

Core Strategy Issues & Options:
Environment and Design Consultation Paper 4
Response Form Summary

SECTION 2: OPTIONS

A. Protection of Rural Landscape*

A1 Option 1: Continuation of existing Local Plan approach to protect and maintain the character of the countryside. **8 responses**

A2 Option 2: Adopt a new approach where policy development would be informed by the landscape character set out in the Landscape Appraisal for Craven District outside the Yorkshire Dales National Park and Forest of Bowland AONB 2002. **19 responses**

A3 Option 3: Do nothing and leave protection of open countryside to National and Regional Policy. **1 response**

A4 Option 4: Another Way? **2 responses**

*Air, water, soil quality and biodiversity are encompassed in the term rural landscape

A4-1 If you feel that option 4 should be pursued i.e., another way please set out your suggestions for the vision below:

- **Option 2 and obligatory protection of wildlife habitats. Character of villages must be maintained.**

A99 - Comments

Any Other Comments

From the comments submitted in respect of the option presented on Protection of the Rural Landscape the most preferred option is Option 2; Future LDF policies relating to landscape protection should aim to protect and conserve the important characteristics of the Craven landscape and be informed by other existing strategies such as RSS and the Northwest Yorkshire Strategic Flood Risk Assessment; Preparation of the LDF provides an opportunity for the existing Special Landscape Designation to be reviewed.

B. Flooding

In terms of protecting new development from the risks of flooding, emphasis should be placed on:

B1 Option 1: Locating development where there is market demand – the “do nothing” option. **0 responses**

B2 Option 2: Locating development within the lowest risk settlements/sites (free from flooding problems) **11 responses**

B3 Option 3: Locating development on sites within settlements/sites with some flood risk, if appropriate flood risk measurements are taken **4 responses**

B4 Option 4: A combination of Options 2 and 3 using a sequential approach and taking account of the results of a Strategic Flood Risk Assessment. This option would aim to focus development in specific locations, depending on the severity of risk. **13 responses**

B5 Option 5: A new approach **1 response**

B5-1 If you feel that a new approach should be taken forward i.e. Option 5, please set out your suggestions for the vision below:

- **Cut down greatly on any destruction of Greenfield sites for building.**

B99 - Comments

Any Other Comments

Preference given within comments submitted to options 2,3 and 4; Range of approaches suggested to protect the environment from flooding including limiting development on greenfield land, giving preference to brownfield development, requiring porous surfaces and landscaping within new developments together with investment in hillside gripping to reduce rate of rainwater run off, dredge beck's and culverts, and build water catchment ponds in upland areas, follow the gully maintenance programme, control planning permission on proposals that would put areas in risk of flooding as a result of new development and require forms of renewable energy generation within new developments.

C. Renewable Energy – Scale of Provision from Wind

The Regional Spatial Strategy (RSS) sets a target for the District of 17.6MW of energy to be provided from renewable energy sources by 2010. RSS also states

that 17MW, should come from wind energy. Therefore, in terms of scale of renewable energy development from wind sources, should emphasis be placed on:

C1 Option 1: The bringing forward of large scale provision of wind turbines
1 response

C2 Option 2: The bringing forward of small to medium scale provision of wind turbines
4 responses

C3 Option 3: The encouragement of micro schemes
18 responses

C4 Option 4: Encouraging the upgrading of existing renewable energy wind installations
2 responses

C5 Option 5: Allowing the market to determine the location of wind farms dependant on demand and technical ability (i.e. a 'do nothing' approach).
1 response

C6 Option 6: A balanced combination of the above options
10 responses

C99 - Comments

Any Other Comments

Preference given within comments submitted to options 3, 5 and 6; Suggested rewording of Option 5: *“Facilitate development of wind energy of varying scales within the district to fulfil the Regional Targets in RSS on sites which satisfy environmental criteria including effects on landscape, residential amenity, nature conservation and communications and other infrastructure.”*; Option 1 identified as likely to have an adverse effect on landscape character; Reference should be made to Environment Agency’s groundwater protection and contaminated land strategies, PPS23 and CLR11; Significant potential for small schemes as part of development schemes; mixed opinion regarding appropriateness of larger schemes; Landscape Character Assessment and commercial suppliers should be used to identify potential development sites; Preference for the development of potentially contaminated sites as opposed to greenfield sites.

D. Renewable Energy – Scale of Provision from Other Technologies

Although energy from wind is the most viable form of renewable energy at present, in the future there may be scope for other forms of renewable energy to be encouraged in developments. Therefore in order to further reduce green house gas emissions through the use renewable energy technologies other than wind, should emphasis be placed on:

D1 Option 1: Reducing consumption in new and existing households and commercial developments through implementing energy efficiency measures

e.g., sustainable urban drainage systems and through incorporating renewable technology e.g., solar roof tiles. **6 responses**

D2 Option 2: Developing other renewable energy sources such as biomass and hydro where practical in the District **3 responses**

D3 Option 4: A balanced combination of the above options **14 responses**

D4 Option 5: Do nothing. **6 responses**

D5 Option 6: A new approach **0 responses**

D5-1 If you feel that a new approach should be taken forward i.e. Option 6, please set out your suggestions for the vision below:

D99- Comments

Any Other Comments

Core Strategy should require all developments or those of a certain type and size to incorporate energy efficiency and sustainable construction measures; Authorities should provide help, advice and grants in relation to achieving renewable energy from technologies in developments; Small and medium scale combined power and heat generation together with grey water recycling should be encouraged in new developments; Core Strategy should be informed by draft RSS policy relating to renewable energy requirements in new developments; Core Strategy policy should require Sustainable Urban Drainage System in all new developments.

E. Townscape and Design – The Historic Built Environment and Open Space* Within Settlements

In order to determine the future protection of the historic built environment and the existing open spaces found within our settlements what priority should be given to the open character and historic nature of our towns and villages?

E1 Option 1: A high priority is given to protection of the historic built environment along with all existing areas of open space within town and village settlements protected in order to protect and maintain a sense of space. In order to protect

the existing open character of settlements, this option accepts the need for some Greenfield development outside development limits. **14 responses**

E2 Option 2: The level of protection of existing open spaces would be guided by the 'Assessment of Open Spaces for Craven outside the Yorkshire Dales National Park', 2004. This option may result in some areas of existing open space being released for development, but also accepts the need for some Greenfield development to occur. **8 responses**

E3 Option 3: Do nothing. Low priority would be given to protecting the historic built environment. As a result existing areas of open space would be developed according to market forces. Although this approach could encourage an element of town cramming thus creating a dense built environment, it could also result in less Greenfield land being brought forward for development. **0 responses**

E4 Option 4: A new approach **6 responses**

*Open space includes land identified within the adopted local plan as existing Important Open Space and Existing Recreation/Amenity Space. These sites are currently located both within and outside existing settlement development limits. Open space also includes various hard paved areas such as car parks.

E4-1 If you feel that a new approach should be taken forward i.e. Option 4, please set out your suggestions for the vision below:

E99- Comments

Any Other Comments

Options 1 and 2 were given preference in the comments received; view expressed that development of open spaces/greenfield should be allowed where appropriate in settlements identified for growth in the Settlement Strategy and be informed by robust surveys of open spaces, however view also expressed that greenfield development should be strictly controlled; Infill and development of school playing fields should be strictly controlled; Priority should be given to protection of the historic environment including archaeological heritage; Existing policy of development restraint should be taken forward into the LDF; Core Strategy should include policies to improve natural resources and design in terms of the public realm, new developments and reducing crime.

F. Conservation and Design

F1 Question 1

How can the LDF preserve and enhance existing Conservation Areas in the plan area?

- **Preserve and enhance existing conservation areas by ensuring that development is strictly controlled and in keeping with the character of the area.**
- **Allow opportunities for innovative and quality design and prevent inappropriate development.**
- **Adopted local plan policy relating to Conservation and Design should be taken forward into the LDF.**
- **Enforcement is key to achieving good design and conservation.**
- **Undertake Conservation Area Appraisals, which can be used to assess development proposals.**
- **Use existing town and parish plans as a basis for review of preservation and protection.**
- **Designate Conservation Areas where appropriate. Suggest that this happens in Bentham.**
- **Employ a Conservation Officer.**
- **Inform the public of guidance/policies.**
- **By refusing development on Greenfield sites and that which is harmful to the environment, not encouraging development of warehousing, which takes up large areas of land, encourage farm diversification.**
- **By giving a high priority to protection of the built environment and open spaces, in line with Option 1 set out in section E of the paper.**
- **Protect flora and fauna.**

F2 Question 2

How can LDF policies help to protect/enhance listed buildings?

- **By incorporating existing adopted/saved local plan policies relating to listed buildings within the LDF in addition to reflecting national guidance.**
- **Bring back listed building grant scheme in order to help fund maintenance of listed buildings.**
- **Enforcement is key to protecting listed buildings.**
- **Employ a Conservation Office to pro-actively work with owners and provide the guidance required. LPA should be the guardian of quality standards of design, conservation and provide expertise.**
- **Recognise that buildings evolve over time and allow appropriated re-use of buildings.**
- **Preserve and enhance listed buildings by ensuring that development is strictly controlled and in keeping with the character of the area.**
- **Provide guidance through SPD's for designated and non designated historic environmental assets.**
- **Carryout regular review of Buildings at Risk Register.**

F3 Question 3

How could the Local Development Framework improve urban quality and the design of places and new developments?

- By requiring good quality, innovative design that is in keeping with the area.
- Provide good quality advice, appropriate enforcement and funding for good design.
- Require village and town design statements to be produced in conjunction with local communities and apply to new development proposals.
- Consider preparation of SPD relating to design and conservation of the historic environment.
- By encouraging a variation in residential design and locating new residential development close to existing public transport links.
- Restrain car parking (including multi storey car parks) and examine potential for Park and Ride scheme for Skipton.
- Encourage energy conservation, minimization of waste and compulsory use of eco-friendly technologies such as solar power, micro wind power and Sustainable Urban Drainage Systems.

F4 Question 4

How can the LDF encourage development that is safe and secure to its users?

- Require design statements and use safety by design guidance in order to achieve good, safe design that is in keeping with the area.
- Work in conjunction with local communities, especially young people to prepare design statements.
- Development that is in scale within the existing built environment will normally be safer and more secure.
- Provide funding for well designed schemes.
- Restrict traffic, especially heavy goods vehicles and introduce speed limits within Skipton and villages.
- Each development must be considered on its merits on basis of local characteristics. A one policy fits all approach must be avoided.
- Application of Health and Safety regulations and Environment Agency Assessments should achieve good design.

F4-1 Should this apply to all kinds of development?

Yes: **14 responses** No: **40 responses**

F4-2 If No please explain why you feel this approach should not be taken forward.

F5 Question 5

Should policies contained within the Core Strategy encourage energy efficiency and sustainable construction in new developments?

Yes: **22 responses**

No: **2 responses**

Don't Know: **1 response**

F5-1 If No please explain why you feel this approach should not be taken forward:

- Requirements to achieve this are covered in other non planning legislation.
- Policies should not encourage but require this to be achieved in new developments.

Environment and Design – General Comment

LDF policy should be informed by the 2002 Landscape Appraisal; a separate set of options is required relating to biodiversity, which should be informed by PPS9 and draft RSS policies; LDF policies required for protection of all aspects of the historic environment i.e., those that are locally important together with water and waste recycling; support preparation of SPD on conservation and design; LDF policies should specify the percentage of energy used in new developments to come from local renewable sources; LDF policies should be informed by PPS22 and a robust sustainability appraisal of options; LDF should encourage management of demand for other natural resources and in particular portable water; recognised biodiversity constraints on both brownfield and greenfield sites; Supporting Biomass schemes should be given careful consideration in terms of impact of areas of large crops required as fuel.