systems design, leak detection, and repair), water conservation measures, and water re-use/recycling systems.

2.4.2 More specifically, a wide range of technologies and measures can be utilised within each of the aforementioned strategies to save water and associated energy consumption in all proposed developments. These include:

- Water-efficient plumbing fixtures (low-flow and sensed sinks, low-flow showerheads and toilets, and water-efficient washing machines and dishwashers);
- Irrigation and landscaping measures (water-efficient irrigation systems, irrigation control systems, low-flow sprinkler heads, and water-efficient scheduling practices);
- Water recycling or re-use measures (grey water and process recycling systems).

2.4.3 The use of water butts is discussed in Table 1 as a mechanism of Sustainable urban Drainage Systems, in that it can slow down surface water runoff by storing and re-using water at a later time. It hence follows that mechanisms used to reduce flood risk and severity can also often greatly assist in water conservation, with such stored water reducing demands on the public water supply, particularly during hot and dry spells. It is an example of how applicants should analyse the criteria of Policies ENV6 and ENV8 together in order to recognise multiple advantages of utilising a single mechanism or instrument.

2.5.0 Adequate provision for foul and surface water disposal and waste water treatment infrastructure [Policies ENV6 (e) & ENV8 (a)]

2.5.1 Criterion ENV6 (e) (see appendix A) requires that applicants minimise the risk of surface water flooding in their proposals by ensuring adequate provision for both foul and surface water disposal in advance of occupation of any development. Such standards are set out by the Environment Agency (EA). Appendix C of the local plan details the relevant EA Technical Note on this subject, and its part (a) shows the order of priority in which surface water should be discharged. Appendix C of the Craven Local Plan can be viewed at: <https://www.cravenc.gov.uk/planning/craven-local-plan/> Development necessitating a discharge to a public sewer should be supported by clear evidence demonstrating why alternative options are not available (see table 2 in Part Three).

2.5.2 Criterion ENV8 (a) (see appendix A) sets similar requirements of applicants from the viewpoint of protecting surface and ground water resources. It states that adequate wastewater treatment infrastructure should match the type,

scale, location and phasing of the development. Hence similarly to what is outlined in section 2.4.0, applicants can successfully meet both flood risk and water resource requirements by early and effective planning and design of proposals.

2.5.3 Sustainable Urban Drainage Systems (see section 2.2.0) can assist to appropriately meet requirements of both ENV6 (e) and ENV8 (a) (see appendix A). The management sequence of SuDS may include these stages:

- Source control methods decrease the volume of water entering the drainage/river network by intercepting run-off water on roofs for subsequent re-use (e.g. for irrigation) or for storage and subsequent evapotranspiration (e.g. green roofs);
- Pre-treatment steps, such as vegetated ditches or filter trenches, remove pollutants from surface water prior to discharge to watercourses or aquifers;
- Retention systems delay the discharge of surface water to watercourses by providing storage within ponds, retention basins or wetlands;
- Infiltration systems, such as infiltration trenches and soakaways mimic natural recharge, allowing water to soak into the ground.

2.6.0 Ensuring adequate attenuation and long term storage [ENV6 (f)]

2.6.1 Criterion ENV6 (f) (see appendix A), promotes that the development will possess adequate and sufficient attenuation and long term storage to accommodate storm water on site. This can greatly reduce flood risk to people and property and without overflowing into a watercourse (as per standards set out by the Environment Agency and subsequent updates to the standards). Appendix C of the local plan contains a technical note from the Environment Agency on this subject, and its part (e) details how development design can accommodate sufficient attenuation and long term storage. Appendix C of the Craven Local Plan can be viewed at:

<https://www.cravenc.gov.uk/planning/craven-local-plan/>

2.6.2 Paragraph 167 of the [NPPF](#) (2021) requires Local Planning Authorities, when determining any planning applications, to ensure that flood risk is not increased elsewhere. In doing so and specifically in terms of the requirements set out in criterion (f) of policy ENV6, development should only be allowed in areas at risk of flooding where, in the light of a Flood Risk Assessment, it can be demonstrated that the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment. The sequential and exception tests may also be required, as applicable (see Part Three of this SPD). Paragraph 167 also includes other criteria that would need to be demonstrated to ensure that flood risk is not increased elsewhere.

2.6.3 Flood-resilient buildings are designed and constructed to reduce the impact of flood water entering the building so that no permanent damage is caused, structural integrity is maintained and drying and cleaning is easier. The Ministry of Housing Communities and Local Government has published guidance on how to improve the resilience of new properties in low or residual flood risk areas by the use of suitable materials and construction methods. This guidance is available at: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>.

2.7.0 Water Quality

[ENV8 (c) & ENV8 (d)]

2.7.1 Criterion ENV8 (c) (see appendix A) advises that applicants must anticipate any likely negative impacts of proposals on water resources, and incorporate adequate mitigation measures where necessary. Hence there is a need for applicants to:

1. identify if a proposed development is near a watercourse;
2. assess whether the proposed development will have any negative impacts on the watercourse; and
3. If so, set out what mitigation measures are proposed in the design to mitigate the negative impacts on the watercourse.

2.7.2 The planning and construction of a proposed development are the key stages in terms of assessing and mitigating water pollution risks. An applicant may wish to commission an appropriate professional to carry out the stages identified above. In terms of step 1 listed above, the Council's mapping system may assist applicants in identifying whether a proposed development is near an existing watercourse. This can be accessed [here](#).

2.7.3 In terms of step 2 it is important to understand how proposed development can have negative impacts on a watercourse. There are a number of scenarios where the location and type of development can cause a concern for water quality. Direct impacts involve physical modifications to a water body such as flood storage areas, channel diversions and dredging, removing natural barriers, construction of new locks, new culverts, major bridges, new barrages/dams, new weirs (including for hydropower) and removal of existing weirs. There can be also indirect effects on water bodies, such as the redevelopment of land that may be affected by contamination, mineral workings or wastewater treatment. Clearly, the closer a proposed development is to a water body, the greater the pollution risk. For smaller-scale and householder developments, potential water pollution risks can arise from:

- Toxic substances such as diesel, oil, cement and/or paint, which can seep into soil, enter water via drains, or directly run off into water bodies;

- The inappropriate disposal of site waste;
- Uncleaned footpaths and roads adjacent to the site, where silt and other pollutants can run off into water bodies;
- Wastewater that is not properly collected or treated during construction and/or development operation stages.

2.7.4 In terms of the third step set out at paragraph 2.7.1 above, if a proposed development would have any negative impacts on a watercourse, an applicant would then need to show what mitigation measures are proposed. Most of the measures needed to prevent pollution cost very little, especially if they are included at the planning stage of any proposed development scheme. Appendix C has a range of mitigation measures to be considered when meeting the requirements of criteria (c) and (d) of policy ENV8. These could be shown on the architectural drawings and/or within supporting documents submitted with a planning application (see table 2 in Part Three of this SPD which provides a list of the supporting documents commonly required to accompany a planning application). If necessary and appropriate, the local planning authority can attach a condition to a planning permission requiring appropriate mitigation measures to be provided in a development scheme.

2.7.5 Policy ENV8 (d) (see appendix A) requires that applicants need to carefully consider the location and type of new development where an assessment of the potential impacts on water bodies and protected areas is required under the Water Environment Regulations, 2017 (related to the Water Framework Directive). These regulations apply to surface waters and groundwater. They set out requirements to prevent the deterioration of aquatic ecosystems. They aim to protect, enhance and restore water bodies to 'good' or 'high' status, and achieve compliance with standards and objectives for protected areas. These regulations are available to view using the following link:
<https://www.legislation.gov.uk/ukxi/2017/407/made> .

2.7.6 The PPG emphasises that multiple benefits for people and the environment can be achievable through good design and mitigation within and adjacent to site boundaries. For example, water quality can be improved by protecting and enhancing green infrastructure. Further information on this can be found in the [PPG](#) in its natural environment section, and Craven District Council's draft SPD on Green Infrastructure & Biodiversity. Flood risk can be reduced and biodiversity and amenity improved by design that includes permeable surfaces and other sustainable urban drainage systems (see section 2.2.0 of this SPD), removing artificial physical modifications (e.g. weirs and concrete channels), and recreating natural features. The sections of the [PPG](#) relating to food risk and water supply, wastewater and water quality provide further detail of how

developments should reduce the risk of pollution and deterioration of water resources.

2.8.0 Groundwater

[ENV8 (e) & ENV8 (f)]

- 2.8.1 Criterion ENV8 (e) requires that applicants protect surface and groundwater when planning for and implementing development proposals. Surface water is an important natural resource used for many purposes, especially public supply and irrigation. Groundwater provides approximately one third of the drinking water in England, and it also maintains the flow in many of the country's rivers. It is therefore crucial that development protects surface and groundwater sources, and a preliminary site investigation is necessary in this regard. This investigation should gather background information about surface and groundwater sources, which will need to be considered during planning, design and construction. These water sources may merit more detailed physical investigations, such as site surveys. See table 2 in Part Three of this SPD which provides a list of the supporting documents commonly required to accompany a planning application.
- 2.8.2 Criterion ENV8 (f) focuses specifically on Source Protection Zones (SPZs), which are areas close to drinking water sources where the risk associated with groundwater contamination is greatest. The Environment Agency has defined SPZs for groundwater sources such as wells, boreholes and springs used for public drinking water supply. It is important for any site proposal to consider its location in relation to SPZs in the Craven local plan area. The location of SPZs in the Craven area is available to view with the following mapping website: <https://magic.defra.gov.uk/>. These zones show the risk of contamination from any activities that may cause pollution in the area. Generally, the closer the activity is, the greater the risk to groundwater.

PART THREE: PREPARING AND SUBMITTING PLANNING APPLICATIONS TO ADDRESS FLOOD RISK

3.1.0 Pre-application discussions

- 3.1.1 The importance of pre-application engagement between developers and the local planning authority and early resolution of policy issues ('front loading') is highlighted within the [NPPF](#), in paragraphs 39 to 46. Also, in light of the Council's Climate Emergency Strategic Plan (CCESP), it is important to reflect one of the actions of the CCESP here. This action (CND03) states that the Council will *"work with developers as new sites across Craven are approved to ensure that opportunities for efficiency and carbon reduction are maximised."*
- 3.1.2 The key aim of policies ENV6 and ENV8 is that growth in housing, business and other land uses are accompanied by the minimisation of flood risk, and safeguarding and improving water resources, respectively. In order to achieve this in proposed developments, and to meet the specific requirements of each policy, an applicant should refer to the relevant policies of the adopted local plan (see appendix A) and the further detail provided in Parts Two and Three of this SPD. The applicant should then discuss these matters at the earliest opportunity with the Council's Development Management (DM) team. It is the Council's practice to charge for all such engagement. Pre-application enquiry forms and charging rates for the Council can be found at: <https://www.cravendc.gov.uk/planning/information-and-advice/obtaining-pre-application-planning-advice-temporarily-suspended/>. Contact details at the time of publication for the Council's Development Management (DM) team: planning@cravendc.gov.uk.
- 3.1.3 Paragraph 174 of the [NPPF](#) states that planning policies and decisions should contribute to and enhance the natural and local environment. Early discussions between applicants, Craven District Council and the relevant local community is important for clarifying development expectations and reconciling local and commercial interests. The opportunity for the Council to inform and influence the flood risk and/or water resource characteristics of a proposal early in the design process is a more efficient process than an applicant trying to implement suggested revisions at a later stage, particularly with major proposals.

3.2.0 Documents to Support a Planning Application

- 3.2.1 The information in Table 2 below lists relevant supporting documents, many of which will be necessary and/or helpful, to accompany an application to show how the requirements of policies ENV6 and ENV8 have been met, both in relation to the Council's validation requirements and other supporting documentation. Table 2 includes the national validation requirement for

architectural drawings to accompany any planning application, hence applicants are strongly encouraged to commission an architect or suitably qualified professional to produce drawings that fully consider the design of any development proposal. Applicants may also need to provide other supporting documents not listed in the table below (such as a [Planning Statement](#)) depending on the individual circumstances of a proposal.

3.2.2 Where the supporting documents, necessary to meet the Council's validation requirements are not required, applicants are encouraged to provide supporting documentation setting out similar information, in order to show how the proposal conforms with relevant adopted local plan policy criteria, including policies ENV6 and ENV8.

3.2.3 The local validation requirements referred to in this SPD were published by the Council on 1st September 2020. It should be noted that the Council has a requirement to review local validation lists at least every two years, hence users of this SPD should refer to the most up to date [local validation requirements](#) published on the Council's website.

Table 2: Supporting documents which are commonly required to accompany a planning application

Craven Local Plan Policy	Supporting Documents	Purpose	Further Information
SD1, SD2, ENV3, ENV6 & ENV8	Preliminary drawings, site and location plans.	Pre-application discussions relating to overall design of a proposal.	Pre-application enquiry forms and charging rates for the Council can be found at: https://www.cravencdc.gov.uk/planning/information-and-advice/obtaining-pre-application-planning-advice-temporarily-suspended/
ENV3, ENV6 & ENV8	Architectural drawings are a national validation requirement and are necessary to accompany the planning application.	To set out the scale, design and layout of a proposal.	CDC website: https://www.cravencdc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/statutory-national-information-requirements/
ENV6 & ENV8	Environmental Impact Assessment (EIA) is a national validation requirement and may be necessary to accompany a	To analyse the impact of the proposal on the environment and put forward mitigation effects. The EIA can include information relating to preliminary site investigations to ensure protection of	CDC website: Environmental Impact Assessment

	planning application.	surface water and ground water from pollution (see paragraphs 2.7.0 and 2.8.1).	
ENV8	A Foul Drainage Assessment form is on the Council's local validation list and may be necessary to accompany the planning application.	A completed Foul Drainage Assessment form is required when new or replacement non-mains drainage is proposed.	CDC website: https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/local-information-requirements/non-mains-drainage-assessment/
ENV8	A Non-mains drainage and water supply assessment form is on the Council's local validation list and may be necessary to accompany the planning application.	A completed Non-mains drainage and water supply assessment form is required for any proposal where property(s) will be served by a private water supply or private distribution system.	CDC website: https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/local-information-requirements/private-water-supply-assessment/
ENV6	A Flood Risk Assessment / Matrix is on the Council's local validation list and may be necessary to accompany the planning application.	To identify and assess the risks of all forms of flooding to and from the proposed development, including details of the sequential test (see section 3.11.0 below) if required. For site specific flood risk assessments, see section 3.13.0 below.	CDC website: https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/local-information-requirements/flood-risk-assessment-matrix/
ENV6, INF4	Surface Water Drainage Scheme, Sustainable urban Drainages (SuDS) is on the Council's local validation list and may be necessary to accompany the planning application.	To demonstrate that the proposed site can be sustainably drained, at the earliest opportunity. Where a development proposes to discharge surface water into a public sewer, applicants are required to demonstrate why alternative options	CDC website: https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/local-information-requirements/surface-water-drainage-scheme-sustainable-urban-drainages-suds/

		are not available (see paragraph 2.5.1).	
ENV3 (s) & (t), ENV4, ENV5, ENV6 and ENV8	Sustainable Design and Construction Statement is on the Council's local validation list and is necessary to accompany the planning application.	To explain how a proposal's design and construction will contribute towards the achievement of sustainable development and, in particular, to the mitigation of and adaptation to climate change, in line with relevant policies of the Craven Local Plan and the National Planning Policy Framework (NPPF).	Appendix B of the Good Design SPD and CDC website: https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/local-information-requirements/sustainable-design-and-construction-statement-sdcs/

3.3.0 Stepped Approach to Sequential & Exception Testing: Introduction

3.3.1 The following paragraphs set out a stepped approach to fulfilling the requirements of the sequential and exception tests (Policy ENV6 a), taking into account the local circumstances in Craven (see also paragraph 2.1.1 of Part Two).

3.3.2 Applicants are recommended to follow the stepped approach below when preparing planning applications for development in the Craven Local Plan area. Applicants should also take account of the relevant parts of the guidance provided in the PPG's section on Flood Risk and Coastal Change at: <https://www.gov.uk/guidance/flood-risk-and-coastal-change>.

3.4.0 Step 1 – Identifying the flood risk

3.4.1 Flood risk is a combination of the probability and the potential consequences of flooding from all sources – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources. The first stage is to identify the level of flood risk relevant to the proposed development. The main data on flood risk in Craven is found in:

- (a) The Environment Agency's Flood Mapping (EAFM); and
- (b) Craven District Council's Level 1 Strategic Flood Risk Assessment (SFRA).

3.4.2 Craven District Council's SFRA was completed in 2017 as part of the preparation for the adopted Craven Local Plan, and the SFRA assessed the risk across the local plan area from all flooding sources.

3.4.3 (a) Environment Agency (EA) Flood Maps: Applicants for all development types should access the interactive EA Fluvial Flood Map on the EA website to identify which fluvial flood zone their site lies within: <https://flood-map-for-planning.service.gov.uk/>. The four categories of fluvial flood risk used in the UK are set out at <https://www.gov.uk/guidance/flood-risk-and-coastal-change#flood-zone-and-flood-risk-tables>. The EA flood map depicts:

- Flood Zone 3 (a) and (b) (high probability) in dark blue;
- Flood Zone 2 (medium probability) in light blue; and
- Flood Zone 1 (low probability) having no colour.

The EA also produces mapping showing flood risk from surface water at: <https://www.gov.uk/government/publications/flood-risk-maps-for-surface-water-how-to-use-the-map>, and provides information on flood risk from groundwater at: <https://www.gov.uk/government/collections/groundwater-current-status-and-flood-risk#groundwater-situation-reports>.

3.4.4 (b) Craven's Strategic Flood Risk Assessment (SFRA): The Council's Level 1 SFRA should be reviewed to identify more detailed and locally specific flood risk information relating to a site. This includes information showing the extent of Functional Floodplain (Flood Zone 3b) and areas at risk from other sources of flooding, such as surface water, reservoirs, canals, and sewers/drains (which create critical drainage areas). The SFRA also contains other relevant information including historic flooding incidents (from various sources), flood warning areas, and local geology and topography.

3.5.0 Step 2 - Is a flood risk sequential test required?

3.5.1 Once the level of flood risk has been identified, including which fluvial flood zone the proposed development site lies within, the next step is to identify if it is necessary to apply the flood risk sequential test. The flood risk sequential test is not necessary for all development proposals in the Craven Local Plan area. For fluvial flood risk (watercourses and rivers), the sequential test is generally not necessary where the proposal is:

- On land in Flood Zone 1;
- For residential development on land allocated for housing in the Craven Local Plan;
- For employment development on land allocated for employment in the Craven Local Plan;
- For minor development set out in paragraph 164 of the NPPF;

- Changes of use.

The applicant is advised to refer to the [PPG](#) for some exceptions to the above, in particular paragraphs 3, 19 and 33 in the Flood Risk and Coastal Change section. In addition, where the SFRA or other more recent sources of information indicate there may be flooding issues currently or in the future a sequential test may still be necessary for proposals in Flood Zone 1.

- 3.5.2 A fluvial flood risk sequential test is not appropriate for certain types of development in Flood Risk Zones 3a and 3b. This is because such development should not be permitted in these high flood risk areas and cannot generally be justified by the sequential or exception test. The applicant is advised to refer to the flood risk vulnerability tables in the PPG at: <https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-2-Flood-Risk-Vulnerability-Classification>. These tables are also copied in Appendix B of this SPD. For all other developments not identified above, a fluvial flood risk sequential test will be required.
- 3.5.3 For other non-fluvial flood risks, and for land use compatibility issues identified in the flood risk documents given in Step 1 above, applicants should contact the Council's Development Management team to discuss the need for an alternative sequential test and the suitability the intended land use. Contact details at the time of publication for the Council's Development Management (DM) team are: planning@cravendc.gov.uk.

3.6.0 Step 3 – The fluvial (rivers and watercourses) flood risk sequential test

- 3.6.1 The [PPG](#) (paragraph 18: flood risk and coastal change) summarises the general approach of sequential testing as designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim of the sequential test is to keep development out of medium and high flood risk areas (Flood Zones 2 and 3) and other areas affected by other sources of flooding where possible.
- 3.6.2 Paragraph 162 of the [NPPF](#) is unequivocal in its intention and states that developments should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. Therefore, the sequential test compares a proposed development site with other suitable and available development sites to establish which has the lowest flood risk. If the proposed development could take place on a lower flood risk site, permission should not be granted.

Sequential test for non-residential development

- 3.6.3 For non-residential development, due to the variety of different land uses and circumstances that relate these proposals, the council will, following the

guidance in the PPG, apply the sequential test on a case by case basis. [Paragraph 033, Reference ID: 7-033-20140306](#) of the PPG provides useful guidance on this matter. The applicant should see also this SPD's guidance on the sequential test for proposals on previously developed land below.

Sequential test for residential development

- 3.6.4 For residential development, it is useful to set out some guiding and generic principles on how the sequential test should be undertaken in the Craven Local Plan area. These principles are set out in Steps 3(a) to 3(d) below, albeit the guidance in the paragraph below on the sequential test for proposals on previously developed land also applies to residential development.

Sequential test for proposals on previously developed land

- 3.6.5 The development of previously developed land often supports the regeneration of an area. In such circumstances, it might be impractical to suggest that there are more suitable alternative locations for that development elsewhere. The [PPG](#) (para 33 Ref ID: 7-033-20140306) indicates that where this is the case “a pragmatic approach on the availability of alternatives should be taken.” In addition, the re-use of previously developed land is highly valued in the planning system and has wider sustainability advantages over the development of greenfield land.
- 3.6.6 Therefore, where the council consider that it would be impractical to suggest there are more suitable alternative locations for a proposal on previously developed land, these proposals will be deemed to have passed the sequential test. Of course, these developments, in accordance with Appendix B, may still be required to pass the exception test, as set out in Step 4 below.

3.7.0 Step 3 (a) - The area to apply the sequential test for residential development

- 3.7.1 The PPG at paragraph 033 (reference ID: 7-033-20140306) states that:

“For individual planning applicationsthe area to apply the Sequential Test across will be defined by local circumstances relating to the catchment area for the type of development proposed. For some developments this may be clear, for example, the catchment area for a school. In other cases, it may be identified from other Local Plan policies, such as the need for affordable housing within a town centre, or a specific area identified for regeneration.....”

The Craven Local Plan Area

- 3.7.2 The Craven Local Plan (CLP) was found sound by an independent planning inspector, who accepted that the Craven District is an appropriate housing

market area to plan for new housing development. Housing need has been measured for the whole district and then for the plan area itself (the latter excludes that part of the district lying within the Yorkshire Dales National Park). There has been no assessment of housing need below the plan wide area. All residential development across Craven is providing for this plan wide need. Therefore, apart from the potential exception outlined below, the plan area is the appropriate 'catchment area' to use as the area of search to identify alternative locations to develop housing on land of a lower risk from flooding.

Potential exception to the Craven Local Plan Area in tiers 1 to 4 settlements

- 3.7.3 Policy SP4 of the local plan seeks to ensure that the plan area wide housing need is distributed in a sustainable pattern of growth. Each individual settlement listed in the settlement hierarchy (tiers 1 to 4 settlements on page 59 of the local plan) has been given a housing provision figure to reflect this sustainable pattern of growth.
- 3.7.4 The local plan has sought to allocate land within these settlements so as to allow their housing provision figure to be delivered. However, if these settlement housing figures are not delivered, this threatens the ability of the plan to achieve sustainable development. Therefore, it is the council's view that, for residential proposals within or adjoining the main built up area of the settlement, where that settlement is not likely to deliver its housing numbers within the plan period, the area to apply the sequential test can be confined to within and adjoining the settlement (main built up area) itself. An important, but not conclusive, piece of information in determining whether a settlement is likely to deliver its housing numbers, is the [Council's latest quarterly Settle Growth Monitoring Report](#) of housing completions and commitments for each listed settlement.
- 3.7.5 Therefore, the Craven Local Plan area is the appropriate catchment area to be used to apply the sequential test, unless the Council consider that the settlement where the proposal is located is unlikely to deliver its (Policy SP4) housing numbers. In this case, the area to apply the sequential test search for alternative sites can be confined to within and adjoining the main built up area of that settlement.

3.8.0 Step 3 (b) - Identifying reasonably available sites for residential development within the Sequential Test (ST) area

- 3.8.1 The purpose of this step is to start to identify whether or not there are any alternative development sites within the relevant ST area (usually the plan area) which offer a lower risk of flooding than the site of the development proposed. There is no definition given in the [NPPF](#) or [PPG](#) on the meaning of 'reasonably available' sites as it relates to the ST on flood risk. The reference made in paragraph 33 of the PPG to adopting a 'pragmatic approach' on the availability of alternative sites provides guidance on an appropriate ST area.
- 3.8.2 However, paragraph 19 in the [PPG's section on 'Housing and Economic Land Availability Assessment'](#) provides useful guidance on housing land availability,

stating “*The existence of planning permission can be a good indication of the availability of sites.*” The Council produces a quarterly [Settlement Growth Monitoring Report](#), detailing potential housing delivery from sites with planning consent, and sites allocated in the Local Plan that do not yet benefit from planning consent. To produce these reports, the Council must identify all extant planning permissions within the District. This information can be provided to applicants by a request to the Spatial Planning team (spatialplanning@cravenc.gov.uk).

3.8.3 Paragraph 19 of the [PPG](#) also states that where a developer or landowner has expressed an intention to develop land, that land can be considered available. These sites are identified through the production of the Council’s Strategic Housing and Employment Land Availability Assessments (SHELAA).

3.8.4 The Environment Agency (EA) has published its own guidance on what sites might be ‘available’ at <https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants>. This advises potential applicants to: “*check with your local planning authority whether there are any ‘windfall sites’ in your search area. Windfall sites are sites that aren’t allocated in the local plan and don’t have planning permission, but that could be available for development.*” Craven District Council agree with this approach put forward by the EA and again, draw attention to its SHELAA which identifies such sites.

3.8.5 Hence, using the guidance in the [PPG](#) (paragraph 19) applicants are advised to draw up their list of ‘reasonably available’ sites in the plan area (unless different due to the circumstances stated in paragraph 3.5.6 above), from a review of the following sources:

- The Craven Local Plan sites allocated for residential development (Policies SP5 – SP10);
- Non-allocated sites with planning permission (outline, full and reserved matters approval) for residential development, identified in the Council’s most recent [Settlement Growth Monitoring Report](#); and
- The Council’s [SHELAA](#) is updated annually and provides details of sites that are considered to be ‘suitable, available and achievable’ for development.

3.8.6 All size of sites should be identified in this step, including those sites smaller than the proposed residential development. These smaller sites may, cumulatively, be able to provide sufficient land for the amount of new homes on the proposed development. The sequential test is about the general availability of land for housing development, and not the availability of land on which a particular applicant can build houses.

3.9.0 Step 3 (c) - Which identified ‘reasonably available’ sites are appropriate / suitable for the proposed residential development?

3.9.1 There is no guidance in the PPG on how the wording ‘appropriate for the proposed development’ should be defined. However, ‘appropriate sites’ would be those identified as ‘suitable, available and achievable’ in the SHELAA. It is

the Craven District Council's view that all alternative sites identified in Step 3 (b) be considered appropriate for the proposed development unless:

- The development of the alternative site would be in conflict with the policies of the Craven Local Plan and in particular Policy SP4: Spatial Strategy and Housing Growth; or
- The development of the alternative site is clearly not suitable for the type of housing proposed on the potential application site.

3.10.0 Step 3 (d) - Are there any available and appropriate alternative sites of lower fluvial flood risk than the proposed residential development site?

3.10.1 The flood risk of any available and appropriate alternative sites identified in Step 3 (c) should now be compared with the flood risk of the proposed application site. The starting point for this comparison will be the Council's [Strategic Flood Risk Assessment](#) and the [Environment Agency's most up to date flood risk mapping](#) (see Step 1 above). The Environment Agency (EA) has published the related information within their guidance note, available at: <https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants> and the relevant information text is as follows:

"You need to compare the risk of flooding at the site you're proposing to use with the risk of flooding at the alternative sites you've identified. You can use the following resources to compare flood risk:

- *the [Environment Agency's Flood Map for Planning](#)*
- *the [Environment Agency's Long Term Flood Risk Information](#)*
- *a [strategic flood risk assessment](#) if one's been adopted as part of the [local plan](#) - contact your local authority to check this and to get a copy*
- *existing flood risk assessments on the sites - contact your local planning authority to get these*
- *any other source of flooding information (e.g. surface water management plans from your [lead local flood authority](#))*

If the sites you're comparing are in the same flood zone and you compare them using the Environment Agency flood map, you'll have to use at least one other method of comparison as well as the flood map to get sufficient detail."

3.10.2 Applicants are recommended to have early discussions with the Council and the EA as to what are the most appropriate flood mapping/assessments to use at that time. Contact details at the time of publication for the Council's Development Management (DM) team are: planning@cravendc.gov.uk The outcome of the above comparison will be the conclusion on whether there are or are not any alternative sites which are of a lower flood risk than the application site proposal.

3.11.0 Step 3 (e) - The applicant's report on the Sequential Test

- 3.11.1 A written report of the applied fluvial flood risk sequential test should be submitted to Craven District Council alongside the relevant planning application. This report should list all the sites identified at Steps 3 (b), (c) and (d) above, give reasons why sites have or have not been taken forward from one step to the other, and set out the flood risk position of each site to compare with the application site. As well as information on flood risk from rivers, details of other sources of flood risk need to be included in the report.
- 3.11.2 The Environment Agency has published guidance about information applicants should provide on these sites. This guidance can be found at: <https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants>.
- 3.11.3 As stated in this guidance, the Council will need information on the number of dwellings likely to be delivered on each site. For sites with planning permission, the sequential test should use the housing numbers granted approval, unless there are good reasons why not. For local plan allocated sites and SHELAA sites, the sequential test should use the estimated housing yield published by Craven District Council, unless there are good reasons why not. If the site has no planning permission or published housing yield, an appropriate density for that particular site/part of site should be agreed with the Council, in line with the Council's adopted local plan Policy SP3 Housing Mix and Density. The applicant can refer here to Policy SP3: Housing Mix and Density, whose objective is that the mix and density of new housing developments will ensure that land is used in an effective and efficient manner to address local housing needs.
- 3.11.4 The [PPG](#), at paragraph 034 (reference ID: 7-034-20140306), states that: "*It is for local planning authorities, taking advice from the Environment Agency as appropriate, to consider the extent to which Sequential Test considerations have been satisfied, taking into account the particular circumstances in any given case.*" Hence, it is the role of Craven District Council, as the Local Planning Authority, to review the sequential test and inform applicants if the sequential test has been passed.

3.12.0 Step 4 - The need for, and content of, an exception test: all development proposals

- 3.12.1 Paragraph 163 of the [NPPF](#) states that '*.....If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainability development objectives), the exception test may have to be applied.....*'
- 3.12.2 Paragraph: 068 Reference ID: 7-068-20140306 of the [PPG](#) states that: "*It is advisable to contact the local planning authority to confirm whether the exception test needs to be applied and to ensure the appropriate level of information is provided*".

3.12.3 In response to the PPG above, the following text and table 3, informed by the [PPG](#) (036 Reference ID: 7-036-20140306) provides the Council's position on the need for an exception test in connection with residential development.

- If the Council is satisfied that the sequential test has been passed, and there are no suitable alternative sites (of lower flood risk) on which to build the proposed new homes, then an exception test will be necessary if the proposed residential development is within flood zone 3a and must be passed to allow the proposal to be permitted;
- If the Council considers the sequential test to have been failed because there are alternative sites (of lower flood risk) on which to build the proposed new dwellings, then an exception test is not necessary as the proposal should not be permitted.

Table 3: Sequential and Exception test requirements for residential development by flood zone

Flood Zone	Sequential Test	Exception Test
Zone 1	Not required	Not required
Zone 2	Required*	Not required
Zone 3(a)	Required	Required if sequential test passed. Not required if sequential test has been failed**
Zone 3(b)	Not required**	Not required**

*Development should not be permitted if appropriate flood zone 1 sites are available. Development may be permitted without the need for the exception test if there are no appropriate flood zone 1 sites available (see steps 3a to 3d above).

**Development should not be permitted.

3.12.4 As regards other types of development proposals, the need for the exception test will depend on the potential vulnerability of the site in flood risk terms and of the development proposed, in line with the flood risk vulnerability classifications set out in Table 3 of the [PPG](#) (See Appendix B of this SPD). The PPG indicates that an applicant should undertake the exception test if the proposed development is termed 'highly vulnerable' and in Flood Zone 2, 'essential infrastructure' in Flood Zone 3a or 3b, and 'more vulnerable' in Flood Zone 3a.

3.12.5 As set out in paragraph 164 of the [NPPF](#) (2021), the application of the exception test should be informed by the Council's SFRA and the research contained in

a site-specific flood risk assessment (FRA) being prepared for the site. For the exception test to be passed it should be demonstrated that:

- (a) The development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- (b) The development will be safe for its lifetime taking account of the vulnerability of the land use, without increasing flood risk elsewhere, and where possible, reducing flood risk overall.

3.12.6 Part (a), paragraph 037 (Reference ID: 7-037-20140306) of the [PPG](#) recommends that the applicant can use the local authority's sustainability appraisal process to assess the overall sustainability performance of their proposal. Therefore, Craven District Council would expect applicants to demonstrate how their proposals contribute to the objectives of its own sustainability appraisal, produced for the current Craven Local Plan and available on the Council's website at: <https://www.cravendc.gov.uk/planning/spatial-planning/evidence-and-monitoring/sustainability-and-habitats/>.

3.12.7 The information required to satisfy part (b) should be provided in a site specific FRA (see Step 5 below). Paragraphs 23 to 26 and 35 to 42 of the [PPG](#) (Flood risk and Coastal Change) provide guidance on the content of exception tests.

3.13.0 Step 5 – Site specific Flood Risk Assessments (FRAs)

3.13.1 A site specific flood risk assessment is carried out by (or on behalf of) an applicant to assess the flood risk to and from a proposed development site. The council's local validation requirements, reflecting the PPG, states that a FRA is required to accompany planning applications for proposals where the site falls within:

- Flood Zone 1 (flooding from watercourses) and the development site has a site area of one hectare or greater, or has critical drainage problems as notified by the Environment Agency; or,
- Flood Zones 2 and 3 (flooding from watercourses); or,
- Areas identified as having a moderate or high risk of flooding from surface or ground water; or
- Non mains drainage schemes.

3.13.2 The FRA should demonstrate how flood risk will be managed now and over the proposed development's lifetime, taking climate change into account, and with regard to the vulnerability of the land use. Paragraph 030 of the [PPG](#) (Reference ID: 7-030-20140306) states that the objectives of the FRA are to establish:

- Whether a proposed development is likely to be affected by current or future flooding from any source;
- Whether it will increase flood risk elsewhere;
- Whether the measures proposed to deal with these effects and risks are appropriate;
- The evidence for the planning authority to apply (if necessary) the sequential test; and
- Whether the development will be safe and pass the exception test, if applicable.

3.13.3 Paragraphs 30 to 32 of the [PPG](#) (Flood Risk and Coastal Change) provide guidance on what a FRA should contain and includes reference to a checklist of information required: <https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section>, and two important guidance documents provided by the EA: <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>, and <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>. Craven's Development Management team can assist in agreeing the scope of the flood risk assessment with the applicant, using the Environment Agency's standing advice on flood risk (<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>). This process should involve consultation with the Environment Agency and North Yorkshire County Council, as the lead local flood authority.

3.13.4 Site-specific flood risk assessments should always be proportionate to the degree of flood risk and make optimum use of information already available, including information in the [Strategic Flood Risk Assessment](#) for the Craven local plan area, and the [interactive flood risk maps](#) available on the Environment Agency's website. Hence, appropriate analysis of the SFRA and the relevant interactive flood risk maps of the EA can provide a sound basis for a site-specific flood risk assessment.

3.14.0 Outline, Reserved Matters and Planning Conditions

3.14.1 The Council may wish to encourage details relating to flood risk and water resources on or near a development site to be agreed as part of the initial permission, so that important elements are not deferred for later consideration. It can also be important to ensure that applications to discharge conditions or amend approved schemes do not undermine development quality.

3.14.2 Applications for outline planning permission should seek to establish whether the scale and nature of a proposed development would be acceptable before

fully detailed proposals are put forward. Flood risk assessment and water resource safeguarding can be considered at this stage in order to assist community engagement, inform a design and access statement (where required), and provide a framework for the preparation and submission of reserved matters proposals.

- 3.14.3 [Pre-application advice](#) can be used as a stage for applicants and the Council to discuss the use of planning conditions in relation to meeting the requirements of policy ENV6 & ENV8, in terms of flood risk and water resources and quality. For example, if necessary, the requirement for mitigation measures to reduce the risk of proposed development from pollution and deterioration of water resources, as required by criterion (c) of policy ENV8, may be a condition attached to a planning permission. Hence there is an opportunity for prospective applicants and the Council to discuss the intended approach to a site and how flood risk and water quality policies and guidance need to be applied.

Appendix A

Policy ENV6: Flood Risk

Growth in Craven will help to avoid and alleviate flood risk in the following ways:

- a) Development will take place in areas of low flood risk wherever possible and always in areas with the lowest acceptable flood risk, by taking into account the development's vulnerability to flooding and by applying any necessary sequential and exception test;*
- b) Development will safeguard waterways and benefit the local environment (aesthetically and ecologically) by incorporating sustainable drainage systems (SuDS); where the use of SuDS is not possible, feasible or appropriate other means of flood prevention and water management should be used. All surface water drainage systems (SuDS or other) should be economically maintained for the lifetime of the development;*
- c) Development will maintain adequate and easy access to watercourses and flood defences, so that they may be managed and maintained by the relevant authority;*
- d) Development will avoid areas with the potential to increase flood resilience, and seek to enhance as far as possible the natural capacity of soils, vegetation, river floodplains, wetland and upland habitats to reduce flood risk;*
- e) Development will minimise the risk of surface water flooding by ensuring adequate provision for foul and surface water disposal in advance of occupation (as per standards set out by the Environment Agency and subsequent updates to the standards, see Appendix C). Surface water should be managed at the source and not transferred, and every option should be investigated before discharging surface water into a public sewerage network;*
- f) Development will maximise opportunities to help reduce the causes and impacts of flooding by ensuring adequate sufficient attenuation and long term storage is provided to accommodate storm water on site without risk to people or property and without overflowing into a watercourse (as per standards set out by the Environment Agency and subsequent updates to the standards, see Appendix C).*

In all of the above, it will be important to refer to the latest and best flood risk information from Craven's strategic flood risk assessment and any relevant site-specific flood risk assessment, plus advice from the Environment Agency and the contents of the NPPF.

POLICY ENV8: Water Resources, Water Quality and Groundwater

Growth in Craven will help to safeguard and improve water resources in the following ways:

Water Resources

- a) Development will be served by adequate sewerage and waste water treatment infrastructure, which matches the type, scale, location and phasing of the development, and which safeguards surface and ground water resources;*
- b) Development will maximise opportunities for the incorporation of water conservation into its design, including the collection and re-use of water on site;*

Water Quality

- c) Development will reduce the risk of pollution and deterioration of water resources by anticipating any likely impact and incorporating adequate mitigation measures into the design;*
- d) Development will not lead to pollution of controlled waters in line with the requirements of the Water Framework Directive;*

Groundwater

- e) Developers will protect surface and groundwater from potentially polluting development and activity, by carrying out preliminary site investigations prior to permission being granted to ensure that land is suitable for the intended use;*
- f) Developers will ensure that sources of groundwater supply are protected by guiding development away from identified Source Protection Zones (SPZ), i.e. areas close to drinking water sources where the risk associated with groundwater contamination is greatest. The Source Protection Zones in the Craven plan area are shown on the Proposals Map.*

Appendix B: Flood Risk Vulnerability Tables from the PPG

Table 1: Flood risk vulnerability classification

Essential infrastructure

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood.
- Wind turbines.

Highly vulnerable

- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure').

More vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Less vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.

- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.

Water-compatible development

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

* “ Landfill is as defined in [Schedule 10 of the Environmental Permitting \(England and Wales\) Regulations 2010](#).

Table 2: Flood Zones and Flood Risk Vulnerability Classification

	Essential Infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water Compatible
Flood Zones					
Zone 1	Yes	Yes	Yes	Yes	Yes
Zone 2	Yes	Exception Test required	Yes	Yes	Yes
Zone 3a^	Exception Test required^	No	Exception Test required	Yes	Yes
Zone 3b*	Exception Test required*	No	No	No	Yes*

Key:

Yes: Development is appropriate

No: Development should not be permitted

Appendix C: Suggested mitigation measures to reduce risk of pollution and deterioration of water resources (ENV8 Criteria c & d)

Below is a list of suggested measures to mitigate the pollution risk of water bodies during site development in order to meet requirements set out in criteria c) & d) of policy ENV8:

- All works associated with any proposed on-site wastewater treatment system will be carried out in accordance with Environment Agency and current Building Regulations standards. Its installation should be by an experienced contractor and supervised by a qualified engineer;
- Fuels, lubricants and hydraulic fluids for equipment used on the site will be carefully handled to avoid spillage, properly secured against unauthorised access or vandalism, and provided with spill containment;
- All construction waste materials will be stored within the confines of the site, prior to removal from the site to a permitted waste facility. Waste oils and hydraulic fluids will be collected in leak-proof containers and removed from the site for disposal or recycling;
- Vehicles will never be left unattended during refuelling. Only dedicated trained and competent personnel will carry out refuelling operations and plant refuelling procedures shall be detailed in the contractor's method statements;
- Potential impacts caused by spillages etc. during the construction phase will be greatly reduced by keeping spill kits and other appropriate equipment on-site;
- The materials, equipment or vehicles on site that are used to implement the proposed works should not come into contact with the waters of any nearby water body at any stage, for washing purposes or otherwise.
- The incorporation of sustainable urban drainage systems (SuDS) to minimise the risk of pollution of water resources.

Appendix D: Glossary

Area for Further Assessment (AFA): Areas where, based on the Preliminary Flood Risk Assessment, the risks associated with flooding are considered to be potentially significant. For these areas further, more detailed assessment is required to determine the degree of flood risk, and develop measures to manage and reduce the flood risk.

Climate change: Climate change refers to long-term shifts in temperatures and weather patterns. These shifts may be natural, such as through variations in the solar cycle. But since the 1800s, human activities have been the main driver of climate change, primarily due to burning fossil fuels like coal, oil and gas.

Consequences (flooding): The impacts of flooding, which may be direct (e.g., physical injury or damage to a property or monument), a disruption (e.g., loss of electricity supply or blockage of a road) or indirect (e.g., stress for affected people or loss of business for affected commerce).

Drainage: Works to remove or facilitate the removal of surface or sub-surface water, e.g., from roads and urban areas through urban storm-water drainage systems, or from land through drainage channels or watercourses that have been deepened or increased in capacity.

Flood: The temporary covering by water of land that is not normally covered by water, and the flood extent is often represented on a flood map.

Flood Hazard Map: A map indicating areas of land that may be prone to flooding, referred to as a flood extent map, or a map indicating the depth, velocity or other aspect of flooding or flood waters for a given flood event. Flood hazard maps are typically prepared for either a past event or for (a) potential future flood event(s) of a given probability.

Flood Risk Management Plan: A Plan setting out a prioritised set of measures within a long-term sustainable strategy aimed at achieving defined flood risk management objectives. The plan is developed at a River Basin (Unit of Management) scale, but is focused on managing risk within the AFAs.

Floodplain: The area of land adjacent to a river or coastal reach that is prone to periodic flooding from that river or the sea.

Fluvial: Riverine, often used in the context of fluvial flooding, i.e., flooding from rivers, streams, etc.

Hydrology: The science of the natural water cycle, often used in this context in relation to estimating the rate and volume of rainfall flowing off the land and of flood flows in rivers.

National Planning Policy Framework: This document sets out the government's planning policies for England and how these policies are expected to be applied. The document was last updated in July 2021.

Receptor: Something that may suffer harm or damage as a result of a flood, such as a house, office, monument, hospital, agricultural land or environmentally designated sites.

Risk (flooding): The combination of the probability of flooding, and the consequences of a flood.

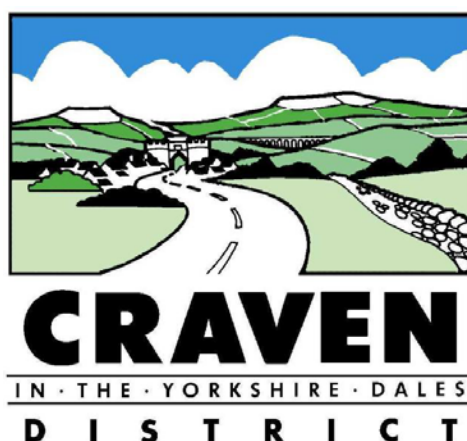
Runoff: The flow of water over or through the land to a waterbody (e.g., stream, river or lake) resulting from rainfall events. This may be overland, or through the soil where water infiltrates into the ground.

Surface Water: Water on the surface of the land. Often used to refer to ponding of rainfall unable to drain away or infiltrate into the soil.

Topography: The shape of the land, e.g., where land rises or is flat.

Vulnerability: The potential degree of damage to a receptor (see above), and/or the degree of consequences, that could arise in the event of a flood.

Water Framework Directive: This directive (2000/60/EC) aims to protect surface, transitional, coastal, and ground waters to protect and enhance the aquatic environment and promote sustainable use of water resources.



**Green Infrastructure and Biodiversity
Supplementary Planning Document**

Draft for Consultation

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PART ONE: CONTEXT

1.1.0 Introduction

- 1.1.1 Supplementary Planning Documents (SPDs) are described in the glossary of the [National Planning Policy Framework \(NPPF\)](#) as:

“Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.”

- 1.1.2 This SPD provides further guidance on the delivery of green infrastructure and biodiversity protection and enhancement in the Craven Local Plan area. It cannot and does not introduce any new policy requirements. Rather, in accordance with the legal and [NPPF](#) definitions of SPDs, it adds further detail to help explain the objectives relating to the relevant policies of the [Craven Local Plan](#) and provides information to assist applicants meet the requirements of each relevant policy criteria. This information is set out in Part 2 of this SPD. Part 3 provides guidance for applicants in preparing planning applications involving green infrastructure and biodiversity.

- 1.1.3 The plan policies referred to in this SPD are:

- Policy ENV4: Biodiversity
- Policy ENV5: Green Infrastructure
- Policy SD1: Presumption in favour of sustainable development
- Policy SD2: Meeting the challenge of climate change

Policies ENV4 and ENV5 are the focus of this SPD. The aim of these policies is to ensure that development in Craven is accompanied by positive change in green infrastructure and biodiversity, which in turn improves quality of life, including health and well-being. The full text of policies ENV4 & ENV5 are set out in Appendix A. Policies SD1 and SD2 can be read in the [Craven Local Plan](#).

1.2.0 Preparing, submitting and front loading of planning applications

- 1.2.1 In accordance with Policy SD1 of the Craven Local Plan and paragraphs 11 and 39-46 of the [NPPF](#), the Council will take a proactive approach and will work cooperatively with people and organisations wishing to carry out development and applying for planning permission. This is to find solutions to secure

sustainable development that meets the relevant plan policies and be approved wherever possible. Solutions to secure sustainable development for Craven, including contributing to the implementation of the Council's Climate Emergency Strategic Plan 2020 to 2030 through the policies of the local plan, and the efficient processing of planning applications, can be achieved through early pre-application engagement with the Council. This is called the process of 'front loading' and is strongly encouraged by the [NPPF](#) at paragraphs 39 to 46. Further guidance on this process set out in Part 3.

1.3.0 Public consultation, document format and status

- 1.3.1 This is a consultation draft SPD which is required under Regulation 12 and 13 of the Town & Country Planning (Local Planning) (England) Regulations 2021 (as amended). This first draft SPD is currently subject to a four-week period of public participation from 04/01/2022 to 01/02/2022. Following this period of public participation, representations will be invited on a second draft of this SPD over a four-week period in 2022. As required by regulation 12(a), a Consultation Statement will be prepared and published alongside the second draft SPD which sets out the persons the authority has consulted when preparing the SPD, a summary of the main issues raised, and how they have been addressed in the SPD.
- 1.3.2 Following these two periods of public participation and inviting of representations on the draft SPD, comments and representations received will inform the final SPD, which will be presented to the Council's Policy Committee for adoption and confirmed by Council (if required). Once adopted, the SPD will be capable of being a material consideration.
- 1.3.3 A sustainability appraisal is not necessary for the preparation and approval of this SPD, which does not set the framework for decisions on planning applications. Sustainability appraisals have been undertaken for the local plan policies which this SPD supports. Strategic Environmental Assessment and Habitats Regulation Screening Reports for the SPD will be published alongside the second consultation draft.

1.5.0 The relationship between the Craven Local Plan, the National Planning Policy Framework (NPPF), and the Craven Climate Emergency Strategic Plan

- 1.4.1 The [Craven Local Plan](#) (hereafter referred to as 'the plan') was adopted on 12 November 2019.

- 1.4.2 The preparation of the plan, and its examination, has been based on the provisions of the 2012 NPPF, and the accompanying planning practice ([PPG](#)). Therefore, Policies ENV4 and ENV5 reflects these provisions.
- 1.4.3 The mostly recent updated [2021 NPPF](#) (paragraphs 174 – 182) retain the same main policy approach to contribute to and enhance the natural and local environment, and to protect and enhance biodiversity within it. Indeed, the 2021 NPPF now specifically requires planning decisions to provide net gains for biodiversity (paragraph 174 d). Policy ENV4 of the plan requires the same net gain by ensuring that growth is accompanied by improvements in biodiversity (first paragraph). Hence, notwithstanding changes to the NPPF since the plan was prepared, Policy ENV4 (and Policy ENV5) remain consistent with the latest version of the NPPF.
- 1.4.4 The Environment Bill that was re-introduced by the Government in January 2020 received Royal Assent on 9 November 2021, meaning it is now an Act of Parliament. The Act aims to improve air and water quality, tackle waste, increase recycling, halt the decline of species, and improve our natural environment. There are a number of elements within the Act which are relevant to biodiversity and green infrastructure, including the introduction of a mandatory requirement for biodiversity net gain for built development and a healthier freshwater environment, requiring developments to deliver at least 10% increase in biodiversity. However, at present biodiversity net gain in England is not mandatory and will only become mandatory by amending the Town & Country Planning Act (TCPA) 1990, which is anticipated by the Government to become law in Winter 2023. The Environment Act sits alongside adopted Craven Local Plan policy requirements and is legally binding.
- 1.4.5 In January 2020, the Council approved the Craven Climate Emergency Strategic Plan (CESP) 2020 to 2030, which seeks to act upon the Council's Climate Change Emergency Declaration adopted in August 2019 for the district to be carbon neutral by 2030. The CESP can be viewed at: <https://www.cravendc.gov.uk/media/9460/cdc-climate-emergency-strategic-plan-february-2020.pdf> and reinforces the existing policies of the local plan which address climate change and carbon reduction measures. It is capable of being a material consideration in determining relevant planning applications and supports adopted local plan policies ENV4, ENV5, SD1, and SD2 (as well as policies ENV6, ENV7, ENV8 and ENV9) to reduce energy use, water use and carbon emissions, maximise the energy efficiency of development, and reduce the environmental impact of materials used in construction.

PART TWO: CONFORMING WITH RELEVANT POLICIES OF THE CRAVEN LOCAL PLAN

2.0.0 Introduction

2.0.1 Biodiversity is a term used to describe the variety of life on the planet. It can be used more specifically to refer to all of the species in one region or ecosystem. Biodiversity refers to every living thing, including plants, bacteria, animals, and humans. Biodiversity provides functioning ecosystems that supply oxygen, clean air and water, pollination of plants, pest control, wastewater treatment and many ecosystem services.

2.0.2 Green Infrastructure (GI) is a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and well-being benefits for nature, climate, local and wider communities and prosperity. It is a broad concept, and includes natural features, such as parks, forest reserves, hedgerows, restored and intact wetlands and marine areas, as well as man-made features, such as eco-ducts and cycle paths. The aims of GI are to promote ecosystem health and resilience, contribute to biodiversity conservation and enhance ecosystem services.

2.1.0 The Protection of Areas, Sites, Habitats, Species, Trees and Hedgerows

Internationally Designated Sites

[Policy ENV4 (a)(i)]

2.1.1 There are a number of internationally designated sites of importance to the district of Craven, namely Special Areas of Conservation (SACs), Special Protection Areas (SPAs), and Ramsar sites. The internationally designated sites are discussed in paragraphs 5.42 to 5.45 in the local plan and displayed in its [policies map](#). The internationally designated sites are listed in Appendix B (in addition to national and local designations of relevance of Craven), including where they are located in relation to the Craven local plan area. They have been referenced and analysed in the local plan's [Habitats Regulation Assessment](#).

2.1.2 The policies of Craven Local Plan were written, and the local plan adopted, whilst the UK was a member state of the European Union. In terms of environmental legislation of relevance to spatial planning and this SPD, the UK is at the time of writing continuing with similar environmental standards to those of current EU States, upon agreement with the EU before its departure in January 2021. The changes carry predominately procedural implications for the Government, Natural England, Defra and local authorities, with some technical alterations, and thus they have limited impacts for development proposals and applicants. Criterion (a)(i) of policy ENV4 reflects the requirement of EU

environmental legislation that if a proposed plan or project is considered likely to have a significant effect on a protected site (either individually or in combination with other plans or projects), and if the risk of significant effects cannot be excluded at the screening stage, then an appropriate assessment of the implications for the site in view of the site's conservation objectives must be undertaken (see full policy text at Appendix A of this SPD). The following website provides guidance on the appropriate assessment process: <https://www.gov.uk/guidance/appropriate-assessment>. The main components of the process are explained in the paragraphs below.

- 2.1.3 Screening: The first step is a screening process to identify any potential designated European sites that may be impacted by the development. A summary of the screening process involves determination of any significant effects, consultation with statutory bodies and screening outcome.
- 2.1.4 Appropriate Assessment: The Appropriate Assessment is a detailed consideration of the impact of the project on that designated site. Criterion (a)(i) of policy ENV4 requires that if the result is a negative assessment of the implications for the designated site and there is no alternative solution, the 'IROPI' test must be satisfied if the proposed development is to be allowed. IROPI stands for Imperative Reasons of Overriding Public Importance. If there are such reasons, then the proposed development can be allowed so long as appropriate compensatory measures are taken to ensure the overall coherence of Natura 2000 sites is protected (Article 6(4) of the Habitats Directive). An example is the re-creation of a comparable habitat.
- 2.1.5 Measures designed to compensate for known negative effects of a project should not be taken into account for the purposes of the appropriate assessment carried out under Article 6(3) when it is not sufficiently certain that those measures would be effective in avoiding harm to the designated site. A distinction must be drawn between:
- Protective measures intended to avoid or reduce any adverse effects that a project may have on a designated European site, which are considered in the appropriate assessment required by Article 6(3);
 - Measures that are aimed at compensating for the negative effects of the project on the designated site, which are required by Article 6(4).
- 2.1.6 The appropriate assessment must contain complete and precise findings, and conclusions capable of removing all reasonable scientific doubt as to the effects of the development on the site concerned. For small scale projects, satisfying the IROPI test can be viewed as quite a high hurdle to overcome, and applicants in such cases should carefully review the steps outlined above relating to the proposal.

- 2.1.7 National and local designated sites relate to Special Sites of Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Sites of Importance for Nature Conservation (SINCs), and ancient woodland/pasture or individual veteran trees. The national or local designated sites of relevance to the Craven local plan area are explained in this and the following paragraphs.
- 2.1.8 Sites of Special Scientific Interest (SSSIs) are designated under the Wildlife & Countryside Act 1981, where they support habitats and/or species of national importance. Over half of these SSSIs in England, by area, are also internationally important (i.e. they are also designated as SACs, SPAs and/or Ramsar sites, which are internationally designated sites – see above). Within the Craven local plan area, there are 12 SSSIs. Where development is proposed within or immediately adjacent to a SSSI, an applicant is required to contact Natural England for its consent that permission be granted and confirm that any conditions recommended by Natural England will be complied with. More information can be found under: <https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest>.
- 2.1.9 Local Nature Reserves (LNRs) are based on a statutory designation made under Section 21 – “Establishment of nature reserves by local authorities” – of the National Parks and Access to the Countryside Act 1949. LNRs are of local importance and can also be of national importance. The LNR may be given protection against damaging operations, and it also can have certain protection against proposed development on and around it. There are no LNRs within the Craven plan area, however they do exist close to the plan area, for example within the part of Embsay that is located within the Yorkshire Dales National Park. The applicant is therefore advised to consult with Craven District Council where proposals may impact on an LNR.
- 2.1.10 Other important wildlife sites also contribute to the ecological network in Craven. To safeguard these sites, they are designated as Sites of Importance for Nature Conservation (SINCs). They represent a legacy of good management and rely upon continued stewardship by landowners in Craven and nationally. Local Green Space (LGS) designation allows communities to protect green spaces of local importance for reasons including nature conservation and/or their setting. Adopted Craven Local Plan policy ENV10 lists sites that are designated as LGS and aims to protect such sites from incompatible development.
- 2.1.11 Ancient woodland designations are of key importance in Craven. They represent those woods that have a continuous history of cover since before the period when afforestation became common practice and widespread

throughout Britain (approximately from 1600 onwards for England and Wales). These include:

- Ancient semi-natural woods - these are woods that have developed naturally. Most have been used by humans (often managed for timber and other industries over the centuries), but they have woodland cover for over 400 years;
- Plantations on ancient woodland sites - these are ancient woods that have been felled and replanted with non-native species. Typically, these are conifers, but it can also include broadleaved planting such as non-native beech, red oak, and sweet chestnut. Although damaged, they all still have the complex soil of ancient woodland, and all are considered to contain remnants of the woodland specialist species which occurred before;
- Ancient woodlands are shown on the policies map of the Craven Local Plan, and applicants should check this map to establish whether a site contains ancient woodland or is within close proximity to it. There is a requirement to prevent the loss of aged or veteran trees found outside ancient woodland, as per criterion (e) of Policy ENV4.

2.1.12 Existing designated sites and irreplaceable habitats of national and local importance should be protected from development. Criterion a) ii) aims to ensure that development proposals do not have any there are no adverse impacts on any national or local designated sites and their settings, unless it has been demonstrated to the satisfaction of the local planning authority that the benefit of, and need for the development clearly outweighs the impact on the importance of the designation (see full policy text at Appendix A of this SPD). Analysing and facilitating climate change adaptation at a local level is part of an application ensuring that adverse impacts on designated sites in the long term are reduced as much as possible.

2.1.13 To determine the location of existing SSSIs, SPAs, SACs, Ramsar sites, AONBs, National Parks, SINCs, and Ancient Woodland sites, the applicant can consult the webpage: <https://www.gov.uk/check-your-business-protected-area>. Information can also be obtained from the Council's [Open Spatial Data](#) web page. Applicants can also check if their site is close / adjacent to these designated sites on the [local plan policies maps](#). Such information can allow the assessment of the location of the proposed development in relation to the designated site. If a site of nature conservation importance has 'statutory protection', it means that it receives protection by means of certain legislation in recognition of its biodiversity and/or geological value.

Ecological networks, habitats and species populations [Policy ENV4 (a)(iii)]

- 2.1.14 Policy ENV4 criterion (a)(iii) specifically requires development to avoid the loss of and encourage the recovery or enhancement of ecological networks, habitat and species, especially priority habitats and species identified in the Craven BAP (see full policy text at Appendix A of this SPD). Therefore, applicants are required to take priority species and habitats that could be potentially affected into consideration during the development process when planning the layout and timing of a development. By avoiding negative impacts at the outset, it is not only wildlife that benefits. Time and financial resources are saved by planning for wildlife early in the development process, and there is also the opportunity to actively demonstrate a commitment to conserve and protect priority species and habitats.
- 2.1.15 Public bodies, including local authorities, have a legal duty to have regard to conserving biodiversity in the exercise of their normal functions. For a local authority, a Biodiversity Action Plan is a means of managing an area's environmental resources to contribute to the conservation of biodiversity, or wildlife, through developing a local plan for the area. Priority habitats and species lists are published as part of the Craven Biodiversity Action Plan (BAP). The purpose of the lists is to promote the conservation of these habitats and species, and this includes making effective use of the planning system for this purpose. A list of protected species can be found in the [Craven BAP](#).
- 2.1.16 A biodiversity survey or ecological assessment can identify where a priority habitat (identified in the Craven BAP) may be present on a proposed development site (Part 3 of this SPD, table 2 and paragraph 3.2.6 which provides further detail about ecological assessments). [UK BAP priority habitats](#) cover a wide range of semi-natural habitat types. They are identified as being the most threatened in the country and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). If such habitats are present, applicants are advised to apply the mitigation hierarchy (see Figure 1). This hierarchy implies that significant adverse impacts on these habitats should be avoided and, if this is not possible, measures which reduce any such negative impact should be explored. Failing that, losses of such habitats should be compensated for as part of the development proposals. The general process for priority species is similar to that for priority habitats. If such species are found on proposed development sites and their habitat is to be damaged or lost, it may be necessary to provide alternative, replacement habitats elsewhere.

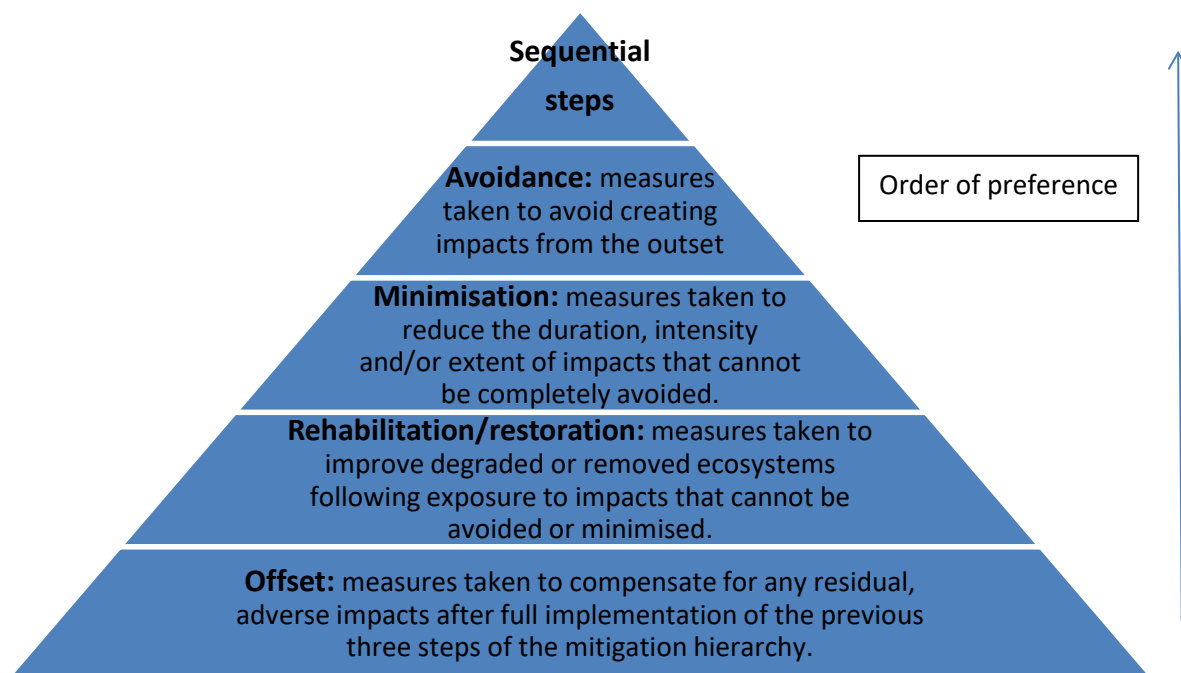


Figure 1: Sequential steps of the mitigation hierarchy for biodiversity

2.1.17 There are numerous publications now available in England to assist applicants in terms of advice on managing impacts of development on existing wildlife and their habitats. One such publication is produced by the NHBC Foundation in cooperation with the RSPB, entitled '[*Biodiversity in new housing developments – creating wildlife-friendly communities*](#)'.

Loss of Biodiversity and Green Infrastructure [Policies ENV4(c, d, e) and ENV5 (a)(i) & (c)]

2.1.18 Policies ENV4 and ENV5 both resist significant losses to biodiversity and green infrastructure from a proposed development without any compensatory measures put forward by the applicant which can be deemed suitable by Craven District Council. The focus of criterion (c) in policy ENV4 is on protecting biodiversity within the proposed site, and criterion (d) advises applicants on the practicality of compensation measures. Criteria (a)(i) and (c) of Policy ENV5 target the avoidance of harm or loss of green infrastructure (and hence also biodiversity) on a wider level within and adjacent to the local plan area (see full policy text at Appendix A of this SPD).

2.1.19 Inappropriate and poorly designed development proposals could result in a significant loss or harm to biodiversity on or around the site. No new green infrastructure may be proposed, or the green infrastructure proposed on the site may be inappropriately located, in a way that it does not provide effective linkages to existing areas of green infrastructure, so that wildlife cannot move in the wider landscape.

- 2.1.20 Where compensation is thought to be needed for biodiversity assets, careful consideration needs to be given to what biodiversity assets can be adequately and satisfactorily replaced. It may be impractical or unrealistic to put forward proposals that seek to replace certain types of biodiversity that could be lost. Ancient woods are irreplaceable, in that it is impossible to replace the complex biodiversity of ancient woods which has accumulated over hundreds of years. Many species that thrive in ancient woodland are slow to colonise new areas.
- 2.1.21 Criterion (e) of Policy ENV4 strongly resists the loss or deterioration of irreplaceable habitats, such as ancient woodland and aged or veteran trees to be wholly exceptional (see full policy text at Appendix A of this SPD). Hence, where such instances must occur, the applicant must clearly demonstrate that the loss of such irreplaceable habitats is justified by setting out how and why the socio-economic benefits of the project outweigh the socio-economic and/or environmental consequences of the loss or deterioration of irreplaceable habitats. The applicant can show this via an Ecological or Geological Assessment (further details at table 2 and paragraph 3.2.6 in Part Three of this SPD).

Water Resources

[Policy ENV4(a)(vi)]

- 2.1.22 Policy ENV4(a)(vi) aims to ensure that there is no deterioration in the Water Framework Directive (WFD) ecological status of waterbodies as a result of development (see full policy text at Appendix A of this SPD). The WFD is an approach adopted in the UK and many other European countries to protect and improve water resources and aquatic ecosystems across much of the continent. The WFD aims to protect all waters and water-dependent ecosystems: groundwater, rivers, lakes, transitional water (estuaries), coastal waters and wetlands. A primary environmental objective of the WFD for surface waters is that the ecological and chemical status of all water bodies are of 'good' or 'high' status, and that in no case will the status deteriorate below its present condition.
- 2.1.23 Applicants are required to ensure that a proposed development does not result in a deterioration of water quality in any water body that it may affect. This is to protect local and regional water bodies from pollution, in terms of ensuring safe drinking water provision, biodiversity enhancement, etc. Impacts on water quality can result from a proposed site being adjacent to a water body such as river or lake, or where there is a recognised flood risk within or adjacent to a site (e.g. via a high groundwater table). In this respect, where there is thought to be any influence on water quality, there is great importance in the applicant consulting with the relevant bodies of Craven District Council, the Environment Agency and Natural England from the outset of the scheme design. Applicants should refer to the Council's Flood Risk & Water Management SPD, which

provides further guidance on policy ENV8 (criteria c) & d), which aims to reduce the risk of pollution and deterioration of water resources in line with the requirements of the Water Framework Directive.

2.2.0 Biodiversity net gain

Managing and Promoting Biodiversity and Green Infrastructure [Policy ENV4 (a) 7 ENV5]

- 2.2.1 Policy ENV4 (a) requires all developments to provide a net gain in biodiversity, wherever possible. Policy ENV5 requires development to be accompanied by an improved and expanded green infrastructure (GI) network, which, in turn, provides opportunities for net gain in biodiversity (see full policy text at Appendix A of this SPD). Whether it is a small or a large scale development, it should generally be possible to achieve a net gain in biodiversity, provided this objective is 'built in' to the early planning of the development. Biodiversity Net Gain (BNG) aims to leave biodiversity on a particular site in a better state after development than before it. In order to achieve BNG, applicants are encouraged to bring forward schemes that provide an overall increase in natural habitat and ecological features. BNG can be demonstrated by comparing the baseline biodiversity of a site prior to the commencement of any development with the increase of biodiversity that is proposed. Paragraphs 2.2.3 to 2.2.6 below provide relevant information on the suggested suitable metrics to use for BNG calculations.
- 2.2.2 On sites where size allows, GI should contribute to biodiversity gain by enhancing and creating wildlife habitat, and by integrating biodiversity with the proposed buildings. The built environment of the site should aim to be permeable to wildlife, incorporating design features aimed at sustaining and increasing the population of particular species and also facilitating climate change adaptation.
- 2.2.3 Planning for biodiversity and GI requirements should be undertaken from the outset and should consider costs for purchase, design, implementation, monitoring and management of biodiversity and GI. To assist applicants in fulfilling the net gain in biodiversity requirement of Policy ENV4, it is highly recommended that they utilise the Biodiversity Metric 3.0, which was launched by Natural England in July 2021. [Biodiversity Metric 3.0](#) is a biodiversity accounting tool that can be used for the purposes of calculating biodiversity net gain.
- 2.2.4 This metric is designed to provide applicants, planners, ecologists, and other interested parties with a means of assessing changes in biodiversity value

(losses or gains), brought about by development or changes in land management. The metric is a habitat based approach to determining a proxy biodiversity value, and an applicant is required to utilise an ecologist in working with this metric. The Craven Biodiversity Action Plan (see paragraph 2.1.15) can provide relevant information to applicants on local species of importance to assist such assessments.

2.2.5 A [Small Sites Metric](#) is also available from Natural England – it is a version designed to simplify the process of calculating biodiversity net gain on smaller development sites. It is not appropriate to use the Small Sites Metric to calculate offsite losses and gains. Unlike the aforementioned Biodiversity Metric, an applicant does not have to source the services of its ecologist when using the Small Sites Metric, unless the proposed site in question is adjacent to, or potentially affects, a nationally designated site (see paragraph 2.1.13).

2.2.6 For the purposes of using the small sites metric, small sites are required to meet both of the following criteria:

(a) Development sites where:

- For residential developments, the number of dwellings to be provided is between one and nine inclusive on a site having an area of less than one hectare;
- Where the number of dwellings to be provided is not known, the site area is less than 0.5 hectares;
- For all other development types where the site area is less than 0.5 hectares or less than 5,000 square metres.

(b) Where there is no priority habitat present within the development area (excluding hedgerows and arable margins).

2.2.7 The results of applying the Biodiversity Metric or Small Sites Metric should be submitted to the Council as part of a planning application and could be included in an Ecological Assessment which is part of the Council's [local validation requirement](#) for planning applications (see table 2 on Part Three of this SPD and para 3.2.6).

2.2.8 The Chartered Institute of Ecology and Environmental Management (CIEEM) has published a document entitled '[Good Practice Principles for Development](#)' which is focused on BNG.

2.2.9 CIEEM have also published [Biodiversity Net Gain Report and Audit Templates](#) that provide a framework for writing reports for projects that are aiming to achieve BNG. Applicants are encouraged to use this framework to demonstrate

compliance with Policy ENV4 on delivering net gain in biodiversity. The templates set out a suggested structure and content for reports specifically produced in relation to BNG assessments. Such report templates could be used and included in an Ecological Assessment, which is part of the Council's [local validation requirement](#) for planning applications (see table 2 on Part Three of this SPD and para 3.2.6).

The biodiversity and geodiversity of land and buildings [Policy ENV4(a)(iv)]

2.2.10 Paragraph 2.0.1 introduced the concept of biodiversity; it is the term used to refer to all of the living species in one region or ecosystem. Geodiversity is the variety of rocks, minerals, fossils, soils, landforms and the natural processes which form and alter them. Applicants are required under Policy ENV4 (a)(iv) to conserve and manage the biodiversity and/or geodiversity value of land and buildings within a proposed site (see full policy text at Appendix A of this SPD). Applicants are required to show how the requirements of this criterion has been met through an Ecological/Geological Assessment – see Table 2 in Part Three of this SPD and para 3.2.6.

2.2.11 Understanding the natural processes that shape our landscapes and ecosystems has an important role to play in their sustainable management. Accordingly, all new developments must be developed based on a clear understanding of their effects on biodiversity and geodiversity and other environmental interests. In this respect, the relevant publication of Natural England entitled '[Geology and biodiversity – making the links](#)' is useful in informing and assisting applicants in terms of site management and carrying out surveys.

Trees, woodlands and hedgerows [Policy ENV4(a)(v)]

2.2.12 Native plants are plants indigenous to a given area in geologic time. This includes plants that have developed, occur naturally, or existed for many years in an area. There are several important advantages to planting and retaining native plants. For example, native plants require less usage of pesticides and fertilisers. Planting native trees and shrubs is an excellent way to support biodiversity. Flowering trees can be particularly important for pollinators in springtime and they also provide food for birds and mammals in the autumn. Paragraph 131 of the [NPPF \(2021\)](#) promotes the planting of trees in all new streets.

2.2.13 Policy ENV4 (a)(v) also refers to incorporating appropriate planning, using locally characteristic tree and plant species, where possible (see full policy text

at Appendix A of this SPD). These may not necessarily be native planting but are characteristic to a particular area. There is reference in this policy criterion to retaining and integrating hedgerows, which play an important part in both wildlife protection and contributing to the character, appearance and setting of a local area. Many hedgerows act as ecologically favourable and visually attractive natural boundaries to development sites.

2.2.14 It should be noted that tree planting is also an important element of the Craven Climate Emergency Strategic Plan, in terms of devising methods to reduce carbon in the local plan area. Applicants can contribute to this aim by meeting the policy requirement of ENV4(a)(v) by increasing trees and woodland on development sites, using native and locally characteristic species on where possible.

2.2.15 Retaining and integrating existing mature and healthy trees and hedgerows that make a positive contribution to the character and appearance of an area is an aim of criterion (a)(v). Both existing trees and hedgerows provide vital environments for biodiversity as well as corridors for biodiversity across the countryside, and particularly in framed landscapes such as in Craven. Hedgerows provide both food and nesting areas for insects, birds and mammals. Flowering hedgerows that contain willow, blackthorn, and hawthorn provide vital food for bees in spring and for birds and mammals in the autumn. Hedgerows should only be cut every three years to encourage flowering. The bases of hedgerows should not be sprayed so as to allow wildflowers to grow and provide suitable areas for insects. (see full policy text at Appendix A of this SPD).

2.3.0 Movement of wildlife, and enhancement, improvement and creation of green infrastructure

Enabling the Movement of Wildlife

[Policy ENV4(a)(vii)]

2.3.1 Policy ENV4 (a)(vii) requires development proposals to achieve BNG, where possible by enabling wildlife to move freely throughout the environment ((see full policy text at Appendix A of this SPD). Practical ways to enable wildlife to move throughout both the natural and built elements of any proposed scheme include the creations of new habitats - for example through tree planting or the creation of new wetlands and through the retention and integration of existing habitats on a site, where possible. Applicants need to assess what wildlife habitats exist on a site and demonstrate how a proposal enables the free movement of wildlife throughout the local environments, which includes the site itself and the ability of wildlife to move to the wider area.

2.3.2 The site layout of relatively large developments is important in ensuring the easier movement of wildlife. For example, if a site has a body of water such as a stream on its southern boundary, it would usually make sense to concentrate the site's green infrastructure in its southern area. In this example, native and locally characteristic tree and shrub planting can provide additional area and shelter for the biodiversity inhabiting and using the stream. Such planting could provide links to other existing areas of green infrastructure, both within and outside the application site, allowing wildlife to move throughout the local environment. Hence, it is about planning a suitable layout and using green infrastructure for the maximum benefit of wildlife, given the general constraints that the applicant is working under.

2.3.3 In addition to the layout, the design of the buildings can assist wildlife to move more freely and easily throughout the local environment. For example, suitably located bat and bird boxes attached to buildings and farmyard barns can greatly assist such biodiversity in terms of providing a home and allowing easier movement within the site and beyond.

Enhancement, Improvement and Creation of Green Infrastructure [ENV5 (a) (ii), (iii) & (b)]

2.3.4 Policy ENV5 (a) (ii) (iii) & (b) require development proposals to avoid loss or harm to existing GI networks, enhance or create new links in the existing GI network, where possible (see full policy text at Appendix A of this SPD). GI assets can take many forms, but the main types are:

- Natural and semi-natural urban green spaces;
- Parks and gardens, including urban parks, country parks and formal gardens;
- Green corridors, including river and canal banks and extensive areas of natural habitat;
- Cycleways and rights of way;
- Outdoor sports facilities and provision for children, teenagers and adults;
- Amenity green space and accessible countryside in urban fringe areas;
- Allotments and community gardens, cemeteries and churchyards;
- Green roofs and walls.

2.3.5 For green infrastructure policy and strategies to be successfully implemented, it is necessary to have the mutual support and cooperation of many diverse and separate agencies and individuals working closely together in an open and positive manner. Provision of GI and natural habitats is the key element of enabling movement of wildlife within local and regional environments, as discussed in paragraphs 2.3.1 to 2.3.3. The [Yorkshire & Humber GI Mapping](#)

[project](#), and the GI corridors it identifies, is useful to applicants in ensuring they incorporate means of enhancing, improving and creating new GI.

Green & Grey Infrastructure:

- 2.3.6 Some elements of green infrastructure may not be 'green' in a traditional sense. Natural areas, parks and recreational systems and open spaces can be considered to be 'green infrastructure', whereas built infrastructure and systems, roads and bridges, water and electrical lines and other community systems can be described as 'grey infrastructure'. Some elements, such as service areas of industrial parks, could be classed as 'grey' but still contribute to the wider functioning of a green infrastructure network. Hence, the potential contribution of roadside verges and amenity areas, for example, will play a role in the Craven's green infrastructure network.
- 2.3.7 It hence follows that green infrastructure can take a variety of forms and fulfil a variety of functions, including:
- Biodiversity – ranging from large designated sites to habitats identified within Biodiversity Action Plans;
 - Landscape – designated features and other valuable landscape components;
 - Open space – amenity green space in urban and rural areas;
 - Rivers, streams and watercourses;
 - Public Rights of Way.

Water Environment as part of GI:

- 2.3.8 The local plan area's rivers, streams and the Leeds & Liverpool canal are key components of the green infrastructure network, as they provide unique habitats and settings for wildlife, acting as linear linkages across the local plan area and beyond that can, in a natural or semi-natural form, facilitate habitat migration. Rivers and watercourses can be enhanced to maximise these functions by, for example, establishing wide, semi-natural margins along at least one bank. River corridors are important rural assets, but are also particularly important in urban areas, where corridors can be constrained by development.
- 2.3.9 The water environment can also provide an important resource for sport and recreation. This can contribute to the enhanced health of residents, and it adds to the multi-functionality of the water environment as a green infrastructure asset. Streams and watercourses can, however, also be a cause of flooding, which is a recognised problem in some parts of the local plan area. Flooding can also arise as a result of surface water management problems. Green infrastructure has the potential to alleviate some of these forms of flooding

through providing flood storage in times of heavy rain, and the increased presence of permeable surfaces within green spaces can play a substantial role in minimising surface water run-off. Paragraph 5.55 of the local plan references [The Green & Blue Infrastructure Strategy \(2017 – 2036\)](#) developed by the Leeds City Region. It also references the Leeds and Liverpool Canal Towpath Access Development Plan, which is a current project with the aim of capitalising on the value of the Leeds & Liverpool Canal.

2.3.10 The Green & Blue Infrastructure Strategy is a useful document for applicants to refer to when considering how a proposal can enhance existing GI corridors. It includes the Fresh Aire Project for the enhancement of GI assets along the Aire and Calder river valley, linking the south of Craven to the YDNP upstream and to the urban areas of Bradford and Leeds downstream.

2.3.11 Proposed developments that are large enough can create a lagoon system for SuDS schemes, which can also be of enormous importance for biodiversity in Craven. A newly created pond or other wetland will be colonised immediately by aquatic insects, and over time this will evolve to serve as a local reservoir of biological diversity. Wetlands of any size are generally favourable for biodiversity. The Council's Flood Risk & Water Management SPD provides more information on SuDS schemes.

2.3.12 Green infrastructure within a development should include attractive, engaging and safe outdoor spaces which meet a variety of social, health and well-being needs for local people, including contact with nature, recreation, education, active travel (including walking and cycling), water management, landscape amenity, and 'climate cooling'. Such spaces may include parks, play areas, community gardens, housing estate landscapes, playing fields, off-road walking and cycling routes, rivers, canals, road verges and structural landscaping, Local Space Green designations and private gardens. Accessibility need not always be direct and physical – it can be visual and/or experienced through hearing. There are numerous good practice documents which the applicant can refer to. Natural England have published [GI Guidance](#), and the TCPA and the Wildlife Trusts have released [good practice guidance for GI and biodiversity](#).

Multifunctional GI:

2.3.13 The integration and interaction of different GI functions within a single site is sought where appropriate, and across a GI network as a whole. Within the network, some spaces will have primary functions, such as biodiversity within nature reserves or amenity within local parks, but this does not necessarily exclude other functions. Multi-functional GI can also be viewed as the application of an 'ecosystem approach'. The planning and implementation of GI

should be based on up-to-date ecological evidence and relevant information about GI assets.

Development Principles for Allocated Sites [Policies ENV4 (f), ENV5 (d)]

2.3.14 Criterion (f) of Policy ENV4 and criterion (d) of Policy ENV5 list allocated named sites located within the settlements of Skipton, Settle, Bentham, Glusburn & Cross Hills, Gargrave, and Burton in Lonsdale (see full policy text at Appendix A of this SPD). These allocated sites are accompanied by development principles which require the incorporation of areas of green infrastructure where an overall net gain in biodiversity will be expected. Development principles for allocated sites are set out in the [Craven Local Plan](#) policies SP5 – SP11.

2.3.15 These development principles also explain, apart from biodiversity enhancement on site, what the wider landscape purpose(s) of the green infrastructure provision is. These reasons can include the provision of recreation mitigation for a nearby Special Protection Area (SPA) or Special Area of Conservation (SAC), providing a buffer to open woodland close by, helping to provide a new Public Rights of Way connection, or providing a buffer to Flood Risk Zone 2 or 3 areas close or adjacent to the site. Applicants proposing development on allocated sites should pay particular attention to the development principles for that allocated site, and how they interact in order to produce the desired outcomes for the site.

2.3.16 In order to meet the Council's existing local validation requirements, an ecological assessment/ biodiversity appraisal may be required for some allocated sites. Specific allocated sites require a biodiversity appraisal to be prepared, which would form part of an ecological assessment.

2.4.0 Management and maintenance of Biodiversity and Green Infrastructure

Long-term GI management mechanisms in Craven [Policy ENV5 (a)(ii)]

2.4.1 Policy ENV5 (a)(ii) requires that the long-term maintenance and management of existing and newly created green infrastructure (and thereby the biodiversity within them) should be secured where possible (see full policy text at Appendix A of this SPD). Craven District Council will use planning conditions within permissions for small-scale development for ensuring appropriate maintenance and management of sites where biodiversity net gain has been secured. For larger proposals, Section 106 legal agreements would be the primary mechanism for achieving long-term management and maintenance.

2.4.2 Paragraph 1.4.4 of this SPD refers to the Environment Act. The Act sets out that the habitat secured via biodiversity net gain should be secured for at least

30 years via obligations or a conservation covenant. A conservation covenant is an agreement between a landowner and a body such as a local authority to do or not do something on their land for a conservation purpose. This may be, for example, an agreement to maintain woodland and allow public access to it, or to refrain from using pesticides on native vegetation. These agreements are long lasting and can continue after the landowner has parted with the land, ensuring that its conservation value is protected for the public benefit. Within the Environment Act provisions, conservation covenants are legally binding. This means that once these covenants are agreed, they cannot be ignored/avoided/removed, and the rules of the covenant must be abided by indefinitely (or for whatever length of time has been specified). Conservation covenants are voluntary, which means landowners can choose whether or not to enter into them freely. A 30-year legal obligation or conservation covenant is considered by the Council to meet the requirements of Policy ENV5 for long term maintenance and management of green infrastructure and biodiversity.

PART THREE: PREPARING AND SUBMITTING PLANNING APPLICATIONS

3.2.0 Pre-application discussions

- 3.2.1 The importance of pre-application engagement between developers and the local planning authority and early resolution of policy issues ('front loading') is highlighted within the [NPPF](#), in paragraphs 39 to 46. Also, in light of the Council's Climate Emergency Strategic Plan (CCESP), it is important to reflect one of the actions of the CCESP here. This action (CND03) states that the Council will *"work with developers as new sites across Craven are approved to ensure that opportunities for efficiency and carbon reduction are maximised."*
- 3.2.2 The key aim of policies ENV4 and ENV5 is that growth in housing, business and other land uses are accompanied by improvements in biodiversity and enhancements and expansion of the green infrastructure network. In order to achieve this in proposed developments, and to meet the specific requirements of each policy, an applicant should refer to the relevant policies of the adopted local plan and the further detail provided in Part Two of this SPD. The applicant should then discuss these matters at the earliest opportunity with the Council's Development Management (DM) team. It is the Council's practice to charge for all such engagement. Pre-application enquiry forms and charging rates for the Council can be found at: <https://www.cravendc.gov.uk/planning/information-and-advice/obtaining-pre-application-planning-advice-temporarily-suspended/>. Contact details at the time of publication for the Council's Development Management (DM) team: planning@cravendc.gov.uk.
- 3.2.3 Paragraph 174 of the [NPPF](#) states that planning policies and decisions should contribute to and enhance the natural and local environment. Early discussions between applicants, Craven District Council and the relevant local community about existing and proposed biodiversity and green infrastructure of an emerging scheme is important for clarifying expectations and reconciling local and commercial interests. The opportunity for the Council to inform and influence the green infrastructure design of a proposed development early in the design process is a more efficient process than an applicant trying to implement suggested revisions at a later stage, particularly with major proposals.

3.3.0 Documents to Support a Planning Application

- 3.3.1 The information in Table 1 below lists relevant supporting documents, many of which will be necessary and/or helpful, to accompany an application to show how the requirements of policies ENV4 and ENV5 have been met, both in relation to the Council's validation requirements and other supporting documentation. Table 1 includes the national validation requirement for

architectural drawings to accompany any planning application, therefore applicants are encouraged to commission an architect or suitably qualified professional to produce drawings that fully consider the design of any development proposal. Applicants may also need to provide other supporting documents not listed in the table below (such as a [Planning Statement](#)) depending on the individual circumstances of a proposal.

3.3.2 Where the supporting documents, necessary to meet the Council's validation requirements are not required, applicants are encouraged to provide supporting documentation setting out similar information, in order to show how the proposal conforms with relevant adopted local plan policy criteria, including policies ENV4 and ENV5.

3.3.3 The local validation requirements referred to in this SPD were published by the Council on 1st September 2020. It should be noted that the Council has a requirement to review local validation lists at least every two years, hence users of this SPD should refer to the most up to date [local validation requirements](#) published on the Council's website.

Table 1: Supporting documents which are commonly required to accompany a planning application

Craven Local Plan Policy	Supporting Documents	Purpose	Further Information
SD1, SD2, ENV3, ENV4 & ENV5	Preliminary drawings, site and location plans.	Pre-application discussions relating to overall design of a proposal.	Pre-application enquiry forms and charging rates for the Council can be found at: https://www.cravendc.gov.uk/planning/information-and-advice/obtaining-pre-application-planning-advice-temporarily-suspended/
ENV3, ENV4 & ENV5	Architectural drawings are a national validation requirement and are necessary to accompany the planning application.	To set out the scale, design and layout of a proposal.	CDC website: https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/statutory-national-information-requirements/
ENV4 & ENV5	Environmental Impact Assessment (EIA) is a national validation requirement and may be necessary to accompany a planning application	To analyse the impact of the proposal on the environment and put forward mitigation effects (see guidance below in paragraphs 3.2.4 and 3.2.5).	CDC website: https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/environmental-impact-assessments/

ENV4 & ENV5	Ecological or Geological Assessment is on the Council's local validation list and may be necessary to accompany the planning application	To set out where a designated site may be affected by the proposed development, with the survey appropriate to the scope and scale (see guidance below in paragraph 3.2.6).	CDC website: https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/local-information-requirements/ecologicalgeological-assessment/
ENV3 (s) & (t), ENV4 and ENV5	Sustainable Design and Construction Statement is on the Council's local validation list and is necessary to accompany the planning application.	To explain how a proposal's design and construction will contribute towards the achievement of sustainable development and, in particular, to the mitigation of and adaptation to climate change, in line with relevant policies of the Craven Local Plan and the National Planning Policy Framework (NPPF) .	Appendix B of the Good Design SPD and CDC website: https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/local-information-requirements/sustainable-design-and-construction-statement-sdcs/
ENV4	A Protected species report/survey is on the Council's local validation list and may be necessary to accompany the planning application.	A biodiversity assessment will be required for all major applications or greenfield development that could directly or indirectly impact on rare, protected, or notable species or habitats. A protected species report/survey would form part of a biodiversity assessment.	CDC website: https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/local-information-requirements/protected-species-survey-and-report/
ENV4	A Tree and Hedgerow Care Plan / Arboricultural Survey is on the Council's local validation list and may be necessary to accompany the planning application.	If there are any trees and/or hedges within a 10m distance where they may be affected by the proposed development, an Arboricultural Survey will be required.	CDC website: https://www.cravendc.gov.uk/planning/planning-applications-and-notifications/national-and-local-planning-validation-requirements/local-information-requirements/tree-and-hedgerow-care-plan-arboricultural-survey/

- 3.3.4 Certain proposed developments may require an Environmental Impact Assessment (EIA), depending on an analysis of their environmental impact (see Table 1). An EIA is a process of evaluating the likely environmental impacts of a proposed project or development, taking into account inter-related socio-economic, cultural and human-health impacts, both beneficial and adverse. The EIA assists Craven District Council to determine applications which require such environmental impact analysis. An EIA is required for proposed developments listed under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (<https://www.gov.uk/guidance/environmental-impact-assessment>). There are also Screening Report and/or Appropriate Assessment requirements for internationally designated sites, and more information is available at paragraphs 2.1.2. to 2.1.6 above.
- 3.3.5 If applicants are unsure whether a proposal requires an EIA, they can submit a request for a Screening Opinion. The site location plan, plus a description of the proposal and its possible effects on the environment, are required to be submitted. The Development Management team can consult with relevant organisations and reply to the request within 21 days. If an applicant is sure that a proposal requires an EIA by virtue of either Schedule 1 or Schedule 2 of the Regulations, or from the results of a screening opinion, then they can request a scoping opinion. Craven District Council can confirm what is considered to be the main effects of the development and the topics that the environmental statement should cover.
- 3.3.6 An ecological or geological assessment is required for a proposed development where it is likely to affect a designated site of ecological or geological interest, which is an [existing validation requirement](#). Such assessments are required for all developments within or immediately adjacent to the protected sites: Sites of Special Scientific Interest (SSSIs), Special Protection Areas (SPAs), and Special Areas of Conservation (SACs). The location of such designations is available to view using the webpage: <https://www.gov.uk/check-your-business-protected-area>. Some of these layers are also on the [Open Spatial Data](#) page on the Craven District Council website. The requirements are different for each protected site designation, and any survey would be informed by the results of a search for ecological and/or geological data. The survey must be to an appropriate level of scope and detail and must record which habitats and features are present on and around the development site. In addition to an assessment, a protected species survey and report may be required, and this can be established through discussion with the Development Management team.

3.4.0 Outline, Reserved Matters and Planning Conditions

- 3.4.1 The Council may wish to encourage details relating to green infrastructure and biodiversity on a development site to be agreed as part of the initial permission, so that important elements are not deferred for later consideration. It can also be important to ensure that applications to discharge conditions or amend approved schemes do not undermine development quality.
- 3.4.2 Applications for outline planning permission should seek to establish whether the scale and nature of a proposed development would be acceptable before fully detailed proposals are put forward. Green infrastructure provision and biodiversity enhancements can be considered at this stage in order to assist community engagement, inform a design and access statement (where required), and provide a framework for the preparation and submission of reserved matters proposals. Design quality of green infrastructure proposals and biodiversity improvements cannot be fully achieved through an outline planning application alone. Outline applications can include some details relating to proposals for green infrastructure and biodiversity enhancements on a development site where these are fundamental to decision making, however the Council would expect the reserved matters application to provide full details of GI and biodiversity net gain, where possible, within a proposed scheme.
- 3.4.3 [Pre-application advice](#) can be used as a stage for applicants and the Council to discuss the use of planning conditions in relation to proposed enhancement, improvement and/or creation of green infrastructure and biodiversity. Hence, this is an opportunity for prospective applicants and the Council to discuss the intended approach to a site and how green infrastructure and biodiversity policies and guidance need to be applied.

3.5.0 Community engagement

- 3.5.1 Paragraph 174 of the [NPPF](#) states that planning policies and decisions should contribute to and enhance the natural and local environment. Green infrastructure and biodiversity should be considered throughout the evolution and assessment of individual proposals. Early community involvement and consultation on a scheme is encouraged by the Council, as set out in section five of the Council's [Statement of Community Involvement](#) (SCI).

3.5.0 Masterplans

- 3.5.1 There are a number of allocated sites in the [local plan](#) which require the preparation of a masterplan, as set out within the development principles for the site (within policies SP5 and SP6). Masterplans set the vision and implementation strategy for a development. They are distinct from local design

guides as they focus on site specific proposals such as the scale and layout of the development, mix of uses, transport and green infrastructure. Masterplans generally should include details of green infrastructure and biodiversity improvements, in the manner discussed in this SPD.

Appendix A

Policy ENV4: Biodiversity

Growth in housing, business and other land uses on allocated and non-allocated sites will be accompanied by improvements in biodiversity. This means that:

- (a) Wherever possible, development will make a positive contribution towards achieving a net gain in biodiversity and in particular will:*
 - (i) “Ensure that there is no adverse effect on any international designated site’s integrity, either alone or in combination with other plans and projects, which is to be demonstrated through Appropriate Assessment. In cases where Appropriate Assessment concludes that adverse effects cannot be avoided or adequately mitigated, development proposals will not be acceptable unless the IROPI test under Article 6(4) of the EU Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (The Habitats Directive) has been passed and appropriate and suitable compensatory measures are provided.”*
 - (ii) “Ensure that there is no adverse impact on any national or local designated sites and their settings, unless it has been demonstrated to the satisfaction of the local planning authority that the benefit of, and need for the development clearly outweighs the impact on the importance of the designation”.*
 - (iii) “Avoid the loss of, and encourage the recovery or enhancement of ecological networks, habitats and species populations (especially priority habitats and species as identified in the Craven Biodiversity Action Plan, 2008 or any subsequent update) by incorporating beneficial biodiversity features in the design (i.e. through landscaping or SuDS)”.*
 - (iv) Conserve and manage the biodiversity and/or biodiversity value of land and buildings within the site;*
 - (v) Increase trees and woodlands by incorporating appropriate planting, using native and locally characteristic tree and plant species where possible, and retaining and integrating existing mature and healthy trees and hedgerows that make a positive contribution to the character, appearance and setting of an area;*
 - (vi) Ensure there is no deterioration in the Water Framework Directive ecological status of surface or ground waterbodies as a result of the development;*
 - (vii) Enable wildlife to move more freely and easily throughout the local environment, including both the natural and built elements.*
- (b) Development proposals should achieve benefits in biodiversity that are equal to, or where possible exceed the biodiversity value of the site prior to development. Where improvements in biodiversity are achievable these should be on site; however if this is not possible or practical, an equivalent improvement should be provided off-site by way of mitigation; ideally, this should be as close to the site as possible.*
- (c) Development proposals that result in a significant loss in, or harm to, biodiversity on site, and where no compensatory measures are proposed, will be resisted.”*
- (d) Would-be developers should be aware that compensation through replacement of biodiversity assets may not be practical or realistic in every case (e.g. recreating ancient woodland or ancient wood pastures) and that any development scheme based on such impractical or unrealistic proposals will not be acceptable.”*

- (e) *The loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland would be wholly exceptional;*
- (f) *The following allocated sites (local plan, page 143) are accompanied by guiding development principles which identify indicative areas of green infrastructure within each site where an overall net gain in biodiversity will be expected.*

Policy ENV5: Green Infrastructure

Growth in housing, business and other land uses will be accompanied by an improved and expanded green infrastructure network. This will be achieved in the following ways:

- (a) *Wherever possible, development proposals will:*
 - (i) *Avoid the significant loss of, or harm to, existing green infrastructure assets and the disruption or fragmentation of the green infrastructure network;*
 - (ii) *Enhance existing or create new green infrastructure and secure its long-term management and maintenance;*
 - (iii) *Enhance existing or create new links in the green infrastructure network, including habitat corridors that help wildlife to move more freely through the local environment.*
- (b) *Development proposals should achieve improvements to the green infrastructure network where possible. Where improvements are viable these should be achieved on site, however if this is not possible or practical, contributions for off-site enhancements should be made for projects as close to the site as possible in order to promote linkages and stepping stones across the green infrastructure network.*
- (c) *Development proposals that result in a significant fragmentation or loss to the green infrastructure network, and where no compensatory measures are proposed, will be resisted.*
- (d) *The following allocated sites (local plan, page 149) are accompanied by guiding development principles which set out more specifically how improvements and growth to the green infrastructure network can be achieved on each site.*

Appendix B: International, National and Local Designated Sites of relevance to the Craven Local Plan

The designated sites listed below in the following two tables are sites deemed of relevance to the Craven Local Plan because they are either:

- Within or partially within the local plan area;
- Are located on the boundary or sufficiently close to the local plan area;
- Are close to the local plan area and may be affected by means of a connecting water network such as a river.

(a) International Designated Sites of relevance to the Craven Local Plan

SPAs and Location	SACs and Location	Ramsar sites and location
North Pennine Moors (northeast of district area)	South Pennine Moors (northeast of district area)	Leighton Moss (northwest of district area)
South Pennine Moors Phase 2 (south-eastern boundary, and southeast of district area)	North Pennine Moors (south-eastern boundary, and southeast of district area)	Malham Tarn (north of district area)
Bowland Fells (to west and southwest of district area)	Ingleborough Complex (northeast of district area)	Humber Estuary (east of district area)
Leighton Moss (northwest of district area)	Craven Limestone Complex (north of district area)	
Morecambe Bay (west of district area)	Morecambe Bay Pavements (west of district area)	
	North Pennine Dales Meadows (north of district area)	

See Appendices I and II of the Craven Local Plan's Habitats Regulation Assessment for mapping information for these internationally designated sites. This is available to view at <https://www.cravenc.gov.uk/planning/spatial-planning/evidence-and-monitoring/sustainability-and-habitats/>

National and Local Designated Sites of relevance to the Craven Local Plan

SSSIs	SINCs*	LNRs
Hambleton Quarry	<i>*The Spatial Planning team</i>	Embsay Nature Reserve (within the YDNP)
Haw Crag Quarry	<i>are looking into ways for the</i>	
Hesley Moss	<i>relevant GIS layer on SINCs</i>	
Holy Well Bridge	<i>to be accessible if possible</i>	
Pan Beck Fen		
River Ribble (Long Preston Deeps)		
Stonehead Beck		
South Pennine Moors		
West Nidderdale, Barden and Blubberhouses Moors		
White Moss		

Appendix C: Glossary

Adaptation: Adjustment in natural or human systems to a new or changing environment.

Baseline study: Work done to collect and interpret information on the condition/trends of the existing environment. This can be used to establish a baseline state against which future change is measured.

Biodiversity: Biological diversity means the variability among living organisms from all sources including, inter alia, terrestrial, marine, and other aquatic ecosystems and the ecological complexes of which they are a part, this includes diversity within species, between species and of ecosystems.

Biodiversity net gain: Additional conservation outcomes that can be achieved for the biodiversity values. Net gains may be achieved through the implementation of programs to enhance habitat, and protect and conserve biodiversity and/or the development of a biodiversity offset.

Biodiversity offsets: Measurable conservation outcomes resulting from actions designed to compensate for significant residual adverse biodiversity impacts arising from development after appropriate prevention and mitigation measures have been taken.

Climate change: A change in the state that can be identified (e.g. by using statistical tests) by changes in the mean and/or the variability of its properties, and that persists for an extended period, typically decades or longer.

Green infrastructure: An interconnected network of natural areas and open spaces that conserves natural ecosystem values and functions, sustains clean air and water, and provides a wide array of benefits to people and wildlife.

Habitat banking: A market where credits from actions with beneficial biodiversity outcomes can be purchased to offset the debit from environmental damage. Credits can be produced in advance of, and without ex-ante links to, the debits they compensate for, and stored over time.

Habitat fragmentation: The ‘breaking apart’ of continuous habitat into distinct species.

Landscape approach: Dealing with large-scale processes in an integrated and multidisciplinary manner, combining natural resources management with environmental and livelihood considerations.

Landscape connectivity: The degree to which the landscape facilitates or impedes movement among resource patches.

Mitigation: Measures which aim to reduce impacts to the point where they have no adverse effects.

Mitigation hierarchy: a tool which aims to help manage biodiversity risk, and is commonly applied in Environmental Impact Assessments (EIAs). It includes a hierarchy of steps: Avoidance, Minimisation, Rehabilitation, Restoration and Offset.

National Planning Policy Framework (NPPF): This document provides the framework for producing local plans for housing and other development, which in turn provide the background against which applications for planning permission are decided. It was first published in 2012 and it applies only to England.

Resilience: The capacity of a natural system to recover from disturbance.

Restoration: The process of assisting the recovery of an ecosystem that has been degraded, damaged, or destroyed. An ecosystem has recovered when it contains sufficient biotic and abiotic resources to continue its development without further assistance or subsidy it would sustain itself structurally and functionally, demonstrate resilience to normal ranges of environmental stress and disturbance, and interact with contiguous ecosystems in terms of biotic and abiotic flows and cultural interactions.

Species richness: The number of species within a given sample, community, or area.

Sustainability: A characteristic or state whereby the needs of the present and local population can be met without compromising the ability of future generations or populations in other locations to meet their needs.

Viable population: A self-supporting population with sufficient numbers and genetic variety among healthy individuals and breeding pairs that are well enough distributed to ensure a high probability of survival despite the foreseeable effects of demographic, environmental and genetic events, and of natural catastrophes.

Watercourse: Natural or man-made channel through or along which water may flow.