



Craven Local Plan

Site Response Papers

(response to comments received during consultation on the pre-publication draft local plan 2017)

Background Paper

January 2018

Site Response Papers for the Craven Local Plan Pre-Publication Draft Consultation 19/6/17 to 31/7/17

The following tables provide a detailed summary of:

- Main issues raised in comments received
- The council's response on each issue
- Whether or not a change needs to be made to the draft plan
- Details of any changes made

Navigation of the document

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June – July 2017 Draft Local Plan

Site Response Paper by Settlement: Skipton

Main issues from consultation*	Response	Change required to the local plan (yes/no)	Changes made to the plan
Site Ref: SK013 Address: Land east of Aldersley Avenue and south of Moorview Way, Skipton			
Support for site:			
<p>The site is suitable for residential development as demonstrated by the extent of technical reports accompanying the application submission, is available now with a major volume house builder committed to a full application submission and is achievable within the five year period. The site is currently subject to an application for full planning permission for the erection of 97 dwellings.</p>	<p>This comment supports the draft site allocations. The aim of the new Craven Local Plan is to allocate sites for new housing and employment uses which are available, suitable and achievable within the plan period.</p>	<p>No</p>	
Objections to site:			
<p>No consideration has been given to the fact that the field is more than the agreed distance from the centre of town (believe this to be 880m).</p>	<p>The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, including the Environment Agency in terms of flooding risk of this site, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations concerning distance from the town centre, access, flooding and infrastructure issues have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of</p>	<p>No</p>	
<p>Traffic has still not been looked at after the recent Elsey Croft build. There is a suggestion of more homes on the same site causing even more traffic on already congested access. If access to the site is via Moorview Way, this is already overloaded with Elsey Croft traffic.</p>			

<p>Flood issues on Moorview Way have still not been resolved. The hillside is on a water table which will flood if even more should the site be built.</p>	<p>allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p>		
<p>Flood issues on Moorview Way have still not been resolved. The hillside is on a water table which will flood if even more should the site be built.</p>	<p>The Traffic Modelling Study for Skipton (April 2017) identifies junctions which may require improvement to increase capacity as a result of Local Plan. Of the junctions assessed as part of this study the mini roundabout at Shortbank Road / Newmarket Street and the roundabout at the bottom of the High Street (A6131 / A6069) has not been identified as requiring improvement to increase capacity as a result of Local Plan. Work is on-going relating to the traffic modelling of proposed local plan developments and in Skipton and calculation of developer contributions towards the improvement of junctions requiring improvement.</p>		
<p>Infrastructure needed to serve this site has not been completed. With Ings School closing where are the children going to go to school?</p>	<p>Appendix C to draft policy SP12: Infrastructure, Strategy and Development Delivery sets out an Infrastructure Delivery Plan (IDP), which assesses existing infrastructure provision in Craven and highlights current deficiencies, consider what new infrastructure needs will arise because of the development planned for in the new Local Plan and determines how these infrastructure needs will be met, to support new development. The IDP identifies who is responsible for providing it, how it will be funded and when it will be</p>		

	<p>delivered. The IDP identifies the education needs throughout the plan area over the plan period.</p>		
<p>Natural England notes sites SK081, SK082, SK108, SK088, SK089, SK090 and SK013 and has some concerns about impacts on the Yorkshire Dales National Park. Based on the information provided NE are fairly content with the citing of these allocations however NE are unclear about whether these sites have the capacity to accommodate the floorspace/housing numbers proposed without impacts on the National Park or the cumulative impact of developing all these sites on views into and out of the Yorkshire Dales National Park. NE advise that the council considers undertaking Landscape Capacity/Sensitivity Assessment in order to assess the capacity to accommodate housing and employment growth on the identified sites and considers the cumulative impact of the proposed sites around Skipton on the National Park. NE also advise that the Development Principles policies for these sites should include the requirement for LVIA on these sites.</p>	<p>The comments from Natural England are noted and it is confirmed that the YDNP Authority has been consulted as part of the consultation exercise and comments have been received from them and taken into account. As recommended by Natural England, the development principles for the site will include the need for a site specific Landscape Visual Impact Assessment.</p> <p>A LVIA carried out by the LPA has indicated that the site is visible from the YDNP; however any housing will form an extension to the existing built-up area to the north and south west of the site. The visual impact is thought to be minimal, and hence does not prevent the site’s allocation, however specific mitigation measures are recommended to reduce the identified visual impacts through the incorporation of an area of green infrastructure in the west, south and south east of the site to provide a buffer to the open moorland to the south and east, enhance biodiversity.</p> <p>The Council concurs with Natural England in that it would be beneficial to carry out further site specific LVIA work prior to development.</p> <p>Development principles to incorporate the requirement for LVIA for this site.</p>	<p>Yes</p>	<p>The following new development principle will be added requiring a LVIA for this site: “A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset”</p>

General comments for site:			
<p>No existing PROW across site. Potential to create additional PROW to promote urban fringe short walks for exercise & recreation.</p>	<p>An area of green infrastructure is proposed within the allocation along the southern and western boundaries with the aim of improving and expanding the green infrastructure network. This network is multifunctional by making valuable contributions to a range of issues, including recreation by providing opportunities to expand and link to the existing PROW network. The second draft development principle refers to this area of green infrastructure as providing a green corridor connection with the existing residential area at Aldersley Avenue and the play park to the north west of the site. This principle could be amended to replace the term “green corridor connection” with “...a new PROW connection”.</p>	<p>Yes</p>	<p>The second development principle will be amended to read: “Development proposals for this site will incorporate green infrastructure in the west, south and south east of the site to provide a buffer to the open moorland to the south and east, enhance biodiversity and provide a new PROW connection with the existing residential area at Aldersley Avenue and the play park to the north west of the site.”</p>
<p>This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.</p>	<p>Noted.</p>	<p>No</p>	
<p>Partial development is acceptable, however housing should be limited to ensure the retention of the existing green corridor between the lower reaches of Rombolds Moor and Shortbank Road.</p>	<p>Area of green infrastructure proposed in the south and west of the site.</p>	<p>No</p>	

Site Ref: SK015 Address: Cefn Glas, Shortbank Road, Skipton			
Support for site:			
Support for allocation of this site, however development should follow existing building line.	Part of the site relating to the dwelling known as Cefn Glas and residential curtilage is considered suitable for allocation. The eastern part of the SHLAA site is considered to be more rural in nature and encroaches into the open countryside/moorland.	No	
Objections to site:			
No consideration has been given to the fact that the field is more than the agreed distance from the centre of town (believe this to be 880m).	The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies (including the Environment Agency), sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations concerning distance from the town centre, traffic congestion and flooding have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.	No	
Traffic has still not been looked at after the recent Elsey Croft build. There is a suggestion of more homes on the same site causing even more traffic on already congested access. If access to the site is via Moorview Way, this is already overloaded with Elsey Croft traffic.			
Flood issues on Moorview Way have still not been resolved. The hillside is on a water table which will flood if even more should the site be built.			
	The Traffic Modelling Study for Skipton (April 2017) identifies junctions which may require improvement to increase capacity as a result of Local Plan. Of the junctions assessed as part of this study the mini roundabout at Shortbank Road / Newmarket Street and the roundabout at the bottom of the High Street (A6131 / A6069) has not been identified as requiring improvement		

	to increase capacity as a result of Local Plan. Work is on-going relating to the traffic modelling of proposed local plan developments and in Skipton and calculation of developer contributions towards the improvement of junctions requiring improvement.		
General comments for site:			
No existing PROW across site. Adjacent PROW should be protected.	Noted	No	
This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	Noted	No	
Site Ref: SK044 Address Former allotments and garages, Broughton Road, Skipton			
Support for site:			
The Environment Agency are pleased that the development principles for this site include the requirement for a Flood Risk Assessment (FRA).	This comment supports the draft site allocations.	No	
Objections to site:			
General comments for site:			
Proposed vehicular access is along PROW. Measures should be taken to provide a separate route for pedestrians.	In terms of access, the development principles for this site state: <i>"Access to the site is to be gained from Niffany</i>	No	

	<i>Gardens & Station Road.”</i> Both pedestrian and vehicular access would be provided via these access points.		
This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	Noted	No	
Site Ref: SK049 Land east of Skipton bypass, Skipton			
Support for site:			
Support for this allocation as the site: <ul style="list-style-type: none"> would contribute to achieve the LP objective of allocating a minimum of 28ha of employment land, as set out in draft policy SP2. Is promoted by the same developer that has secured planning consent in 2016 on adjacent land at Wyvern Park. Has good transport links to the rest of Skipton via direct access to Skipton Bypass. Is subject to completion of works to address wider flood risk issues in Skipton the site is considered available. <p>This site is demonstrably a highly suitable, sustainable and realistic allocation for employment land its allocation for such</p>	This comment supports the draft site allocations.	No	

within the Local Plan is sound.			
Area next to Engine			
Objections to site:			
<p>Objection to building or surfacing this site as it would affect the water table, drainage and surface water at Sandylands sports centre. Public views from the viewpoint in the Conservation Meadow revealing the Aire Valley would be spoilt by development.</p>	<p>The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations concerning flooding & public views have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p>	No	
<p>The expected delivery period for this site (post year 6) is noted. The inclusion of phasing is not appropriate in the Local Plan. The Plan should not place artificial restrictions on the delivery of this site should circumstances indicate that earlier delivery is feasible and desirable. Subject to completion of works to address wider flood risk issues in Skipton the site is considered available for development and its delivery will follow on from the delivery of the employment land at Wyvern Park.</p>	<p>The draft Local Plan does not phase sites; instead an expected delivery timeframe within the 2012-2032 plan period has been set for each draft allocation, based on size of site, information provided by the site owner/developer and the planning status of the site. Any information provided by the landowner/developer relating to the delivery timeframe of a draft allocated site, at this stage will be considered in preparing the Publication Draft Local Plan. Given the fact that the Skipton Flood Alleviation Scheme has not been fully completed and that the employment land at Wyvern Park has not yet been started, it is considered that the expected delivery timeframe of medium/long terms (6-15 years) is realistic.</p>		

	The local plan would allow for this site to come forward for development prior to this timeframe, if appropriate.		
General comments for site:			
No existing PROW across site. No further comments.	Comment noted	No	
Natural England requires clarity about the pink and blue cross hatching to the south and southeast of site SK049. It is understood that these sites are currently greenfield sites not an existing employment area or housing site. If these areas are proposed for such development in the plan then NE recommend that the sites should be assessed as allocations.	The blue hatched area is a committed housing site and the pink hatched area is a committed employment area (63/2015/15792). The green hatched area is an area of green infrastructure as set out within the approved plans for this site.	No	
This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria. As raised in 2013, this site contains land which, according to information that has been supplied to the County Council by the Environment Agency, has been using for landfill (Ings Lane Tip). Therefore, it is considered that it would be prudent to reflect, within the development principles specified for the site, that a ground assessment may be required prior to	Noted. Given the form use of the site as landfill, it is considered that the development principles for this site should require a ground condition assessment	Yes	The following development principles will be included for this site: “A ground conditions assessment is required to consider the potential presence of ground contaminants potentially arising from historical uses/activities in the area; Mitigation is to be provided where it is necessary;”

development to investigate the implications for the development of the former landfill.			
Buildings should be kept low with creation of green area to shield cemetery area.	Noted. The third bullet point will be amended to include the proximity to the existing cemetery and the need for the design and layout of any scheme to consider this existing land use.	Yes	<p>The third bullet point will be amended to read:</p> <ul style="list-style-type: none"> • ‘The site’s prominent location adjacent to the bypass on the town's south-east periphery and Waltonwrays Cemetery will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area and existing sensitive land uses are not adversely affected.’
Site Ref: SK058 Address: Whitakers Chocolate Factory Site, Skipton			
Support for site:			
Objections to site:			
<p>Historic England comment: Development Principles - Site SK058: Whitakers Chocolate Factory Site, Skipton, second bullet-point. Factual correction. This bullet-point includes two separate Development Principles – one relating to archaeology, one relating to accessibility. It would be preferable to have a separate bullet-point for each of these two Development Principles. Amend accordingly.</p>	<p>Agreed that the second bullet point includes two issues, one relating to archaeology and the other to accessibility.</p>	<p>Yes</p>	<p>The second bullet point will be separated to create two separate development principles relating to the two issues of archaeology and accessibility as follows:</p> <ul style="list-style-type: none"> • “Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.” • “The site is a town centre

<p>Development Principles - Site SK058: Whitakers Chocolate Factory Site, Skipton, first bullet-point Historic England object.</p> <p>This site actually lies within the Skipton Conservation Area. Therefore the first bullet-point will need amending slightly to reflect this.</p> <p>Whilst we support the retention of the two villa-style houses, the Craven Conservation Areas; Skipton Draft Allocation Site Assessments produced by Alan Baxter’s in August 2016 also considered that:-</p> <p>“Overall, the existing buildings make a strong contribution to the character and appearance of the Skipton Conservation Area through the sensitive use of materials and the scale and massing of existing</p>	<p>Site SK058 does lie within the Skipton Conservation Area, therefore it is agreed that the first development principle should be amended to clearly reflect this and that the findings of the Skipton Heritage Impact Assessment be incorporated into the development principles for this site.</p>	<p>Yes</p>	<p>site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle.”</p> <p>After consideration of comments received from Historic England the first bullet point will be amended to incorporate the findings of the Craven Conservation Areas; Skipton Draft Allocation Site Assessment for this site and as follows:</p> <ul style="list-style-type: none"> • “Proposals for the redevelopment of this site, including the demolition of existing buildings will conserve the character and appearance of this part of the Skipton Conservation Area. Any redevelopment proposals will retain and convert the two villa- style houses, retain the boundary walls on Upper Union Street, and will not
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<p>buildings”</p> <p>The Craven Conservation Areas; Skipton Draft Allocation Site Assessments considered that, if demolition of the existing buildings was proposed, then any replacement development should ensure that the Upper Union Street boundary walls are maintained and that the scale and massing of new development does not exceed that existing on the site.</p> <p>These recommendations need to be reflected in the Development Principles.</p> <p>Development Principles - Site SK058, first bullet-point amend to read:-</p> <p>“Proposals for the redevelopment of this site should conserve the character and appearance of this part of the Skipton Conservation Area. Any proposals for the demolition of the existing building should retain and convert the two villa- style houses, retain the boundary walls on Upper Union Street, and should not exceed the scale and massing of the existing buildings”</p>			<p>exceed the scale and massing of the existing buildings on the site”</p>
<p>General comments for site:</p>			
<p>No existing PROW across site. No further comments.</p>	<p>Noted</p>	<p>No</p>	
<p>Although this site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the</p>	<p>Noted</p>	<p>No</p>	

<p>mineral resource, it is not considered that any significant minerals safeguarding issues are likely to arise given the nature and extent of the minerals present and the small scale nature of the proposed allocation. In the event that the Joint Plan is adopted and this site is allocated by Craven District Council, it would fit the proposed safeguarding exemption criteria under Policy S06 of the Minerals & Waste Local Plan as it would be infilling.</p>			
<p>Site Ref: SK060 Address: Business Premises and land, west of Firth Street, Skipton</p>			
<p>Support for site:</p>			
<p>The Environment Agency are pleased that the development principles for this site include the requirement for a Flood Risk Assessment (FRA).</p>	<p>This comment supports the draft site allocations.</p>	<p>No</p>	
<p>Support for this site allocation to retain and convert the mill buildings to ensure variety of buildings types.</p>	<p>Support for this site is noted. Development principles for this site ensure that the existing mill buildings identified in the Heritage Impact Assessment are retained.</p>	<p>No</p>	
<p>Objections to site:</p>			
<p>Development Principles – Site SK060; Business premises and land west of Firth, first bullet-point. Historic England object. This site actually lies within the Skipton Conservation Area. Therefore the first bullet-point will need amending slightly to reflect this.</p> <p>It is not just the three-storey building which should be retained. Both the Baxter and Hinchliffe Reports considered the existing</p>	<p>Site SK060 does lie within the Skipton Conservation Area, therefore it is agreed that the first development principle should be amended to clearly reflect this and that the findings of the Skipton Heritage Impact Assessment be incorporated into the development principles for this site.</p>	<p>Yes</p>	<p>After consideration of comments received from Historic England the first bullet point will be amended to incorporate the findings of the Skipton Heritage Impact Assessment and the Craven Conservation Areas; Skipton Draft Allocation Site Assessments, as follows:</p> <ul style="list-style-type: none"> • “Proposals for the redevelopment of this site

<p>mill buildings and the stone walls made a positive contribution to the character of the Conservation Area with the canal frontage being particularly important. The Hinchliffe Report specifically identifies four buildings for retention and conversion. These recommendations need to be reflected in the Development Principles.</p> <p>Development Principles – Site SK060, first bullet- point amend to read:-</p> <p>“Proposals for the redevelopment of this site should conserve the character and appearance of this part of the Skipton Conservation Area. The historic Mill Buildings identified in the Heritage Impact Assessment should be retained and converted as should the stone boundary wall along Firth Street”.</p>			<p>will conserve the character and appearance of this part of the Skipton Conservation Area. The historic Mill Buildings identified in the Heritage Impact Assessments will be retained and converted and the stone boundary wall along Firth Street shall also be retained”.</p>
<p>General comments for site:</p>			
<p>The canal is a valuable wildlife and green corridor for Craven. Development principles for this site should include: “enhance the connectivity of the canal corridor for wildlife with sensitive plantings and low level lighting”</p>	<p>This can be incorporated into the development principles for this site.</p>	<p>Yes</p>	<p>Include the following as a development principle for this site: “Measures to enhance the connectivity of the canal corridor for wildlife through the use of sensitive planting and low level lighting shall be designed into any proposed scheme.”</p>
<p>No existing PROW across site. No further comments.</p>	<p>Noted</p>	<p>No</p>	

<p>Although this site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource, it is not considered that any significant minerals safeguarding issues are likely to arise given the nature and extent of the minerals present and the small scale nature of the proposed allocation. In the event that the Joint Plan is adopted and this site is allocated by Craven District Council, it would fit the proposed safeguarding exemption criteria under Policy S06 of the Minerals & Waste Local Plan as it would be infilling within an otherwise built up frontage within the settlement.</p>	<p>Noted</p>	<p>No</p>	
<p>Site Ref: SK061 Address: East of canal, west of Sharpaw Avenue</p>			
<p>Support for site:</p>			
<p>Development Principles – Site SK061; East of Canal, west of Sharpaw Avenue. Historic England support. This site lies opposite the Skipton Conservation Area.</p> <p>The Hinchliffe Heritage Impact Assessment considered that the development of this site would be likely to have a slight impact upon the setting of the Conservation Area provided that the development of the site complied with the recommended mitigation measures.</p> <p>The first three bullet-points reflect the suggested mitigation measures.</p>	<p>This comment supports the draft site allocations.</p>	<p>No</p>	
<p>The Environment Agency are pleased that</p>			

the development principles for this site include the requirement for a Flood Risk Assessment (FRA).	Support is welcomed and noted.	No	
General support for the allocation of this site.			
Objections to site:			
General comments for site:			
The canal is a valuable wildlife and green corridor for Craven. Development principles for this site should include: “enhance the connectivity of the canal corridor for wildlife with sensitive plantings and low level lighting”	This can be incorporated into the development principles for this site.	Yes	Include the following as a development principle for this site: “Measures to enhance the connectivity of the canal corridor for wildlife through the use of sensitive planting and low level lighting shall be designed into any proposed scheme.”
No existing PROW across site. A linear green space or additional PROW should be created alongside the canal to promote urban short walks for exercise & recreation.	An area of green infrastructure is proposed within the allocation along the western boundary with the aim of improving and expanding the green infrastructure network. This network is multifunctional by making valuable contributions to a range of issues, including recreation by providing opportunities to expand and link to the existing PROW network. The third draft development principle refers to this area of green infrastructure. An additional development principle will be included to provide an opportunity for the creation of an additional PROW within this area of GI, which would link to the existing surrounding PROW network.	Yes	Include the following development principle: “A PROW will be created along the proposed green infrastructure corridor to promote short walks for exercise and recreation, and to provide pedestrian links from the site to the surrounding footpath network.”
This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral	Noted	No	

resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.			
Site Ref: SK081, SK082 & SK108 (incorporating site SK080a) Address: Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton			
Support for site:			
NYCC support the 1.8 ha area of land identified for a new primary school to the north-east corner of the site.	Support is noted and welcomed.	No	
Support for partial development of this site with retention of green corridor at the entrance to the town.	Support is noted and welcomed. Area of green infrastructure proposed within the site and an area of LGS designated to the south of the allocation.	Yes	Area of LGS designation has been amended to include a large part of the site SK081 (south of the overall site). Areas of green infrastructure have been identified in the west and south east of the site. The Skipton policies map has been amended to shows these changes. The second development principle for this site has also been amended to accurately explain the areas of GI.
Objections to site:			
Given the existing businesses/institutions that exist in this area will the introduction of a further school and 318 houses not significantly add to the already congested roads in the area? Rockwood Drive is used as a rat run from the by-pass, which will increase if Park Wood Drive/Stirtonber is used as access for the planned new	The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations concerning traffic congestion, access, flooding, loss of privacy impact on wildlife and impact of development of this site on Skipton generally	No	

<p>development. Prospective problems with the amount of traffic from the development feeding onto Gargrave Road and Whitehills Lane have not been satisfactorily addressed. Whitehills Lane is a rural road used currently as a rat run, which will increase if this site is developed.</p> <p>There is insufficient information regarding access to this site and also insufficient detail to fully assess the implications for the local road network.</p> <p>Improving the 5 arm roundabout at the end of Gargrave Rd will not be a solution as much of the congestion occurs at the smaller roundabout near the Auction Mart. The resulting standing traffic has implications for air quality/pollution along the length of Gargrave Road.</p> <p>Parked cars belonging to existing residents on potential access roads to the site will block regular increased 2 way traffic caused by drivers from the proposed development. Potential access roads, including Park Wood Drive are steep and icy in winter.</p> <p>The assertion that traffic congestion at the bottom of the High Street/Newmarket Road is perceived due for example to poor driving and pedestrians crossing is risible and it is not deemed that the junction is either at capacity now or will be when developments along Otley Road and Moorview Way are complete. Carleton Road is narrow and has poor pedestrian access, yet the cumulative</p>	<p>have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p> <p>The Traffic Modelling Study for Skipton (April 2017) identifies junctions which may require improvement to increase capacity as a result of Local Plan. Of the junctions assessed as part of this study the A65 / Gargrave Road / A629 / A59 roundabout at the top of Gargrave Road has been identified as may requiring improvement to increase capacity as a result of Local Plan. Work is on-going relating to the traffic modelling of proposed local plan developments and in Skipton and calculation of developer contributions towards the improvement of junctions requiring improvement.</p>		
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<p>impact of the extended Burnside and Wyvern Park developments will not cause a problem that cannot be resolved by tinkering with the traffic lights at the junction with Keighley Road. All development in Skipton will be expected to promote travel other than by car, yet the roads are too narrow or congested by parked cars that cycling for anyone other than experienced riders is now and will be too dangerous.</p>			
<p>Development would be detrimental to existing wildlife on site, including curlews, bats, owls, rabbits and other birds. Objection to loss of existing coppice woodland and existing green field site.</p>			
<p>The Highways Modelling was inadequate. Unable to find out when in 2015 the data was collected and therefore it is impossible to know whether for example the additional traffic generated by Keelham Farm Shop which opened in August 2015 or the extension to Craven College was taken into account. The fact that both ends of Gargrave Road/Water Street require expensive alterations will this in any way be sufficient? It is the HML/Auction Mart roundabout that causes congestion back to Rockwood yet no assessment was made there.</p>			
<p>Estimating 4 people per house there will be an increase in population of 1272 and at least 318 more motor vehicles, resulting in</p>			

<p>much greater strains on Skipton’s services. The site floods when there is heavy rain. Development would cause faster water run-off, resulting in flooding to Gargrave Road, Rockwood Estate and Skipton Town.</p>			
<p>The outlook coming into Skipton will be detrimental if 318 further houses are built off Gargrave Road.</p>	<p>Proposals on this allocated site will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p>	<p>No</p>	
<p>There would be severe loss of privacy to existing residents.</p>			
<p>Natural England notes sites SK081, SK082 , SK108, SK088, SK089, SK090 and SK013 and has some concerns about impacts on the Yorkshire Dales National Park. Based on the information provided NE are fairly content with the citing of these allocations however NE are unclear about whether these sites have the capacity to accommodate the floorspace/housing numbers proposed without impacts on the National Park or the cumulative impact of developing all these sites on views into and out of the Yorkshire Dales National Park. NE advise that the council considers undertaking Landscape Capacity/Sensitivity Assessment in order to assess the capacity to accommodate housing and employment growth on the identified sites and considers the cumulative impact of the proposed sites around Skipton on the National Park. NE also advise that the Development Principles policies for these sites should include the requirement for</p>	<p>The comments from Natural England are noted and it is confirmed that the YDNP Authority has been consulted as part of the consultation exercise and comments have been received from them and taken into account. As recommended by Natural England, the development principles for the site will include the need for a site specific Landscape Visual Impact Assessment.</p> <p>A LVIA carried out by the LPA has indicated that the site is visible from the YDNP, however any new residential development will form an extension to the existing built-up area to the east and west of the site. The visual impact is thought to be minimal, and hence does not prevent the site’s allocation, however specific mitigation measures are recommended to reduce the identified visual impacts through:</p> <ul style="list-style-type: none"> • the incorporation of a green infrastructure corridor along the entire western boundary of the site to provide 	<p>Yes</p>	<p>The following new development principle will be added requiring a LVIA for this site: “A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset”</p> <p>Development principles for this site to specify the need for a Biodiversity Appraisal to assess the existing ecological conditions on site.</p>

<p>LVIA on these sites.</p>	<p>biodiversity and landscape mitigation for the YDNP and SINC;</p> <ul style="list-style-type: none"> • existing landscape features, such as dry stone walls and tree copses/wooded pockets, will be retained in order to maintain and conserve the existing strong landscape character that exists on this site; • the designation of an area of Local Green Space (LGS) immediately to the south of the site, to protect and maintain the existing open aspect and approach into Skipton along Gargrave Road; • Proposals must demonstrate that development along the south west edge of the site would not have an urbanising effect on the setting of the Skipton conservation area by retaining the existing open aspect of the area proposed as LGS, immediately south of the site. <p>The Council concurs with Natural England in that it would be beneficial to carry out further site specific LVIA work prior to development.</p>		
<p>Objection to the proposed impact on the green site and the local community.</p>	<p>Proposals on this allocated site will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p>	<p>Yes</p>	<p>Area of LGS designation has been amended to include a large part of the site SK081 (south of the overall site). Areas of green infrastructure have been identified in the west and south east of the site. The</p>

	<p>The Draft Local Plan (June 2017) proposes an area of designated Local Green Space in the south of the site, recognising the significance of this site in terms of wildlife and historic value. This is a larger are of LGS designation that was included within the June 2017 consultation draft Craven Local Plan.</p> <p>The areas of green infrastructure to be provided on the site in order to retain existing tree copses, stone boundary walls and to provide biodiversity and landscape mitigation for the YDNP and SINC have been reassessed and amended accordingly.</p>		<p>Skipton policies map has been amended to shows these changes. The second development principle for this site has also been amended to accurately explain the areas of GI. An additional development principle has been added to read: <i>“Development proposals on this site must incorporate the maintenance and restoration of the existing stone boundary walls and tree copses on the site in order to retain the existing landscape character of the site.”</i></p>
<p>Request that green routes/fingers going into the site are included within the site layout, rather than a buffer as a buffer does not provide any additional public amenity so the fingers would be functional and useful spaces.</p>	<p>These green routes can be achieved via rephrasing of the second development principle for the site and through the additional of new development principles.</p>	<p>Yes</p>	<p>The second development principle for site SK081, SK082 & SK108 will be amended to read: <i>“The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary and a SINC. Development proposals for this site will incorporate a green infrastructure corridor along the entire western boundary of the site to provide biodiversity and landscape mitigation for the YDNP and SINC and provide a new PROW connection with the existing residential area at Rockwood, Aireville Park and the Railway</i></p>

			<p><i>Station beyond.”</i></p> <p><i>The following additional development principles will be included:</i></p> <ul style="list-style-type: none"> • <i>“The two existing tree copses in the south east of the site will be protected as areas of green infrastructure. These areas will be retained and improved through suitable management in order to retain existing wooded areas within the site and along the Gargrave Road approach into Skipton.”</i> • <i>“Landscaping will be provided along the eastern boundary in order to lessen the impact of development on existing residents on the Rockwood Estate, and to provide opportunities for pedestrian links to the existing PROW network.”</i> • <i>“Development proposals on this site must incorporate the maintenance and restoration of the existing stone boundary walls and tree copses on the site in</i>
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			<p><i>order to retain the existing landscape character of the site."</i></p>
<p>General comments for site:</p>			
<p>What exactly is a "green corridor" and how wide/big is the proposed eastern one to be?</p>	<p>Paragraph 5.47 of the draft Local Plan (June 2017) states that "green infrastructure ...include all sorts of natural and semi-natural features, which form a network across rural and urban areas – things like woodland, watercourses, ponds, wetland, hedgerows, verges, public rights of way, National Trails, footpaths, cycle paths, street trees, parks, gardens, playing fields, green roofs and walls, allotments and cemeteries."</p> <p>This site has been reassessed in terms of identifying areas of GI within the site. As a result the second development principle will be amended and a new one added.</p>	<p>No</p> <p>Yes</p>	<p>The second development principle for site SK081, SK082 & SK108 will be amended to read: "The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary and a SINC. Development proposals for this site will incorporate a green infrastructure corridor along the entire western boundary of the site to provide biodiversity and landscape mitigation for the YDNP and SINC and provide a new PROW connection with the existing residential area at Rockwood, Aireville Park and the Railway Station beyond." The following additional development principles will be included:</p> <ul style="list-style-type: none"> • "The two existing tree copses in the south east of the site will be protected as areas of green infrastructure. These areas will be retained and improved through suitable management in order to retain existing wooded areas within

			<p>the site and along the Gargrave Road approach into Skipton.”</p> <ul style="list-style-type: none"> • “Landscaping will be provided along the eastern boundary in order to lessen the impact of development on existing residents on the Rockwood Estate, and to provide opportunities for pedestrian links to the existing PROW network.” • “Development proposals on this site must incorporate the maintenance and restoration of the existing stone boundary walls and tree copses on the site in order to retain the existing landscape character of the site.”
<p>Development Principles – Site SK080; SK081; SK082; SK108 North of Gargrave Road, west of Parkwood Drive and Stirtonber; bounded by White Hills and A65. Historic England object. This area adjoins the boundary of the Skipton Conservation Area.</p> <p>The Craven Conservation Areas; Skipton Draft Allocation Site Assessments, August 2016 produced by Alan Baxter for this site considered that the area to the north of Gargrave Road (i.e. the majority of what was, in the last Local Plan Consultation, Site SK081) made a strong contribution to the</p>	<p>After consideration of comments received from Historic England relating to the findings of The Craven Conservation Areas; Skipton Draft Allocation Site Assessments, August 2016 produced by Alan Baxter for this site, followed by discussions and observations of this site during a site visit with Historic England (16/10/17), it has been concluded that the southern part of this overall site is suitable for designation as LGS as this part of the site meets criteria relating to richness of wildlife, tranquillity and historic significance.</p>	<p>Yes</p>	<p>Area of LGS designation has been amended to include a large part of the site SK081 (south of the overall site). The Skipton policies map has been amended to shows these changes.</p>

<p>character of the Conservation Area. It also considered that the south-western corner of Site SK108 (where it abuts the northern extension of the Conservation Area around Aireville Grange) also made a strong contribution to the Conservation Area. Whilst there is an area alongside Gargrave road which is identified as a Local Green Space under the provisions of Policy ENV10 and an area for Green Infrastructure provision to the east of Aireville Grange, these areas are considerably smaller than that suggested by the Heritage Impact Assessment. Consequently that part of the site alongside Gargrave Road/Aireville Grange should be excluded from this Allocation as recommended by the Craven Conservation Areas; Skipton Draft Allocation Site Assessments August 2016</p> <p>(1) Inset Map 1 - Delete the south-western corner of Site SK108 (where it abuts the northern extension of the Conservation Area around Aireville Grange) and all but the north-eastern part of Site SK081 to better reflect the recommendations of the Heritage Impact Assessment and extend the Local Green Space to include this area.</p> <p>(2) Site SK108, Criterion 3 - amend the size of the Local Green Space to reflect the changes set out above.</p>			
<p>No existing PROW across site. Additional</p>	<p>An area of green infrastructure is proposed</p>	<p>Yes</p>	<p><i>The second development principle</i></p>

<p>PROW should be created to link disparate districts, & the permissive cycleway through Aireville Park to the railway station. Proposal to create additional PROW noted & welcomed.</p>	<p>within the allocation site along the western and boundary and within the south east corner, with the aim of improving and expanding the green infrastructure network. This network is multifunctional by making valuable contributions to a range of issues, including recreation by providing opportunities to expand and link to the existing PROW network.</p>	<p><i>for site SK081, SK082 & SK108 will be amended to read:</i></p> <p><i>“The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary and a SINC. Development proposals for this site will incorporate a green infrastructure corridor along the entire western boundary of the site to provide biodiversity and landscape mitigation for the YDNP and SINC and provide a new PROW connection with the existing residential area at Rockwood, Aireville Park and the Railway Station beyond.”</i></p> <p><i>The following additional development principles will be included:</i></p> <ul style="list-style-type: none"> • <i>“The two existing tree copses in the south east of the site will be protected as areas of green infrastructure. These areas will be retained and improved through suitable management in order to retain existing wooded areas within the site and along the Gargrave Road approach into Skipton.”</i> • <i>“Landscaping will be provided along the eastern</i>
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			<p><i>boundary in order to lessen the impact of development on existing residents on the Rockwood Estate, and to provide opportunities for pedestrian links to the existing PROW network.”</i></p> <ul style="list-style-type: none"> • <i>“Development proposals on this site must incorporate the maintenance and restoration of the existing stone boundary walls and tree copses on the site in order to retain the existing landscape character of the site.”</i>
<p>This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.</p>	Noted	No	
<p>Site Ref:SK087 Address: Land east of Overdale Caravan Park</p>			
<p>Support for site:</p>			
<p>Objections to site:</p>			
<p>Object that this site is no longer proposed as a housing allocation (as in last draft LP). Information submitted to suggest that this site is suitable for residential development in line with the NPPF, including Ecological</p>	<p>When this site was assessed prior to Pre-Publication consultation in June 2017 it was concluded that an access of acceptable standards could not be formed onto the public highway. The information submitted with the consultation</p>	Yes	<p>The Publication Local Plan policies map will show part of SHLAA site SK087 as a draft housing allocation (Areas of land in the west, south and north east is proposed as LGS)</p>

<p>Appraisal, highways Report and archaeological desk based assessment. This information demonstrates the specific reasons for the site not being brought forward as an allocation have been overcome and that this site should be allocated to assist CDC in ensuring sufficient land is brought forward to meet the housing requirement.</p>	<p>response on the Pre-Publication Local Plan (June 2017) has been considered. In addition the Council has re consulted NYCC Highways, who confirm that a suitable access can be achieved to the site as sight lines are acceptable in both directions.</p> <p>This site is protected under saved Local Plan Policy BE2: Protected Road Approaches to Skipton in the 1999 Local Plan. It is considered that the south, western and north eastern part of this protected road approach to the north east of Skipton is suitable for designation as Local Green Space (LGS), given its richness of wildlife. The area proposed as LGS would maintain this existing important road approach into Skipton, whilst protecting what is demonstrably special about this site.</p> <p>Given that the part of the site excluding the area proposed for LGS has no significant constraints, it is considered suitable to enter the pool of sites and after a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the Preferred Sites in this settlement.</p>		
<p>General comments for site:</p>			
<p>Site Ref: SK088 Address: Hawbank Fields north of Otley Road and south of A6131, Skipton</p>			
<p>Support for site:</p>			
<p>The Environment Agency are pleased that the development principles for this site</p>	<p>This comment supports the draft site allocations.</p>		

<p>include the requirement for a Flood Risk Assessment (FRA).</p>			
<p>Support for the inclusion of site SK088 as an allocation for residential development. There is currently an outline planning application on this site (App Ref 2017/18237/OUT), being considered, which is due to be determined in September 2017. The site is located in a good position in terms of access to transport options and services. It is roughly 1km from the centre of Skipton and is within a short distance of the A65 which provides good access to the regional road network. There are also good pedestrian links and access to bus services. The recently submitted application shows how development could be accommodated on site in accordance with the development principles and demonstrates that the landowner is willing and actively pursuing the development of the site in the short term. The site can therefore be considered readily available.</p>			
<p>The location and characteristics of the site provide an opportunity to provide high quality public open space, as required by local and national policy. The suggested layout provides for a significant amount of green space which has been designed to provide landscape and ecological buffers along with recreation and play space, additional planting and footpath links. It also incorporates affordable housing provision.</p>			

Objections to site:			
<p>Natural England notes sites SK081, SK082, SK108, SK088, SK089, SK090 and SK013 and has some concerns about impacts on the Yorkshire Dales National Park. Based on the information provided NE are fairly content with the citing of these allocations however NE are unclear about whether these sites have the capacity to accommodate the floorspace/housing numbers proposed without impacts on the National Park or the cumulative impact of developing all these sites on views into and out of the Yorkshire Dales National Park. NE advise that the council considers undertaking Landscape Capacity/Sensitivity Assessment in order to assess the capacity to accommodate housing and employment growth on the identified sites and considers the cumulative impact of the proposed sites around Skipton on the National Park. NE also advise that the Development Principles policies for these sites should include the requirement for LVIA on these sites.</p>	<p>The comments from Natural England are noted and it is confirmed that the YDNP Authority has been consulted as part of the consultation exercise and comments have been received from them and taken into account. As recommended by Natural England, the development principles for the site will include the need for a site specific Landscape Visual Impact Assessment.</p> <p>A LVIA carried out by the LPA has indicated that the eastern section of the site is more elevated and visible than the central and western part of the site, therefore it is considered that residential development on the eastern section would have a negative impact on landscape character, however the impact of development on the central and western parts of the site would be minimal as any new residential development would be located on a less elevated part of the site, which would have a minimal impact on views from the YDNP. Development would form an extension to the existing built-up residential area to the west of the site. This proposed site allocation includes the central and western sections of the site and excludes the eastern section due to the impacts development of this part of the site would have on existing landscape character.</p> <p>The visual impact of the central and western part of the site is thought to be minimal, and</p>	<p>Yes</p>	<p>The following new development principle will be added requiring a LVIA for this site: “A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset”</p> <p>Development principles for this site to specify the need for a Biodiversity Appraisal to assess the existing ecological conditions on site.</p>

	<p>hence does not prevent the site’s allocation, however specific mitigation measures are recommended to reduce the identified visual impacts through the incorporation of green infrastructure in the north, south and east of the site and maintenance, conservation and restoration of existing and former stone boundary walls on the site in order to reinforce and restore the existing landscape character that exists on this site.</p> <p>The Council concurs with Natural England in that it would be beneficial to carry out further site specific LVIA work prior to development.</p>		
General comments for site:			
<p>No existing PROW across site. Access should be formalised to link disparate districts & the existing PROW network, for example Overdale – A6131 – Elsey Croft/Airedale Avenue.</p>	<p>The second development principle states that: “Development proposals should seek to maximise opportunities for links to be made to existing green infrastructure networks to the north, south and west of the site. The creation of a green corridor in the north of the site would continue the existing pattern of residential development on Green Acres where the dwellings are set back from Harrogate Road.”</p> <p>This provides opportunities for links to be made to the PROW network. This development principle can be amended to incorporate specific reference to the PROW network.</p>	<p>Yes</p>	<p>The second development principle will be amended to read: “Development proposals will seek to maximise opportunities for links to be made to existing green infrastructure & PROW networks to the north, south and west of the site. The creation of a green corridor in the north of the site will continue the existing pattern of residential development on Green Acres where the dwellings are set back from Harrogate Road.”</p>
<p>This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan</p>	<p>Noted</p>	<p>No</p>	

<p>is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.</p>			
<p>Site Ref: SK089 & SK090 Address: Land to north of Airedale Avenue & Elsey Croft and east of railway line, Skipton</p>			
<p>Support for site:</p>			
<p>This comment relates specifically to site SK089: The site is in a highly sustainable location and any future residents would have easy access to a wide range of services and facilities to meet their day to day needs. It is evident that the site could come forward for a high quality residential development, which would be sympathetic to its context. The site is fully deliverable and there are no technical constraints that would prevent it coming forward in the first 5 years of the plan period. The site will clearly represent a better options for allocation than the alternative discounted proposals put forward around Skipton.</p>	<p>This comment supports the draft site allocations.</p>	<p>No</p>	
<p>Objections to site:</p>			
<p>No consideration has been given to the fact that the field is more than the agreed distance from the centre of town (believe this to be 880m).</p>	<p>The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations concerning distance from the town centre, access, traffic congestion and flooding issues have been considered and taken into account, but, on balance, none have been found to</p>	<p>No</p>	
<p>Traffic has still not been looked at after the recent Elsey Croft build. There is a suggestion of more homes on the same site causing even more traffic on already congested access. If access to the site is via</p>			

<p>Moorview Way, this is already overloaded with Elsey Croft traffic. There needs to be a new access, in the form of a comprehensive scheme to Elsey/Moorview Way area from the A6069.</p>	<p>outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p>		
<p>Flood issues on Moorview Way have still not been resolved. The hillside is on a water table which will flood if even more should the site be built.</p>	<p>The Traffic Modelling Study for Skipton (April 2017) identifies junctions which may require improvement to increase capacity as a result of Local Plan. Of the junctions assessed as part of this study the mini roundabout at Shortbank Road / Newmarket Street and the roundabout at the bottom of the High Street (A6131 / A6069) has not been identified as requiring improvement to increase capacity as a result of Local Plan. Work is on-going relating to the traffic modelling of proposed local plan developments and in Skipton and calculation of developer contributions towards the improvement of junctions requiring improvement.</p>		
<p>Natural England notes sites SK081, SK082, SK108, SK088, SK089, SK090 and SK013 and has some concerns about impacts on the Yorkshire Dales National Park. Based on the information provided NE are fairly content with the citing of these allocations however NE are unclear about whether these sites have the capacity to accommodate the floorspace/housing numbers proposed without impacts on the National Park or the</p>	<p>The comments from Natural England are noted and it is confirmed that the YDNP Authority has been consulted as part of the consultation exercise and comments have been received from them and taken into account. As recommended by Natural England, the development principles for the site will include the need for a site specific Landscape Visual Impact Assessment.</p> <p>A LVIA carried out by the LPA has indicated that</p>	<p>Yes</p>	<p>The following new development principle will be added requiring a LVIA for this site: “A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help</p>

<p>cumulative impact of developing all these sites on views into and out of the Yorkshire Dales National Park. NE advise that the council considers undertaking Landscape Capacity/Sensitivity Assessment in order to assess the capacity to accommodate housing and employment growth on the identified sites and considers the cumulative impact of the proposed sites around Skipton on the National Park. NE also advise that the Development Principles policies for these sites should include the requirement for LVIA on these sites.</p>	<p>the site is visible from view points in the YDNP at Sharphaw and Embsay Crag, however any housing will form an extension to the existing built-up area to the south and west of the site.</p> <p>The visual impact of the site is thought to be minimal, and hence does not prevent the site's allocation, however specific mitigation measures are recommended to reduce the identified visual impacts through the incorporation of green infrastructure corridors along the north and southern boundaries of the site and in the south west of the site; and the maintenance, conservation and restoration of existing and former stone boundary walls on the site in order to reinforce and restore the existing landscape character that exists on this site.</p> <p>The Council concurs with Natural England in that it would be beneficial to carry out further site specific LVIA work prior to development.</p>		<p>locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset"</p> <p>Development principles for this site to specify the need for a Biodiversity Appraisal to assess the existing ecological conditions on site.</p>
<p>Objection to the allocation of these sites</p>	<p>These draft allocations were put forward following consideration of relevant evidence, consultation with statutory bodies, including the Environment Agency in terms of flooding risk of this site, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations concerning distance from the town centre, access, flooding and infrastructure</p>	<p>No</p>	

	<p>issues have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p>		
<p>This comment relates specifically to site SK089: Understand that permission has been given to develop the south section of this site. No further development is acceptable on this prominent site.</p>	<p>This site does not have planning permission. The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, including the Environment Agency in terms of flooding risk of this site, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations concerning distance from the town centre, access, flooding and infrastructure issues have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p>	No	
<p>General comments for site:</p>			
<p>No existing PROW across site. Access should be formalised to link disparate districts e.g. Airedale Avenue – Otley Rd.</p>	<p>Support noted and welcomed.</p>	No	

<p>Acknowledgement of impact on adjacent PROW, & mitigation measures, noted & welcomed.</p>			
<p>This lies within an area identified under Policy S01 of the Minerals east of railway line, Skipton and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.</p>	<p>Noted</p>	<p>No</p>	
<p>Site Ref: SK094 Address: Land bounded by Carleton Road, railway line and A629, Skipton</p>			
<p>Support for site:</p>			
<p>The sites underlying designation as a housing site on the proposals map is supported.</p>	<p>This comment supports the draft site allocations.</p>		
<p>Objections to site:</p>			
<p>Development Principles – Site SK094; Land bounded by Carleton Road, railway line and A629, Skipton. Historic England object. This site adjoins the boundary of the Skipton Conservation Area. In line with the approach adopted elsewhere, an additional bullet-point should be added to the Development Principles for this site relating to the need for development to safeguard the character and setting of the Conservation Area. Development Principles - Site SK094 add an additional bullet-point along the following lines:-</p>	<p>Following consideration of Historic England’s comments the suggested additional development principle will be included for this site.</p>	<p>Yes</p>	<p>The following development principle for site SK094 will be included:</p> <ul style="list-style-type: none"> • “Siting and design of development on the site to conserve the setting of the adjacent Conservation Area”

<p>“Siting and design of development on the site to conserve the setting of the adjacent Conservation Area”</p>	<p>This central and northern part of this site is considered suitable for residential development, as the flood risk is significant, with FRZ2 and FRZ3 present on the southern part of the site. Given this flood risk there is an opportunity for an area of open space/green infrastructure to be created to mitigate any future development in landscape terms.</p> <p>The draft allocation is identified as a housing allocation following consideration of relevant up to date evidence and consultation with statutory bodies, including the Environment Agency in terms of flooding risk of this site, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations concerning distance from the town centre, access, flooding and infrastructure issues have been considered and taken into account. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p> <p>The site is subject to a current planning application (63/2016/17465), which proposes residential development for 67 houses with associated off street parking, access roads and</p>	<p>No</p>	
<p>Delete the Green Infrastructure designation on the land within the owners control on housing site SK094. This change is requested because the Skipton Flood Alleviation works are likely to take this land (along with many other parcels of land within Skipton) out of the Flood Risk Area. Such land would therefore be suitable for residential development and would help to meet the Council’s housing needs. The Green Infrastructure designation would compromise the ability of the land to be developed for housing. If the land is no longer Flood Risk Area, the land would also no longer be suitable for designation as Green Infrastructure as it would not meet Natural England’s indicators for the designation of such land.</p> <p>Requested changes:</p> <p>In the third row that is titled ‘Site Allocation Area:’ delete the following text: -</p> <p>‘[net developable area 3.082 ha; green infrastructure area 7.406 ha]’</p> <p>In the sixth row that is titled ‘Development Principles:’ delete the following text: -</p>			

<p>'The site is a greenfield site in a prominent location on the edge of Skipton, Development proposals for this site should incorporate biodiversity and landscape mitigation(s) including approximately 7.4 ha of green infrastructure in the east, west and south of the site which lies within flood risk zone 2 & 3 and provides an opportunity for an area of open space/green infrastructure to be created, potentially incorporating a closed road cycle circuit track;'</p> <p>Replace deleted text in the sixth row with: -</p> <p>'The site is a greenfield site located on the edge of Skipton, Development proposals for this site should incorporate biodiversity and landscape mitigation;'</p>	<p>cycle circuit track. The Council's Planning Committee has approved this scheme; however the Section 106 agreement has not yet been signed.</p>		
<p>Objection to the allocation of this site for housing allocation. It may be possible for employment allocation.</p>	<p>The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, including the Environment Agency in terms of flooding risk of this site, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations concerning distance from the town centre, access, flooding and infrastructure issues have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or</p>	<p>No</p>	

	mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.		
General comments for site:			
Protect PROW through the site. Proposals may affect proposed footpath diversion to take PROW off railway line.	<p>Comment noted.</p> <p>It is considered that the second development principle should be amended to take into account the existing PROW running along the southern boundary of the site.</p>	Yes	<p>The second bullet point be amended to read:</p> <p>“The site is a greenfield site in a prominent location on the edge of Skipton. Development proposals for this site will incorporate biodiversity and landscape mitigation(s) including approximately 7.4 ha of green infrastructure in the east, west and south of the site, providing an opportunity for an area of open space/green infrastructure to be created, potentially incorporating a closed road cycle circuit track. This part of the site lies within flood risk zone 2 & 3, which incorporates an existing PROW along the southern boundary of the site. Proposals will incorporate the route of this PROW in order to maintain this link from the site to the wider area.</p>
This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should	Noted	No	

<p>be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.</p>			
<p>Site Ref: SK101 Address: East of Keighley Road and south of Cawder Lane, Skipton</p>			
<p>Support for site:</p>			
<p>The Environment Agency are pleased that the development principles for this site include the requirement for a Flood Risk Assessment (FRA).</p>	<p>This comment supports the draft site allocations.</p>		
<p>This allocation is supported in principle. The site is deliverable, available and in a suitable location, forming a natural extension to the current built form of Skipton. The development principles for this site are supported.</p>			
<p>Objections to site:</p>			
<p>Access to the large estate would be along PROW. Measures should be taken to provide a separate route for pedestrians.</p>	<p>Both pedestrian and vehicular access would be via Cawder Lane. The third development principle requires an area of green infrastructure to be provided along the western boundary of the site, which would promote urban short walks for exercise & recreation.</p>	<p>Yes</p>	<p>The third development principle will be amended to read: “Development on this site will be set back from the Leeds & Liverpool Canal to provide an area of green infrastructure within the site, which would promote urban short walks for exercise & recreation”;</p>
<p>Objection to the allocation of this site as it is an important area of farmland within the town’s setting. Provides important views over farmland.</p>	<p>The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, including the Environment Agency in terms of flooding risk of this site, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations concerning distance from the town centre, access, flooding and infrastructure</p>	<p>No</p>	

	<p>issues have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p>		
<p>General comments for site:</p>			
<p>It is important that the historic canal bridge at Horse Close is safeguarded. Any new bridge should be well designed and enhance the canal area. A new bridge will be needed to west of existing bridge if these sites are to be developed, however the development principles do not allow for this and associated road works in the site allocation area. It is important for sites SK061 & SK101 to come under a masterplan and for funding to be secured e.g., from the LEP for a new bridge.</p>	<p>The following development principle for this site relates to the Horse Close Bridge: “Development proposals for the site should therefore demonstrate how access to the site via Horse Close Bridge can be improved (by either widening the existing bridge or the provision of a new bridge) to serve the new housing.” It is considered that this issue is already incorporated within the existing draft development principles for this site. The Council is currently in discussions with agencies regarding securing funding to be used to fund a new bridge in this location.</p>	<p>No</p>	
<p>This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.</p>	<p>Noted</p>	<p>No</p>	

<p>The canal is a valuable wildlife and green corridor for Craven. Development principles for this site should include: “enhance the connectivity of the canal corridor for wildlife with sensitive plantings and low level lighting”</p>	<p>This can be incorporated into the development principles for this site.</p>	<p>Yes</p>	<p>Include the following as a development principle for this site: “Measures to enhance the connectivity of the canal corridor for wildlife through the use of sensitive planting and low level lighting shall be designed into any proposed scheme.”</p>
<p>Site Ref: SK113 Address: Land south of Skipton Auction Mart</p>			
<p>Support for site:</p>			
<p>Objections to site:</p>			
<p>Development Principles – Site SK113; Land south of Skipton Auction Mart, Skipton, second bullet-point. Historic England object.</p> <p>This site lies within the Skipton Conservation Area. Therefore we welcome the requirement for developers to undertake an assessment of the likely impact of their proposals upon the setting of the Conservation Area and to incorporate any mitigation measures into their proposals. However, this was one of the Sites which were examined in the Heritage Impact Assessment produced by Hinchliffe. This Report recommended a number of additional development considerations which would be required to ensure that the redevelopment of this site takes place in a</p>	<p>Following consideration of Historic England’s comments the suggested additional development principle will be included for this site.</p>	<p>Yes</p>	<p>The second existing development principle for site SK113 will be amended as suggested by Historic England to include the following at the end:</p> <ul style="list-style-type: none"> • “..... with any buildings set back from the canal by at least 15 metres”

<p>manner which would conserve the heritage assets in its vicinity. These ought also to be added to the Development Principles for this site.</p> <p>Development Principles – Site SK113, add to the end of the second bullet- point :-</p> <p>“.. with any buildings set back from the canal by at least 15 metres”</p>	<p>The site may not have existing pedestrian access at present, however development of the site as an employment site would be required to provide adequate access to the site for both pedestrians and vehicles.</p>		
<p>General comments for site:</p>			
<p>The canal is a valuable wildlife and green corridor for Craven. Development principles for this site should include:</p> <p>“enhance the connectivity of the canal corridor for wildlife with sensitive plantings and low level lighting”</p>	<p>This can be incorporated into the development principles for this site.</p>	<p>Yes</p>	<p>Include the following as a development principle for this site: Measures to enhance the connectivity of the canal corridor for wildlife through the use of sensitive planting and low level lighting shall be designed into any proposed scheme.”</p>
<p>Protect PROW through the site.</p>	<p>PROWs are protected under separate legislation, such as The Countryside and Rights of Way Act 2000, therefore there is no need to the Local Plan to specifically protect existing PROWs that exist on a proposed site allocation. Development principles on other sites, however aim to ensure that existing PROWs are incorporated into any</p>	<p>Yes</p>	<p>An additional bullet point will be incorporated as follows: “An existing PROW runs along the eastern boundary of the site. Proposals will incorporate the route of this PROW in order to maintain this link from the site to the wider</p>

	proposed scheme and where appropriate new footpaths and PROWs are provided to link to the existing PROW network. It is considered that an additional development principle be included for this site relating to the existing PROW on the site.		existing PROW network.”
This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	Noted	No	
Site Ref: SK114 Address: Land to east of North Parade			
Support for site:			
Support for the proposed allocation of site SK114.	This comment supports the draft site allocations.	No	
Objections to site:			
The extent of site SK114 should be increased to reflect the whole landholding (plan attached to consultation response showing this area of land).	Following consideration of this representation the site has been assessed further to establish its suitability for allocation. As a result an area to the south is considered suitable for allocation. An area in the east of the original SHLAA site has been excluded given the topography of this part of the site (steeply sloping to the east).	Yes	The Publication Local Plan policies map will show the extent of this revised site allocation, which includes an area of land to the south of site SK114 shown in the Pre-Publication draft Local Plan (June 2017).
Development principle for this site should be amended to read “the site can be accessed from Cawder Road and/or Whinny Gill Road” rather than the sole access point suggested.	The existing draft development principle for this site states: “Access to the site is to be gained from the Cawder Road garage site located in the south west of the site. Alternatively there is the potential to access the site via existing reservoir	No	

	<p>track from Whinny Gill Road, which provides access to a residential scheme with consent to the north of the site.”</p> <p>Therefore the wording of this development principle is clear that access can be achieved from Cawder Road and/or Whinny Gill Road.</p>		
<p>The stream running through the north of the land, and the public footpath adjoining it, need to be part of a larger public open space than shown. This site will also need SUDS.</p>	<p>Stream in the north of the site is included within an area of GI provision on the site. PROWS are also protected under separate legislation. The development principles for this site require a Flood Risk Assessment to be carried out and that proposals should incorporate SUDS, unless this is not possible or feasible.</p>	<p>No</p>	
<p>The site should be developed at a lower density than 32dph. It is a steep and dominant site where even 2-storey buildings will be intrusive and higher than 2- storey will be very intrusive. Development will hem in the people who live on North Parade and in Horse Close estate, who are also to lose their green spaces by the bridge on either side at Horse Close and Cawder Lane.</p>	<p>An indicative density of 32pdha has been applied to all sites to calculate and indicative yield. Draft policy SP3: Housing Mix and Density states that “Variations (upwards or downwards) to the indicative targets for density and mix may be allowed where this can be properly justified on planning grounds”</p> <p>This policy approach therefore allows for flexibility in terms of density achieved on specific sites.</p>	<p>No</p>	
<p>This site should be checked for archaeological survey through site inspection to ensure heritage and nature conservation.</p>	<p>The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, including the Historic England, Natural England and NYCC Archaeological section in terms of heritage and nature conservation, sustainability appraisal, site assessments and feedback from stakeholders.</p> <p>All subsequent representations concerning</p>	<p>No</p>	

	<p>heritage and nature conservation have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p>		
General comments for site:			
<p>Protect PROW through the site.</p>	<p>The second development principle states: "The site is a greenfield site in a prominent location on the edge of Skipton, Development proposals for this site should incorporate biodiversity and landscape mitigation(s) including a green infrastructure corridor incorporating the linear wooded area in the northern part of the site and provide links to the existing PROW network to the north."</p>	No	
Site Ref: SK114 & SK124 Address: Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton			
Support for site:			
<p>Development Principles – Site SK114; Cawder Gill/Horse Close, first bullet-point. Historic England support. To the south-east of this area there is a series of Scheduled Monuments. The nearest, a cup-marked rock, lies 140 metres or so from the south-eastern edge of the site. There is also a semi-circular enclosed settlement on Horse Close Hill 200 metres to the south of this area which is also Scheduled.</p>	<p>These comments supports the draft site allocation.</p>	No	

<p>Although the Heritage Impact Assessment considered that the impact upon the Scheduled Monuments themselves would be negligible, nevertheless, there still may be potential for archaeological remain on this site. Therefore we welcome the requirement for an archaeological assessment.</p>			
<p>This allocation is supported in principle. The site (along with SK114 & SK119) would form a natural extension to the settlement in conjunction with the development of this housing commitment. Site has no previous planning history; is within flood zone 1, therefore sequentially preferable. Therefore there are no known physical constraints that would prevent the development of this site.</p>	<p>Support is welcomed and noted</p>	<p>No</p>	
<p>Objections to site:</p>			
<p>General comments for site:</p>			
<p>This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.</p>	<p>Noted</p>	<p>No</p>	
<p>Site Ref: SK119 Address: Land south of Whinny Gill Reservoir (site not a draft housing allocation in the June Pre Publication Local Plan)</p>			
<p>Support for site:</p>			

Objections to site:			
<p>Object that this site is no longer proposed as a housing allocation (as in last draft LP). CDCs assessment of the site suggests it is landlocked, which is incorrect. The site is accessible through site SK114, which is in the same ownership and an access road has been approved as part of the reserved matters for site SK114. Objection to the negative effects of the site in relation to Sustainability Objectives 10 & 14. Plan submitted showing how access can be achieved to this site via site within same ownership.</p>	<p>Draft site allocations were put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. Selected sites are considered to be deliverable/developable and capable of meeting the objectively assessed need for housing/employment land. Allocation of other sites is therefore unnecessary. However, draft local plan policy H1/EC1 does make provision for housing/employment development on unallocated sites.</p> <p>This site was not identified as a proposed housing allocation as access to it is dependent on the site with consent, to the north being developed. If this neighbouring site is developed during the plan period this site could enter the pool of sites during a subsequent review of the plan. The site is a greenfield site which is currently not connected to the existing built form of Skipton and does not currently have a suitable access. It is an elevated site to the east of Skipton, which is characterised by open moorland.</p>	No	
General comments for site:			
Site Ref: SK135 Address: Skipton Rock Quarry, Skipton			
Support for site:			
Objections to site:			
General comments for site:			

<p>Protect PROW through the site. Seek a diversion if the PROW is affected by quarrying.</p>	<p>PROWs are protected under separate legislation, such as The Countryside and Rights of Way Act 2000, therefore there is no need to the Local Plan to specifically protect existing PROWs that exist on a proposed site allocation. Development principles on other sites, however aim to ensure that existing PROWs are incorporated into any proposed scheme and where appropriate new footpaths and PROWs are provided to link to the existing PROW network. It is considered that an additional development principle be included for this site relating to the existing PROW on the site.</p>	<p>Yes</p>	<p>An additional bullet point will be incorporated as follows: “An existing PROW runs from east to west across the site in the north. Proposals will incorporate the route of this PROW in order to maintain this link from the site to the wider existing PROW network.”</p>
<p>This site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource and includes land which is permitted for minerals extraction which is technically still part of an active quarry. Therefore, it is considered that any planning application to develop an alternative use on part of the site would be a ‘County Matter’ for determination by the County Planning Authority because it would conflict with or prejudice compliance with a restoration condition.</p>	<p>Noted.</p>	<p>No</p>	
<p>Site Ref: SK139 Address: East & west of Cavendish Street, Skipton</p>			
<p>Support for site:</p>			
<p>Objections to site:</p>			
<p>Development Principles – Site SK139; East and west of Cavendish Street, Skipton. Historic England object.</p>	<p>Following consideration of Historic England’s comments the suggested additional development principles will be included for this site.</p>	<p>Yes</p>	<p>The following development principles for site SK139 will be included within the section relating to heritage significance</p>

<p>This site lies within the Skipton Conservation Area and there are a number of Listed Buildings in its vicinity. Therefore we welcome the requirement that any development proposals for this site should take account of and understand the significance of this part of the Conservation Area and the setting of the nearby Listed Buildings.</p> <p>We also welcome the requirement for the production of a Masterplan to guide the development of this important site.</p> <p>However, this was one of the Sites which were examined in the Heritage Impact Assessment produced by Hinchliffe. This Report recommended a number of additional development considerations which would be required to ensure that the redevelopment of this site takes place in a manner which would conserve the heritage assets in its vicinity. These ought also to be added to the Development Principles for this site.</p> <p>Development Principles – Site SK139, Heritage Significance Considerations add the following additional bullet- points:-</p> <p>“The eastern boundary wall should be retained as part of the overall development but improved permeability through it could</p>			<p>considerations:</p> <p>“The eastern boundary wall will be retained as part of the overall development but improved permeability through it could be considered. Other stone boundary walls throughout the site should be conserved”</p> <p>“Important views over the site to Christ Church, Belle Vue Mills and the mill chimney should be retained””</p>
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<p>be considered. Other stone boundary walls throughout the site should be conserved”</p> <p>“Important views over the site to Christ Church, Belle View Mills and the mill chimney should be retained””</p>	<p>This site is proposed for allocation for a commercially led regeneration opportunity, with a focus on commercial and retail uses (A1). Therefore it may not be the case that the site will be developed as a “retail mall”.</p> <p>Draft Local Policies (including ENV2 & ENV3) aim to ensure that any development throughout the plan area will contribute positively to the conservation area.</p>		
<p>A retail “mall” could kill off the High Street, with severe impact on existing heritage buildings. Housing would be supported on the former gas site, rather than employment use.</p>			
<p>Development should contribute positively to the Conservation Area. Need to avoid the structures that have been recently erected behind Skipton Town Hall.</p>			
<p>General comments for site:</p>			
<p>No existing PROW across site. No further comments.</p>	<p>Comment noted</p>	<p>No</p>	
<p>Although this site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource it is not considered that any significant minerals safeguarding issues are likely to arise given the nature and extent of the minerals present and the location of the site.</p> <p>This site contains land which, according to information that has been supplied to the County Council by the Environment Agency, has been using for landfill (Skipton Holder Station). Therefore, it would be prudent to reflect within the development principles</p>	<p>Noted.</p> <p>Development principles for this site already includes the requirement for a ground assessment, as follows:</p> <p>“A ground conditions assessment is required to consider the potential presence of ground contaminants potentially arising from historical uses/activities in the opportunity area; ☐ Mitigation is to be provided where it is necessary”;</p>	<p>No</p>	

<p>specified for the site that ground assessment may be required prior to development to investigate the former landfill.</p>			
<p>Site Ref: SK140 Address: Skipton Station Areas A& B, Carleton New Road, Sandylands Business Centre, Skipton</p>			
<p>Support for site:</p>			
<p>Objections to site:</p>			
<p>Development Principles – Site SK140; Skipton Station Areas A, and B, Carleton New Road, Sandylands Business Centre, Skipton. Historic England object.</p> <p>This site lies within the Skipton Conservation Area and there are a number of Listed Buildings both within the site itself and in its vicinity. Therefore we welcome the requirement that any development proposals for this site should take account of take account of and understand the significance of this part of the Conservation Area and the setting of the nearby Listed Buildings.</p> <p>We also welcome the requirement for the production of a Masterplan to guide the development of this important site.</p>	<p>Following consideration of Historic England’s comments the suggested additional development principles will be included for this site.</p>	<p>Yes</p>	<p>The existing second development principle within the section relating to heritage significance considerations for site SK139 will be amended in line with the text suggested by Historic England to read as follows:</p> <p>“Regeneration proposals will take account of the setting and significance of designated heritage assets (Conservation Area and Listed Buildings) both within the regeneration opportunity area and in the immediate surroundings. Proposals will be also be taken to improve the setting of the Listed Railway Station”</p>

<p>However, this was one of the Sites which were examined in the Heritage Impact Assessment produced by Hinchliffe. This Report recommended a number of additional development considerations which would be required to ensure that the redevelopment of this site takes place in a manner which would conserve the heritage assets in its vicinity. These ought also to be added to the Development Principles for this site.</p> <p>Development Principles – Site SK140, Heritage Significance, second bullet-point amend to read:-</p> <p>“Regeneration proposals should take account of the setting and significance of designated heritage assets (Conservation Area and Listed Buildings) both within the regeneration opportunity area and in the immediate surroundings.</p> <p>Proposals should be also be taken to improve the setting of the Listed Railway Station”</p>			
<p>Objection to the suggested public access of the privately owned railway underpass. Ownership of the station is likely to change. There is concern that this allocation would adversely affect the listed railway station and the surrounding Conservation Area.</p>	<p>No detailed evidence has been submitted to CDC relating to any change in ownership of the station and why allowing pedestrian access of underpass would adversely affect the listed railway station and CA. No comment to this effect has been received from Historic England.</p>	<p>No</p>	

General comments for site:			
No existing PROW across site. Proposals should explore formalising the heavily used, unrecorded PROW entering the site from Craven St.	The site is not accessed from Craven Street, instead it is accessed from Broughton Rd (A6069) and Carleton New Road.	No	
No existing PROW across site. No further comments.	Comment noted	No	
Although this site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource, it is not considered that any significant minerals safeguarding issues are likely to arise given the nature and extent of the minerals present and the small scale nature of the proposed allocation. In the event that the Joint Plan is adopted and this site is allocated by Craven District Council, it would fit the proposed safeguarding exemption criteria under Policy S06 of the Minerals & Waste Local Plan as it would be infilling within an otherwise built up frontage within the settlement.	Noted	No	
General Skipton settlement comments:			
Have discussions been held as to whether Skipton Hospital is likely to become a development site within the Plan period? We would prefer the site to remain as hospital, but the government has decided to implement a programme of selling off older hospital buildings. If it were to be sold off, the site could be in an ideal location for a dense development of housing for the	The June 2017 Pre-Publication Local Plan does not proposed the Skipton Hospital site as a proposed housing allocation. The nearest proposed housing allocation to the hospital is site SK058, Whitakers Chocolate Factory site.	No	

<p>elderly. Over the plan period North Yorkshire will see a prevalence of age-related conditions including obesity, diabetes, stroke and dementia and other long-term conditions. There is a huge challenge to find new ways of adequately meeting the resulting care and support needs of much higher numbers of older people with long-term needs in the County.</p>			
<p>Support the omission of various sites in Skipton that were originally suggested for housing from the final proposals, in particular the site behind the Rendezvous and Park Hill.</p>	<p>This comment supports the draft site allocations.</p>		
<p>There is concern about the level of proposed development in Skipton and the impact this will have on already congested roads (particularly along Gargrave Road) and air quality.</p>	<p>The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations concerning traffic congestion, access, flooding, loss of privacy impact on wildlife and impact of development of this site on Skipton generally have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p>	<p>No</p>	
<p>Concerns that we are building more houses a good distance from the centre of town.</p>			

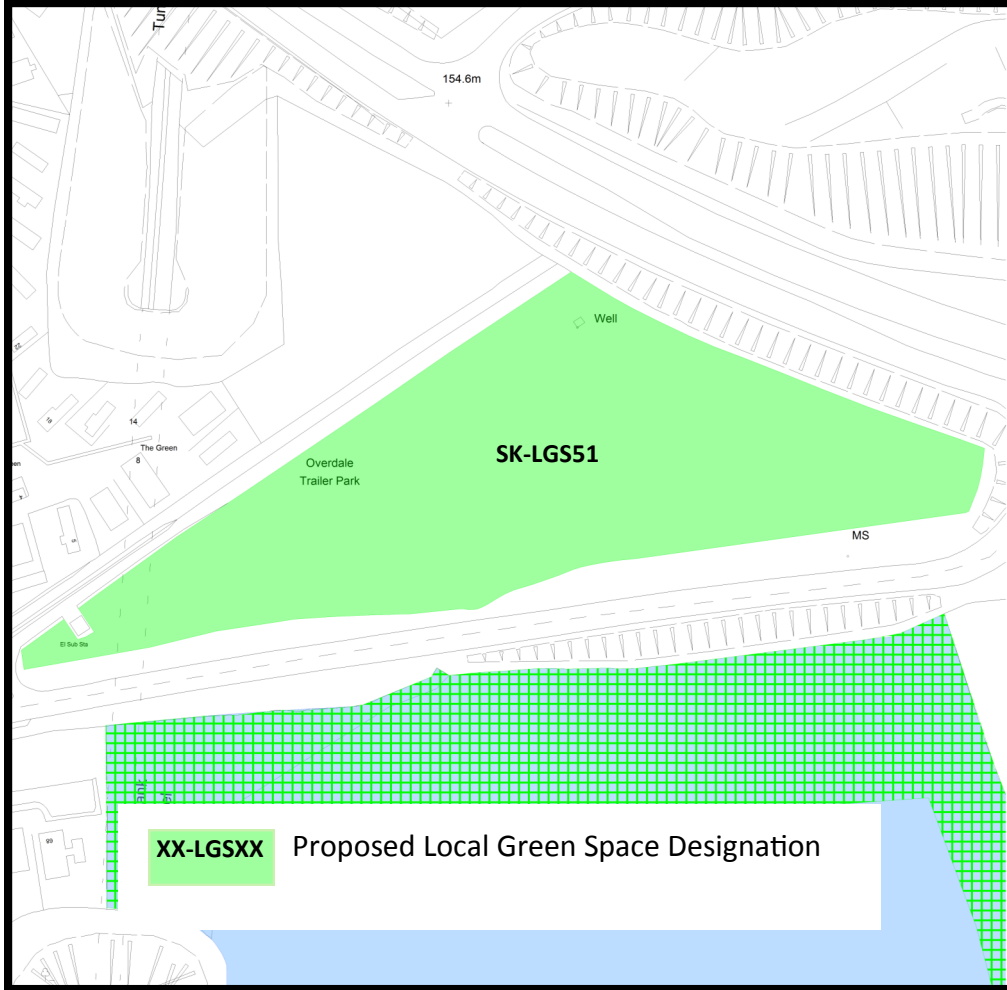
<p>Engine Shed Lane and Ings Lane is part of a scheme aimed at upgrading both routes to adoptable standards and linking with the new access road for Wyvern Park; providing a direct access to the by-pass and reducing heavy traffic away from the town centre and residential area. Please ensure that the adjacent open space designation does not “bleed” over the boundary line into the roadway. When enlarged, there is an impression that the open space extends to the middle of the road – the road is owned by the District Council and does not form any part of the Sandylands/Coulthurst complex.</p>	<p>The northern boundary of the INF3 site at Sandylands does not encroach onto Engine Shed Lane. The Publication Policies Map will clearly show this via online interactive mapping and online PDF version of this map.</p>	<p>No</p>	
<p>There is a part of the former Scrapyard (at the end of Ings Lane), which has not been protected for employment. The area was used by the former owner as part of the business, and therefore should be protected for continued use as an employment site.</p>	<p>The site of the former scrap yard will be protected under draft policy EC2: Safeguarding Existing Employment Areas.</p>	<p>Yes</p>	<p>This site will be shown on the policies map for Skipton as a safeguarded existing employment area under draft policy EC2.</p>
<p>We are pleased to see the identification of land for new primary school provision in Skipton in the plan. NYCC note that for sites SK081, SK082, and SK108, Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton, a 1.8 ha area to the north-east corner of the site has been allocated for new primary school. It would be prudent even with the reduced housing figure to allow for two new primary school sites in Skipton as there is very little spare primary school capacity in Skipton</p>	<p>The education requirements over the plan period in terms of primary schools in Skipton are noted.</p> <p>Following consideration of the need for a second primary school on a site in the east of Skipton, it is considered that site SK089 & SK090 is the most appropriate location. The Publication Policies Map will indicate an area measuring 1.8ha on these two sites to accommodate a new primary school to serve Skipton.</p>	<p>Yes</p>	<p>The Publication Policies Map will indicate that a new primary school will be provided on 1.8ha of the total site area of sites SK089 & SK090.</p>

<p>town and most town centre school sites are landlocked and confined. We have assumed that the Skipton Ings School site would continue to provide school capacity although there is currently a consultation to close the school in its current form. We would anticipate that the site for the second new primary school would be most appropriate within one of the other major housing areas to the east of the town. There will therefore be a need to allocate on Sites SK088 or SK089 & SK090 another area of 1.8 ha of land for a potential primary school provision (in addition to the SK081/SK082/SK108 site) and include this in the draft allocation.</p>			
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* These are amalgamated points. Similar comments from the consultation have been grouped together in order to formulate a response to that particular issue.

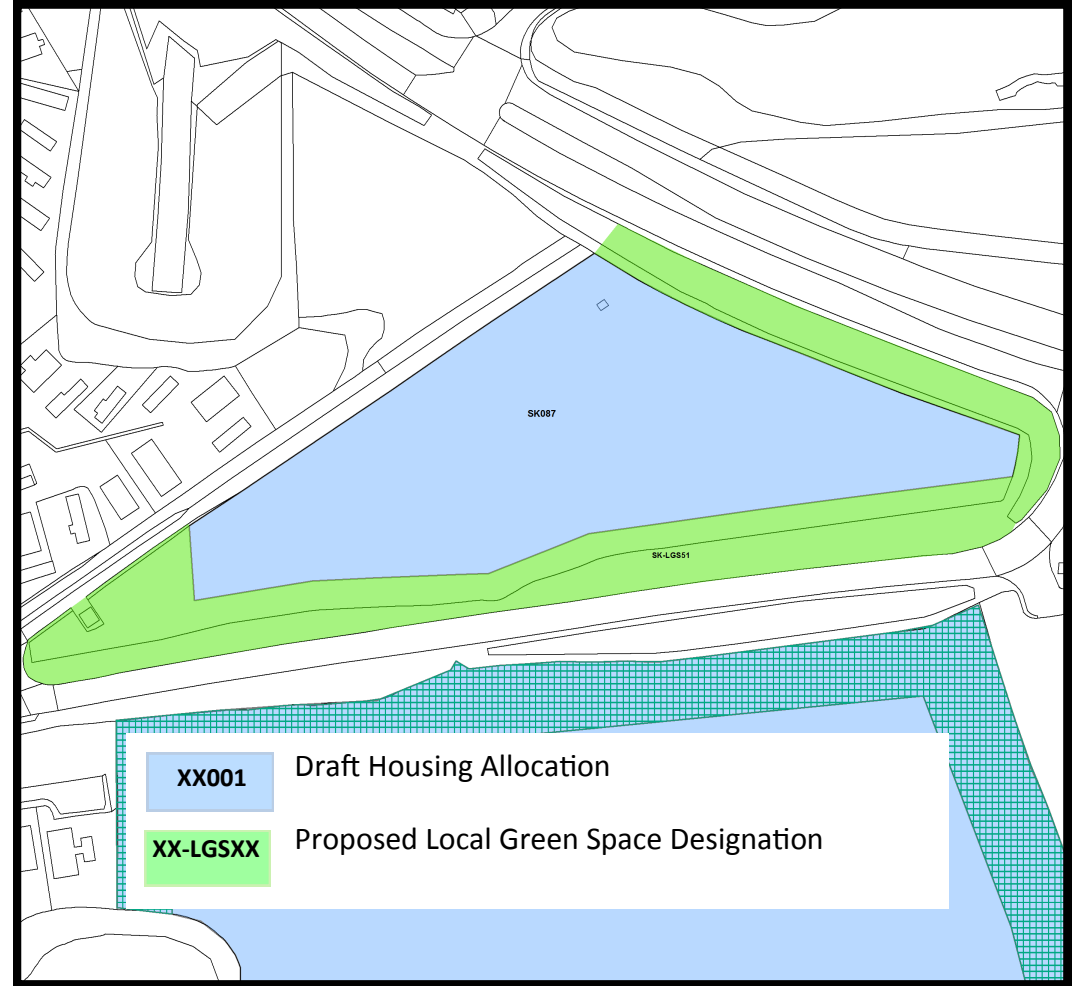
ENV10: Existing protected road approach between Harrogate Rd and Overdale Grange, SK-LGS51

(Pre-Publication Local Plan 2017)



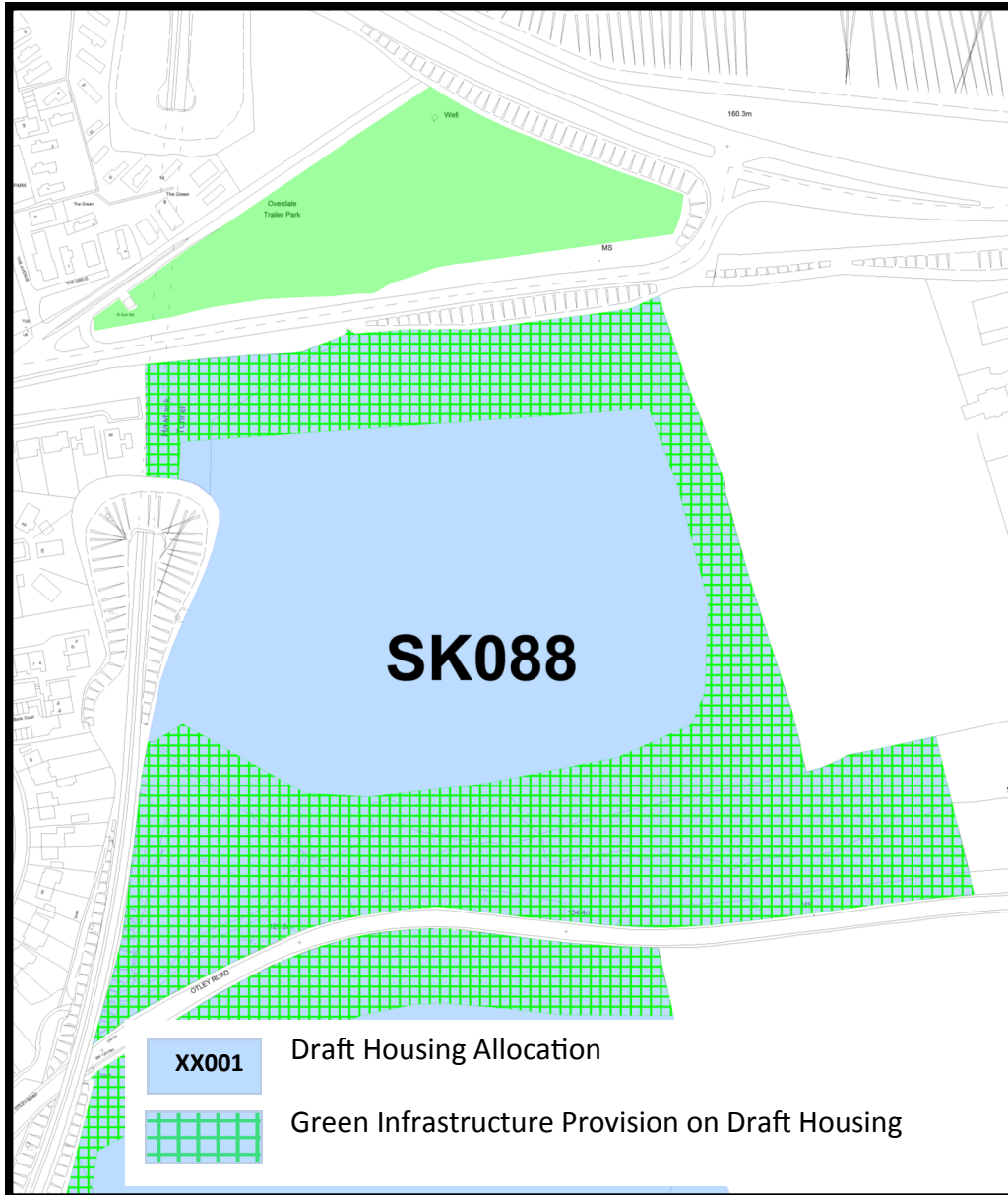
SP5: Skipton, Tier 1: Land to the north of A6131 and south of A65, SK087

(Publication Local Plan 2018)



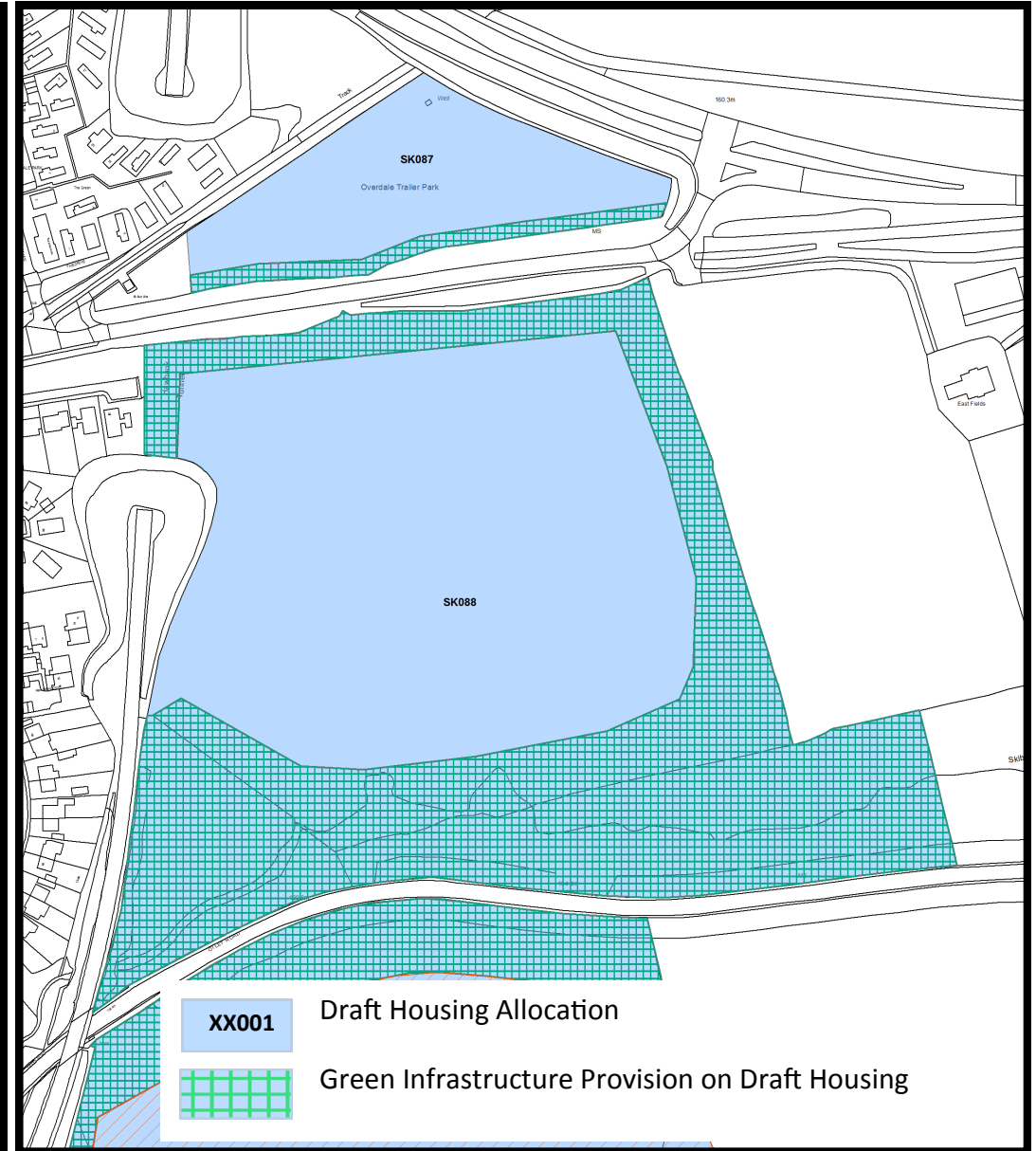
SP5: Skipton, Tier 1: SK088—Hawbank Fields, north of Otley Road and south of A6131, Skipton

(Pre-Publication Local Plan 2017)



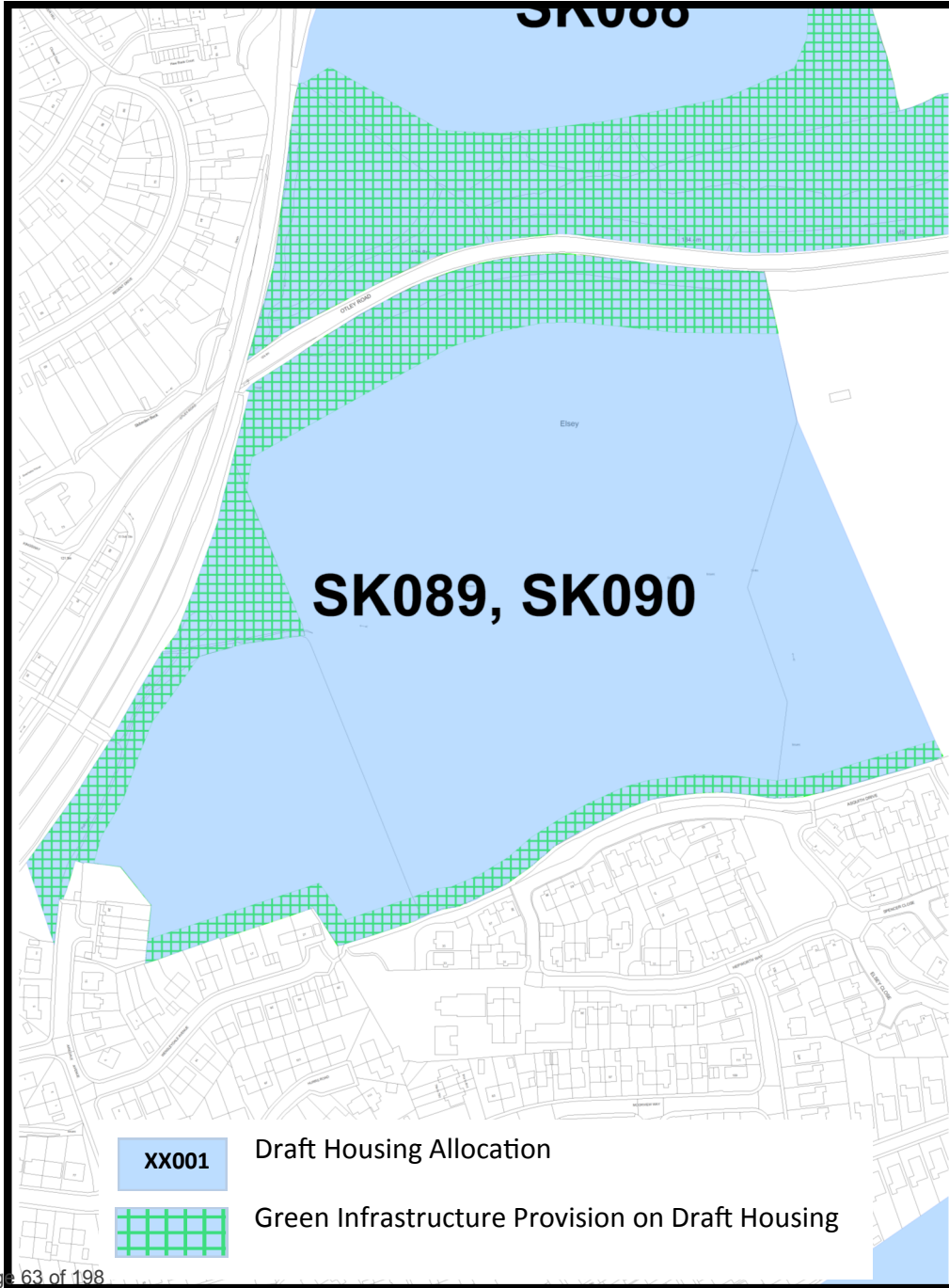
SP5: Skipton, Tier 1: SK088 —Hawbank Fields, north of Otley Road and south of A6131, Skipton

(Publication Local Plan 2018)

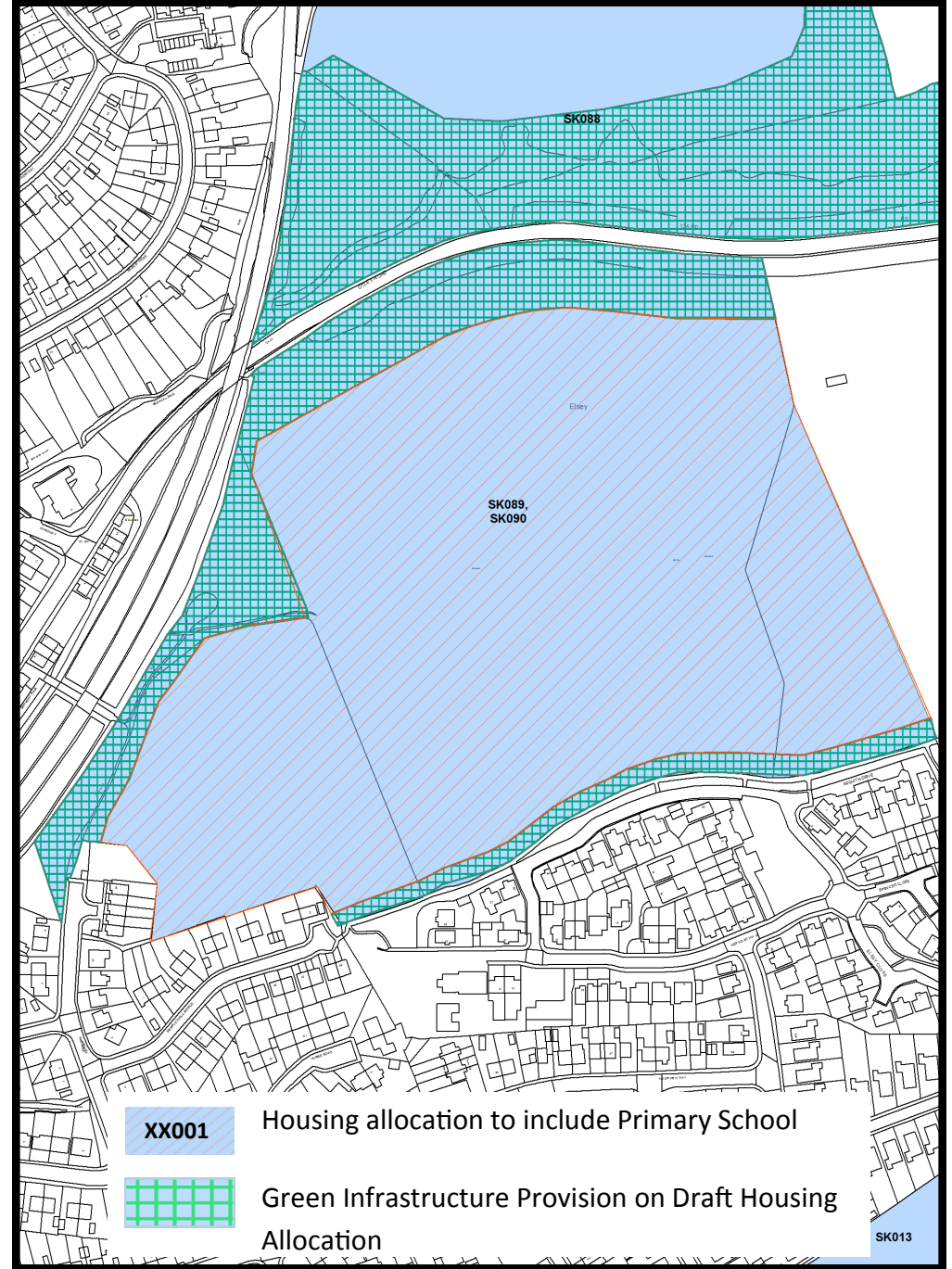


SP5: Skipton, Tier 1: SK089,SK090—Land to the north of Airedale Avenue and Eley Croft and east of railway line, Skipton

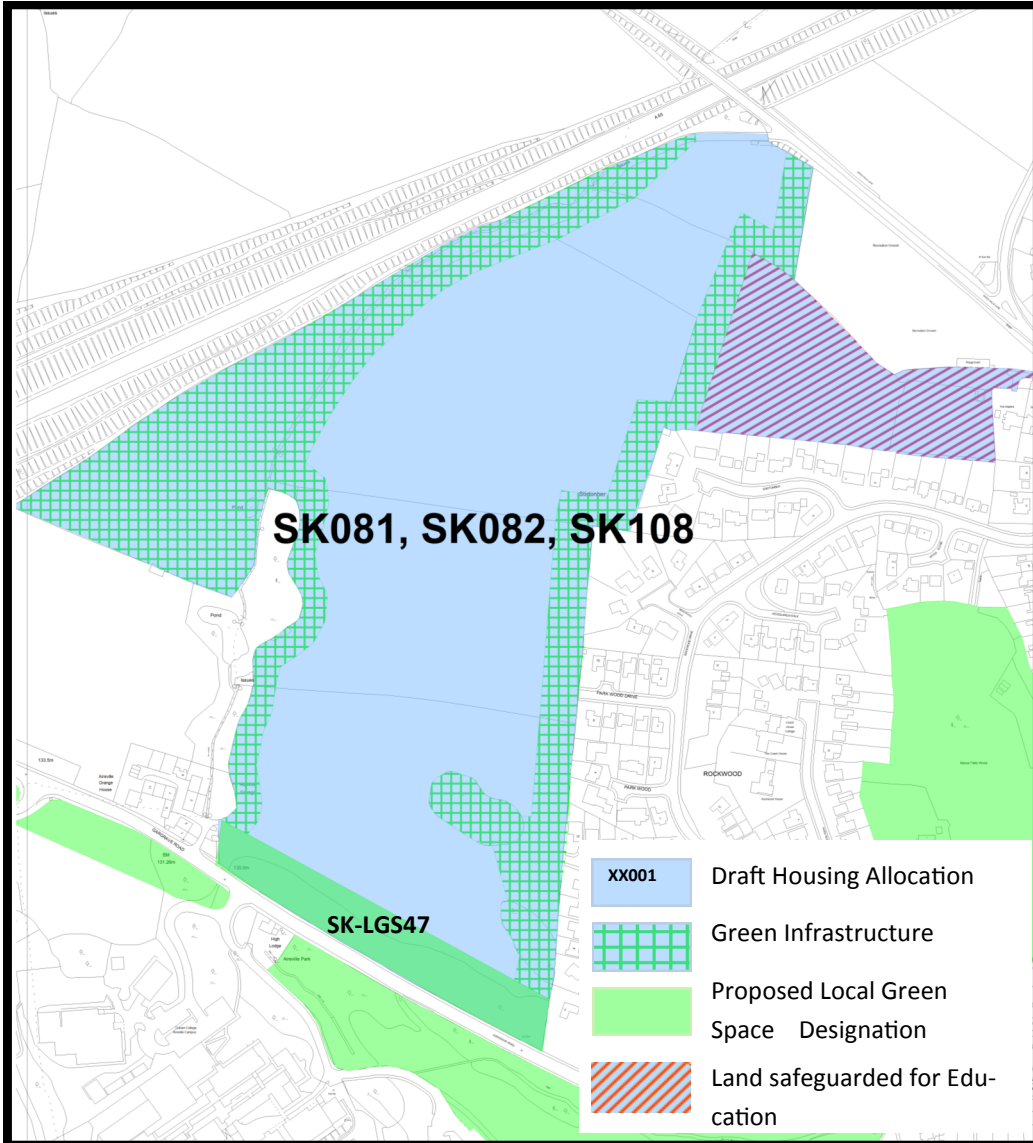
(Pre-Publication Local Plan 2017)



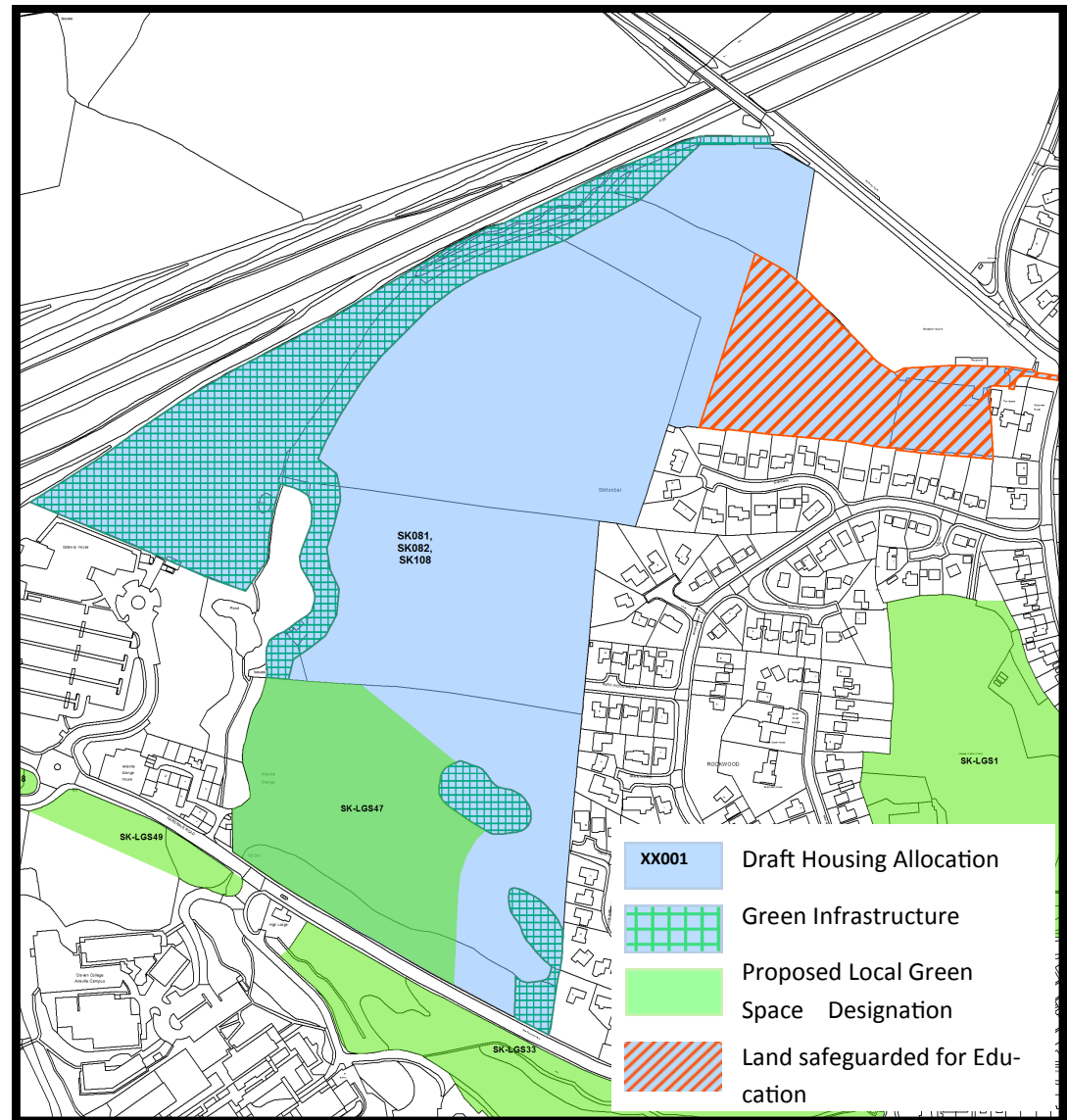
SP5: Skipton, Tier 1: SK089,SK090 —Land to the north of Airedale Avenue and Eley Croft and east of railway line, Skipton (1.8ha of the allocation site to provide location for new primary school)



**SP5 & ENV10: Skipton, Tier 1: SK081, SK082, SK108—Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton & SK-LGS47
(Pre-Publication Local Plan 2017)**

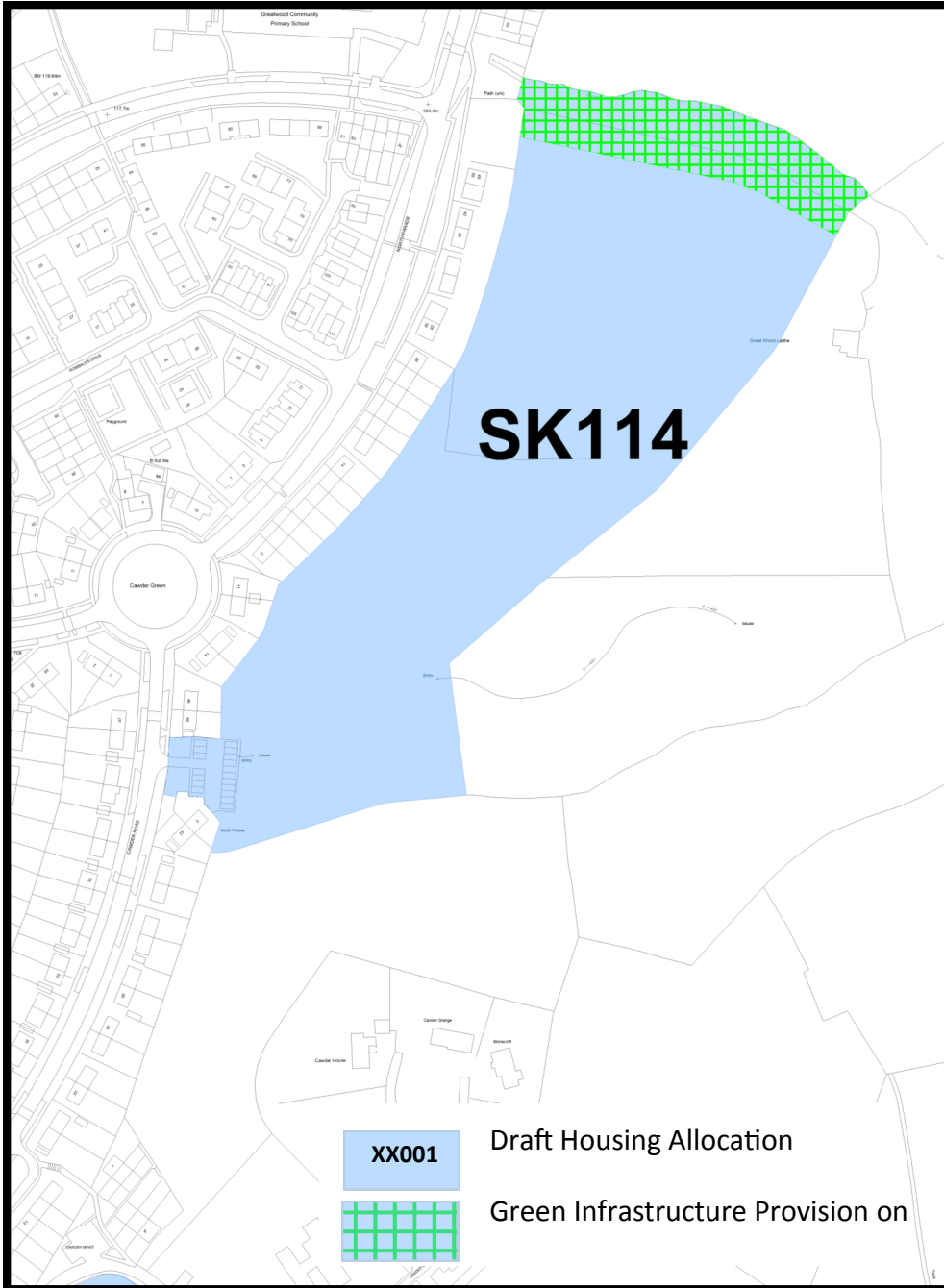


**SP5 & ENV10: Skipton, Tier 1: SK081, SK082, SK108 —Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton & SK-LGS47
(Publication Local Plan 2018)**



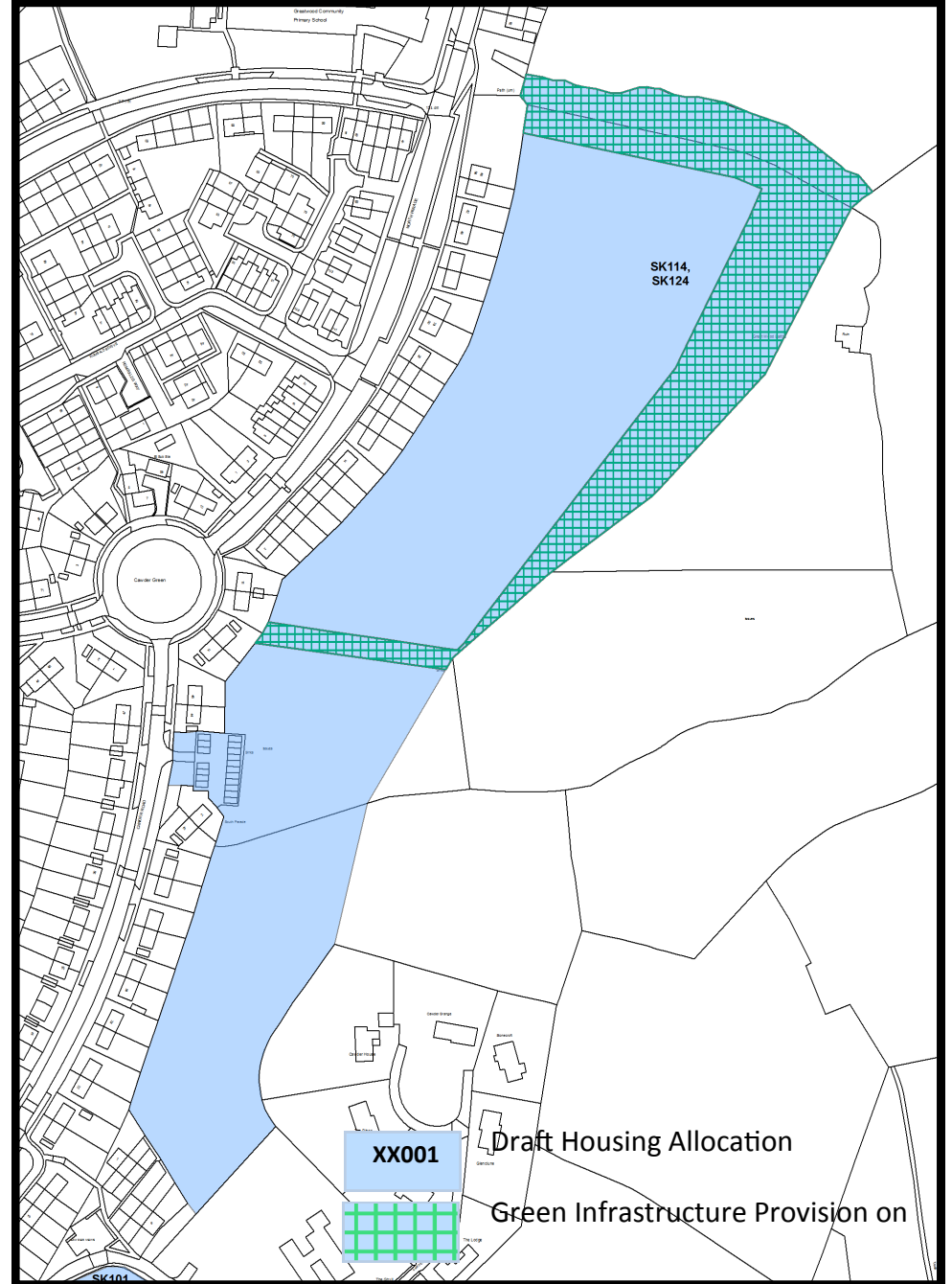
SP5: Skipton, Tier 1: SK114, SK124—Land to east of North Parade and Cawder Road garage site, Horse Close, Skipton

(Pre-Publication Local Plan 2017)



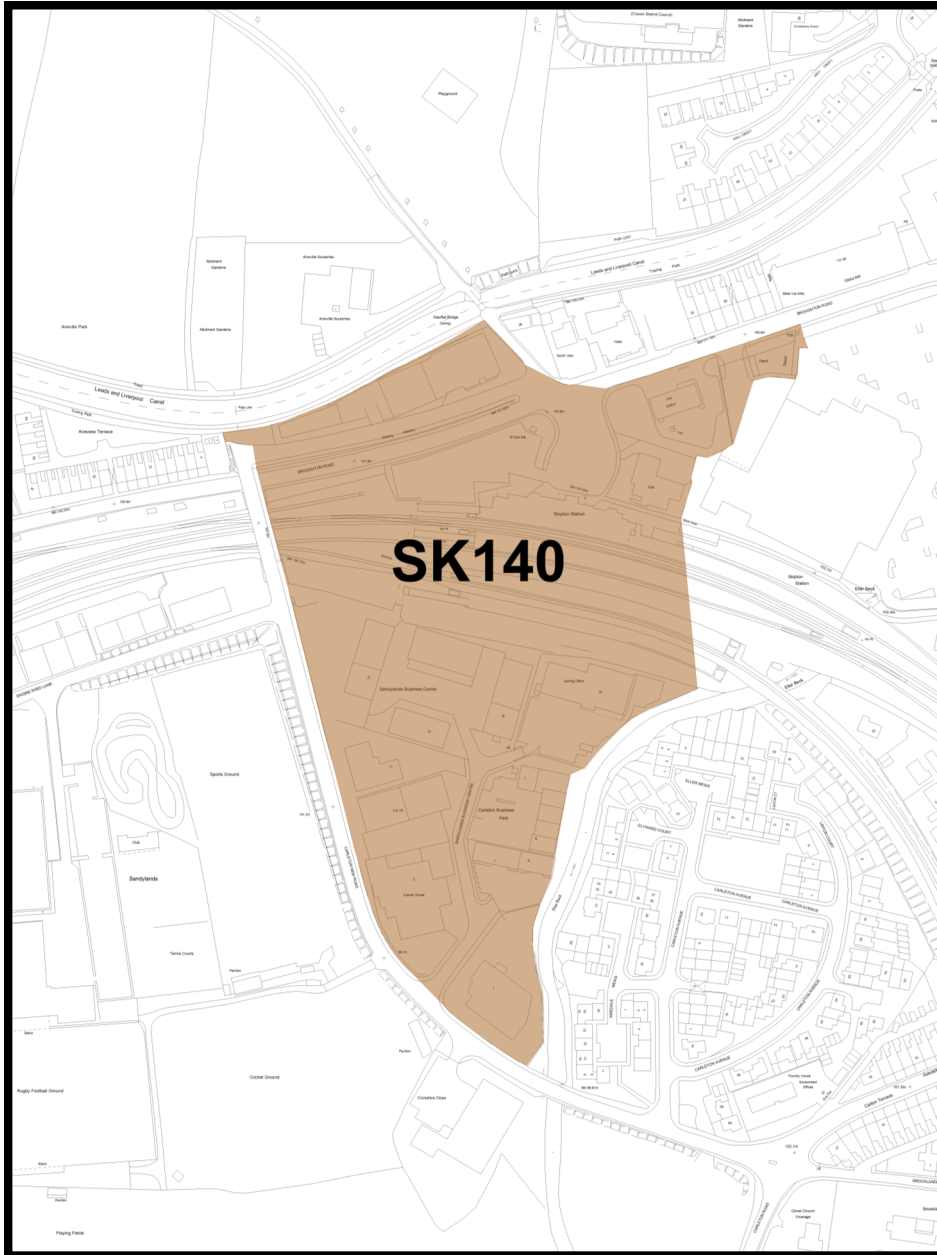
SP5: Skipton, Tier 1: SK114, SK124 — Land to east of North Parade and Cawder Road garage site, Horse Close, Skipton

(Publication Local Plan 2018)



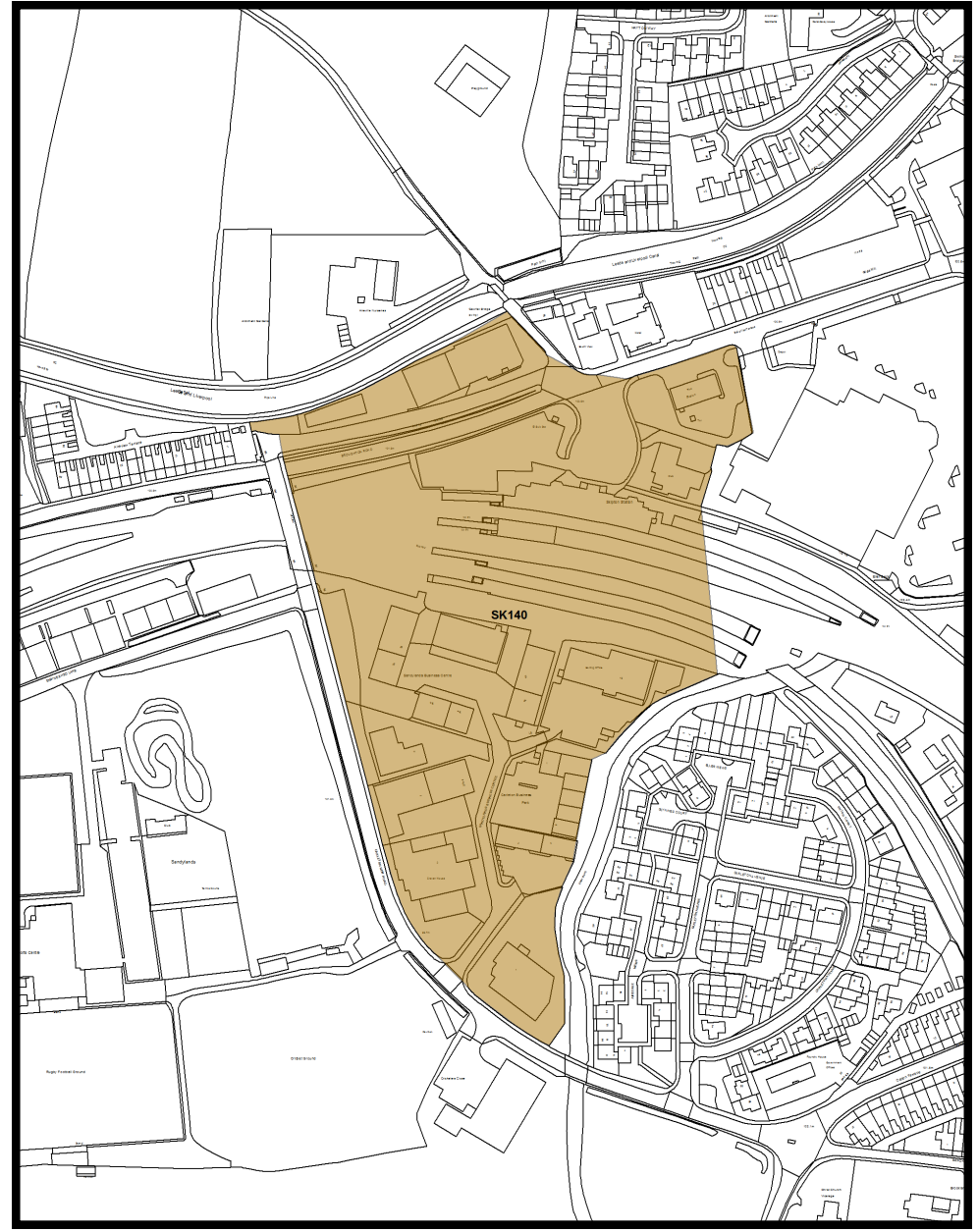
SP5: Skipton, Tier 1: SK140—Skipton Station Areas A and B, Carleton New Road, Sandylands Business Centre, Skipton

(Pre-Publication Local Plan 2017)



SP5: Skipton, Tier 1: SK140—Skipton Station Areas A and B, Carleton New Road, Sandylands Business Centre, Skipton

(Publication Local Plan 2018)



June – July 2017 Draft Local Plan

Site Response Paper by Settlement: SETTLE

Main issues from consultation*	Response	Change required to the local plan (yes/no)	Changes made to the plan
<i>SG021, SG066, SG080: Land to the north-west of Penny Green and west of Skipton Road and railway</i>			
Support for site:			
Support for housing sites in Settle, particularly SG021, 66, 80 as it is on higher ground so will avoid flooding problems.	Support noted and welcomed. Comments noted.	No	
Support for housing sites in Settle, particularly SG021, 66, 80 as it would accord with history and appearance of the town’s development. Housing has been built on hillsides surrounding town (i.e. Upper Settle, which is oldest part of the town).			
<p>Historic England support: Development Principles – Site SG021, SG066, SG080. This site lies close to the Settle-Carlisle Railway Conservation Area.</p> <p>This area was identified in the draft Conservation Area Appraisal as making some contribution to the character or appearance of the Conservation Area.</p> <p>Therefore HE support the inclusion of a requirement to conserve the significance of the heritage assets near this site and the creation of a green buffer to mitigate the impact upon the Settle-Carlisle Railway.</p>			

(Statutory Body)			
<p>Site SG021, SG066, SG080 include proposals for 102 dwellings with access via B6480 under the railway bridge.</p> <p>Proposals for the area should consider the potential for increased numbers of vehicles to impact the bridge via bridge strikes, both during construction works and once the dwellings are occupied. The bridge is skewed and has a height clearance 14ft,7ins; HGVs, high-sided vehicles, house frames being brought to site are of concern. Future residents of the sites may be unfamiliar with the bridge and road layout which could also increase the potential for bridge strikes. Therefore,</p> <p>(a) Vehicles movements during construction works on site must be reviewed and agreed with Network Rail</p> <p>(b) Developer(s) must fully fund any mitigation measures required to protect the bridge with Network Rail</p> <p>(c) Proposals on the site(s) must not commence until Network Rail are reassured there will be no impacts upon Ingfield Bridge and that developers undertake works in accordance with Network Rail’s requirements.</p> <p>(Statutory Body)</p>			
Objections to site:			
A trunk gas main and an electricity cable, pole mounted, run through the site, making	The draft allocation was put forward following consideration of relevant evidence, consultation	Yes	The following new development principle will be added requiring a

<p>site uneconomic for development.</p>	<p>with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations concerning:</p>		<p>LVIA for this site: “A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset”</p> <p>Development principles for SG021, SG066, SG080 to specify the need for a Biodiversity Appraisal to assess the existing ecological conditions on site.</p> <p>Development principles for SG021, SG066, SG080 to specify the need for hydrological investigation and bird surveys in relation to impacts of Ribble River (Long Preston Deeps) SSSI.</p> <p>Development principle to specify the need to retain the existing dry stone boundary walls on site (wording to be added to existing DP</p>
<p>Access from Cammock Lane onto the proposed site is unsafe due to curve in road, parked cars, and cars in middle of road. Development on SG025, off Ingfield Lane, will exacerbate this situation due to increased traffic on Cammock Lane, as will the end result of having 2 accesses beside each other (Penny Green and new access road).</p>	<ul style="list-style-type: none"> • Utilities on site (gas, electricity); • Vehicular and pedestrian access issues; • Vehicular and pedestrian road safety issues; • Overlooking, privacy issues to nearby houses; • Loss of light to nearby houses; • Steep topography issues (extensive ground works and potential flooding problems / impact on surrounding special landscapes / dark skies); • Giggleswick sites more suitable (should be in tier 2); • Impact on PROW; • Misrepresentation of site in previous drafts of plan and local land charge searches; • Housing for retired, second homes, commuters – lead to increased pollution, congestion; • Development isolated from the rest of the town; • Development on site constitutes overprovision of housing in Settle; • Overdevelopment on the site; 		
<p>Safety of the proposed road on the site at Cammock Lane would be compromised by steep banking down to allotments. Crash barrier would be required, together with work to ensure bank did not collapse.</p>			
<p>Pedestrian access to and from site is unsafe due to no footpath on west side of road, or room to add one. Pedestrians will have to cross Cammock Lane from site to access existing footpath, without clear site lines.</p>			
<p>Access from B6480 would have limited site lines due to road from railway bridge being on an angle and, with such a steep access road, the crowns of existing trees would impede vision. Vehicles egressing site would have to jut their noses out to see.</p>			
<p>Access road to B6480 proposed on steep part of site and in icy conditions it may be difficult to stop vehicle prior to reaching main road.</p>			

<p>Footpath on B6480 is too narrow and unsafe to accommodate increased pedestrian traffic, given speed and quantity of vehicular traffic along this road.</p>	<ul style="list-style-type: none"> • Harm to grade II listed building to south; have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations. <p>The comments from Natural England are noted and it is confirmed that the YDNP Authority has been consulted as part of the consultation exercise and comments have been received from them and taken into account. As recommended by Natural England, the development principles for the site will include the need for a site specific Landscape Visual Impact Assessment and specify the need for hydrological investigation and bird surveys in relation to impacts of Ribble River (Long Preston Deeps) SSSI.</p> <p>A LVIA carried out by the LPA has indicated that the green infrastructure to the east of the site should be widened to help retain the view of the site from the YDNP, which is of an attractive hill side with a definite dry-stone wall field boundary and an area of woodland to the rear. The LVIA suggests that although the existing houses at Penny Green already extend up the visible north-eastern slope of the site, further development up</p>		<p>regarding landscape mitigation).</p>
<p>Overlooking issues onto Penny Green, due to topography of site. Privacy and right to light compromised.</p>			<p>Policy for SG021, SG066, SG080 will ensure that the access road onto the B6480 will be kept for access purposes only and will not be included in the net developable area of the site.</p>
<p>Topography issues will necessitate extensive ground works leading to potential flooding problems for Penny Green and Cammock Lane.</p>			<p>Inset Map 4: Green infrastructure to the east of the site to be widened to preserve the view of the hill top from the YDNP.</p>
<p>Site is elevated and can be viewed from a wide surrounding area. Serious negative visual impact, very visually prominent from the YDNP, to the detriment of the enjoyment of visitors to the national park.</p>			
<p>Commercial plantation of mature conifers to the west of the site. Managed plantation which will be felled, leading to site being visible and intrusive from Giggleswick Station and Forest of Bowland beyond.</p>			
<p>Site in contradiction to local plan’s dark skies policy owing to elevated location and visibility from wider surrounding area</p>			
<p>Development of this site not necessary in order for Settle to achieve planned numbers for the area. Giggleswick should be considered as a tier 2 settlement, alongside Settle, rendering the use of this unsafe and difficult to develop site unnecessary.</p>			
<p>PROW currently used for quiet recreation</p>			

<p>and dog walking, this would be compromised by development of site.</p>	<p>to the dry-stone wall boundary would be detrimental to the appearance of the hill top when viewed from the National Park. It would also degrade the appearance of the dry-stone wall, which currently forms an obvious field boundary and has been identified as a feature to be conserved within the landscape. The Council concurs with Natural England in that it would be beneficial to carry out further site specific LVIA work prior to development.</p> <p>The access road onto the B6480 should be kept for access purposes only and should not be included in the net developable area of the site.</p>		
<p>Site not indicated in second draft of Local Plan, nor does it appear in the legal search for owner’s property as a possible development near Penny Green. Council and Planning Department have misrepresented their position.</p>			
<p>Site likely to be occupied by people retiring to the area; used as holiday homes and therefore not be continually occupied; or by commuters to other towns. Increased commuting leads to congestion and pollution. Existing rail, bus and road travel arrangements will come under increased pressure. Housing on this site contradicts the Council’s desire to reduce pollution, commuting and achieve housing close to employment.</p>			
<p>Development south of Cammock Lane would be isolated from the rest of the town.</p>			
<p>Development on site constitutes overprovision of housing in Settle.</p>			
<p>Overdevelopment on the site.</p>			
<p>Harm to the grade II listed building, Anley Lodge</p>			

<p>With regards to site SG021, SG066, SG080 Natural England are concerned that this site may have hydrological impacts on River Ribble (Long Preston Deeps) SSSI. We advise that the need for hydrological investigation and bird surveys in relation to impacts on River Ribble (Long Preston Deeps) SSSI is specifically referred to in the site policy for this site.</p> <p>Natural England also recommends that the LPA consult the Yorkshire Dales National Park Authority regarding the deliverability of this site and consider providing Landscape Capacity/Sensitivity Assessment in order to assess what capacity there is to develop this site. In addition we recommend, should this site prove deliverable, that the Development Principles policies for this site should refer to the need for LVIA. (Statutory Body)</p>			
<p>General comments on site:</p>			
<p>These sites are described as “Land to the north-west of Penny Green and west of Skipton Road and railway, Settle”. This is incorrect and will lead to confusion and a failure to elicit relevant comments. The land is mostly to the south-west of Penny Green.</p>	<p>Comments noted. The site does extend up to the north west of Penny Green, at the point where it joins the highway at Cammock Lane. However it is acknowledged that as the site sits above Skipton Road and the railway line, it may now be more appropriate to refer to the site address as ‘Land to the north-west and south-west of Penny Green, Settle’.</p>	<p>Yes</p>	<p>Site address to be amended to read: Land to the north-west and south-west of Penny Green, Settle.</p>
<p>Protect PROW through the site. The PROW should not be used as vehicular access to the development. Measures should be taken</p>	<p>Comment noted. The PROW does not run through the site, rather it crosses the proposed access where it joins the B6480. As such the</p>	<p>No</p>	

to provide a separate route for pedestrians. (Statutory Body)	existing PROW will be preserved.		
SG025: Land to the south of Ingfield Lane			
Support for site:			
Support for site but consideration given to number and distribution of houses.	Support noted and welcomed. Comments noted.	No	
Support for location of proposed green infrastructure on site.			
Support for site but consideration given to Railway and YDNP.			
Support for site but consideration given to volume of traffic and accesses.			
Support for site but consideration given to low lying nature of site and its visibility from Upper Settle, Ingfield area and YDNP walks.			
Site SG025 has a net yield of 139 dwellings – the proposal area will have access from Skipton Rd, the B6480. Network Rail’s bridge would be part of the route providing access to and egress from the site.			
Proposals for the area should consider the potential for increased numbers of vehicles to impact the bridge via bridge strikes, both during construction works and once the dwellings are occupied. The bridge is skewed and has a height clearance 14ft,7ins; HGVs, high-sided vehicles, house frames being brought to site are of concern. Future residents of the sites may be unfamiliar with the bridge and road layout which could also increase the potential for bridge strikes. Therefore,			

<p>(a) Vehicles movements during construction works on site must be reviewed and agreed with Network Rail (b) Developer(s) must fully fund any mitigation measures required to protect the bridge with Network Rail (c) Proposals on the site(s) must not commence until Network Rail are reassured there will be no impacts upon Ingfield Bridge and that developers undertake works in accordance with Network Rail’s requirements. (Statutory Body)</p>			
<p>Support for the principle of the Allocation of Site SG025 in Policy SP6 on the basis the development of the site would represent a sustainable and deliverable urban extension to Settle. Evidence has been submitted to show that each of the Development Principles listed under Draft Policy SP6 – Site SG025 can be addressed in order to achieve the sustainable development of the site.</p>			
<p>Objections to site:</p>			
<p>Objections to SG025 Falcon site as would spoil/not be in keeping with the character of the National Park on its boundary and the Conservation Area of the Settle to Carlisle Railway. Access to the site would create issues and make it unsustainable This proposal is against PO1 PO2 and PO3.</p>	<p>The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations concerning:</p> <ul style="list-style-type: none"> No building south of Ingfield Lodge (development isolated from the rest of the town; 	<p>Yes</p>	<p>Development proposals for SG025 to include landscape mitigation along the south-eastern boundary, including a softening of the built form with gaps and planting of tree blocks between clusters of dwellings which are forward facing to the Yorkshire Dales National Park, and restricted to two storeys in height (wording to be added to</p>
<p>Too many houses planning for this site. There should be no building south of a line drawn east from Ingfield Lodge as fields</p>			

<p>flood. Development would be isolated from the rest of the town.</p>	<ul style="list-style-type: none"> • Importance of medieval settlements in area; • Increased pressure on road network; • Access issues to east of site onto neighbouring land (not permitted); • Vehicular access issues onto B6480; • Flooding issues, no run off capacity; <p>have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations. The comment relating to access onto neighbouring land to the east has been noted and the green infrastructure on SG025 has been amended to follow the boundary of the approved surface water meadow scheme, thereby removing the potential to gain vehicular access from SG025 on to land to the east.</p> <p>The Council agrees that that amendments to the development principles and associated green infrastructure areas on site as set out in Historic England’s (HE) response to the June 2017 draft local plan, and as discussed at a meeting with HE on 16th October 2017, should be made to protect and preserve the setting of nearby heritage assets. The site visit on 16th October also re-examined the need to reduce the site boundary</p>		<p>existing DP regarding landscape mitigation).</p> <p>Development proposals for SG025 to include a comprehensive landscaping scheme to filter views of the development from the west (wording to be added to existing DP regarding heritage assets).</p> <p>The following new development principle will be added requiring a LVIA for this site: “A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset”</p> <p>Development principles for SG025 to specify the need for a Biodiversity Appraisal to assess the existing ecological conditions on site.</p> <p>Development principles for SG025 to specify the need for hydrological</p>
<p>Site adjacent to Yorkshire Dales National Park and near Falcon Manor hotel (listed building), and the Settle-Carlisle Conservation Area. Need to preserve landscape and heritage assets, especially considering the negative response from the YDNP on SG025 during the last consultation of the local plan (i.e. ‘development of SG025 would cause significant harm to the area’).</p>			
<p>Important to recognise and respect that the fields in this area are part of the medieval settlements of Settle, Anley and Runley.</p>			
<p>The inevitable extra traffic on Ingfield Lane and the main road will put an intolerable strain on the roads, and as many of the new occupants will work away it will increase the load on the A65 east from Settle.</p>			
<p>Planning application for site shows a proposed access road to east of site. Landowners of site to east state there is no access for SG025 onto their land. SG025 is therefore not deliverable and should be altered to remove the proposed for access onto land to the east of the site.</p>			
<p>Creating a new access from the site onto Skipton Road (B6480) is not suitable. Existing situation is difficult due to bridge, especially with large lorries negotiating the curve. Drainage issues already a problem with deep standing water on road at times. New access at this point would worsen</p>			

<p>situation.</p> <p>SG025 not suitable for development due to flooding problems. Accumulation of water from surrounding hills, with no run off due to position of railway and capacity of drainage systems. Ground below this flooded area is therefore likely to be unstable (land is a continuation of North Ribblesdale Rugby Club land where flooding and drainage problems are terrible). Site in separate ownership to the east has acknowledged flooding problems during development.</p>	<p>as set out in John Hinchliffe’s HIA (as protection for Ingfield Lodge, which is an undesignated heritage asset). Agreement reached with HE to retain full extent of the site as set out in the June 2017 pre-publication draft of the plan, with minor amendments to the central green infrastructure corridor to widen it to further mitigate harm to the view southwards from the grade II listed Falcon Manor Hotel.</p>		<p>investigation and bird surveys in relation to impacts of Ribble River (Long Preston Deeps) SSSI.</p>
<p>Historic England: Development Principles – Site SG025. The development of this site could affect the setting of the Grade II Listed Falcon Manor Hotel and the settle-Carlisle Railway Conservation Area.</p> <p>Both Alan Baxter and Hinchliffe produced a Heritage Impact Assessment of this site although they reached slightly different conclusions about the harm which the loss of this area and its subsequent development might have upon the significance of these heritage assets. Assuming that the most recent Heritage Impact Assessment (i.e. that produced by Hinchliffe) has been used as the basis for determining the appropriateness of this allocation and the mitigation measures needed, what is shown on Inset Map 4 does not reflect the suggested mitigation measures put forward</p>	<p>The comments from Natural England are noted and it is confirmed that the YDNP Authority has been consulted as part of the consultation exercise and comments have been received from them and taken into account. As recommended by Natural England, the development principles for the site will include the need for a site specific Landscape Visual Impact Assessment (LVIA) and specify the need for hydrological investigation and bird surveys in relation to impacts of Ribble River (Long Preston Deeps) SSSI.</p> <p>A LVIA carried out by the Council has indicated that the proposed site layout and development principles require extensive landscaping and mitigation measures to prevent any negative impacts arising from development, with swathes of green infrastructure down the western site boundary and in front of the Falcon Manor, to keep the outlook from the Manor open. The green infrastructure corridors will connect to a wider expanse of green infrastructure across the south of the site which will incorporate the</p>		<p>Inset Map 4: SG025 – Central GI corridor widened to further mitigate harm to the view southwards from the grade II listed Falcon Manor Hotel. North eastern section of GI corridor extended to northern boundary of site (to follow boundary of the approved surface water meadow scheme) and remove the potential to gain vehicular access from SG025 on to the land to the east.</p>

<p>in that Assessment. In that Report, Hinchliffe recommends an open green buffer zone south-east of the Falcon Manor Hotel. The buffer illustrated on Inset Map 4 is considerable smaller than has been recommended.</p> <p>Inset 4 Site SG025 - amend the extent of the green infrastructure area to include the area south-east of the Falcon Manor Hotel as recommended in the Heritage Impact Assessment by Hinchliffe.</p> <p>NB. The Council undertook a site visit with HE on 16th October and agreed additional development principles regarding the conservation of the heritage assets on/around the site. (Statutory Body)</p>	<p>approved 'water meadows' surface water management scheme to the south and east of the site. Together these features will help soften the appearance of development from the National Park; however, because of the size and prominent location of the site, the Council concurs with Natural England in that it would be beneficial to carry out further site specific LVIA work prior to development.</p> <p>As recommended by the Yorkshire Dales National Park Authority in their comments submitted to the current planning application, the development principles for the site will specify the need for a softening of the hard south-eastern boundary edge. This will include a requirement for the site layout to show clusters of dwellings along the south-eastern boundary that are front-facing to the national park, blocks of tree planting, and green infrastructure through and to the south east of the site to help mitigate impact on the YDNP.</p>		
<p>With regards to site SG025 Natural England is concerned that this site may have hydrological impacts on River Ribble (Long Preston Deeps) SSSI. NE is also concerned about the potential for impacts on functionally linked land used by bird species for which the SSSI is notified. We advise that the need for hydrological investigation and bird surveys in relation to impacts on River Ribble (Long Preston Deeps) SSSI is specifically referred to in the site policy for this site.</p> <p>Natural England also recommends that the</p>			

<p>LPA consult the Yorkshire Dales National Park Authority regarding the deliverability of this site and consider providing Landscape Capacity/Sensitivity Assessment in order to assess what capacity there is to develop this site. In addition we recommend, should this site prove deliverable, that the Development Principles policies for this site should refer to the need for LVIA. (Statutory Body)</p>			
<p>The YDNP Authority indicated last year that it did not support the allocation of this site if fully developed. The Authority recently responded to a consultation in relation to planning application 62/2017/18067 (the site area for which reflects the site area for SG025 minus the green infrastructure area to the south and east) and stated that it did not support development of the full site. A copy of that consultation response is attached to avoid repetition. The Authority notes that Table 7 on page 51 of the Draft Plan indicates a potential over- supply of housing land in Settle that might afford flexibility to reduce the identified site area. (Statutory Body)</p>			
<p>General comments on site:</p>			
<p>No existing PROW across site. No further comments. (Statutory Body)</p>	<p>Comment noted.</p>	<p>No</p>	
<p><i>SG027, SG068: Land to the south of Brockhole View and west of Brockhole Lane</i></p>			
<p>Support for site:</p>			
<p>The proposed development sites comprise</p>	<p>Support noted and welcomed.</p>	<p>No</p>	

<p>agricultural land that would be relatively easy to develop and it is confirmed that each site is available in the short term. This is emphasised as planning permissions have recently been attained on the sites and there is a commitment to the delivery of these dwellings.</p> <p>A Concept Plan for the site has been prepared following a site meeting with the YDNPA in August 2016. The Concept Sketch Plan demonstrates that an appropriate development can be brought forward upon the site, which enhances the transition between open countryside and existing development to the south of Settle.</p>			
<p>The sites are considered to have a lesser impact of the Settle-Carlisle Conservation area than others put forward for draft allocation within the Local Plan.</p>			
<p>The sites benefit from an existing access that has the capacity to support residential development, again more suitable than a number of sites currently considered for allocations.</p>			
<p>The sites have an excellent location within walking distance of Settle town centre and the services it has to offer.</p>			
<p>Objections to site:</p>			
<p>With regards to site SG027, SG068, Natural England is concerned that this site may have hydrological impacts on River Ribble (Long Preston Deeps) SSSI. NE is also concerned</p>	<p>The comments from Natural England are noted and it is confirmed that the YDNP Authority has been consulted as part of the consultation exercise and comments have been received from</p>	<p>Yes</p>	<p>Amendments to the net developable area of the site (increase from 1.075ha to 1.775ha), bringing the total yield for the site</p>

<p>about the potential for impacts on functionally linked land used by bird species for which the SSSI is notified. We advise that the need for hydrological investigation and bird surveys in relation to impacts on River Ribble (Long Preston Deeps) SSSI is specifically referred to in the site policy for this site.</p> <p>Natural England also recommends that the LPA consult the Yorkshire Dales National Park Authority regarding the deliverability of this site and consider providing Landscape Capacity/Sensitivity Assessment in order to assess what capacity there is to develop this site. In addition we recommend, should this site prove deliverable, that the Development Principles policies for this site should refer to the need for LVIA. (Statutory Body)</p>	<p>them and taken into account. As recommended by Natural England, the development principles for the site will include the need for a site specific Landscape Visual Impact Assessment and specify the need for hydrological investigation and bird surveys in relation to impacts of Ribble River (Long Preston Deeps) SSSI.</p> <p>A LVIA carried out by the Council has indicated that the site is visible from the National Park and because it borders the National Park it has views into the Park to the south and east. The development principles and proposed layout for the site include green infrastructure, which limits the extent of the site to the south, and connects to the approved ‘water meadows’ surface water management scheme as part of SG025. Although the site is within a prominent location, it is well related to the new developments on Ingfield Land and Brockhole View and, as an individual site, is not considered to have a detrimental effect on the visual landscape value. The Council concurs with Natural England in that it would be beneficial to carry out further site specific LVIA work prior to development.</p> <p>Whilst the majority of site SG027 has a planning committee resolution for approval, it is not yet a fully committed site as the Section 106 agreement in relation to affordable housing has not yet been signed. As such the full extent of SG027 will form part of the housing allocation in the publication draft of the local plan. It is</p>		<p>up from 34 dwellings to 57 dwellings. ‘Fingers’ of green infrastructure to be included in the southern and eastern sections of the site.</p> <p>Development proposals for SG027, SG068 to include landscape mitigation along the southern and eastern boundaries including a softening of the built form with green infrastructure gaps and planting of tree blocks of native species between clusters of dwellings which are forward facing to the Yorkshire Dales National Park, and restricted to two storeys in height. Existing dry stone boundary walls to be retained and the southern and eastern boundaries of the site to be enclosed with dry stone walling to respect the character of Brockhole Lane and surrounding fields (wording to be added to existing DP regarding landscape mitigation).</p> <p>The following new development principle will be added requiring a LVIA for this site: “A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change</p>
<p>It is clear that the plan as proposed is not deliverable for site SG068. This area has been designated as Green Infrastructure Provision on Draft Housing Allocation. There is already an existing permission for residential dwelling on the northern portion of this site. The only likelihood of the landowner making any Green Infrastructure Provision would be in conjunction with additional residential development on this site.</p>			
<p>Proposed amendments to the local plan:</p> <ul style="list-style-type: none"> • Show existing housing commitment 			

<p>(previously approved under ref. 62/2015/16414) on land to the north of Brockholes, Settle.</p> <ul style="list-style-type: none"> • Show site SG027 and the northern section of SG068 as an 'Existing Housing Commitment' (extant planning approvals: 62/2014/13051 & 62/2016/17477) and not a 'Draft Housing Allocation'. • Allocate land currently shown as green infrastructure for housing with the southern part of the landholding as green infrastructure in accordance with the Concept Plan prepared following a site meeting with YDNPA. 	<p>agreed however that the net developable area for site SG027 and SG068 together should be amended to take into account land to the south of the site presented in the June 2017 pre-publication consultation draft of the local plan. It is proposed to extend the net developable area to the south to increase the yield on the site from 34 to 57 dwellings. An area of green infrastructure is also proposed on the southern extent of the site and represents the need for any new development to take account of the impact it would have on the nearby YDNP. Site layout should include 'fingers' of development rather than a hard boundary edge to the site, resulting in a more organic built form which would have less impact on views from the YDNP.</p>		<p>on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.”</p> <p>Development principles for SG027, SG068 to specify the need for a Biodiversity Appraisal to assess the existing ecological conditions on site.</p> <p>Development principles for SG027 and SG068 to specify the need for hydrological investigation and bird surveys in relation to impacts of Ribble River (Long Preston Deeps) SSSI.</p> <p>Inset Map 4 – SG027, SG068: Amendments to total site area (increase from 1.832ha to 2.631ha) Green infrastructure on the southern part of the site to allow for 'fingers' of development on the southern and eastern boundaries of the site, to result in a more organic built form.</p>
<p>General comments on site:</p>			

<p>Protect rural nature of PROW across the site.</p>	<p>Comment noted. A PROW currently runs along the western and eastern boundaries of the site. A development principle will be added to the policy for SG027, SG068 to reflect the need to protect the PROW's rural nature.</p>	<p>Yes</p>	<p>Development principles for SG027, SG068 to include the need to protect the rural nature of the PROW along the western and eastern boundaries of the site.</p>
<p>SG032: Car park, off Lower Greenfoot and Commercial Street</p>			
<p>Support for site:</p>			
<p>Historic England Support: Development Principles – Site SG032, first bullet-point. This site lies within the Settle Conservation Area. Consequently we support the requirements of this bullet- point. (Statutory Body)</p>	<p>Support noted and welcomed.</p>	<p>No</p>	
<p>Objections to site:</p>			
<p>Objection to development of site and therefore a reduction in car parking spaces in Settle. CDC statistics show a marked and steady increase in utilisation of Settle's 3 car parks over the past 5 years as local retail and hospitality businesses have invested in new & refurbished premises, new business ventures have been created and community events, festivals and attractions have been developed. Settle's position as a major attraction in the region is developing and there must be no decrease in car parking capacity as this would limit and frustrate future progress. Nearby 'The Folly' to be redeveloped as a visitor centre and will need this car park for convenient parking, especially for those with mobility problems, as will the nearby Castleberg development.</p>	<p>The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations concerning:</p> <ul style="list-style-type: none"> • Reduction in car parking spaces in town; • Reduction in green space, loss of biodiversity; • Flood risk issues; <p>have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in</p>	<p>No</p>	
<p>Objection to development of this area which</p>			

<p>is one of the few areas of decent green space and mature trees within Settle that is freely available to everyone. The bird life there year-round is the best anywhere within Settle.</p>	<p>representations.</p>		
<p>The car park was created on what historically was called Paley's Puddle - it was lake. The nearby rugby fields flood in winter despite the Club's efforts to stop it.</p>			
<p>General comments on site:</p>			
<p>No existing PROW across the site. Development of this site would result in a loss of town centre parking which is promoted as a facility from which pedestrians, mountain –bikers & horse-riders, can access the Settle Loop, which is part of the Pennine Bridleway National Trail.</p>	<p>Comment noted.</p>	<p>No</p>	
<p>SG042: NYCC Depot, Kirkgate</p>			
<p>Support for site:</p>			
<p>Historic England support: Development Principles – Site SG042, first bullet-point. This site lies within the Settle Conservation Area and its access runs between two Grade II Listed Buildings (Bond End and The Victoria Hall). Consequently HE support the requirements of this bullet-point (Statutory Body)</p>	<p>Support noted and welcomed.</p>	<p>No</p>	
<p>Support for this redundant, derelict site for residential development. A sympathetic approach to development here can both help to meet housing need and enhance the appearance of the area.</p>			

Objections to site:			
The Settle & District Chamber of Trade Strategic Plan (2016-17) outlines the benefits of a small business incubation hub, and this location would allow it to be developed in concert with other community assets based around the very successful Victoria Hall. Use for a small number of housing units has a number of drawbacks and would mean the loss of a site of strategic business importance.	The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations concerning: <ul style="list-style-type: none"> Loss of site with strategic business importance; have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.	No	
General comments on site:			
Site need sensitive development as it straddles two conservation areas.	Comment noted. Development principles include the need for sensitive development on site to conserve the significance of heritage assets.	No	
Protect PROW through the site.	Comment noted. A PROW currently runs through the site. A development principle will be added to the policy for SG042 to reflect the need to protect the PROW.	Yes	Development principles for SG042 to include the need to protect the PROW running through the site.
<i>SG060: Northern part of Sowarth Industrial Estate</i>			
Support for site:			
No comments received.	N/A		
Objections to site:			
Development would be better on current industrial sites in the middle of Settle. This	The Employment Land Review 2017 has shown that Sowarth Industrial Estate is an important	No	

would remove commercial vehicles in town to the sites proposed for mixed use allocation on the outskirts.	employment site and is worthy of retention for business use. The ELR recommends that the Council should retain and protect the southern and central sections of the site for employment use, and consider a Mixed Use Opportunity Site for the northern area (SG060).		
General comments on site:			
No comments received.	N/A		
SG064: Land adjacent to B6480			
Support for site:			
The YDNP Authority recently commented on planning application 62/2017/18064, the site area for which broadly corresponds with the proposed allocation of a mixed housing/employment site in the Draft Local Plan. In accordance with the views expressed in this consultation response, the Authority would not object to the principle of allocating this site but would emphasise the need for a robust landscaping scheme, suitable density of development on more visually sensitive parts of the site, and very high quality design for a development that is an important gateway into Settle and the National Park (Statutory Body)	Support noted and welcomed. Development principles for the site to support the need for a robust landscaping scheme, suitable density of development on more visually sensitive parts of the site, and a high quality design for this development which is an important gateway into Settle and the National Park	Yes	Development principle regarding biodiversity and landscape mitigations to be added to the site policy. Landscape mitigation includes: <ul style="list-style-type: none"> the need for comprehensive landscaping scheme to filter views from the east (YDNP) and the west, including the planting of semi-mature trees for immediate effect. suitable density of development on more visually sensitive parts of the site high quality design retention of stone boundary walls
Support for SG064 as employment site over SG083 or SG084 as less flood risk and not as exposed or obtrusive.			
Safer access and egress to SG064 than SG083 or SG084 as vehicles have already slowed down to negotiate roundabout near site. (traffic travelling at full speed near			

<p>SG083 and SG084).</p>			
<p>Support for the industrial sites SG083 and SG064 with good screening. An enterprise park incubator units would be a suitable for these sites. This is in line with PO7.</p>			
<p>Support for industrial units moving out of the town centre to SG064, further promoting the transition of Sowarth site to residential, in its proximity to the Town Centre. This is in line with PO1</p>			
<p>SG064 could enhance the town and create employment opportunities, with careful design.</p>			
<p>Plan for tree screening and cladding on the new buildings to ensure the appearance of the site compliments the local vernacular and in no way 'urbanises' the approach to Settle. Consider signage, lighting, windows, noise, pavements, cycle tracks, gardens, roof orientation and creative use of solar panels.</p>			
<p>Objections to site:</p>			
<p>Development of SG064 is inconsistent with the vision of the plan that “Craven’s high quality landscape and treasured environmental assets are conserved”. This site is adjacent to the principle visitor access to Settle and development would detract from Settle’s image as a rural market town. Impact of tourism. Visually prominent and intrusive in the landscape.</p>	<p>The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations concerning:</p> <ul style="list-style-type: none"> • Visual impact of site at gateway to Settle and consequent impact on tourism; • Precedent set for future development in area; 	<p>Yes</p>	<p>Development principle regarding biodiversity and landscape mitigations to be added to the site policy. Landscape mitigation includes:</p> <ul style="list-style-type: none"> • the need for comprehensive landscaping scheme to filter views from the east (YDNP) and the west, including the planting
<p>Development of SG064 could lead to all sectors of the roundabout being developed</p>			

<p>and ribbon development along the B6480.</p>	<ul style="list-style-type: none"> • Not in keeping with modest retail development in town centre; • Pedestrian road safety issues; • Unsustainable location – promotes unsustainable travel movements; • Not appropriate for mixed use; 		<p>of semi-mature trees for immediate effect.</p> <ul style="list-style-type: none"> • suitable density of development on more visually sensitive parts of the site • high quality design • retention of stone boundary walls
<p>Existing retail outlets in Settle town centre and on all main through routes are modest in appearance. This modest appearance could not be achieved on SG064.</p>	<p>have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p>		<p>The following new development principle will be added requiring a LVIA for this site: “A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset”</p>
<p>Footpath along the B6480 and through the railway bridge is narrow and unsafe. Development of site would lead to more car journeys to school and town centre facilities. Any new development should be accompanied by safe footpaths on both sides of the B6480 and a pedestrian tunnel through the railway embankment beside the railway bridge.</p>	<p>As recommended by Natural England, the development principles for the site will include the need for a site specific Landscape Visual Impact Assessment and specify the need for hydrological investigation and bird surveys in relation to impacts of Ribble River (Long Preston Deeps) SSSI.</p>		<p>Development principles for SG064 to specify the need for a Biodiversity Appraisal to assess the existing ecological conditions on site.</p>
<p>Housing at SG083 & SG064 would make that element unsustainable due to the issues of access to the Town. This goes against PO1 with regard to sustainable travel movements.</p>	<p>A LVIA carried out by the Council has indicated that although the site is in a prominent location at the entrance to Settle, it was not highly visible from the viewpoints within the National Park as it was hidden by Anley Crag Plantation, a thick band of trees which occupy the hill side to the east of the site between the B6480 and the railway line. This hill is large enough to obscure the site from the viewpoints chosen within National Park.</p>		<p>Development principles for SG064 to specify the need for hydrological</p>
<p>Not appropriate for site to be mixed use.</p>			
<p>Natural England advises that they have an outstanding objection to planning application 62/2017/18064 which corresponds with SG064. They are concerned that the proposal will have significant impacts on both the Yorkshire Dales National park and River Ribble (Long Preston Deeps) Site of Special Scientific Interest (SSSI). Considering the proximity to the National Park and isolation from settlement edge Natural England is concerned that there may be no capacity to develop this site without significant adverse</p>			

<p>effects on the setting and special qualities of the Yorkshire Dales National Park. We are also concerned about impacts on the hydrology and on bird species for which River Ribble (Long Preston Deeps) SSSI is designated.</p> <p>Unless sufficient and robust landscape assessment, such as LVIA or Landscape Capacity/Sensitivity Assessment, is produced which demonstrates that this site can be delivered without significant impacts on the Yorkshire Dales National Park, Natural England advise that this allocation is removed from the plan. (Statutory Body)</p>	<p>However, whilst the site isn't visible in its current undeveloped state, any buildings on the site would obviously be at a higher level and may well be visible above the hill top. The site does have long-distance views into the National Park, and due its large size, it is likely that it will be visible from the National Park in places other than the viewpoints used in this assessment. As such the Council concurs with Natural England in that it would be beneficial to carry out further site specific LVIA work prior to development.</p>		<p>investigation and bird surveys in relation to impacts of Ribble River (Long Preston Deeps) SSSI.</p>
<p>General comments on site:</p>			
<p>None received.</p>	<p>N/A</p>		
<p><i>SG079: Land to the north of Townhead Way</i></p>			
<p>Support for site:</p>			
<p>Historic England support: Development Principles – Site SG079. This site adjoins the boundary of the Settle-Carlisle Line Conservation Area. Barrel Sykes Farm to the north is a Grade II Listed Building. Whilst we welcome the requirements of the first bullet-point (that the siting and design of development should conserve the significance of the Conservation Area and nearby Listed Building), there are no designated heritage assets on the site itself so this Criterion will need a slight amendment. Amend the first bullet point to</p>	<p>Support noted and welcomed. Agreement that development principles set out in HE's response to the June 2017 draft local plan, and at a meeting with HE on 16th October 2017, should be amended and added to, to reflect nearby heritage assets and appropriate mitigation measures in the heritage impact assessment.</p>	<p>Yes</p>	<p>Amend first bullet point (now moved to second bullet point) of the development principles for SG079 to read:</p> <p>“Siting and design of development on the site to conserve the significance of the adjacent Settle-Carlisle Railway Conservation Area to the west and the grade II listed Barrel Sykes Farm to the north.”</p> <p>Amend the second bullet-point</p>

<p>read:-</p> <p>“... to conserve the significance of the adjacent Conservation Area and Listed Building” (Statutory Body)</p>			<p>(now moved to first bullet point) of the development principles for SG079 to read:-</p>
<p>Historic England: This was one of the sites which were examined in the Heritage Impact Assessment produced by Hinchliffe. This Report recommended a number of additional mitigation measures which would be required to ensure that the redevelopment of this site takes place in a manner which would conserve the heritage assets in its vicinity. These ought also to be added to the Development Principles for this site.</p> <p>Amend the second bullet-point to read:-</p> <p>“... corridor along the eastern and northern boundaries of the site to mitigate the impact upon the National Park and the adjacent Listed Building”</p> <p>Insert the following additional bullet-points:-</p> <p>“Proposals should retain the views across this site towards Barrel Sykes Farm and the chimney of Watershed Mill”</p> <p>“The existing stone boundary walls should</p>			<p>“The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate landscape mitigation(s) including a green infrastructure corridor along the eastern and northern boundaries of the site to mitigate impact on the National Park and the adjacent grade II listed building, Barrel Sykes Farm. The layout of the site will be designed to leave gaps through the site from east to west to retain views from the National Park to the Barrel Sykes Farm and the undesignated heritage asset of Watershed Mill chimney beyond. The layout of the site will also ensure that views from Town Head Way north towards Barrel Sykes Farm and the Watershed Mill chimney are retained.”</p> <p>Insert the following additional development principles for SG079:-</p> <p>“The existing dry stone boundary walls will be retained. A new dry stone boundary wall will be created</p>

<p>be retained” (Statutory Body)</p> <p>Historic England: The site that was assessed in the Heritage Impact Assessment did not extend as far east as the site currently proposed. In his recommendations, Hinchliffe suggested that an open green buffer should be retained at the eastern edge of the site he evaluated. On that basis, the extent of the area shown as Green Infrastructure on Inset 4 needs to be increased in size.</p> <p>Inset 4, Site SG079: increase the extent of the Green Infrastructure Area along the site’s eastern boundary.</p> <p>Inset 4, Site SG079: identify an open green buffer along the site’s northern boundary to retain an open setting on the south for Barrel Sykes Farm</p> <p>NB. The Council undertook a site visit with HE on 16th October and agreed additional development principles regarding the conservation of the heritage assets on/around the site. (Statutory Body)</p>			<p>east to west across the site to enclose the northern strip of green infrastructure in order to maintain the setting of the adjacent heritage asset of the grade II listed Barrel Sykes Farm and to provide a clear definable edge to the development.”</p> <p>“Development proposals on site will include an improved and enhanced pedestrian link from the site via the adjacent tunnel through the railway embankment.”</p> <p>Inset Map 4, Site SG079: identify an open green buffer along the site’s northern boundary to retain an open setting on the south for Barrel Sykes Farm.</p>
<p>Objections to site:</p>			
<p>Development of site should use existing access to Barrel Sykes. Townhead Way is overly cluttered with parked vehicles, from residents, casual parking, and users of the</p>	<p>The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from</p>	<p>Yes</p>	<p>The following new development principle will be added requiring a LVIA for this site: “A Landscape Visual Impact</p>

<p>surgery. Increased use of Townhead Way access to development site would be dangerous for existing residents, including children. Access from the Langcliffe road under the existing railway bridge is nearer.</p>	<p>stakeholders. All subsequent representations concerning</p> <ul style="list-style-type: none"> • Access from Barrel Sykes rather than Townhead Way; • Overdevelopment of site; • Traffic and pedestrian safety issues; 		<p>Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset”</p>
<p>Scale and size will lead to this site being over developed.</p>	<p>have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p>		
<p>Too many houses leading off the same access will create more traffic and pedestrian safety issues.</p>	<p>The comments from Natural England are noted and it is confirmed that the YDNP Authority has been consulted as part of the consultation exercise and comments have been received from them and taken into account. As recommended by Natural England, the development principles for the site will include the need for a site specific Landscape Visual Impact Assessment</p>		<p>Development principles for SG079 to specify the need for a Biodiversity Appraisal to assess the existing ecological conditions on site.</p>
<p>Natural England recommends that you consult the Yorkshire Dales National Park Authority regarding the deliverability of this site and consider providing Landscape Capacity/Sensitivity Assessment in order to assess what capacity there is to develop this site. In addition we recommend, should this site prove deliverable, that the Development Principles policies for this site should refer to the need for LVIA. (Statutory Body)</p>	<p>A LVIA carried out by the Council has indicated that whilst the site is visible from the National Park above Langcliffe, it relates well to the existing housing at Townhead and beyond the railway line. The Settle to Carlisle Railway is elevated above the site. The site slopes upwards, from the railway line to the National Park in the east. Areas of green infrastructure have been</p>		

	<p>included in the site layout along the eastern and northern edges of the site to provide buffers to the National Park boundary to the east and the grade II listed Barrel Sykes Farm to the north. These buffers should allow passengers travelling by train to look over site SG079 into the National Park, without the housing interrupting their view, and help to reduce the impact of development on Barrel Sykes Farm by creating an additional paddock-like field to the north of the site, to reflect the existing field pattern surrounding the farm. In the context of views into and out of the Yorkshire Dales National Park, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to the implementation of recommended mitigation measures. The Council concurs with Natural England in that it would be beneficial to carry out further site specific LVIA work prior to development.</p>		
General comments on site:			
<p>No existing PROW across site. No further comments. (Statutory Body)</p>	<p>Comment noted.</p>	<p>No</p>	
SETTLE: General comments			
Support:			
<p>Support for location of all of the draft housing and employment sites in the Settle/Giggleswick area. Housing sites are discreetly located and do not create an eyesore thus preserving the local landscape.</p>	<p>Support noted and welcomed.</p>	<p>No</p>	
<p>Support for broad approach to development proposed for Settle. Housing and business</p>			

<p>development is essential to the town (jobs, industry, etc.). Support for larger development opportunities around the town which can be managed in a more coordinated and coherent way. Careful attention needs to be paid as to how developments on these sites mitigate the visual and environmental impacts on the approach to the town from the south.</p>			
<p>Objections:</p>			
<p>Objection to current level of housing allocations in draft plan. Support for additional site to north of Settle at land to west of Barrel Sykes (Ref. LA004).</p> <p>Draft Policy SP1 states that to meet the need of the district provision should be made for 5,120 net additional dwellings in the plan area over the period 2012 to 2032. This is a minimum provision and equates to the annual average housing requirement of 256 net dwellings per annum. Settle is expected to meet 10.5% of the Districts' minimum annual housing requirement per annum under draft Policy SP4 and SP6, this equates to 23 dwellings per annum for the Plan period. The allocated sites within the Draft Local Plan total 331 leaving a shortfall of 129. At 10 dwellings/acre this site could meet approximately a third of this deficit.</p> <p>The site meets each of the criteria set out within stage one of the Site Allocations</p>	<p>The site LA004, land to west of Barrel Sykes, currently sits within Langcliffe parish, although it is acknowledged that it directly borders the northern built up area in Settle. Considering this close connection to the town of Settle the site has been appraised alongside all other Settle sites. The site performs adequately in Sustainability Appraisal and it was considered that, in comparison to the other sites in the pool of sites for Settle that the southern part of the site should be allocated in the publication draft of the local plan, to contribute to the housing requirement for Settle. At a density of 32 dwellings per hectare, the site would yield approximately 18 dwellings.</p> <p>For clarity the site has been renamed '<u>Land to the north of Barrel Sykes</u>'.</p> <p>For further clarity it is noted that this representation is referring to the housing requirement of 256 dwellings per annum that was set out in the April 2016 pre-publication draft</p>	<p>Yes</p>	<p>Include the southern part of site LA004, land to the north of Barrel Sykes, in draft policy SP6 as a housing allocation to contribute 18 dwellings to the housing requirement for Settle.</p> <p>Update Inset Map 4 on the Policies Map accordingly.</p>

<p>Methodology. The site does not contain any environmental or technical constraints which could preclude the residential development of the site and is sustainably located within 750m of Settle Town Centre. Although glimpsed views of the Grade II Listed Barrel Sykes building can be seen from Langcliffe Road across the site, careful consideration in relation to the siting and design of the development will ensure that any impact on the adjacent conservation area will be mitigated. Key views of Barrel Sykes could also be considered and, if necessary, incorporated into the overall design and masterplan. The site is available now with no ownership constraints which would create a barrier to the early delivery of the site within the plan period to help meet the emerging housing requirement for Settle.</p> <p>It is recognised that the site lies within the parish boundary of Langcliffe, however, this should not preclude its development. Langcliffe Village is remote from this site, separated by the elevated railway line and mature trees. In light of this there is no association between the village and the site. This historic development of Settle is shown on the attached series of maps. This shows growth between 1956 and 1978 running north between the River Rille and the railway line. This represents continuation of</p>	<p>of the local plan. The June 2017 pre-publication draft local plan proposed a lower housing requirement of 214 dwellings per annum based on an updated SHMA (Strategic Housing Market Assessment) at that time. Following a further update to the Council’s SHMA and subsequent OAN (Objectively Assessed Need) for housing in the plan area, the Publication Plan 2018 proposes a housing requirement of 230 dwellings per annum across the plan area (see policy response paper SP1 on ‘Meeting Housing Need’ for further detail).</p>		
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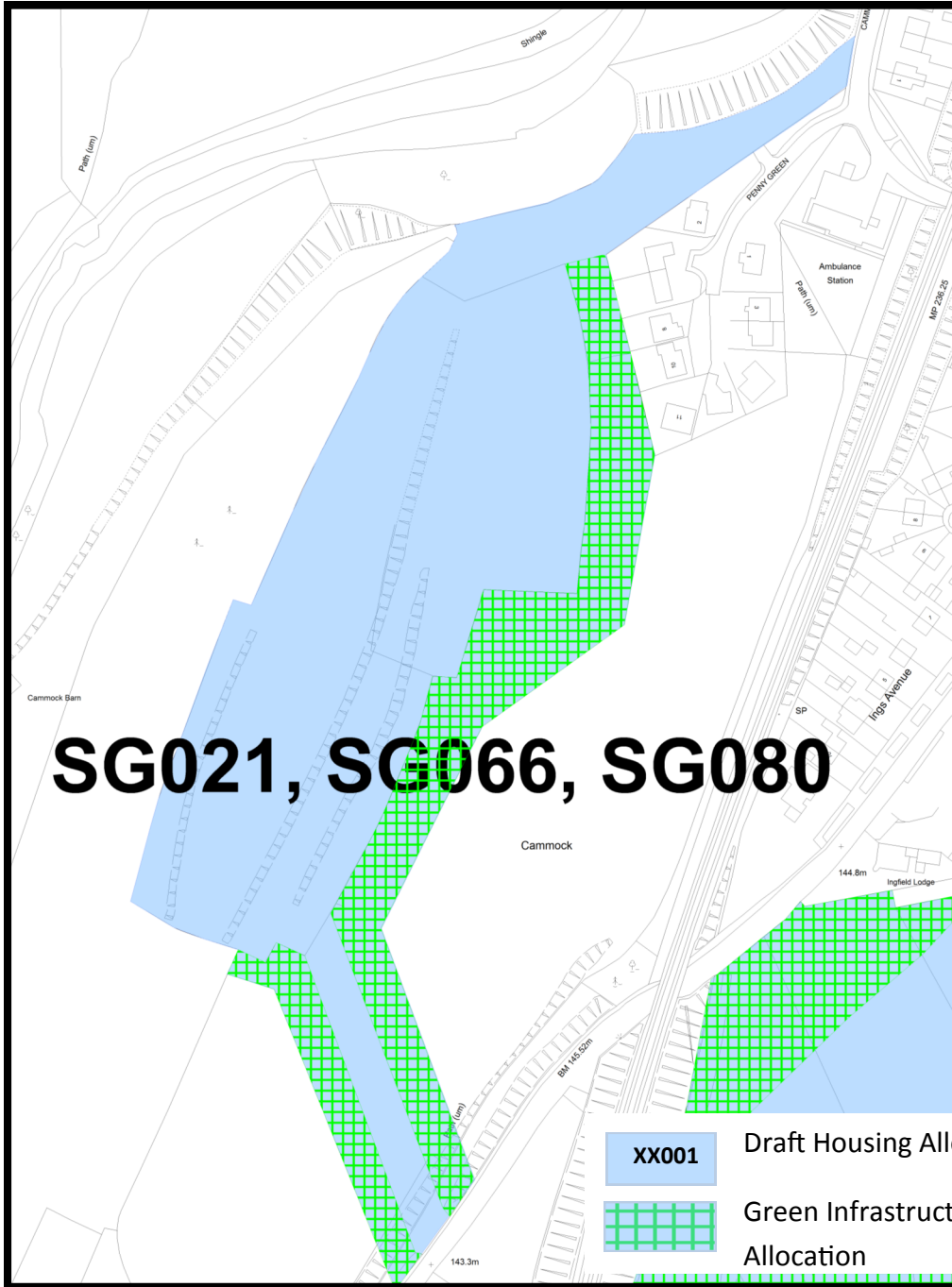
<p>this expansion up to the natural settlement limit of Watershed Mill. Beyond this we would propose buffer planting to reinforce the separation from Langcliffe and enhance views into Settle.</p> <p>Settle is identified within the emerging Local Plan as a key service centre which will have a crucial role in delivering housing within the district to meet the emerging need. The site is deliverable now with no ownership or technical constraints to our knowledge. In addition the site can be delivered within the plan period. The site has few constraints and is not located within any national or international designations for landscape or bio diversity, in relation to the stage two criteria. In conclusion, development of this site for housing will represent a logical extension to Settle, following historic growth patterns, it is free of significant constraints and should therefore be taken forward as an allocation within the Local Plan.</p>			
<p>Development should be in pockets in the village surrounding Settle, rather than on larger sites in Settle.</p>	<p>Settle, as a key service centre for the mid sub area, is in Tier 2 of the Local Plan’s settlement hierarchy and will be accommodating 10.9% of the District’s housing growth over the plan period. The villages surrounding Settle fall within either Tier 4a (villages with basic services), Tier 4b (villages with basic services that bisect the Yorkshire Dales National Park boundary) or Tier 5 (small villages, hamlets and open countryside).</p>		

	<p>Settlements in Tier 4a have been apportioned limited growth to sustain their vitality and function, whilst Tier 4b settlements will receive limited growth to reflect the roles of these settlements as villages with basic services and/or tourism hubs/gateways in/on the edge of the YDNP. Tier 5 settlements and open countryside will receive a low level of growth as is necessary to support a sustainable, vibrant and healthy rural economy and communities.</p> <p>As such, and considering the role that the town of Settle plays in the mid sub area as its key service centre, it is deemed appropriate to apportion more development to this sustainable location rather than in the surrounding, smaller villages. Taking into account the lack of smaller or brownfield, centre of town sites in Settle, to meet the 10.9% target for growth as set out in the local plan’s settlement strategy, greenfield sites on the edge of Settle have been selected for allocation.</p>		
NYCC – Minerals and Waste comments			
<p>SG021,66,80; SG025; SG027,68; SG032; SG079; SG060; SG064</p> <p>These sites lie within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and these sites are allocated by Craven District Council, the County Council should be consulted on the planning application associated with these developments as they not considered to</p>	<p>Comment noted.</p>	<p>No</p>	

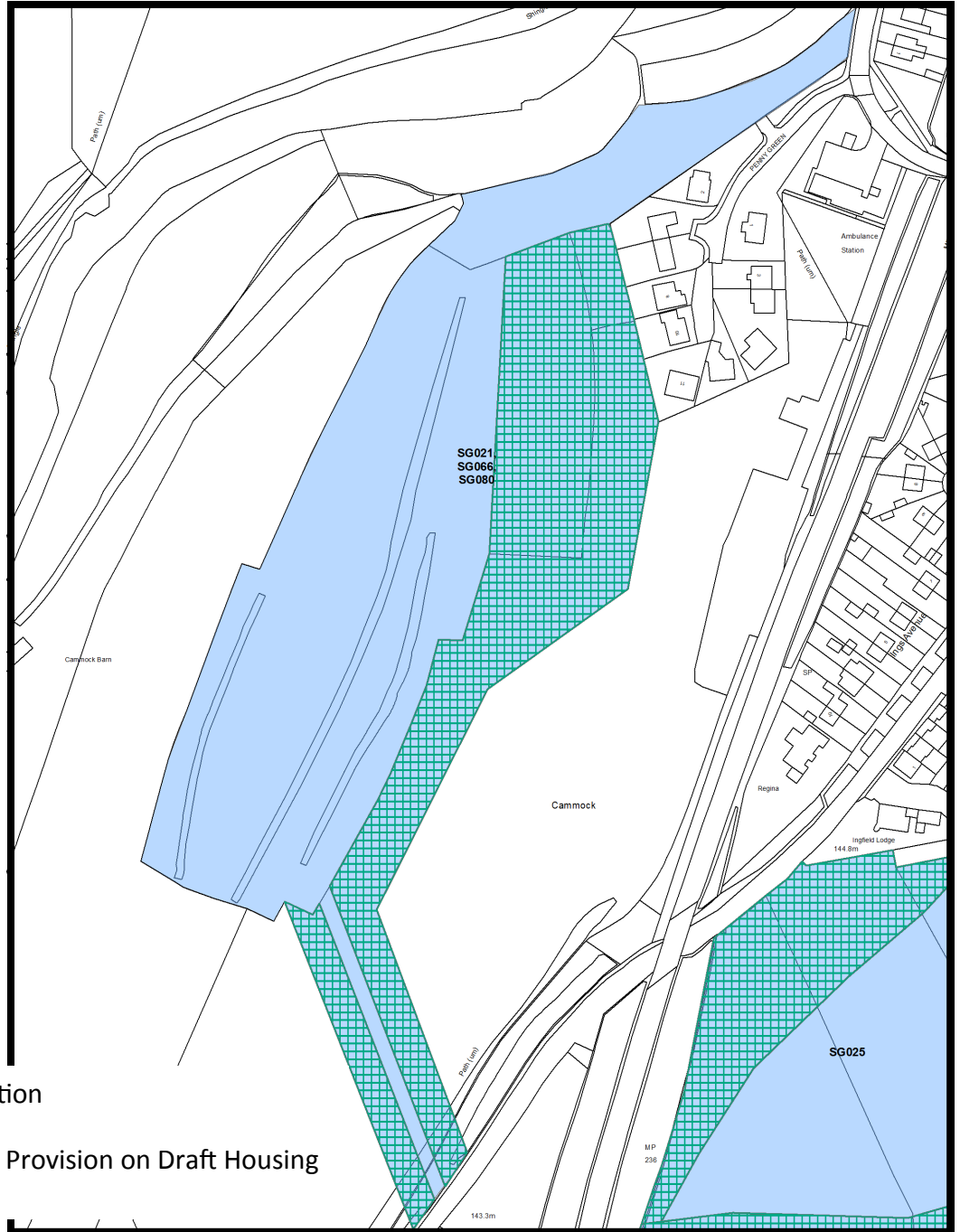
<p>meet the exemption criteria. (Statutory Body)</p>			
<p>SG042 Although this site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource, it is not considered that any significant minerals safeguarding issues are likely to arise given the nature and extent of the minerals present and the small scale nature of the proposed allocation. In the event that the Joint Plan is adopted and this site is allocated by Craven District Council, it would fit the proposed safeguarding exemption criteria under Policy S06 of the Minerals & Waste Local Plan as it would be infilling within an otherwise built up frontage within the settlement. (Statutory Body)</p>	<p>Comment noted.</p>	<p>No</p>	

* These are amalgamated points. Similar comments from the consultation have been grouped together in order to formulate a response to that particular issue.

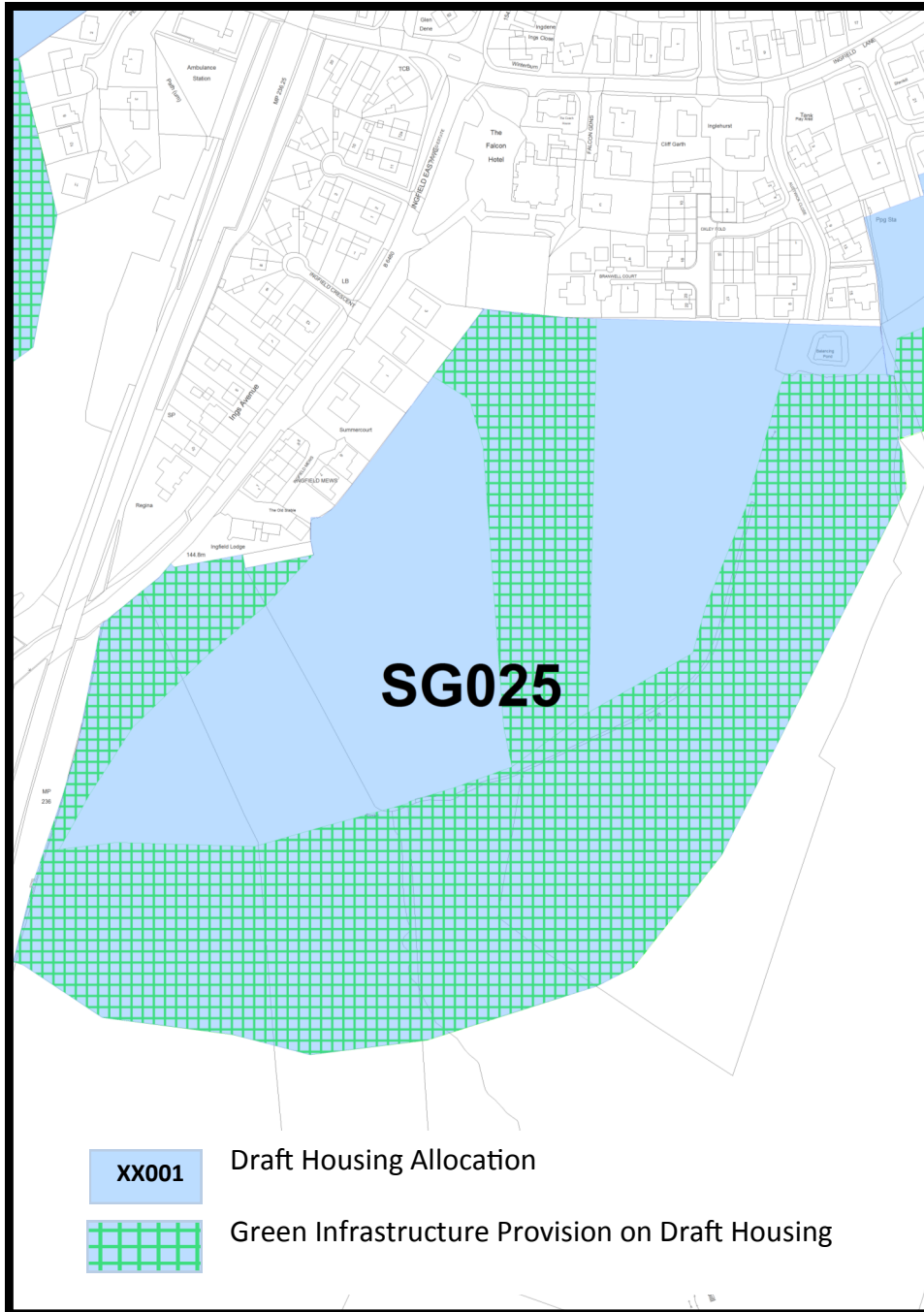
SP6: Settle, Tier 2: SG021, SG066, SG080—Land to the north west and south west of Penny Green, Settle (Pre-Publication Local Plan 2017)



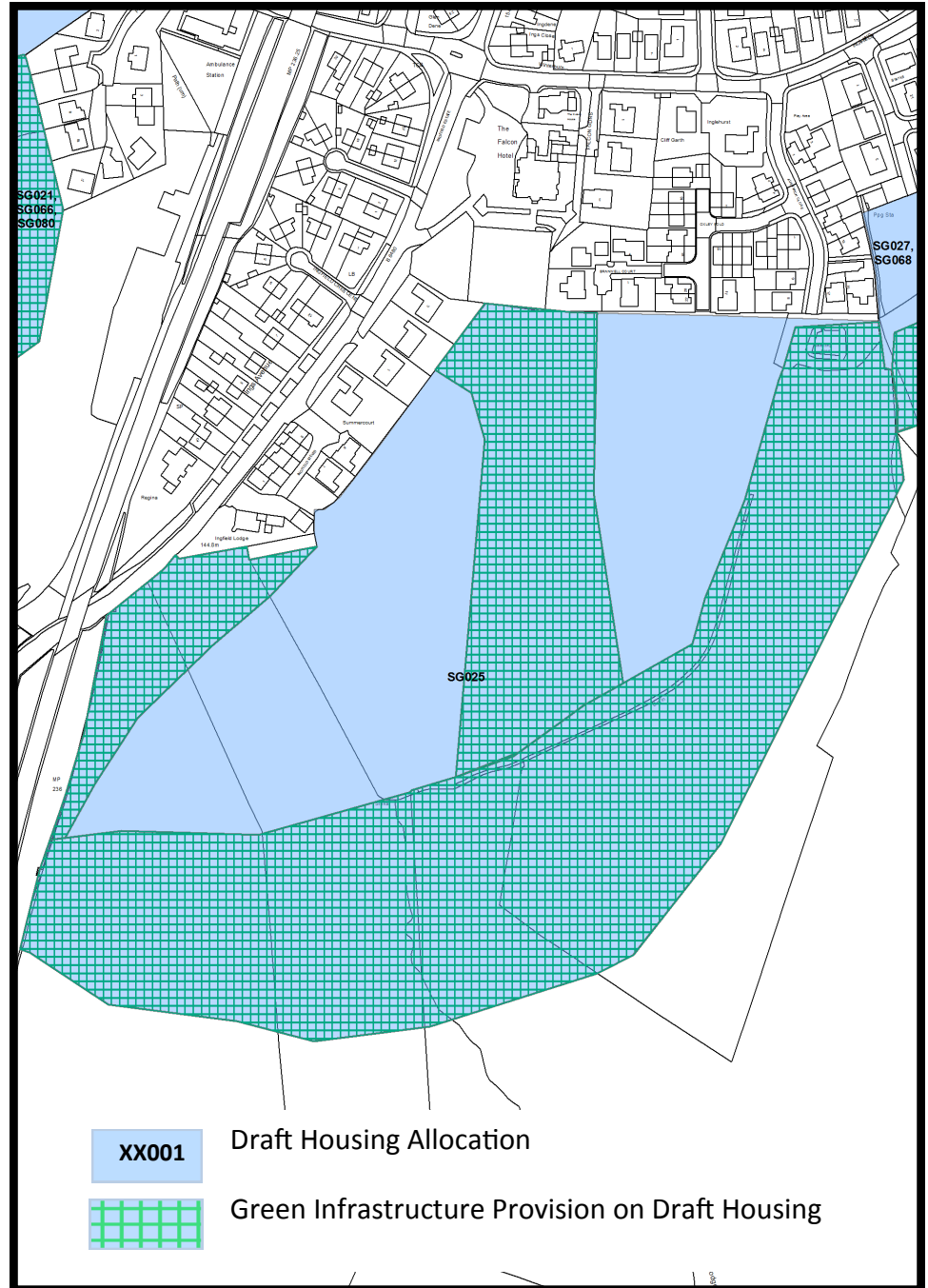
SP6: Settle, Tier 2: SG021, SG066, SG080 —Land to the north west and south west of Penny Green, Settle (Publication Local Plan 2018)



SP6: Settle, Tier 2: SG025 —Land to the south of Ingfield Lane, Settle
(Pre-Publication Local Plan 2017)

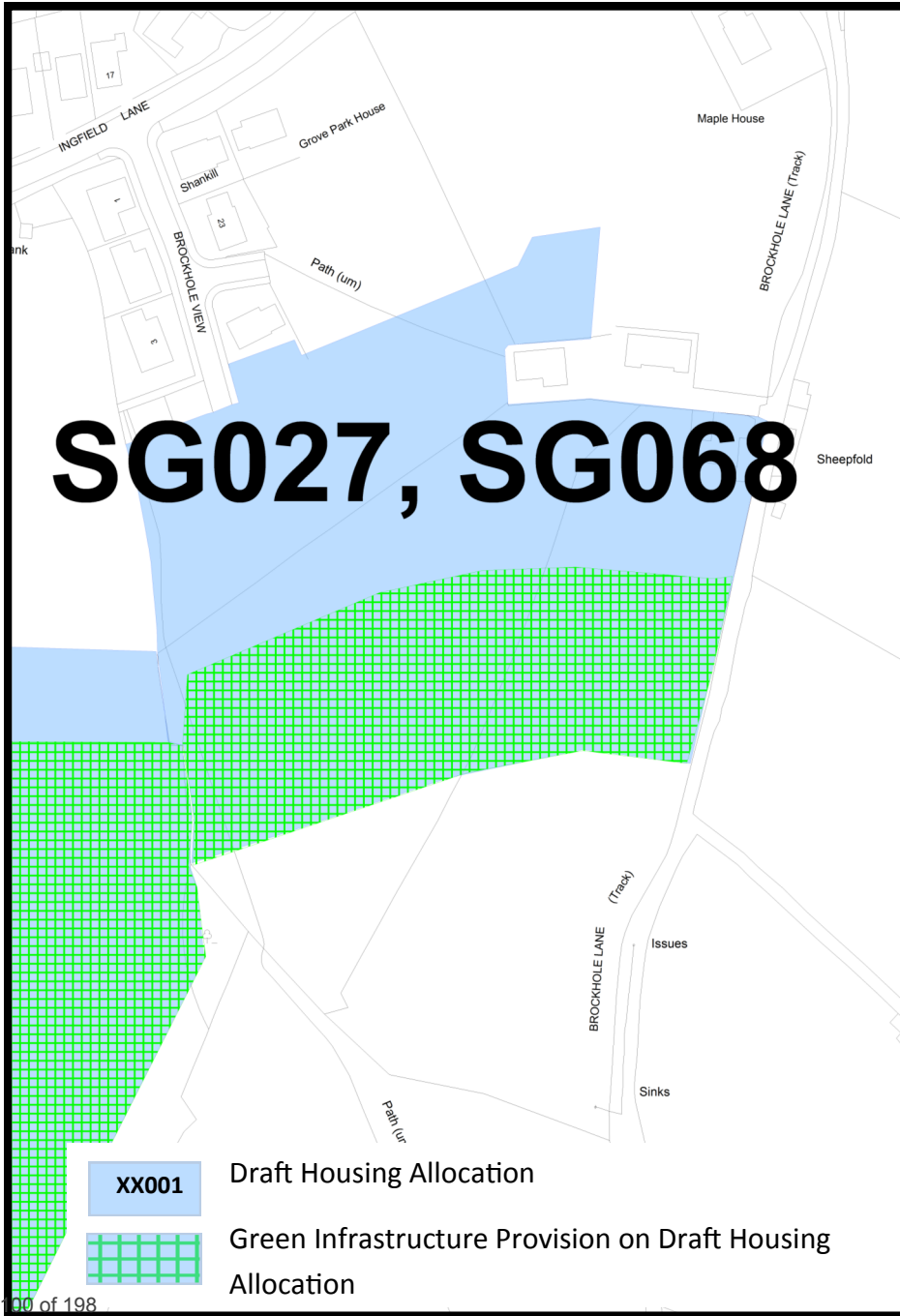


SP6: Settle, Tier 2: SG025—Land to the south of Ingfield Lane, Settle
(Publication Local Plan 2018)



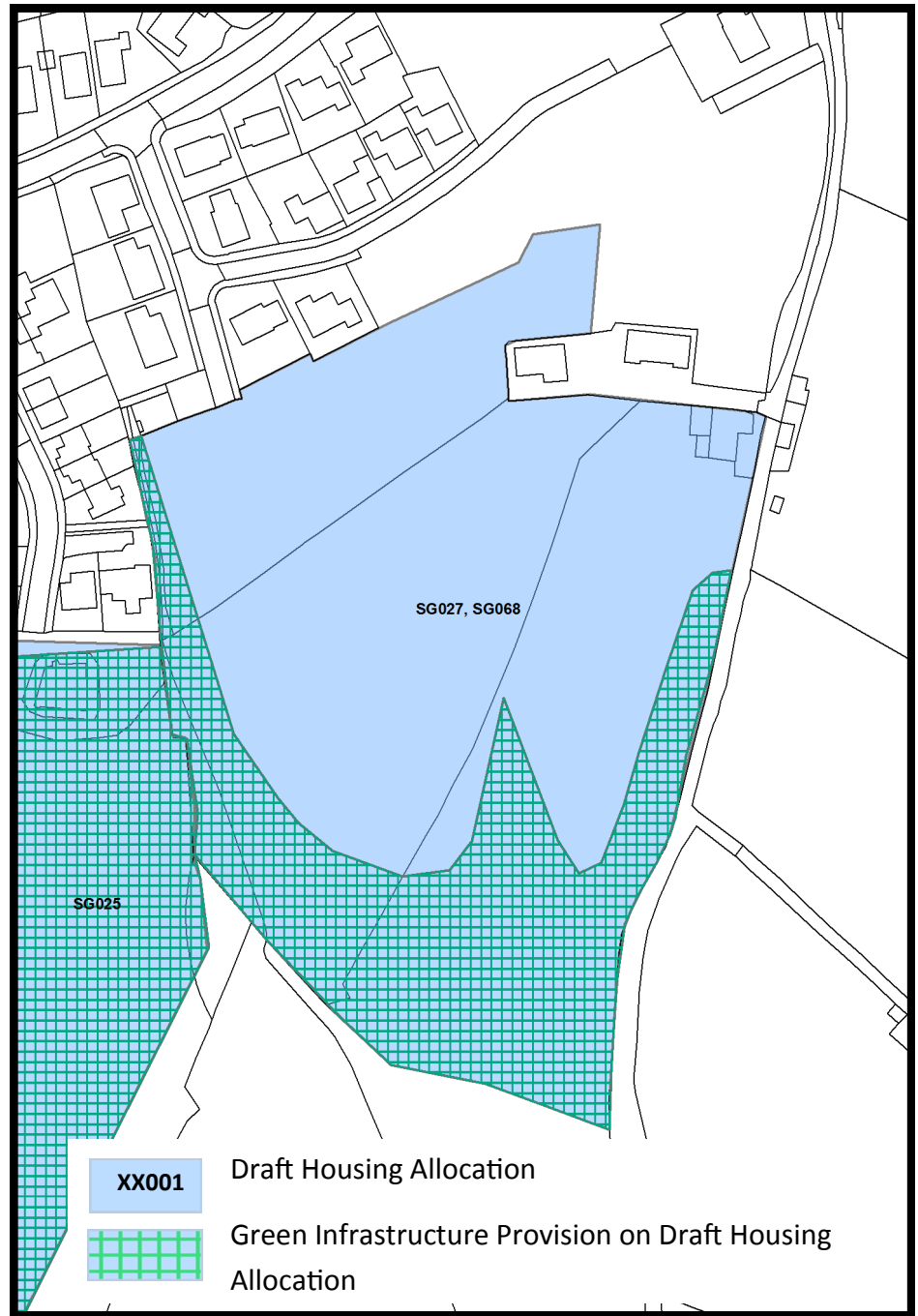
SP6: Settle, Tier 2: SG027, SG068—Land to the south of Brockhole View and west of Brockhole Lane, Settle

(Pre-Publication Local Plan 2017)



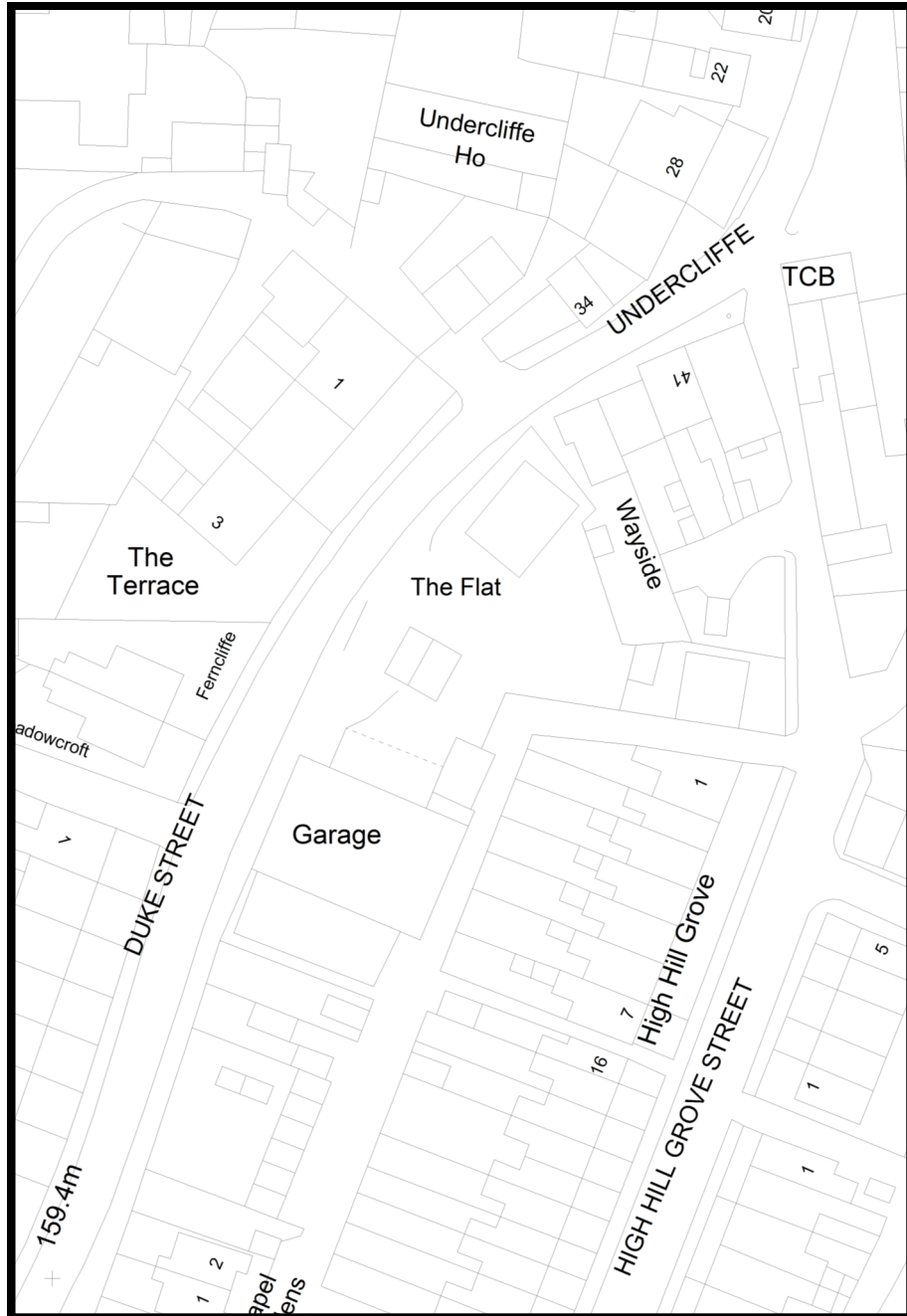
SP6: Settle, Tier 2: SG027, SG068 —Land to the south of Brockhole View and west of Brockhole Lane, Settle

(Publication Local Plan 2018)



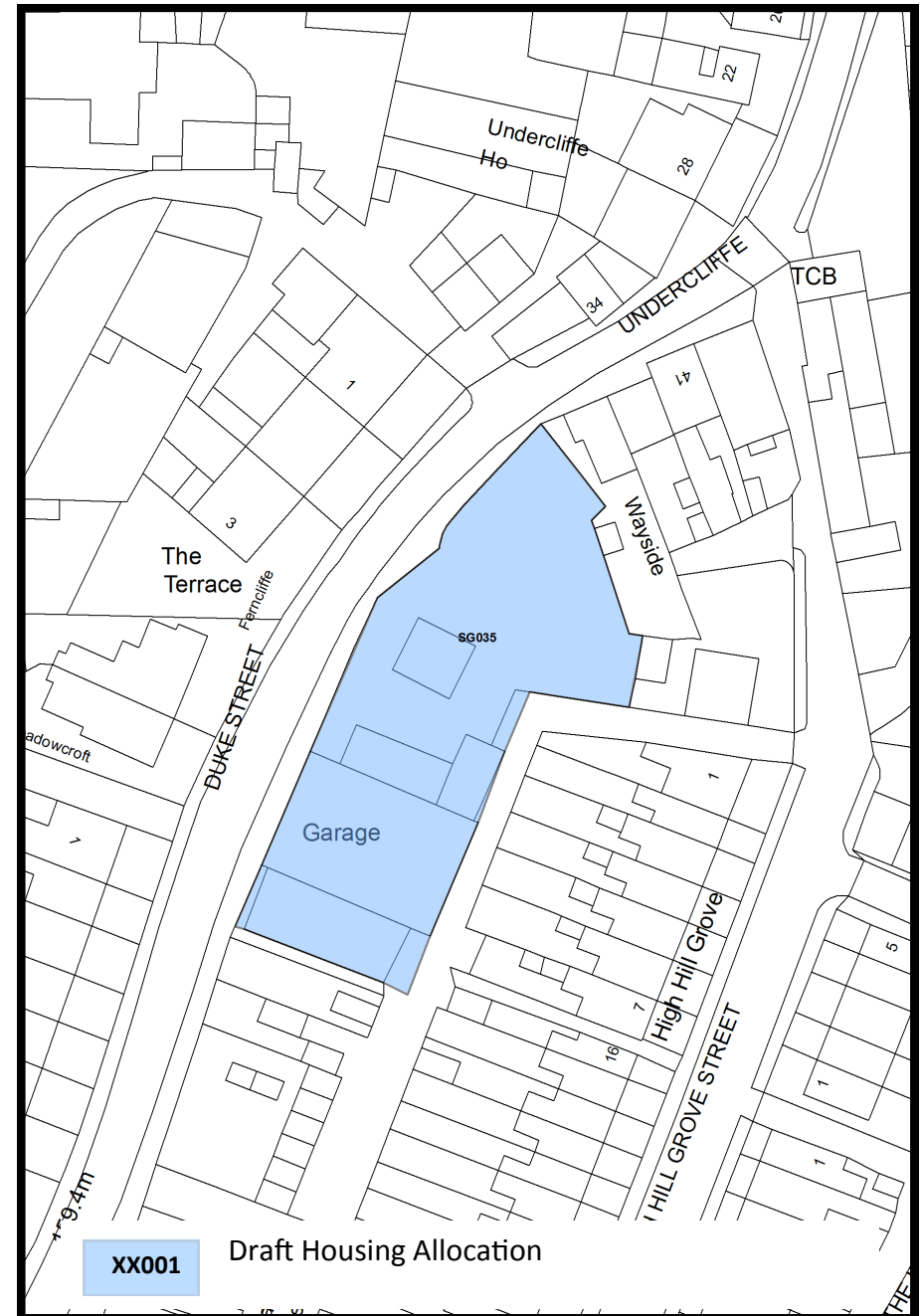
SP6: Settle, Tier 2

(Pre-Publication Local Plan 2017)



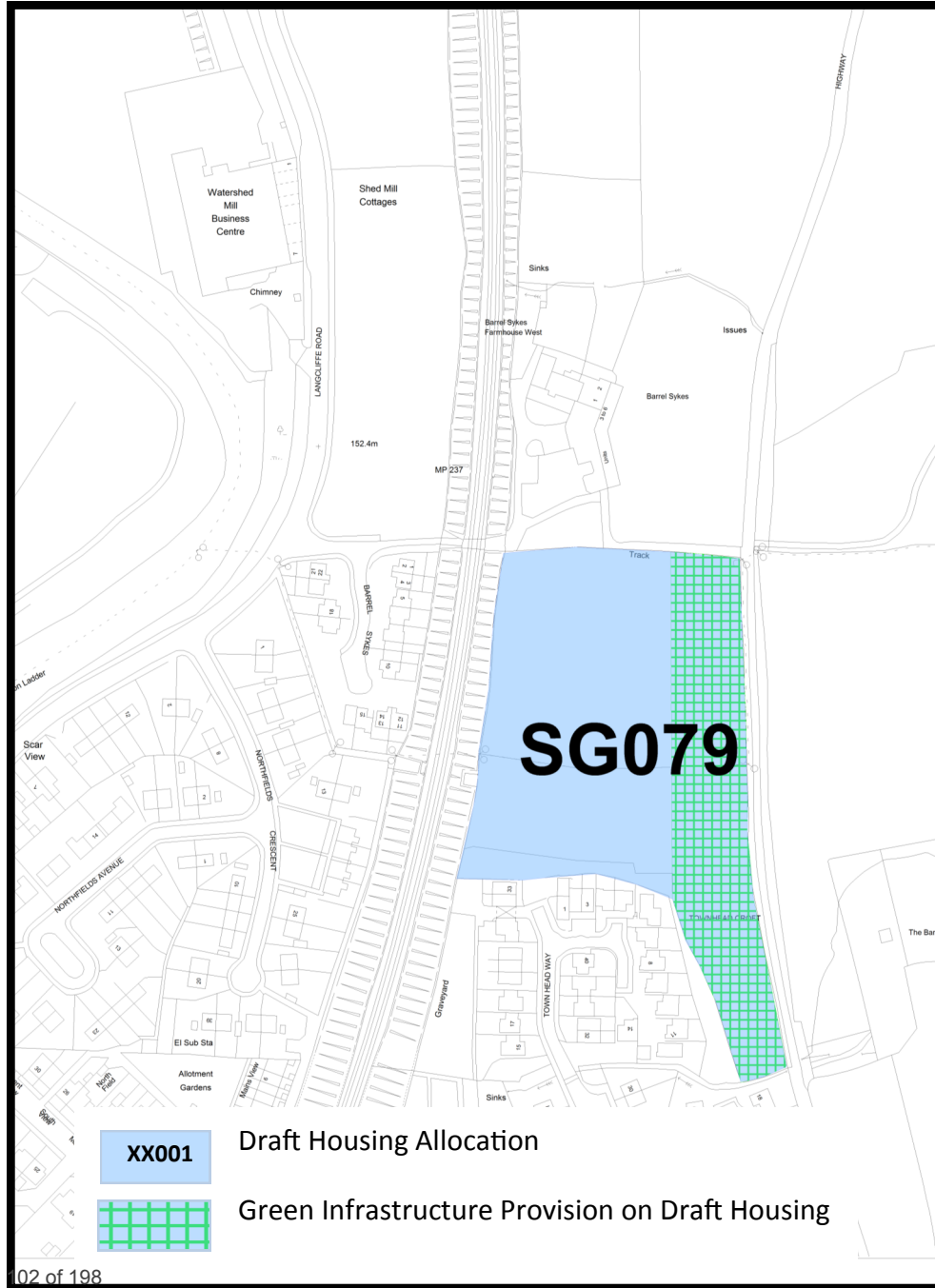
SP6: Settle, Tier 2: SG035—F H Ellis Garage, Duke Street, Settle

(Publication Local Plan 2018)



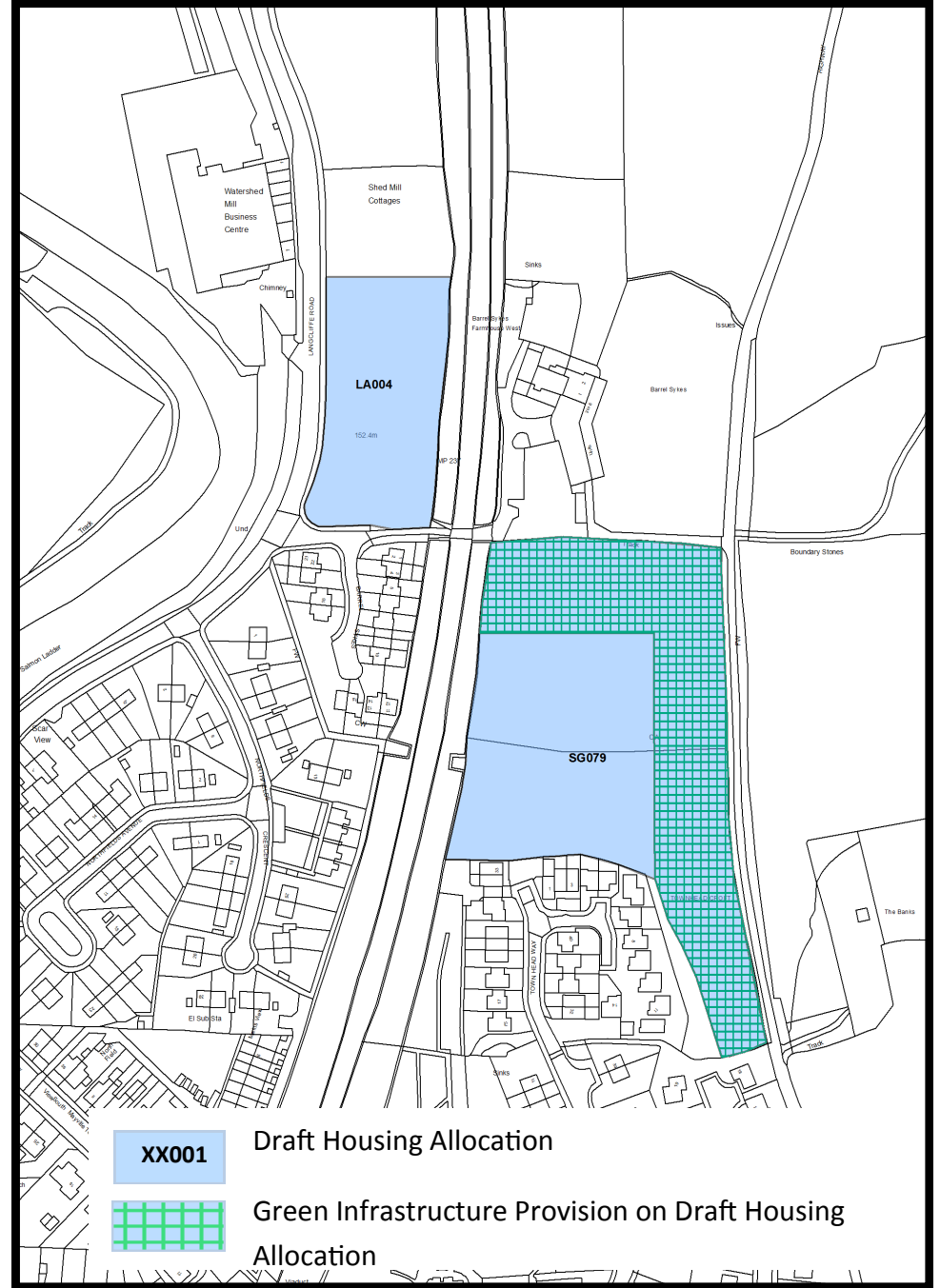
SP6: Settle, Tier 2: SG079—Land to the north of Town Head Way, Settle

(Pre-Publication Local Plan 2017)



SP6: Settle, Tier 2: SG079 —Land to the north of Town Head Way, Settle & LA004—Land to the north of Barrel Sykes, Langcliffe

(Publication Local Plan 2018)



June – July 2017 Draft Local Plan

Site Response Paper by Settlement: Bentham

Main issues from consultation *	Response	Change required to the local plan (Yes/No)	Changes made to the plan
HB011: Primary School, east of Robin Lane, west of Lowcroft, High Bentham			
Referring to HB011 site in High Bentham. An extensive survey has been carried out proving the public's wish and need of Extra Care Housing in Bentham. This is not shown as such on the pre-published Draft of the Craven Local Plan for Bentham. We have no other facilities within Bentham and local elderly residents presently cannot stay in Bentham where they have grown up surrounded by friends and family. Please reassure me that plans for this area of Bentham will include Extra Care Housing.	North Yorkshire County Council is the landowner and is currently in discussion with a provider to develop extra care housing on the site. NYCC expects that a market housing allocation could be achieved, in the event that there is no demand for extra care facilities in the area. (See comments below.)	Yes	Draft policy SP7 has been revised and site HB011 is now allocated for 'approximately 70 units of extra care or other specialist housing for older people or people with disabilities to meet identified local needs'.
Development Principles – Site HB011; Primary school, east of Robin Lane, west of Lowcroft, High Bentham, second bullet-point. Support. The local planning authority is currently undertaking an assessment about whether or not High Bentham should be designated a Conservation Area. The boundary of the Conservation Area as shown in the draft Appraisal would run adjacent to this site. This bullet-point will alert those considering proposals for this site about the need to consider the potential impact upon the historic environment.	The support is noted. A bullet point regarding the need to consider potential impact on the historic environment will be retained in the next draft of the policy.	No	
HB011. This site has been allocated by NYCC for an Extra Care Facility. Housing 21 have had a public consultation event this week in Bentham. There is significant support for Extra Care Housing in Bentham preferably on this site.	North Yorkshire County Council is the landowner and is currently in discussion with a provider to develop extra care housing on the	Yes	Draft policy SP7 has been revised and site HB011 is now allocated for 'approximately 70 units of extra care or other

	site. NYCC expects that a market housing allocation could be achieved, in the event that there is no demand for extra care facilities in the area. (See comments below.)		specialist housing for older people or people with disabilities to meet identified local needs’.
The current allocation in the draft local plan is for extra care facilities on these sites. In the event that there is no demand for extra care facilities in these areas it is expected that a market housing allocation could be achieved on these sites. North Yorkshire County Council is engaged in an ambitious project to facilitate the delivery of accommodation with care to meet the needs of our current and future communities. This includes working with partner organisations to enable the provision of extra care housing schemes and other specialist housing and supported accommodation to meet the needs of vulnerable people in the county. As part of our procurement process we have identified two sites within the Craven district draft local plan that we intend, subject to planning, to develop extra care housing on [including] HB011 High Bentham Primary school, east of Robin Lane, west of Lowcroft 0.962 ha. This site is owned by North Yorkshire County Council. We are currently in discussion with a provider to develop extra care housing on this site.	NYCC’s approach and progress is noted. This will be reflected in the next version of draft policy SP7.	Yes	Draft policy SP7 has been revised and site HB011 is now allocated for ‘approximately 70 units of extra care or other specialist housing for older people or people with disabilities to meet identified local needs’.
Public Rights of Way Officers have commented on each of the ‘Preferred Housing Sites’ this assessment is attached. This information could be inserted in to the ‘development principles’ of each of the sites within policies SP5- SP11: HB011 No existing PROW across site. No further comments.	Noted	No	
This site lies outside an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource and hence it is not considered that any minerals safeguarding issues are likely to arise.	Noted	No	
HB023			

<p>Following the initial 'Open Day' Public Consultation, where as detailed in your summary document prepared following the public consultation, the land referenced as HB023 (land off Low Bentham Road) received the second most support as the preferred location for housing, with the exception of HB011 (old Primary School grounds). Since then HB023 has been favoured as one of the preferred sites in both the previous drafts in 2014 and 2016. However, it would appear that following the conservation area appraisal HB023 has been discounted from the Local Plan.</p> <p>Although HB023 does not fall within the proposed potential future Conservation Area for High Bentham, the report suggests that a section of HB023 provides a buffer between the late 20th century development of Wesley Close and Furness Drive and forms part of the setting of the proposed conservation area.</p> <p>Although the land is near the proposed conservation area it is not overlooked or can be viewed from the conservation area, unlike the other land which has been discounted on the same basis as their land provides important views of the conservation area. The conservation appraisal reports generally advises that if land is not visible from the highway that they therefore make little contribution to the character and appearance of the Conservation Area.</p> <p>It should also be noted that within the 'Concept Statement for HB023 Land at High Bentham' dated July 2014 (A copy of the Concept Statement prepared is attached), which was previously prepared on the written request from Craven Council, illustrated that the fields that adjoin the conservation area / buffer zone between Wesley Close and Furness Drive, were proposed to be retained as fields and proposed for recreational amenity space, and would therefore provide the natural buffer between Wesley Close and Furness Drive. There</p>	<p>In the council's Residential Site Selection Process background paper (June 2017) the site is assessed as being unsuitable for a housing allocation due to surface water flood risk and heritage impact. However, if the developable area is reduced, as suggested, all areas of heritage value and some areas of flood risk can be avoided. Remaining areas of flood risk can be addressed through development principles relating to design, layout, landscaping and SuDS. Therefore, the site should be reconsidered for a potential housing allocation on the basis of a reduced developable area.</p>	<p>Yes</p>	<p>Site HB023 has been identified for a housing allocation under revised policy SP7, based on a developable area of 1.648ha generating approximately 53 dwellings, and is shown on the revised policies map.</p>
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<p>is also a further field that is owned separately, which is not included as part of the draft local plan that is also located between Wesley Close and Furness Drive and the future potential conservation area of High Bentham, hence this field further increases the buffer zone distance between Wesley Close and Furness Drive.</p> <p>It possible, we would therefore suggest that the inclusion of HB023 should be reconsidered in line with the proposals presented within the previously prepared Concept Statement, which could be amended / extended so that the proposed development area could be removed from the next adjoining field, should the buffer zone need further extending in line with the conservation appraisal report. Otherwise does the buffer zone need to be as large as initially indicated, particularly as the main fields adjoining the potential conservation area were not identified for housing development within the Concept Statement previously submitted for HB023.</p> <p>Likewise it would appear from the overall Craven draft plan that other preferred development areas in other Craven towns and villages have not been ruled for their inclusion as providing a contribution to the character or appearance of an already established conservation area, hence it seems rather harsh to discount the whole of HB023 on this basis, particularly given that the majority of the land indicated for housing in the Concept Statement falls outside this buffer zone (Wesley Close and Furness Drive) identified within the conservation appraisal report.</p> <p>The majority of the HB023 land proposed for housing, including the proposed access road into the land (see attached Concept Statement), is located outside of the land (buffer zone) indicated within the conservation appraisal report. I would therefore suggest that if there are still concerns about</p>			
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<p>its setting / buffer zone needed between Wesley Close and Furness Drive that the HB023 proposed development area is reduced in size to align with the land outside the buffer zone illustrated as dark blue (strong contribution) within the conservation appraisal report. I'm assuming in this case this will be an amendment to the HB023 land presented for the potential inclusion in the local plan ie. reduced area.</p> <p>Although there are no views of the HB023 land from the potential conservation area any development of the land would respect the character and appearance of the adjacent conservation area, should High Bentham be adopted as a Conservation Area in the future.</p> <p>In addition, I have previously been in contact with North Yorkshire County Council Archaeology who have confirmed that they have checked the HB023 site against the North Yorkshire Historic Environment Record (HER) and have advised that the site contains no known archaeological remains, there are no known archaeological remains in the immediate vicinity of the site and have advised that based on their current records, no archaeological works are likely to be advised should a planning application be submitted for the development of the site.</p> <p>The other point that was raised was the risk associated with surface water flooding. Although there is a small ditch traversing through part of the site, this does not run (no flow) the majority of the time and is that small you would not recognise it was there. The ditch discharges into a 600mm culvert located beneath the main road immediately adjacent to the British Telecom building and then discharges into a 450mm pipe through the adjoining fields. There has never been any historical flooding associated with the ditch and if there had ever been a problem then the British Telecom building would have been impacted previously and would have</p>			
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<p>been relocated. Similar sites in the JBA Flood Risk Assessment have similar / worst % scores, hence I would suggest HB023 should be scored at least the same as these other sites ie. HB025 and HB033. These sites which have similar % risks also have the risk of groundwater emergence 25-50%, unlike HB023 which has no risk of groundwater emergence.</p> <p>The majority of the site is nowhere near the ditch and is on higher ground. Also even if a future FRA suggested any requirements, then these requirements would be mitigated and addressed by the inclusion of green infrastructure and the appropriate application of SUDS, including the use of swales etc.</p> <p>Given that there is a natural channel / ditch then this can be utilised and improved to provide a Sustainable Drainage system if required.</p> <p>It should also be noted that many of the sites that have now been included in the High Bentham draft local plan were not included in the JBA Flood Risk Assessment, because I'm assuming these sites were previously not considered as potential sites for inclusion in the previous draft local plans. In addition, the Site Access Review undertaken by Traffic Consultant Meyer Brown as part of the previously prepared HB023 Concept Statement and previous correspondence with NYCC concluded that both potential access points to the HB023 land are viable, with vertical visibility being available, subject to further design checks using a topographical survey. Since this report was undertaken additional traffic calming measures have been undertaken on Low Bentham Road as part of the new High Bentham Primary School, which is located approximately 50m from the HB023 land, hence these improvements would further reduce the speed of traffic past the school and as a result slow traffic past the proposed site entrance to any development within HB023.</p>			
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<p>In summary, I believe that HB023 has many more benefits as a preferred housing location compared to many of the sites that have now been included in the latest Draft Local Plan. Many of the sites that generated the largest number of objections during the initial public consultation, particularly on the grounds of ribbon development appear to have been included as preferred locations within the Draft Local Plan. Many of these sites only received objections as part of the initial consultation with no suggestions as a preferred site.</p> <p>I have previously been requested by the Council to complete a Concept Statement to illustrate how HB023 development could relate well to the existing form, character and density of the Surrounding Area. The land is not overlooked from the adjoining road and the hedgerows and mature trees forming the site boundaries would be maintained to minimise the sites visibility. The vegetation also contributes to the sheltered and enclosed character of the site, which although overlooks the adjoining countryside, any significant views are restricted by the adjoining hill immediately behind the site.</p> <p>The site is also located in very close proximity to the shops and public services, and is located 50m away from the new High Bentham Primary School, making it ideal for walking to both the town centre shops, public amenities and the Primary School.</p> <p>With the exception of HB011 there appears to be no other sites within the High Bentham draft local development plan that provides ease of walking access to all these facilities. HB023 is less than 200m walking distance to both the town centre shops, public amenities and the Primary School. Even HB011, which is located approximately 150m from the nearest shops is over 900m away from the Primary School. HB023 would reduce the impact on car usage within High Bentham, which surely provides a sustainability benefit compared to the</p>			
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<p>other preferred sites within the draft local plan. This benefit of being able to easily walk to shops, public amenities and the Primary School does not appear to be reflected in the sustainability appraisal scoring when compared to other sites where car usage to access the town centre shops, public amenities and the Primary School is required. The majority of the draft allocated sites are over 600m away from the nearest shops and over a 1km away from the Primary School.</p>			
<p>HB024: North of Lakeber Drive, High Bentham</p>			
<p>The allocation of this land for residential development is fully supported. It is confirmed that the land is deliverable and developable without any major constraints. There are no access or ownership constraints which could affect delivery of this site for housing. The land is accessed via Lakeber Drive and is located within an existing residential area and therefore considered a suitable area for further residential development. Although the site is crossed by a public footpath (the western boundary)– it is accepted that an appropriate design will successfully incorporate this within the development. It is also accepted that the allocation of this site will benefit adjoining proposed allocations HB052 and HB044 by providing a potential link. The site is very well screened currently – but it is accepted that further and careful consideration of design and layout will consider the character and appearance of the area. The site is screened from the East, South and West by existing residential development. This site forms a natural rounding off to an existing residential area. The site is located within Flood Zone 1. Development of this site for residential use will form a natural rounding off to the Lakeber Drive area and provide a natural</p>	<p>Support for the draft allocation, delivery timescale and development principles is noted.</p> <p>Further advice from the local highway authority indicates that provision should be made to allow for sites HB024, HB044 and HB052 to be linked by their means of access, in order to overcome all potential highway constraints, specifically: restricted visibility (HB024), a ransom strip (HB044) and the need for an emergency access (HB052).</p>	<p>Yes</p>	<p>The development principles for site HB024 have been amended to include the provision of a means of access to and from the adjoining site HB052.</p>

<p>infill area between Robin Lane and Lakeber Drive without sprawling into the open countryside unnecessarily.</p> <p>An existing pedestrian access onto Robin Lane is also retained so that the site is also well connected to this area.</p> <p>The site is sustainably well located and benefits from close connections to existing services and facilities within High Bentham. It is well related to existing services. There are no known heritage assets within close proximity and no recorded Listed Buildings. There are no known Scheduled Ancient Monuments within the land.</p>			
<p>Public Rights of Way Officers have commented on each of the 'Preferred Housing Sites' this assessment is attached. This information could be inserted in to the 'development principles' of each of the sites within policies SP5- SP11: HB024 Protect PROW through the site. The PROW should not be used as vehicular access to the development. Measures should be taken to provide a separate route for pedestrians.</p>	Noted	Yes	The development principles for site HB024 have been amended, as suggested, to ensure protection of the PROW.
<p>This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.</p>	Noted	No	
HB025: East of Butts Lane, High Bentham			
<p>The inclusion of this land as a residential allocation is fully supported. The site is deliverable within 5 years as stated in the expected timescale.</p>	Support for the draft allocation and delivery timescale is noted.	No	
<p>Public Rights of Way Officers have commented on each of the 'Preferred Housing Sites' this assessment is attached. This information could be inserted in to the 'development principles' of each of the sites within policies SP5- SP11: HB025 No existing PROW across site. No further comments.</p>	Noted	No	

<p>This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.</p>	<p>Noted</p>	<p>No</p>	
<p>HB026: North of Springfield Crescent and east of Butts Lane, High Bentham</p>			
<p>We support Policy SP7: Strategy for Bentham – Tier 2, with specific support by the site owner of Site Ref HB026, North of Springfield Crescent and east of Butts Lane, High Bentham. This allocation provides a net developable area of 2.577 hectares and housing yield of 82 in the Local Plan. We also support the inclusion of this site within the expected short term delivery timescale of 1 to 5 years and the Development Principles for the site described in the Policy, namely that:</p> <ul style="list-style-type: none"> •A Flood Risk Assessment may be required as there is some risk of groundwater emergence within the site. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible; •The site’s prominent location at the town's eastern entrance shall be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and shall include measures to minimise impacts on air quality, noise and light pollution; •Access to the site is to be gained from the B6480 •Development proposals on this site must accord with all relevant policies of the local plan 	<p>Support for the draft allocation, estimated yield, delivery timescale and development principles is noted.</p>	<p>No</p>	
<p>Public Rights of Way Officers have commented on each of the 'Preferred Housing Sites' this assessment is attached. This</p>	<p>Noted</p>	<p>No</p>	

<p>information could be inserted in to the 'development principles' of each of the sites within policies SP5- SP11: HB026 No existing PROW across site. No further comments.</p>			
<p>This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.</p>	<p>Noted</p>	<p>No</p>	
<p>HB028</p>			
<p>I am writing on behalf of my client, Richard Turner & Son, in relation to the above consultation document and the current consultation deadline of 31 July, 2017.</p> <p>My client owns part of site HB028 identified in the draft Local Plan and is concerned that it has now been removed whereas earlier versions of the plan indicated that it could be allocated for housing.</p> <p>This response is written as a result of the removal of that site and also in relation to the numbers and nature of the housing requirement. With regard to the Key Issues section of the Plan, under paragraph 2.40, a number of issues have been identified for the plan to address. The points identified are intrinsically linked but there is a very strong relationship between the first key issue of a falling resident workforce and affordable housing needs, where house prices are high relative to local incomes. This results in a considerable affordable housing need. However, I would comment that the purpose of the Plan is to provide the objectively assessed needs for housing, and not just affordable housing. The supply of open market as well as affordable should be identified as one of these key issues given the scenarios and options that have been set out in the</p>	<p>The council's Residential Site Selection Process background paper (June 2017) states that the site (extending to 10.9ha) does not appear suitable for allocation at this stage due to heritage impact and negatives for location, access, agriculture and landscape. However, in response to the comment, part of the site (extending to 3.897ha) has been reassessed, as suggested. Unfortunately, the reduced site continues to make a strong contribution to the recommended conservation area and continues to form part of an important general view from a key building (St Margaret's church, grade II listed). For these reasons, the site remains unsuitable for allocation due to heritage impact. (NB. There are</p>	<p>No</p>	

<p>Plan.</p> <p>The Plan objectives are set out at page 26 of the Report with planning objective 4 relating to maintaining a continuous supply of housing land to meet housing needs throughout the plan period, with the further of objective emphasising choice in terms of house type, size, tenure, price and location. Planning objective 6 specifically looks at enhancing the vitality of market towns and larger village centres, and also looks at improving the provision of local community services and facilities in smaller settlements.</p> <p>Planning objective 8 considers mitigation of flood risk and responding to climate change.</p> <p>Draft policy SD1, the presumption in favour of sustainable development, is welcomed and it is noted that the Council emphasise a proactive approach towards people and organisations wishing to carry out development. The highlighted change in the text to emphasise a solution finding approach is also welcomed.</p> <p>Section 4 of the document considers meeting the housing need for the area and in total 4 options are put forward with:</p> <ul style="list-style-type: none"> · Housing Growth Option A: 135 dwellings per annum from 2012-2032 (2,900 dwellings). · Housing Growth Option B: 182 dwellings per annum from 2012-2032 (3,640 dwellings). · Housing Growth Option C: 214 dwellings per annum from 2012-2032 (4,280 dwellings). · Housing Growth Option D: 350-400 dwellings per annum from 2012-2032 (7,000 to 8,000 dwellings). <p>Of the above Growth Option C is the preferred direction for the plan, setting the target at 214 dwellings per annum from 2012 to 2032. In the analysis for accepting this option it is considered that any higher growth than 214 dwellings per annum (in effect Option D) presents the following</p>	<p>also potential concerns regarding surface water flood risk, impact on the nearby SSSI and impact on the setting of the Forest of Bowland AONB, but at this stage they do not outweigh the main concern of heritage impact.)</p>		
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<p>risks:</p> <ul style="list-style-type: none"> § Undermining the stability of the Yorkshire Dales National Park’s (YDNPA) population by encouraging more people to move into the Craven District, in particular young adults and people of working age; § Adversely impacting on sensitive environmental designations; and § Unnecessarily increasing the lengths of travel to work through the lack of jobs within the Craven District for the resident population. <p>Ultimately, the plan considers that accepting higher Housing Growth Option D would realise some of the risks set out above. However, the need for affordable housing is recognised as a key issue within the Local Plan and while it may be the case that a higher target would result in potential harm, this must be seen against the more site specific harm that particular sites would cause by being brought forward. Consequently there is potential for an option (or a higher ceiling) between C and D given that the scale of the jump between C and D is greater than that between any other options. This brings us to my client’s site HB028. Site HB028 was the largest and most significant that was put forward in earlier versions of the Plan for Bentham and was contained within the draft Local Plan in 2016. A number of sustainability objectives were devised by the Council which each site within Bentham, including HB028, were tested against. The main issues from the consultation on the 2016 pool of sites considered that site HB028 did not perform to an adequate standard in the sustainability analysis and the site was not deemed suitable in order to enter the pool of sites going forward. The reason for this was that the site was considered to result in a negative heritage impact with further</p>			
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<p>concerns about location, access, agriculture and landscape, which were considered determining impediments to selection. This effectively has resulted in a change being made to the plan with the site not being identified as a preferred housing site within the pre-publication draft and neither does it remain within the pool of sites for High and Low Bentham.</p> <p>This is very disappointing for my client, who had put forward the site in good faith as part of the original consultation on the Plan. However, we have further considered the site including the points made and also the other sites within Bentham to see how they compare with HB028.</p> <p>In total 20 sustainability objectives have been set out by the Council and my colleagues at JMP Architects, in agreement with my client, have amended the scale of the site and feel that this, together with an analysis of those sustainability objectives against the reduced site (see attachment A) produces a much more favourable conclusion for site HB028.</p> <p>Some concern was raised by the Council around agricultural issues but the Auction Mart and the fields immediately surrounding it have been retained for their current use on the attached plan and are no longer put forward for allocation at this time.</p> <p>You will see from the site location plan attached indicates a reduced site. Crucially, this takes the site away from one of the major concerns, which related to the potential expansion of the Conservation Area and the potential for negative impact from development on the fields closest to the village. This in our view in itself puts the site in a different light in relation to the sustainability objectives and by comparison some of the other sites that have been allocated in the plan.</p> <p>It is noted that draft policy SP1, meeting housing needs, states that to meet the housing needs of Craven provision is made for 4,280 net additional dwellings in the plan area from 1 April,</p>			
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<p>2012 to 31 March, 2032. The policy regards this as a minimum provision and equates to an annual average housing requirement of 214 additional dwellings per annum. This to us indicates that, as set out above, the ceiling of Option C could be higher and this should be explicitly stated in the Plan.</p> <p>The table below paragraph 4.24 sets out the net figure to be delivered within the plan period. However, as noted above this can be regarded as a minimum and because of this sites should be allocated to provide maximum flexibility given that there is the possibility that some may not come forward, or may not come forward within the expected timescale.</p> <p>It is noted that with regard to Bentham the vast majority of the sites are indicated to be brought forward within the first part of the plan period, leaving the question of what happens for the remainder of the plan period. The purpose of the Plan is to set the policy environment up to 2032 but the number of sites to be brought forward in years 1-5 indicate that the Plan is playing 'catchup' on a backlog.</p> <p>Draft policy SP7, strategy for Bentham, identifies in total 12 sites of varying size. The total yield from the sites is 444 dwellings with a short, medium and long term timescale for delivery. However, all but 18 of the dwellings are anticipated to come forward in the short term and in our view this is unrealistic in terms of the likely pace and pattern of development coming forward. Indeed the question must be asked whether this is a realistic approach to providing a 5 year housing land supply. Greater flexibility throughout the plan period should be provided. Such a high level of early provision (should it unexpectedly happen) raises questions for the remainder of the plan period. Because of this, in our view, the plan for Bentham must include a wider range of options and</p>			
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<p>given the nature of my client’s site, with ready access on to the B6480 the site could be brought forward within the short or medium term.</p> <p>To return to the sustainability objectives, JMP Architects have now provided an analysis of HB028 (attachment B) against the 20 objectives devised by the Council.</p> <p>There is also a footpath which runs through the site which provides access to the railway station and in our view this is something that has not been fully appreciated in the original appraisal of the site. South of the railway line the path runs over land in my client’s ownership.</p> <p>In relation to heritage, and also already mentioned, the site no longer adjoins the recommended Conservation Area and neither does it result in any significant conflict with the heritage asset at St Margaret’s Church. The document from JMP sets out the current scores for the site HB028 but you will note from this document that reducing the size, as detailed on JMP drawing L3489-01 (attachment C), would result in very different sustainability objective results and these are set out in the attached document. This results, in our view, in objective 8 turning from a minus into a plus.</p> <p>Objective 12 relates to the historic environment, including heritage assets, and it is understood that this is a key reason why the site has been removed as a housing site from the Local Plan. However, the new reduced size of the site results in objective 12 becoming a plus rather than a neutral score.</p> <p>It is also the case with regard to objective 13 because, as can be seen from the sketch layout attached, the site does not include the more sensitive areas but does offer the ability to enhance a section of the site in landscape and ecological terms that is nearest to an area that the Council have identified as sensitive.</p> <p>With regard to objective 14 the reduction in the size of the</p>			
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<p>proposed site allows a large area of open land to be maintained, which assists in protecting and enhancing the open countryside and wider landscape character. While the layout sketch is purely indicative dwellings are set in a position to limit the views of the development from St Margaret’s Church. The access is designed so that anyone entering the site could have a direct view towards the Church. When viewed from the Church the worst case scenario is that 2 or 3 dwellings may be visible.</p> <p>Strategic objective 17 is given as a zero score but it must be recognised that this would be something that could be dealt with through the planning application process. However, in basic terms it must be noted that the site is on a generally south facing slope and this provides advantages that some other sites do not. Consequently, strategic objective 17 could have a plus score.</p> <p>Overall we are of the view that JMP’s assessment changes the performance of the site in relation to the Council’s own sustainability objectives and serious consideration must be given to the allocation of the reduced area given that even if the housing number requirements set out above are accepted these are recognised as minimum requirements. Flexibility must be paramount given the number of sites that have been put forward to be delivered within the first five years of the plan period. Flexibility is also important if a higher number of open market house can help to deliver much needed affordable housing.</p> <p>What this means is that the site does not perform in a dissimilar way to other sites put forward in the plan but, for instance, while the location of site HB044 would appear to be similar in distance from the centre, the connectivity of site HB028 for occupiers is much better. Crucially HB044 appears to rely on development on other sites being realised before a</p>			
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<p>suitable access could be achieved. Consequently, it is difficult to see why site HB044 is allocated with a short term delivery time period within 1 – 5 years. Of the sites allocated HB044 is the second largest and because of the above mentioned issues questions must be asked of its deliverability within the 1 to 5 year period given its importance in terms of numbers to housing provision in Bentham.</p> <p>Similarly site HB052 is considered as being deliverable within the 1 – 5 year period. However, it is further away from the settlement than HB028 so, in our view, scores no better in terms of the sustainability objectives and is indicated as coming forward within the 1 – 5 year period which, in our view, is perhaps optimistic.</p> <p>In our view, and as can be seen from the sketch that I have provided by JMP, site HB028 could provide something in the order of 40 units in the 1 – 5 year period or the medium term period that the plan covers. It is certainly our view that it would be easier to bring this site forward within the 1 – 5 year period than some of the sites that have been shown as allocated for housing.</p> <p>It is noted that a footpath traverses part of the site and provides access to the opposite side of the railway and to the railway station which gives the site good connectivity and its location in relation to the settlement would, in our view, encourage future residents at the site to take this footpath as an option to the railway station as opposed to driving through Bentham itself. A development of the site could also provide improvements to the footpath.</p> <p>In conclusion it is suggested that serious consideration is given to inclusion of site HB028 in the amended form put forward by this letter, as it would provide further flexibility of options for Bentham when so much development is programmed for the early part of the Plan. In our view it is not practicable that this</p>			
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number of houses will come forward in the first part of the Plan so it is important to ensure that sites are available and that options are available throughout the Plan period, and this is what the allocation of site HB028 provides for the Council.			
HB036: Land to the East of Robin Lane, High Bentham			
The inclusion of this land within the housing allocations is fully supported. The design of any development will consider the character and appearance of the local area. Access is available via Robin Lane – where visibility is good. The site is well connected to all main services.	Support for the draft allocation and development principles is noted.	No	
Public Rights of Way Officers have commented on each of the 'Preferred Housing Sites' this assessment is attached. This information could be inserted in to the 'development principles' of each of the sites within policies SP5- SP11: HB036 No existing PROW across site. No further comments.	Noted	No	
This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	Noted	No	
HB038: Land south of Low Bentham Road, High Bentham			
The allocation of this land for residential use is fully supported. The land is deliverable within the 5 year timescale intimated. Any development will incorporate a sensitive design, layout and quality landscaping scheme.	Support for the draft allocation, delivery timescale and development principles is noted.	No	
We [NYCC Children and Young People's Services] would request, as requested previously, that for site H038 at High Bentham, that 0.3ha of land adjoining the school, is safeguarded to provide an extension to the primary school.	The need for additional classroom accommodation arising from Bentham's growth is noted.	Yes	The draft allocation for site HB038 has been amended to include 0.3ha of land for a school extension.
Public Rights of Way Officers have commented on each of the 'Preferred Housing Sites' this assessment is attached. This	Noted	No	

information could be inserted in to the 'development principles' of each of the sites within policies SP5- SP11: HB038 No existing PROW across site. No further comments.			
This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	Noted	No	
HB039: Land between Springfield Crescent and Tatterthorn Road, High Bentham			
Public Rights of Way Officers have commented on each of the 'Preferred Housing Sites' this assessment is attached. This information could be inserted in to the 'development principles' of each of the sites within policies SP5- SP11: HB039 Protect the adjacent PROW: if the development site is within the same ownership, explore diverting the adjacent PROW onto a more commodious route through the development site.	The draft housing allocation for site HB039 has been removed following a Landscape and Visual Impact Assessment (LVIA), which reveals a negative impact on the setting of the Forest of Bowland AONB.	No	
This site lies outside an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource and hence it is not considered that any minerals safeguarding issues were likely to arise.	Noted	No	
HB042: Land between Pye Busk and Belle Bank, High Bentham			
Public Rights of Way Officers have commented on each of the 'Preferred Housing Sites' this assessment is attached. This information could be inserted in to the 'development principles' of each of the sites within policies SP5- SP11: HB042: No existing PROW across site. No further comments.	Noted	No	
This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated	Noted	No	

<p>with this development as it not considered to meet the exemption criteria.</p>			
<p>HB044: Land to west of Goodenber Road, High Bentham</p>			
<p>Object. Page 79 - The document makes no reference to the fact that this are will cause a flood risk to lower properties. When the works at Bargh's Meadow were carried out a significant FRS was compiled and an interceptor was installed. At this time the maximum capacities for discharge were reached. Adding more properties will therefore increase run off and cause flooding lower down. There is no comment to this effect.</p>	<p>According to evidence (the council's Strategic Flood Risk Assessment) both Bargh's Meadow and Wesley Close are subject to significant surface water flood risk, whereas land within HB044 is not. Therefore, there is no evidence-based justification to require an FRA at this stage. However, an FRA could be called for at the planning application stage, if it is considered necessary to support a specific development proposal.</p>	<p>No</p>	
<p>Given this area's proximity to recent building, it would appear suitable for some higher-density housing.</p>	<p>This comment is generally in line with the draft local plan. Policy SP3 provides a mix of dwelling sizes and a density of 32 dwellings per hectare to guide development and allows for flexibility.</p>	<p>No</p>	
<p>HB044 is less prominent and seems a more sensible site, although we noticed that it does state in the summary that the site has no direct connection / frontage to a public highway, hence access would need to be from an adjoining site. Building a road around the back of Goodenber Cresnet to adjoin to this site does not seem practical or realistic, hence we are unsure why this site is recommended when there is no direct access into the site. Not sure I understand the logic. Even if access could be arranged to HB044, access down Goodenber Road (two way traffic with all the parked cars) is particularly bad and additional vehicles using this road should be avoided.</p>	<p>The support is noted. Means of access is included in the site's development principles (p.79) and is to be from adjoining site HB052, which is to be accessed from Robin Lane (p.80).</p>	<p>No</p>	

<p>Public Rights of Way Officers have commented on each of the 'Preferred Housing Sites' this assessment is attached. This information could be inserted in to the 'development principles' of each of the sites within policies SP5- SP11: HB044 Protect the adjacent PROW. Proposal to create additional PROW noted & welcomed.</p>	<p>Noted</p>	<p>Yes</p>	<p>Protection of the adjacent PROW has been added to the development principles for site HB044.</p>
<p>This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.</p>	<p>Noted</p>	<p>No</p>	
<p>HB052: Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham</p>			
<p>Request that the site be allocated for employment use rather than residential.</p>	<p>Further work would be needed to assess the potential of this site to deliver employment, including: land availability (owner's willingness), viability (funding), delivery mechanism (potential council involvement), site-specific considerations (access etc) and sustainability appraisal. Evidence and recommendations from the ELR would appear to provide broad justification for the carrying out of such work, but the time, collaboration and partnering required is likely to take any such project well beyond the timetable for adoption of the local plan. Therefore, the first local plan review would be the appropriate</p>	<p>No</p>	

	time to consider any progress made and, in the meantime, draft policy EC1 would provide support in principle.		
Public Rights of Way Officers have commented on each of the 'Preferred Housing Sites' this assessment is attached. This information could be inserted in to the 'development principles' of each of the sites within policies SP5- SP11: HB052 Protect PROW through the site.	Noted	Yes	Protection of PROW has been added to the development principles for site HB052.
This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	Noted	No	
LB012: Wenning View, Low Bentham Road, Low Bentham			
Public Rights of Way Officers have commented on each of the 'Preferred Housing Sites' this assessment is attached. This information could be inserted in to the 'development principles' of each of the sites within policies SP5- SP11: LB012 No existing PROW across site. No further comments.	Noted	No	
Although this site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource, it is not considered that any significant minerals safeguarding issues are likely to arise given the nature and extent of the minerals present and the small scale nature of the proposed allocation. In the event that the Joint Plan is adopted and this site is allocated by Craven District Council, it would fit the proposed safeguarding exemption criteria under Policy S06 of the Minerals & Waste Local Plan as it would be infilling within an otherwise built up frontage within the settlement.	Noted	No	

Comments relating to more than one site			
<p>HB028, HB030 Please reconsider re-introducing two areas into the Local Plan: (1)The land bordered by Pye Busk and Springfield to the north, and the railway line to the south (2)The land to the west of Duke Street, and bordered by the railway line to the south. Both of these areas have a natural boundary to the south – the railway – unlike some of the proposed areas which represent un-bordered encroachment into country fields.</p>	<p>Unfortunately, in the council’s Residential Site Selection Process background paper (June 2017) site HB028 is assessed as being unsuitable for allocation due to heritage impact and negatives for location, access, agriculture and landscape. Likewise, site HB030 is assessed as being unsuitable for allocation due to inadequate access and heritage impact.</p>	<p>No</p>	
<p>HB011, HB024, HB025, HB052 Although the development of this area [HB011] will adversely affect the part of the town in which I live, this is an ideal site for building a development for the over-55s, being so close to the town centre. However, the Draft Plan only envisages 30 units here, whilst Spa Architects are about to submit a proposal for 80 extra-care flats and bungalows. If 80 units are (and I hope will be) built here, please correspondingly reduce the proposals elsewhere in the Draft Plan, e.g. by not building on HB025, HB024 & HB052.</p>	<p>North Yorkshire County Council is the owner of site HB011 and is currently in discussion with a provider to develop extra care housing on the site. NYCC expects that a market housing allocation could be achieved, in the event that there is no demand for extra care facilities in the area. (See comments above.)</p>	<p>Yes</p>	<p>Draft policy SP7 has been revised and site HB011 is now allocated for ‘approximately 70 units of extra care or other specialist housing for older people or people with disabilities to meet identified local needs’.</p>
<p>HB011, HB025, HB039, HB042 These two proposed sites would be an unnecessary intrusion into the country at one periphery of the town. An unnecessary intrusion into the country. [HB039 & HB042, HB025] None of these three sites would need to be built on if the proposed development application, due for submission in a few weeks, is approved for HB011; HB011 would accommodate over 80 extra-care units according to Spa Architects, instead of the 30 envisaged in the Draft Plan.</p>	<p>The draft allocations for sites HB039 and HB042 have been removed following a Landscape and Visual Impact Assessment (LVIA), which reveals a negative impact on the setting of the Forest of Bowland AONB. Whilst comments regarding site HB025 are noted, they do not outweigh key considerations in favour of allocating the site and the</p>	<p>Yes</p>	<p>Draft allocations for sites HB039 and HB042 have been removed and are no longer shown on the policies map. Draft policy SP7 has been revised and site HB011 is now allocated for ‘approximately 70 units of extra care or other specialist housing for older people or people with disabilities to meet identified</p>

	<p>site’s development principles will ensure that potential harm is avoided or mitigated. North Yorkshire County Council is the owner of site HB011 and is currently in discussion with a provider to develop extra care housing on the site. NYCC expects that a market housing allocation could be achieved, in the event that there is no demand for extra care facilities in the area. (See comments above.)</p>		<p>local needs’.</p>
<p>HB025, HB026 If it really is judged appropriate to build housing on HB025 & HB026, please do not encroach any further than the envisaged boundaries, and certainly not onto the fields near the graveyard which should remain a place of quiet remembrance. If building must take place, please: (1) build to a low density in keeping with surrounding housing, e.g. the three- and four-bedroomed houses and two-bedroomed bungalows on the newish Dalesview estate; (2) build houses which are entirely stone-faced, as at Dalesview; (3) ensure plentiful landscaping, especially given their proximity to the graveyard.</p>	<p>This comment is generally in line with the proposed allocation, development principles and relevant policies of the draft local plan. Draft policy SP3 provides a mix of dwelling sizes and a density of 32 dwellings per hectare to guide development and allows for flexibility.</p>	<p>No</p>	
<p>HB024, HB028, HB030, HB052 It’s a pity to see this encroachment onto country fields with no natural boundaries [HB024, HB052]. Additionally, this is going to lead to considerable extra traffic onto Robin Lane and Butts Lane (the latter has an existing blind bend at a narrow section of the road at the bottom of the hill where there have been a number of near collisions, and the Robin Lane-Butts Road junction is an awkward one given that a number of motor-cars are regularly parked there).</p>	<p>Proposed allocations are put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. Comments regarding greenfield development and highway safety are noted, but do not outweigh</p>	<p>No</p>	

<p>Instead, please reconsider re-introducing two areas into the Local Plan: (1)The land bordered by Pye Busk and Springfield to the north, and the railway line to the south (2)The land to the west of Duke Street, and bordered by the railway line to the south. Both of these areas have a natural boundary to the south – the railway – unlike some of the proposed areas which represent un-bordered encroachment into country fields. Additionally, there would be easy access onto the Main Street.</p>	<p>these considerations. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations. The two areas referred to (HB028 and HB030) have been assessed as being unsuitable for allocation for reasons including inadequate access and heritage impact - refer to the council’s Residential Site Selection Process background paper (June 2017).</p>		
<p>HB025, HB026, HB052 HB025, HB026 and HB052 are all very prominent locations. HB025 is on the side of the hill off Butts Lane overlooking open rolling countryside, with I would suggest is far from ideal access into the site. HB026 is a large prominent site, hence although access looks feasible for some housing, again the size of development seems excessive, hence we would suggest that any proposal should be reduced in size with more emphasis on open space. HB052 is even more prominent, particularly given the size of the development at this location. If constrained to the two fields adjoining Robin Lane then this seems sensible, but extending further back into the other fields is completely ridiculous and would be visible from 5 to 10 miles away. Why build houses in such prominent locations that visual spoil the setting of Bentham from the adjoining open countryside.</p>	<p>Proposed allocations are put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. Comments regarding prominence, access, size, open space and countryside setting are noted, but do not outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in</p>	<p>No</p>	

	representations.		
<p>HB011, HB024, HB052</p> <p>With the exception of site HB011, HB024 and the frontage fields of HB052, we do not agree with the selection of the remaining sites, with these other sites being considered unsuitable for the following reasons outlined below.</p>	<p>The extent of support is noted.</p>	<p>No</p>	
<p>HB036, HB038</p> <p>Likewise HB036 and HB038 are stringing Bentham out away from the town centre, so again both seem like unrealistic sites, hence find it hard to appreciate why there is any benefit in expanding High Bentham along the main roads. This should be avoided at all costs.</p>	<p>Proposed allocations are put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. Comments regarding location are noted, but do not outweigh key considerations in favour of allocating the sites. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p>	<p>No</p>	
<p>HB039, HB042</p> <p>We would strongly object to HB039 and HB042, which are particularly poor sites given their prominent locations entering Bentham. The sites selected should be contained within Bentham as a whole and not expanding outwards along the main roads. The speed at which vehicles descend down this hill into Bentham is so fast that access off the steep hill into these two sites would be particularly dangerous and far from suitable. It may advise 30mph on the decent down the steep hill, but in our experience cars are flying at excessive speeds</p>	<p>Whilst the local highway authority is satisfied with the sites, the draft allocations for HB039 and HB042 have been removed following a Landscape and Visual Impact Assessment (LVIA), which reveals a negative impact on the setting of the Forest of Bowland AONB.</p>	<p>Yes</p>	<p>Draft allocations for sites HB039 and HB042 have been removed and are no longer shown on the policies map.</p>

<p>down this hill. There has to be better and safer locations than these two sites.</p>			
<p>HB028, HB-LGS3 As at Minute POL.135/08-09, the Council agreed to use its land located to the east of Station Road in High Bentham site to deliver a scheme to provide: -Long-term public car parking for light vehicles, so that the existing car park in the centre of town could be reserved for short stay use -An option to create another access route to the Auction Mart for traffic approaching from the east in order to reduce the pressure on the Main Street -Quality office and business space – B1 and A2 planning uses A copy of the above Minute is attached for information. A scheme was subsequently developed – a copy of the scheme with the design, access and justification statement is also attached. The scheme was developed in consultation with a Steering Group, comprising representatives from the Town Council and local business community. The plans were also subject to a public consultation event; details in the attached statement. The need for the scheme is still relevant. In the intervening period we have been addressing the barriers to its delivery: A. Highways – a schedule of improvements along Station Road to ensure that access on and off the site is in accordance with highway requirements. The schedule of improvements has been included in the Infrastructure Delivery Plan for the Local Plan re. page 20, table 5. B. Finance – the scheme is part of the Council’s pipeline of projects for investment via regional and national regeneration programmes. The scheme will provide car parking needed to enable the Railway Station to develop – at present, it currently has 6</p>	<p>Noted, but in 2017, under minute CSP.129, the council agreed that the site should progress as potential Local Green Space in the new local plan. Accordingly, the site was included as LGS in the 2017 consultation draft, which was approved under minute CSP.147. Both of these resolutions are more recent than the one recorded in September 2008, under minute POL.135.</p> <p>Furthermore, the site has been assessed as being unsuitable for allocation for reasons including heritage impact - refer to the council’s Residential Site Selection Process background paper (June 2017).</p> <p>The council’s Employment Land Review (2017) recommends that the site should not be allocated for employment purposes at this stage, but does suggest that if aspirations can be realised and constraints overcome, the site might be appropriate for mixed use development, including an element of B-class employment.</p>	<p>No</p>	

<p>parking spaces, which will be insufficient if the plans for the Bentham Line are to be realised. Long-term, it allows for the provision of a new access road via Pye Busk – taking all heavy vehicles away for the town centre, which is recognised as being unsuitable.</p> <p>The scheme:</p> <ul style="list-style-type: none"> -Maintains and enhances Bentham’s tradition of being a working town centred on agricultural and manufacturing activity -Supports Bentham in attracting visitors through the provision of amenities -Provides a solution to help address some of the traffic problems experienced by the town -Provides a suitable site for new businesses wishing to establish in Bentham <p>If you should have any queries, or require further information, please do not hesitate to contact me.</p>	<p>Therefore, on current evidence, it is not considered that a change to draft policy SP7 can be justified. However, some of the development aspirations described in the comment may be supported in principle by draft policies INF2, INF3 and INF4, provided that the requirements of other draft policies, such as ENV2 and ENV10, can be met.</p>		
<p>General/other comments</p>			
<p>In general, the sites appear to favour locations away from the heart of the town and on this basis seem completely against the grain of what we would suggest as preferred sites by keeping the community spirit of the town. We are aware that houses are never particularly attractive but why locate houses at such prominent locations, which appear to be spoiling the setting as a whole of High Bentham and will be seen from miles away, whilst building out along the main roads. It appears that if the scoring objectives are reflected by these sites currently identified in the draft plan, then too much emphasis and bias must be being given to these objectives, without considering the overall layout of the town. We would strongly suggest that some of these sites should be reconsidered.</p> <p>Has any thought gone into trying to mitigate the traffic</p>	<p>Proposed allocations are put forward following consideration of relevant evidence, consultation with statutory bodies (including the local highway authority), sustainability appraisal, site assessments and feedback from stakeholders. Whilst comments regarding location are noted, a subsequent Landscape and Visual Impact Assessment (LVIA) has led to the removal of only two draft allocations (sites HB039 and HB042). Other allocations will include development principles to</p>	<p>Yes</p>	<p>Draft allocations for sites HB039 and HB042 have been removed and are no longer shown on the policies map.</p>

problems in High Bentham, along both Main Street and Goodenber Road. Transport regularly comes to a standstill at peak morning and at tea time, and on auction days along these two roads? Are the sites selected going exacerbate the current problems and safety concerns, hence has this been considered?	avoid or mitigate potential harm.		
Given that existing houses in Bentham frequently take some considerable time to sell, I really doubt that an allocation of over 400 new dwellings is required.	Noted, but allocations are made according to wider evidence-based considerations – see draft policies SP1, SP4 and relevant supporting text for further explanation.	No	
The inclusion of High and Low Bentham as a Key Service Centre is fully supported. It is acknowledged that Skipton is the largest Town and therefore a Tier 1 Principal Town. We do feel that a 50% distribution of housing to Skipton is too heavily weighted – when compared to a 10.5 % distribution to Settle and High and Low Bentham. This distribution should be spread more evenly with a higher distribution to both Settle and Bentham.	The support is noted. Draft policies SP1, SP4 and relevant supporting text provide an explanation of the distribution proposed in the draft local plan. A more even spread between Skipton, Settle and Bentham is unlikely to be supported by evidence (SHMA, ELR, Viability Assessment), key stakeholders or sustainability appraisal.	No	
Natural England notes the proximity of High and Low Bentham to Bowland Fells AONB and recommends that the Development Principles policies for these sites include the requirement for the design of proposals to take account of impacts on the AONB.	Noted. The development principles for proposed allocations will be amended accordingly.	Yes	Development principles for all Bentham sites in draft policy SP7 have been amended, as suggested, to take account of the AONB.
There should be clear links set out in the 'Development Principles' for each site, identified in Policies SP5 to SP11, of the likely required infrastructure contributions, particularly in relation to education provision and highways improvements. The proposed approach of developing a number of smaller sites, rather than larger sites capable of delivering	Noted – a reference to all relevant developer contributions, including those towards education required by draft policy INF6, will be added to development principles in draft policy SP7. However, contributions	Yes	References to contributions under draft policies H2, INF3 and INF6 have been added to the development principles for all relevant Bentham sites in draft policy SP7.

<p>infrastructure on sites, gives rise to the need for pooling of developer contributions. As highlighted in previous responses, pooling raises significant issues for the County Council as major infrastructure provider, particularly in relation to schools and highways.</p>	<p>towards highway infrastructure (required by draft policy SP12) relate only to development principles in draft policy SP5 (Skipton).</p>		
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* These are amalgamated points. Similar comments from the consultation have been grouped together in order to formulate a response to that particular issue.

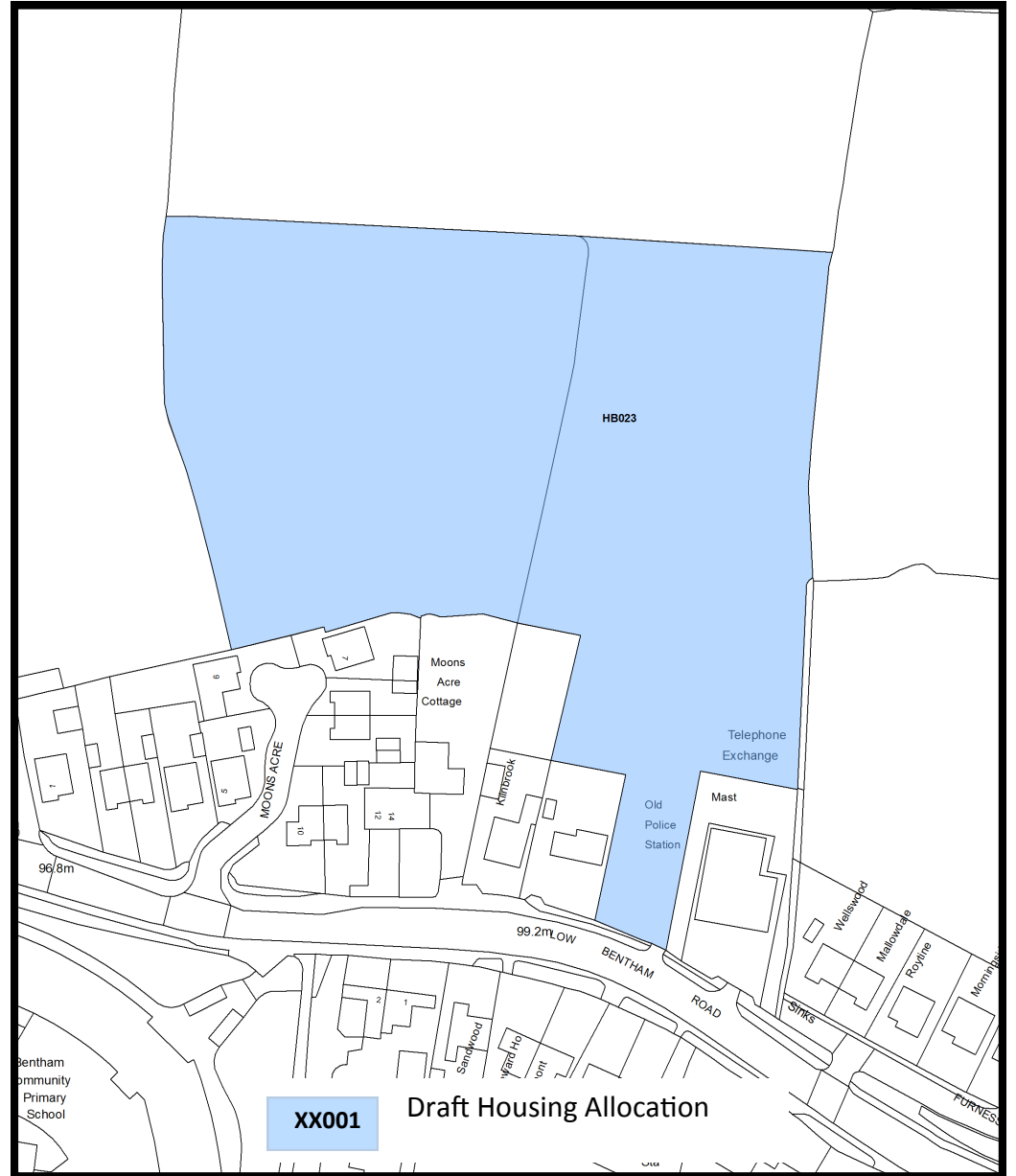
SP7: High Bentham, Tier 2

(Pre-Publication Local Plan 2017)

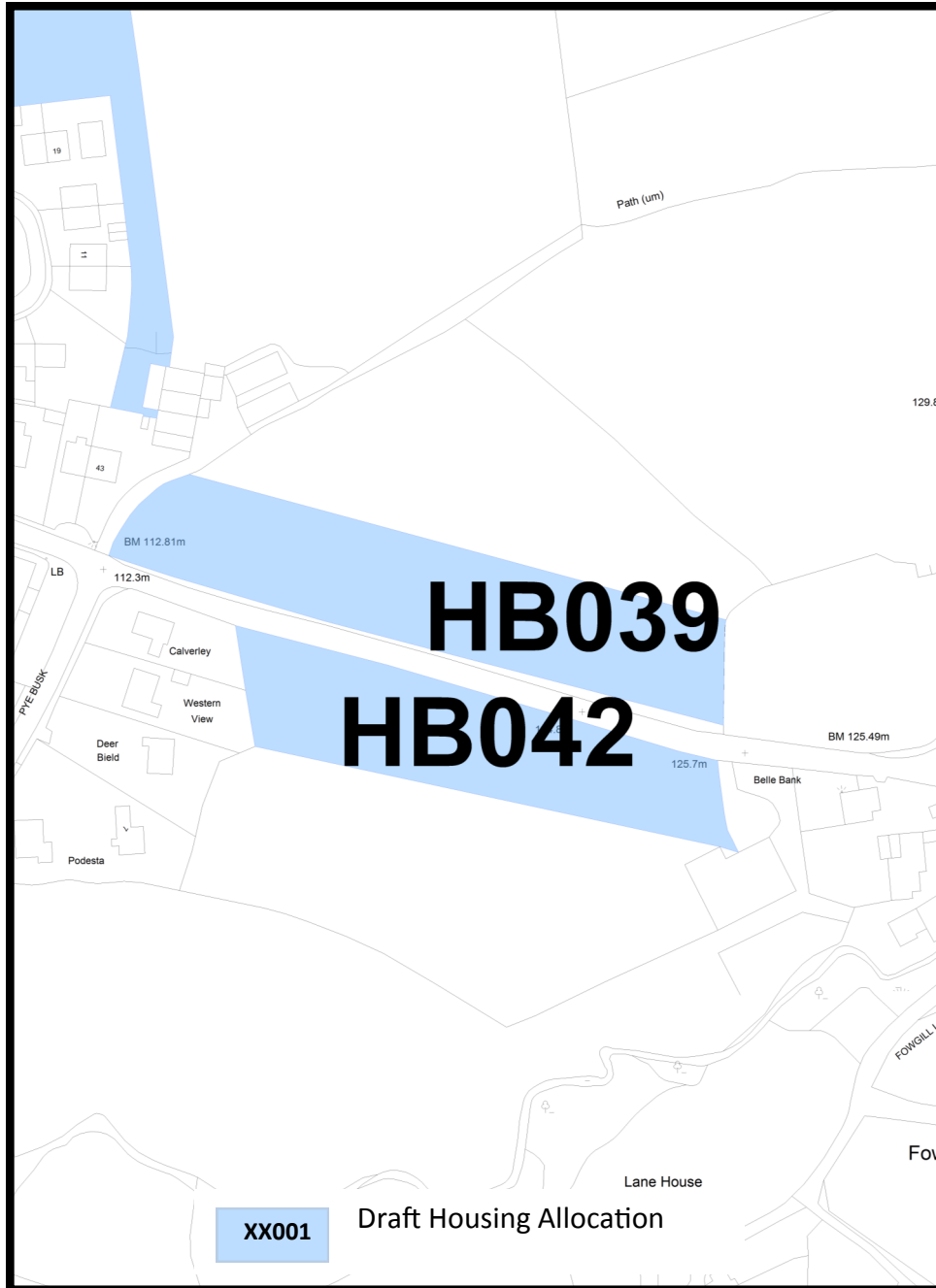


SP7: High Bentham, Tier 2: HB023 (part) North of Low Bentham Road, High Bentham

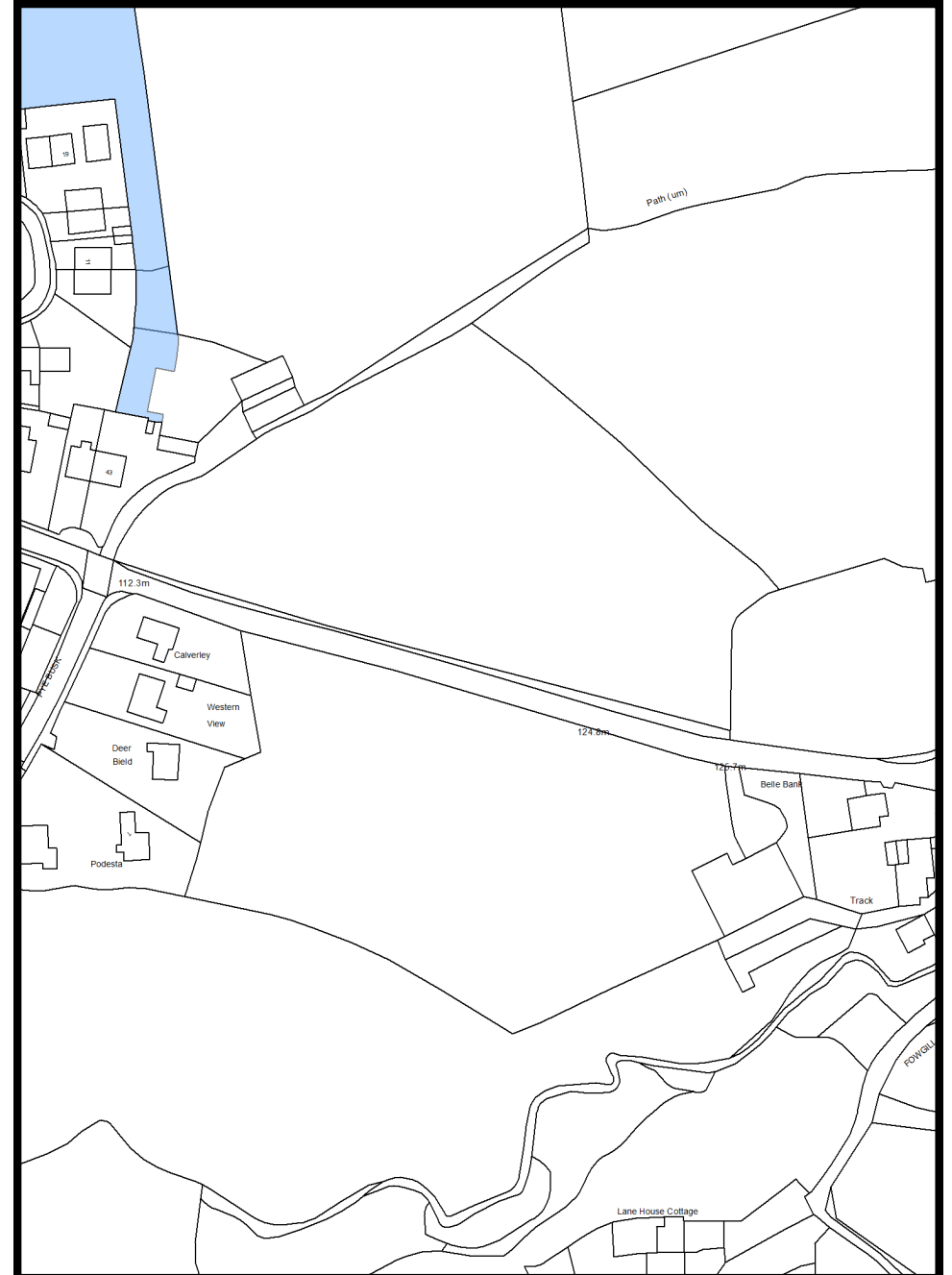
(Publication Local Plan 2018)



SP7: High Bentham, Tier 2: HB039—Land between Springfield Crescent and Tatterthorn Road; HB042—Land between Pye Busk and Belle Bank (Pre-Publication Local Plan 2017)



SP7: High Bentham, Tier 2 (Publication Local Plan 2018)



June – July 2017 Draft Local Plan

Site Response Paper by Settlement: Glusburn/ Crosshills

Main issues from consultation*	Response	Change required to the local plan (yes/no)	Changes made to the plan
Site Ref: SC085; Land at Malsis, Glusburn			
Support for site:			
(Historic England) Support for the development principles of the site. Support the intention to exclude the parkland from the developable area of the site in order to protect the Grade II Listed heritage assets (Malsis Hall, its lodge and its gate piers and railings) on the site, as recommended in the Heritage Impact Assessment.	These comments support the draft site allocation.	No	
(Historic England) Support the conservation of heritage assets on the site and the requirement that the conversion of the school buildings and any new development should conserve the significance of these Listed Buildings.			
(Environment Agency) Pleased to see that the development principles for site SC085 includes the requirement for an FRA.			
(Parish Council) Support for the provision of sports facilities on the site to benefit the community.			
Support the reduced level of residential development at the site to that proposed in			

the Preferred Sites for Housing Consultation Document, with the new level reflecting only what can be achieved through the re-use of the existing buildings on the site. The site is not considered to be sufficiently accessible and sustainable location to accommodate additional development within the land surrounding the school.			
General - (Parish Council) Desire to see emphasis placed on the design principle requiring a thorough ground work assessment of the site (site includes an earlier hall and a medieval settlement).	The development principles include the requirement for ground work assessment to investigate areas of archaeological significance. The existing wording of the policy is considered to be adequate in this respect.	No	
General – (CPRENY) There is dense tree cover along the beck that should be kept for environmental reasons. A Cedar of Lebanon needs a TPO. A number of trees were donated and planted for posterity by children of Malsis School in 1973 with Government encouragement and are therefore of historic interest. The extreme point of land to the East, at the bridge, belongs to the Parish Council. There is a watercourse to the West, linking a lake to Holme Beck.	The whole of SC085 is covered by a Tree Preservation Order reference (2343) 209 2013. A development principle for the development of the site will require the retention of all protected trees. The Parish Council have not commented on any land being under their ownership.	Yes	Add the following development principle to the site: <ul style="list-style-type: none"> Trees on the site to be retained under Area Tree Preservation Order reference (2343) 209 2013, to respect the existing setting of the listed building, and the attractive appearance of the site. New build housing will be well screened by planting of native tree species to retain the visual integrity of the parkland as far as possible.
Objections to site:			
Support for the inclusion of the site in the Plan, but objection to the development principles and terms of allocation. Believe that they do not provide for a viable and deliverable development on the site.	One of the main benefits and purpose of allocating the site would be to preserve the Listed Building and prevent it falling into a state of disrepair through being vacant. Therefore it is agreed that the scheme must present a viable	Yes	The site will be allocated as a heritage-led opportunity site, to deliver a minimum of 33 dwellings. Development principles for the site

<p>Viability of the site: The owner’s intentions for the site do not align with the proposals in the draft plan. They have a current application in for 70 dwellings, incorporating the conversion of the listed building to residential institutional use C2, with residential use class C3, around it and including open space, sports pitch provision and community uses. The application is supported by a viability report that has been agreed with the Council. This report shows that a significant amount of residential dwellings is necessary to make the development of the site and the provision of the proposed sports and recreation facilities viable.</p> <p>Arguments for increasing housing numbers on the site:</p> <ul style="list-style-type: none"> • It is not believed that increasing the housing numbers on this site will have a negative effect on the South Pennine Moors Special Protection Area (SPMSPA) through increased leisure use of the moors because there is a significant amount of open space and sports facilities proposed on site, which will mitigate the impact of new residential development on the site on the SPMSPA, and provide recreation opportunities which will reduce impacts from existing residents of Cross Hills and Glusburn on 	<p>option.</p> <p>The viability assessment submitted with the current planning application on the site (reference 32/2016/17097) is specific to the planning application and the conversion of the existing buildings to C2 use. The allocation of the site is not linked to the current planning application and must present a good option for development regardless of the outcome of the planning application. However, it is agreed that the preservation and conversion of the existing buildings would not be viable without some new build housing on the site.</p> <p>As part of the on-going work on the assessment of, and consultation on the planning application on the site, Historic England have indicated that it would be acceptable to have some new build housing within less obtrusive areas of the site, particularly at the eastern end around the Lodge and adjacent to the existing housing at the Old Corn Mill. Based on the proposed layout of the current planning application, this part of the site could accommodate 33 dwellings with extensive landscaping and screening.</p> <p>Considering the comments made and the Council’s response above, it would seem appropriate to allow some flexibility in the allocation of the land at Malsis, to ensure that the development and the preservation of the Listed Building is viable. Therefore, rather than</p>		<p>will be amended to deal with the issues raised and will include the following:</p> <ul style="list-style-type: none"> • The primary purpose of the allocation is to conserve the Grade II Listed Buildings on site: Malsis Hall, Lodge to Malsis Hall, Gate Piers and Railings. Heritage-led development through the conversion of Malsis School and the siting and design of development on the site will conserve the significance of heritage assets and their historic landscape settings; • A Heritage Impact Assessment will be carried out and the proposed development will be to the satisfaction of Historic England; • An Ecological Impact Assessment will be carried out and the proposed development will be to the satisfaction of Natural England. Any necessary biodiversity mitigation to be designed into the
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<p>the designated area.</p> <ul style="list-style-type: none"> Increasing the number of dwellings provided on SC085 would remove the need for development at Ashfield Farm (SC 037(a)). 	<p>allocating the site for housing, it will be a heritage-led development opportunity site which would be expected to deliver a <u>minimum</u> of 33 dwellings, with the primary purpose of conserving the listed buildings. This would allow the land owner to find an alternative suitable use for the old school buildings without restricting the use to residential, and allow for some new build housing in the less obtrusive areas of the site to make development viable. Any conversion of the listed buildings to C3 use would be additional to the 33. The landowner will be required to work closely with Historic England and Natural England when developing a scheme to address the historic and ecological constraints of the site.</p> <p>Regarding the mitigation of the potential effects of an increased number of dwellings on the site on the nearby South Pennine Special Protection Area and Special Area of Conservation, the green infrastructure provided on site must be sufficient to discourage additional visitation to the SPA/ SAC. This should include providing links to the existing PROW network that currently ends close to the site boundary to form a longer route for recreation/ dog walking in and around Glusburn and Crosshills.</p> <p>Since the consultation on the Pre-Publication Draft Local Plan a scheme has been agreed for the sports pitches on the site which contribute to the Council’s Playing Pitch Strategy (2016). This</p>		<p>scheme;</p> <ul style="list-style-type: none"> The site is within the 2.5km buffer zone of the South Penning Moors SPA/SAC. To relieve pressure on the SPA/SAP and to protect the parkland setting of the Grade II Listed Building, the site will include extensive areas of green infrastructure. A PROW will be created through the site to link to existing PROWs on Malsis Lane to the south and High Corn Mill to the north-east; Trees on the site to be retained under Area Tree Preservation Order reference (2343) 209 2013, to respect the existing setting of the listed building, and the attractive appearance of the site. New build housing will be well screened by planting of native tree species to retain the visual integrity of the parkland as far as possible. <p>Site boundary has been amended on the Policy Maps to show the</p>
<p>Viability of the site: The conversion of listed buildings can be complex. Therefore the undertaking of a detailed feasibility study on the site is encouraged to ensure that the site is deliverable. If the study showed that this level of development was not achievable, additional land in Glusburn and Crosshills would need to be allocated.</p>			

	<p>section of site has therefore been safeguarded under draft policy INF3 and has been taken out of the site boundary. These sites will provide formal green infrastructure that will be enjoyed by the wider community.</p> <p>The Council would not consider increasing the housing numbers on this site at the expense of the allocation of SC037a, Ashfield Farm as that site is considered to be in a sustainable location and has received support during the consultation process. An increase to the housing numbers on SC085 for viability reasons would be independent of any consideration of the housing numbers on SC037a.</p>		<p>areas to be safeguarded under policy INF3</p>
<p>Site Ref: SC037(a) Land at Ashfield Farm, Skipton Road, Crosshills</p>			
<p>Support for site:</p>			
<p>The Parish Council welcomes the bringing forward of site SC037(a) and feel it is favourable in terms of accessibility and sustainability positioned as it is to the East of the settlement.</p>	<p>These comments supports the draft site allocations.</p>	<p>No</p>	
<p>Desire to see CDC explore the possibility of further expanding site SC037(a) later in the plan period in the hope that this would bring forward infrastructure improvements to the railway level crossing and highway connection to ease congestion in the villages and along the A6068.</p>			
<p>Objections to site:</p>			
<p>The Residential Site Selection Process</p>	<p>The site comprises the former farm houses and</p>	<p>No</p>	

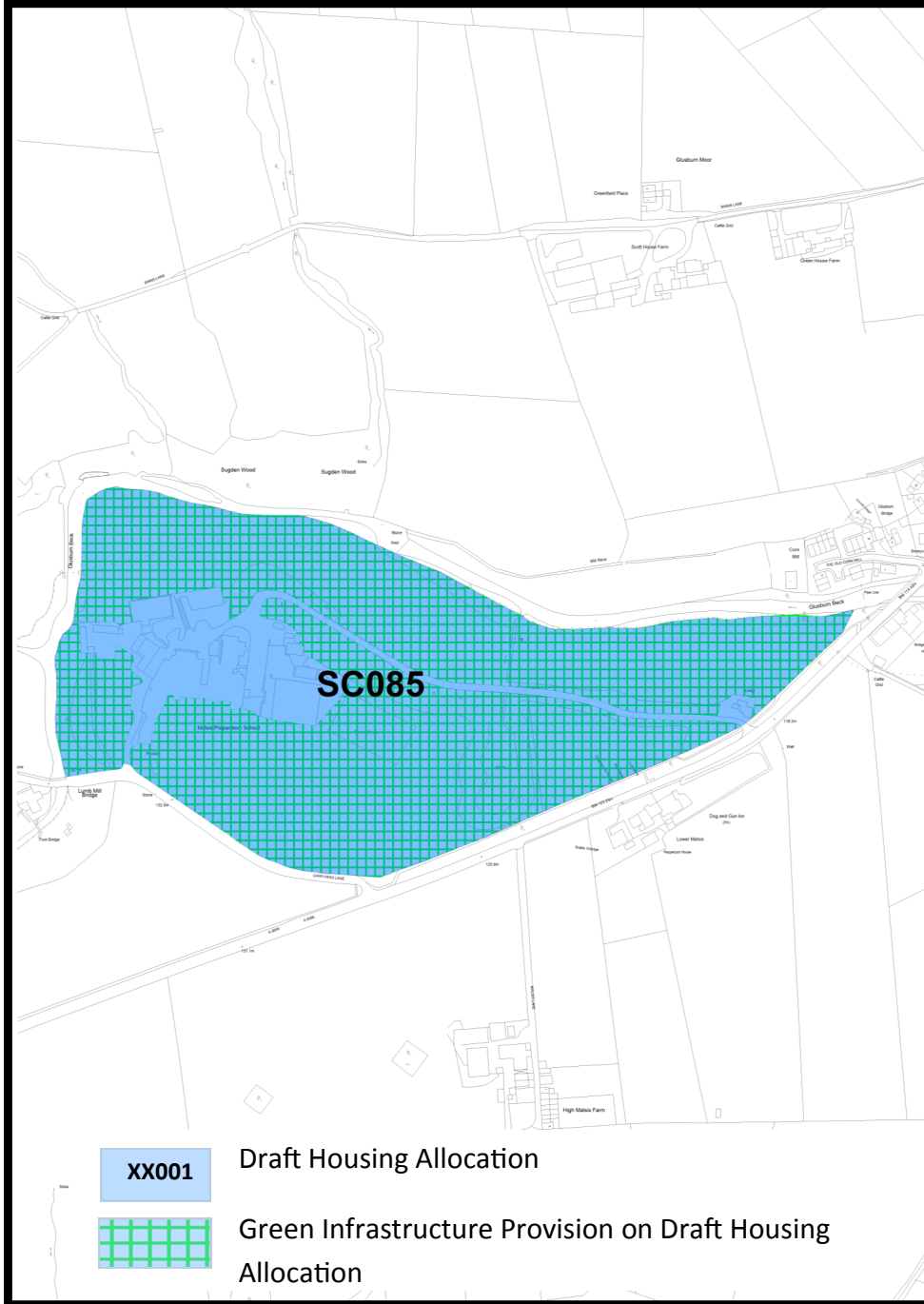
<p>background paper indicates that the site comprises previously developed land. The National Planning Policy Framework definition of previously developed land excludes “land that is or has been occupied by agricultural or forestry buildings”. The land classification of the site should be reassessed. If it is found to be a greenfield site the respondent would object to its allocation and would encourage the allocation of the previously developed land at Hayfield Mills in preference.</p>	<p>surrounding yard area, adjacent to and with access on to Skipton Road. It is considered to be previously developed land and will not be reassessed as greenfield.</p>		
<p>General comments:</p>			
<p>Land Owner would promote the allocation of land to the south and west of Hayfield Mills (SC014) for housing development. This is a previously developed site that is surplus to the requirements of the Mill and is readily available. Promotion of the site is supported by an indicative site plan featuring 67 dwellings and a Flood Risk Assessment.</p>	<p>Draft site allocations were put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. Selected sites are considered to be deliverable/developable and capable of meeting the objectively assessed need for housing/employment land. Allocation of other sites is therefore unnecessary.</p> <p>Hayfield Mill and its curtilage have been allocated under policy EC2: Safeguarding Existing Employment Areas. The area to the west of the Mill is considered to provide necessary amenity space. Development of housing on this site is not considered to be compatible with the existing industrial use of the Mill building. If, in the fullness of time, the current operators of the Mill cease trading from the site, consideration could</p>	<p>No</p>	

	be given to changing the whole site to residential use or an alternative employment use. At present the land around the Mill building will be protected for its contribution to the operation of the larger site.		
The policy is welcomed by the Parish Council. The issue of infrastructure constraints to the choice of sites for development in the Draft Plan is noted. The Parish Council provisionally endorse the strategy here and believe that bringing forward development sites to West and North West of the settlement of Glusburn and Cross Hills would be unsustainable, therefore sites to the east should be favoured.	Support for the draft policy is noted.	No	
It is considered that Glusburn/Crosshills can and should accommodate more housing development over the plan period. The Draft Local Plan should be amended to include an additional housing allocation(s) to increase the supply of both open market and affordable housing throughout the plan period.	The local housing requirements for the District represent the minimum number of new homes needed in Craven over the plan period. Additional homes can be provided on unallocated sites under the provisions of Policy H1: New Homes on Unallocated Sites.	No	
Concern that all the housing in Glusburn and Crosshills is anticipated to be delivered within the short term (within 5 years), with no provision for any housing (market or affordable) to come forward in the medium and long term (from years 6 to 15).	The phasing of housing development will be reviewed during the preparation of the Housing Trajectory, which will accompany the Publication Draft Local Plan. It is unlikely that the delivery of sites will fall neatly into a five-year time slot, but will span the short to medium or medium to long term. The Housing Trajectory will provide an annual estimate of delivery rates, and will be	Yes	Remove the 'Expected Delivery Timeframe' section of the Development Principles for sites within the Local Plan, in favour of a more detailed analysis of the expected delivery rates of housing development within the Housing Trajectory.

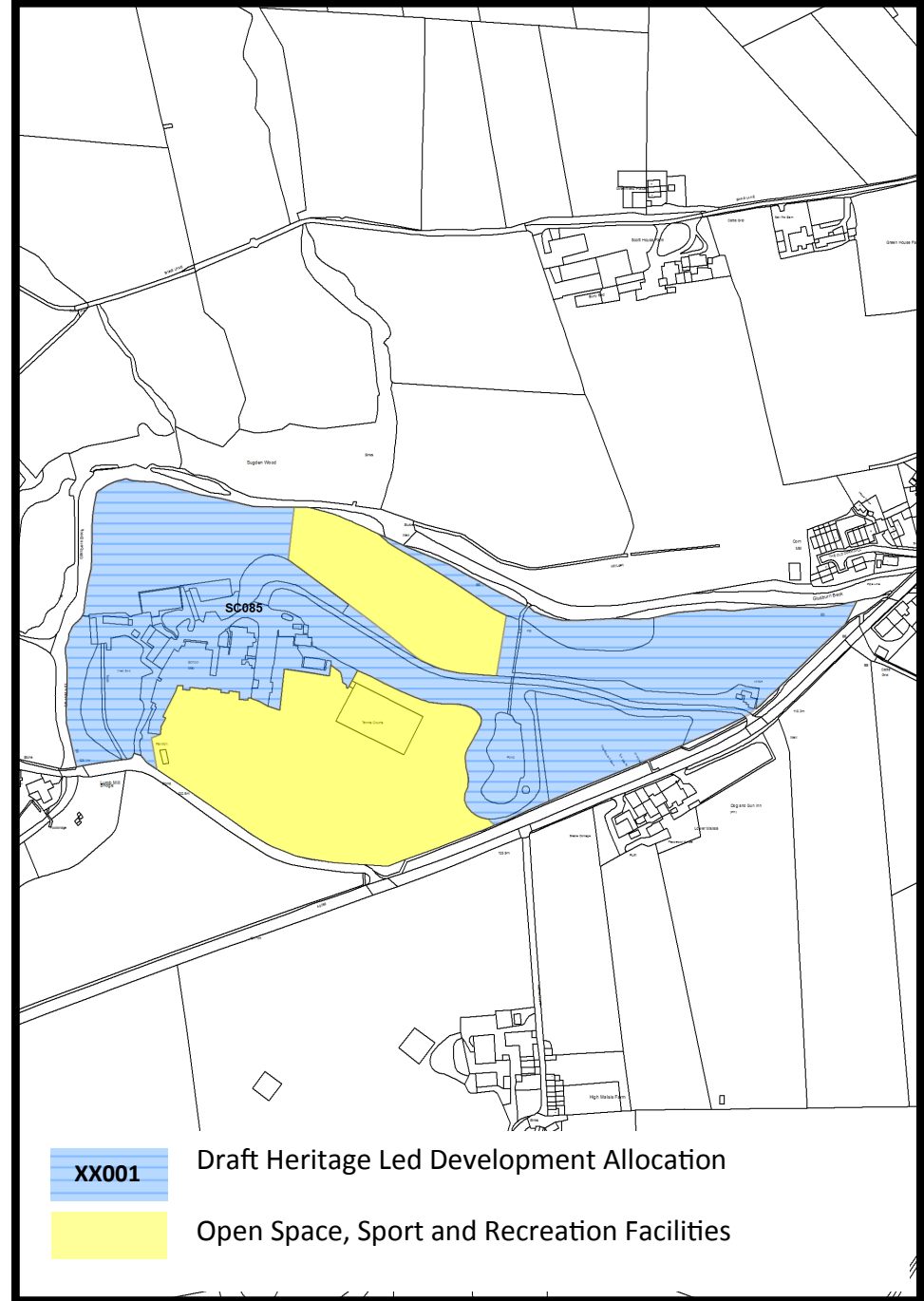
	reviewed and updated periodically and will illustrate the Councils ability to accommodate a continuous five-year supply of housing land.		
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* These are amalgamated points. Similar comments from the consultation have been grouped together in order to formulate a response to that particular issue.

**SP8: Glusburn, Tier 3: SC085—Malsis School, Glusburn
(Pre-Publication Local Plan 2017)**



**SP8: Glusburn, Tier 3: SC085—Malsis School, Glusburn
(Publication Local Plan 2018)**



June – July 2017 Draft Local Plan

Site Response Paper by Settlement: INGLETON

Main issues from consultation*	Response	Change required to the local plan (yes/no)	Changes made to the plan
IN028			
Support for site:			
<p>Between Ingleborough Park Drive and Low Demesne, first bullet-point. This site lies close to the boundary of the Ingleton Conservation Area. Therefore we welcome the requirements in the first bullet-point that siting and design of development should conserve the significance of the heritage assets near this site and their settings.</p>	<p>Support and comments noted.</p>	<p>No</p>	<p>None</p>
IN029			
Objections to site:			
<p>Ingleton does not need this amount of housing to cater for the local population. Increasing the housing to this extent in a village of this size will destroy the very fabric of village life as additional housing will become populated by people unused to village life just to satisfy head department allocation of housing numbers in Craven. The services available in Ingleton will not support additional housing of this scale (22 houses) in one development.</p> <p>The land is in an area of old colliery spoil</p>	<p>The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representation(s) concerning village services have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in</p>	<p>No</p>	<p>None</p>

<p>and as such is not suitable for foundations without extensive engineering. There will be contamination and foundation issues. Even with the best engineering solutions currently available the risk of settlement cannot be designed out completely. There is evidence of subsidence in recently constructed housing in the near vicinity. Without further information being submitted by the landowner/developer to cover such issues, the Local Authority have no certainty whatsoever as to whether the site is deliverable and developable in the Plan Period.</p> <p>The land is currently farmed. Loss of this land to housing will be yet another development in green field land. This available farm land will not be replaced elsewhere and could result in yet another farmer having to downsize in a market which is already suffering.</p> <p>Furthermore, no information has been published as to the Agricultural Land Classification of the land in question. Without such information, the Local Authority cannot be certain that they are following the requirement in NPPF of seeking to use lower quality agricultural land.</p> <p>The land being an 'open space' on the edge</p>	representations.		
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<p>of the village is an important amenity for the local residents which should not be lost.</p> <p>The land is waterlogged on a regular basis and although it is recognised that a flood risk assessment is required the engineering solution to this, if there is one, may prove too prohibitive in cost and practical terms. Without this information being available now, the Local Authority have no certainty that residential development on this land is deliverable or developable in the Plan Period. There are a number of brownfield sites in well serviced built up areas in the larger towns in Craven which could be utilised for development that are not in flood risk areas. These should be considered first as part of a Local Authority wide sequential site search for future development.</p>			
<p>The land is also higher than the adjacent 'new village' and is visible from miles around to adverse visual impact cannot be ruled out. There are a number of brownfield sites in well serviced built up areas in the larger towns in Craven which could be utilised for development that are not in flood risk areas, have adequate services and would have very little impact on local amenities and would not result in ruining a village community. These should be considered first.</p>			
<p>IN028</p>			
<p>Objections to site:</p>			

<p>The allocation of housing in Ingleton appears to follow the opinion that there are plentiful services in the village. The services available in Ingleton will not support additional housing of this scale (29 houses) in one development.</p> <p>The land is wet and there are a number of springs in the land surrounding the site. Any excavation in the vicinity of a spring for foundations or below ground drainage risk permanently affecting/destabilising the hydraulic regime of the groundwater which could affect humans and livestock.</p> <p>The requirement for a flood risk assessment has been acknowledged but even the best assessment cannot for see 100% what will happen should any spring water be interfered with.</p> <p>The land is visible from miles around so adverse visual impact cannot be ruled out.</p> <p>There are a number of brownfield sites in well serviced built up areas in the larger towns in Craven which could be utilised for development that are not in flood risk areas and are not in close proximity to the National Park and have easy access. These should be considered first.</p>	<p>The brownfield sites in Craven have largely been taken up in previous years, and most if not all of the available brownfield sites put forward under the call for sites process have been utilised in this local plan.</p> <p>The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representation(s) concerning village services have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p> <p>Only a small section of the total land area of the selected for allocation, so any adverse visual impact is likely to be minimal.</p>	<p>No</p>	<p>None</p>
<p>IN049</p>			
<p>Comments for site:</p>			

<p>Factual correction: Field House to the west of this site is a Grade II Listed Building. Therefore we welcome the requirements in the first bullet-point that siting and design of development should conserve the significance of the heritage assets near this site and their settings.</p> <p>However, the development of this site is unlikely to have any impact upon the Ingleton Conservation Area. Therefore this bullet-point needs a slight amendment. Development Principles – Site IN010, first bullet-point amend to read: “...to conserve the significance of the Listed Building opposite”.</p>	<p>These comments are noted and the wording of the bullet points mentioned will be amended accordingly.</p>	<p>Yes</p>	<p>Wording changes to the bullet points mentioned as described.</p>
<p>IN029, IN010</p>			
<p>Support for sites:</p>			
<p>We are pleased to see that the sites IN029 and IN010 we provided comment on in our response dated 22/08/2016 all contain the requirement for an FRA in development principles.</p>	<p>Support noted.</p>	<p>No</p>	<p>None</p>
<p>Virtually all this site lies outside an area identified under Policy S01 of the Minerals and Waste Joint Plan (NYCC) for safeguarding of the mineral resource and hence it is not considered that any minerals safeguarding issues are likely to arise.</p>	<p>Comment noted.</p>	<p>No</p>	<p>None</p>
<p>IN010, IN022, IN028, IN029, IN035</p>			
<p>Support for site:</p>			
<p>Natural England is concerned about the</p>	<p>A Landscape Visual Impact Statement has since</p>	<p>No</p>	<p>None</p>

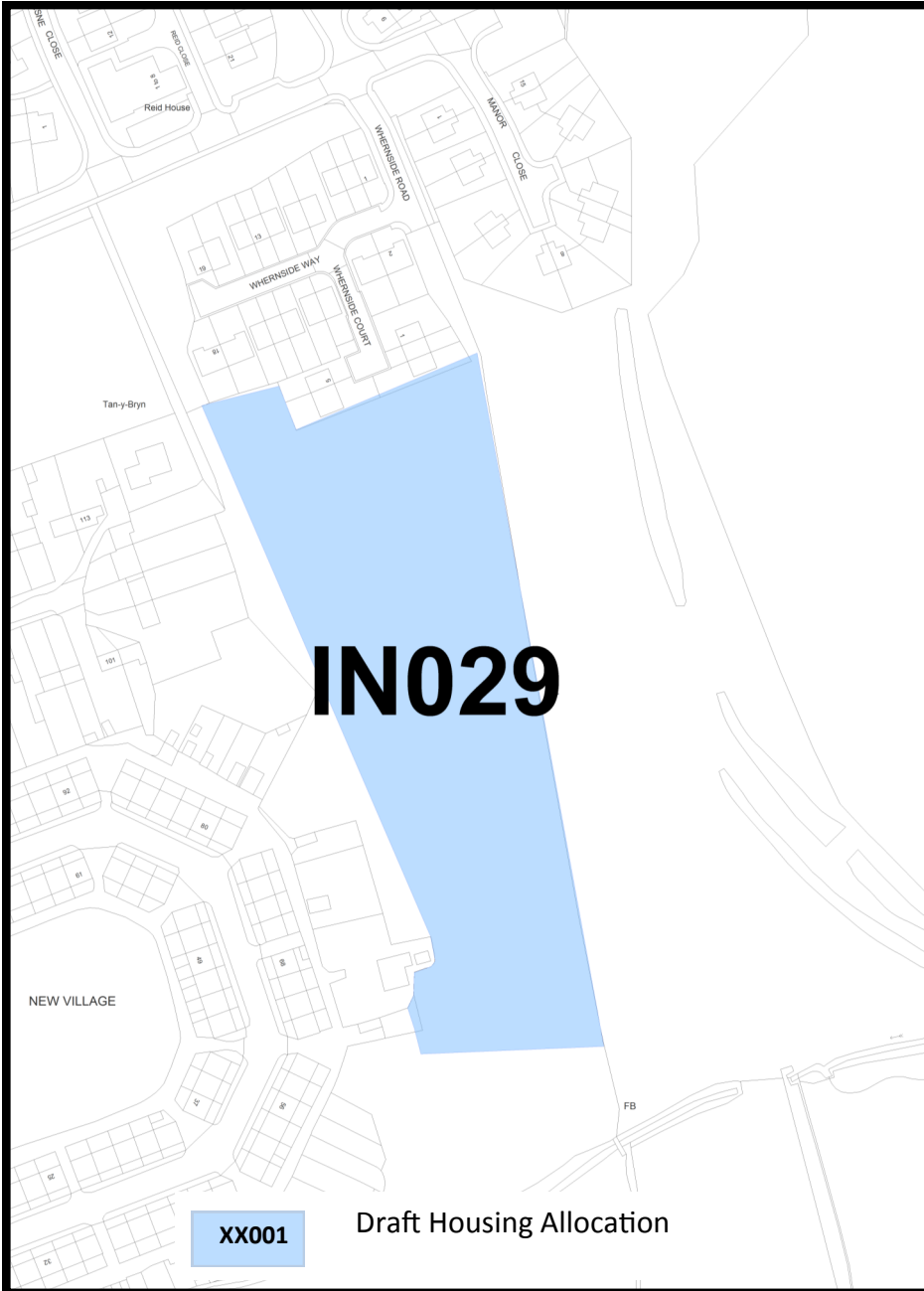
<p>potential for impacts on the Yorkshire Dales National Park from these sites and advise that you consult the National Park Authority regarding impacts. We also recommend that you consider undertaking landscape character/sensitivity assessment in order to determine what capacity there is for development on these sites and include a requirement for LVIA to be undertaken when proposals come forward in the Development Principles policies.</p>	<p>been undertaken to analyse the sites IN010, IN022, IN028, IN029 and IN035, and sent to Natural England for their comments. The LVIA has deemed that the aforementioned sites are acceptable to proceed as allocated sites.</p>		
<p>IN028</p>			
<p>Support for site:</p>			
<p>I request that the land is allocated as a draft housing site on the Pre-Publication Craven Local Plan. I have arranged access with an adjoining landowner and I am also discussing access with the owners of the land coloured red on your plan IN028 land between Ingleton Park Drive and Low Demesne.</p>	<p>The north-eastern area of the site submitted has been put forward for allocation. At present, there is a ransom strip, which if sorted out, can facilitate access to the site. Hence the site is seen as a more long term option in the timeframe of the plan.</p>	<p>No</p>	<p>None.</p>
<p>IN010</p>			
<p>Comment on the site</p>			
<p>First bullet-point, factual correction: although this site lies adjacent to the Ingleton Conservation Area, the caravan site makes little contribution to its character and the redevelopment of the site could provide an opportunity to enhance the Conservation Area. Therefore we welcome in the first bullet-point for the requirement for the siting and design of development to conserve the significance of heritage assets.</p>	<p>Support noted, and the first bullet point can be amended as mentioned.</p>	<p>Yes</p>	<p>The first bullet point can be amended as noted.</p>

However, there are no designated heritage assets actually on the site itself. First bullet-point can be amended to read: “.....to conserve the significance of nearby heritage assets...”			
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* These are amalgamated points. Similar comments from the consultation have been grouped together in order to formulate a response to that particular issue.

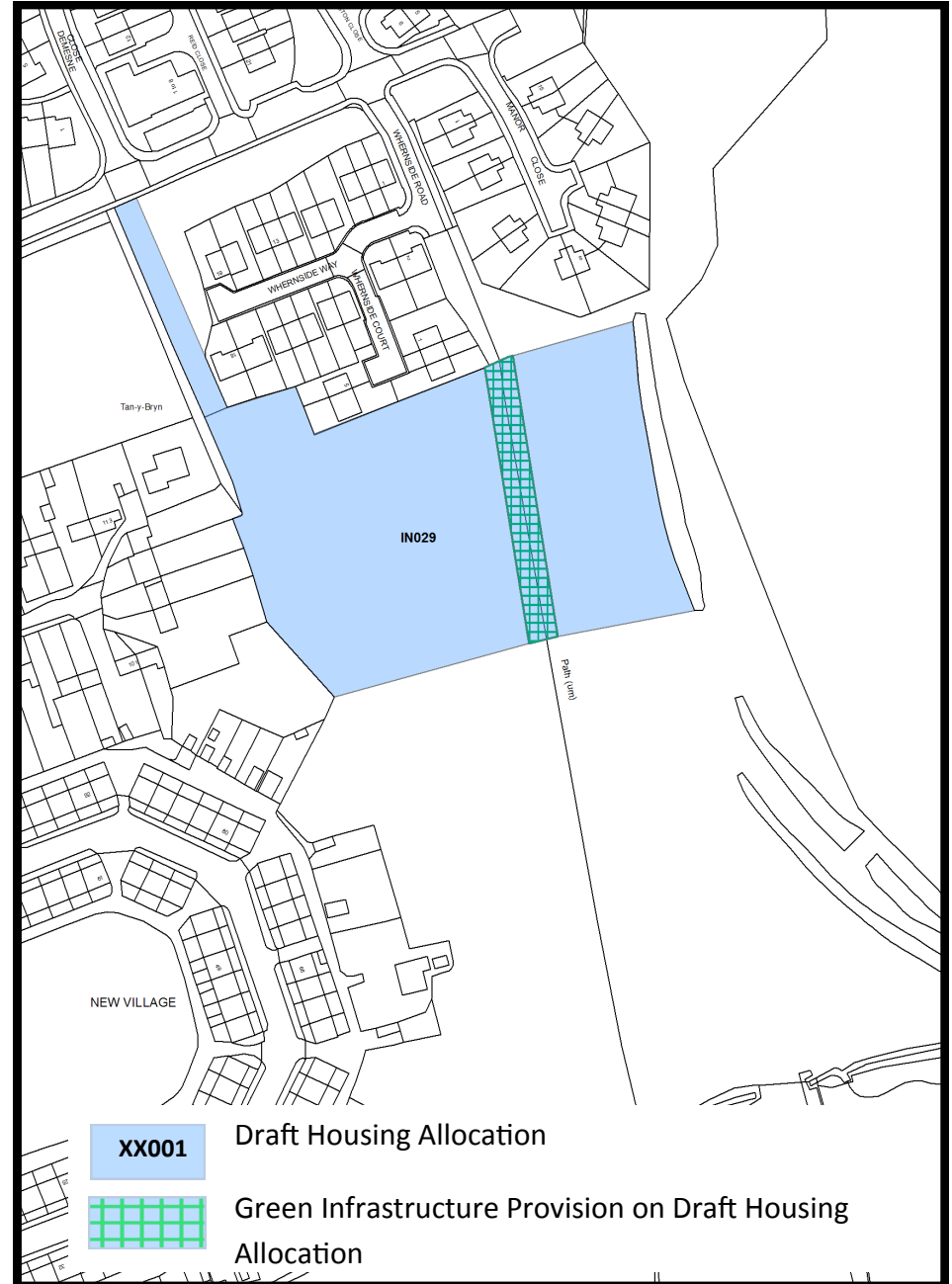
SP9: Ingleton, Tier 3: IN029—East of New Village and south of Low Demesne, Ingleton

(Pre-Publication Local Plan 2017)



SP9: Ingleton, Tier 3: IN029—East of New Village and south of Low Demesne, Ingleton

(Publication Local Plan 2018)



June – July 2017 Draft Local Plan

Site Response Paper by Settlement: GARGRAVE

Main issues from consultation*	Response	Change required to the local plan (yes/no)	Changes made to the plan
GA031			
Support for site:			
This site lies close to the boundary of the Gargrave Conservation Area and some 350 metres from the edge of a Scheduled Monument. Therefore there is a welcome for the site requirements set out in the first bullet-point for the siting and design of development to conserve the significance of these nearby heritage assets.	This comment supports the draft site allocations.	No	None
Excellent choice of site.			
GA004			
Support for site:			
Excellent choice of site.	This comment supports the draft site allocations.	No	None
GA009			
Support for site:			
Excellent choice of sites, particularly GA009 for extra care housing which will be a great asset to Gargrave.	This comment supports the draft site allocations.	No	None
Pleased that the development principles contain the requirement for an FRA in development principles.			
GA004			
Objections to site:			
This is setting a precedent for extending the	Disagreement – this site is not setting a	No	None

<p>village north of the canal and should be resisted. The village has traditionally been south of the canal and this should generally be respected.</p>	<p>precedent for extending the village north of the canal, as this site is situated within the existing built up environment south of the canal.</p>		
<p>GA009</p>			
<p>Objection to site:</p>			
<p>The proposed allocation of site GA009 is inappropriate. The proposed development represents a poor fit with the existing built form of the village and is an illogical extension.</p> <p>The Eshton Road site in Gargrave is described as C3 which is general housing. It should be C3b or C2 with attached wording describing elderly care facility. The general classification of C3 suggests sustainability and invites a possible indiscriminate and unwelcome application for housing.</p>	<p>The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations concerning flood risk have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p>	<p>No</p>	<p>None</p>
<p>It is unnecessary to include this site anyway as the extra care intended by NYCC can be accommodated through Gargrave's NDP.</p>	<p>The Planning Policy team are not aware of any evidence to date that the extra care facility intended by NYCC can be accommodated through Gargrave's NDP as the respondent states.</p>		
<p>Gargrave's NDP after carrying out sustainability assessments did not take GA009 forward into the NDP because of the high risk of flooding (EA flood mapping).</p>	<p>The southern area of GA009 is located with Flood Risk Zone 2 and 3 but there is enough area elsewhere to accommodate some extra care development.</p>		
<p>The Parish Council would like to set out clearly that if there is an allocation in the Local Plan then the Eshton Road site should be allocated for extra care accommodation for older residents rather than market</p>	<p>CDC has presented this site as a preferred site in the draft Local Plan for extra care housing</p>		

<p>housing. If some market housing is included in the site allocation then this should only be provided if required for cross subsidy to support the extra care accommodation and robust justification would be required by the provider.</p> <p>We understand that if GA009 is included in our housing numbers, is this why you are making Gargrave a Tier 3 village with an increased allocation of 3.5%. If so, this would result in an amendment to our settlement boundary and undertaking a further Reg. 14 consultation.</p> <p>This situation could have been avoided if the site GA031 which was put forward directly to NYCC and discussed on several occasions had been backed by CDC for an Extra Care facility in Gargrave.</p> <p>Object to delivery in years 1-5 and development category. It should only be allowed in years 6-15. This site should not proceed for general housing supply but as an Extra Care facility.</p> <p>Why is Gargrave being moved to Tier 3 – is this to accommodate Extra Care, the increased allocation to 3.5% is unfair. Gargrave is not a Crosshills or Ingleton. Transport facilities should be improved; where is the by-pass and sensible speed</p>	<p>purposes. CDC has no intention to include market housing on this site in the local plan.</p> <p>Extra Care units can be counted as contributing to housing numbers. In the draft local plan, Gargrave does not have an increased allocation of 3.5%. The total allocation is instead 3.5%.</p> <p>NYCC have expressed a preference to look at site GA009 for allocation rather than GA031, in regards to Extra Care provision.</p>		
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<p>restrictions – NYCC should have to get their act together.</p> <p>Natural England is concerned about the proximity of site GA009 to the Yorkshire Dales National Park and advise that landscape character/sensitivity assessment should be undertaken in order to determine what capacity there is for development on these sites and include a requirement for LVIA to be undertaken when proposals come forward in the Development Principles policies for this site.</p>			
<p>GA017 & GA023</p>			
<p>Objections to sites:</p>			
<p>Both these developments will increase the traffic on Church Lane. The junction with the A65 is a very dangerous one and increased traffic will add to congestion in the village.</p>	<p>These two sites are not part of the preferred sites list.</p>	<p>No</p>	<p>None</p>
<p>GA022</p>			
<p>Objections to site:</p>			
<p>This is also a valuable flood plain and absorbs a lot of surface run off water. Building here will increase flooding in the area and on the main road.</p>	<p>This site is not part of the preferred site list.</p>	<p>No</p>	<p>None</p>
<p>Objections:</p>			
<p>General Comments:</p>			
<p>Objection to term a neighbourhood plan is in preparation. This was submitted in Summer 2016 and again in January 2017 after requested revisions. Craven has failed to act on this in 6 months.</p>	<p>It is incorrect to state that the Neighbourhood Plan has been submitted on these approximate dates – Gargrave Parish Council stated in a phone call with the Planning Policy team on 17/08/2017 that their consultant is in the process of making</p>	<p>No</p>	<p>None</p>

	the requested revisions to the draft Neighbourhood Plan suggested by the Planning Policy team in Spring 2017. Therefore the plan cannot be submitted as stated. It is therefore also incorrect to state that Craven has failed to act on this in 6 months.		
Objections:			
General Comments:			
<p>The timeframe for delivery for housing in Gargrave is front loaded into the 1 to 5 years. To have the housing numbers increased by 100% and then be front loaded into 1 to 5 year timescale is completely unacceptable. This could put the Gargrave NDP into the position of having to provide further sites for development beyond the first 5 years.</p> <p>All the housing site allocations in the Gargrave area of the Local Plan are expected to be delivered in the first five years (instead of being spread over the twenty year period). Gargrave is the only tier 3 area falling into this category. It will unfairly lead to Gargrave taking an unfair and disproportionate proportion of tier 3 housing numbers through the life of the plan.</p>	The Planning Policy team will look into this and examine if development can be spread more evenly over the plan period.	Yes	The timeframes of site deliverance can be spread out more evenly over the plan period.
Objections:			
General Comments:			
In the process of developing Gargrave's NDP, CDC through their allocated officer, agreed to align the housing sites for	This statement is not correct. The Planning Policy team looked for close alignment with the sites of the NDP and the draft Local Plan, but at no stage	No	None

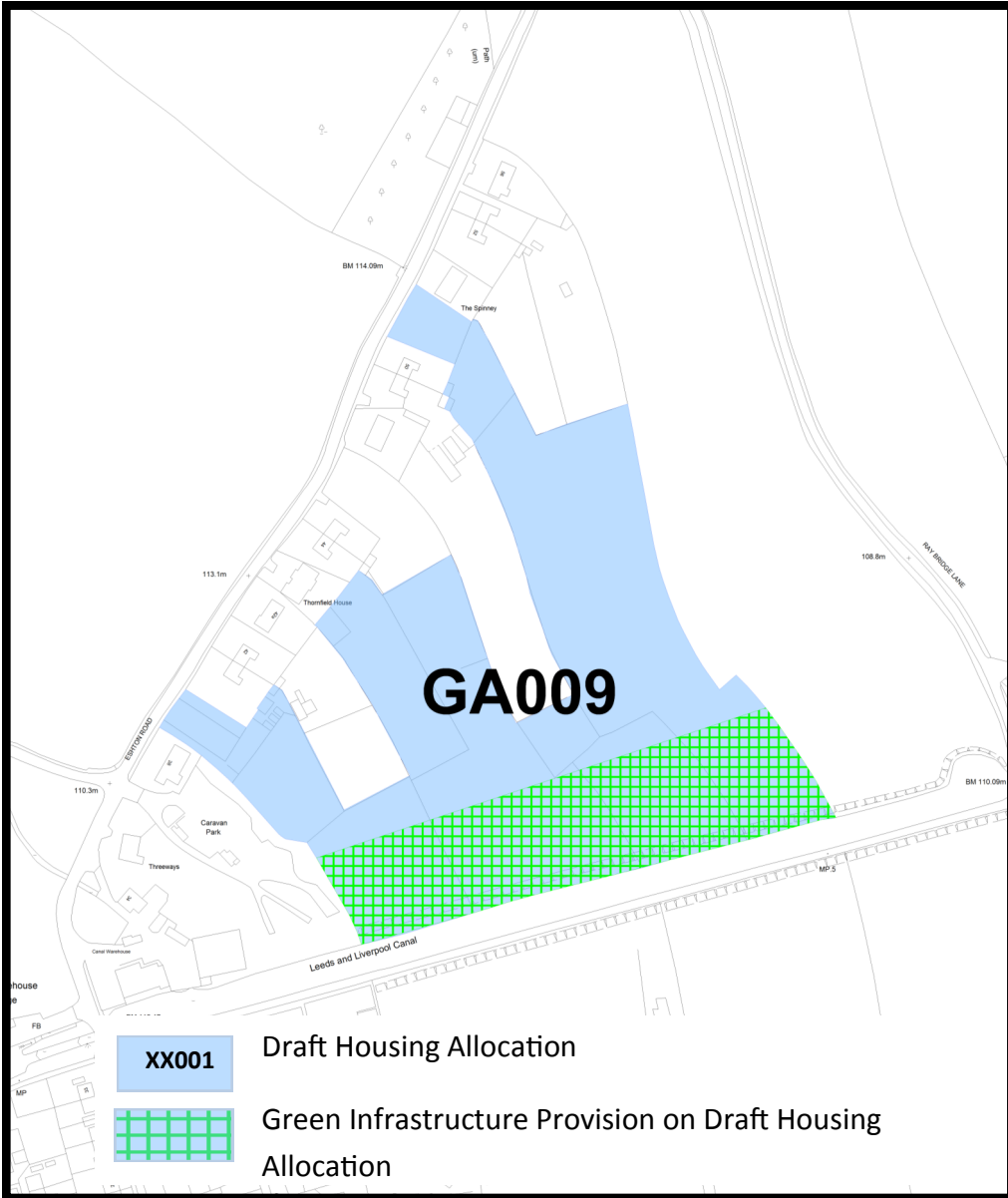
<p>development with those of the NDP.</p> <p>Adding an additional site in and not including all the Gargrave NDP sites is duplicating the process. This appears as a deliberate step by CDC to delay the progress of Gargrave's NDP. This is non-cooperation.</p>	<p>was there an agreement to completely align the housing sites in both plans. Craven DC had to look at a site to potentially accommodate extra care units in Gargrave, and North Yorkshire County Council indicated to Craven DC before this consultation that the site GA009 was the site to best concentrate these efforts on, as this site is within the ownership of the County Council.</p> <p>The comment by this respondent that Craven DC is deliberating delaying the progress of Gargrave's NDP is not based on evidence and is rejected. Planning Policy Officers have cooperated with the progress of the NDP throughout the process, and provided advice whenever needed.</p>		
<p>Objections:</p>			
<p>General Comments:</p>			
<p>I question the whole concept of affordable housing in this area. It is over £150,000 for a small terraced 2 bed cottage in the village. The cost of the proposed housing in Gargrave will be far in excess of that figure. No one on the local average wage cover ever afford to buy one of these. These developments do nothing to address the issues of local people being priced out of the area.</p> <p>Gargrave is very poorly served by public transport although there are buses and trains. Their frequency is far too irregular to allow them to be used for commuting to</p>	<p>The draft allocation was put forward following consideration of relevant evidence, consultation with statutory bodies, sustainability appraisal, site assessments and feedback from stakeholders. All subsequent representations have been considered and taken into account, but, on balance, none have been found to outweigh key considerations in favour of allocating the site. Where necessary and appropriate, proposals will be required to follow development principles in order to avoid or mitigate potential harm, to achieve local plan objectives and to address issues raised in representations.</p>	<p>No</p>	<p>None</p>

<p>work. Any housing developments in the village will add considerably to cars on the A65 which is a very dangerous route.</p> <p>It seems that enough weight has not been given to the work undertaken by the Gargrave Parish Council and the results of their consultation with local residents. Gargrave Parish Council Neighbourhood Plan has the required number of houses adequately covered without building to the north of the village. We strongly feel that CDC's third draft does nothing to safeguard the natural beauty of the village. The views to the north of the village, enjoyed by many are the most beautiful in the village and should be classified and retained as local green space. We believe the number of houses required can be achieved by simply adopting the GPC's Neighbourhood Plan.</p>			
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* These are amalgamated points. Similar comments from the consultation have been grouped together in order to formulate a response to that particular issue.

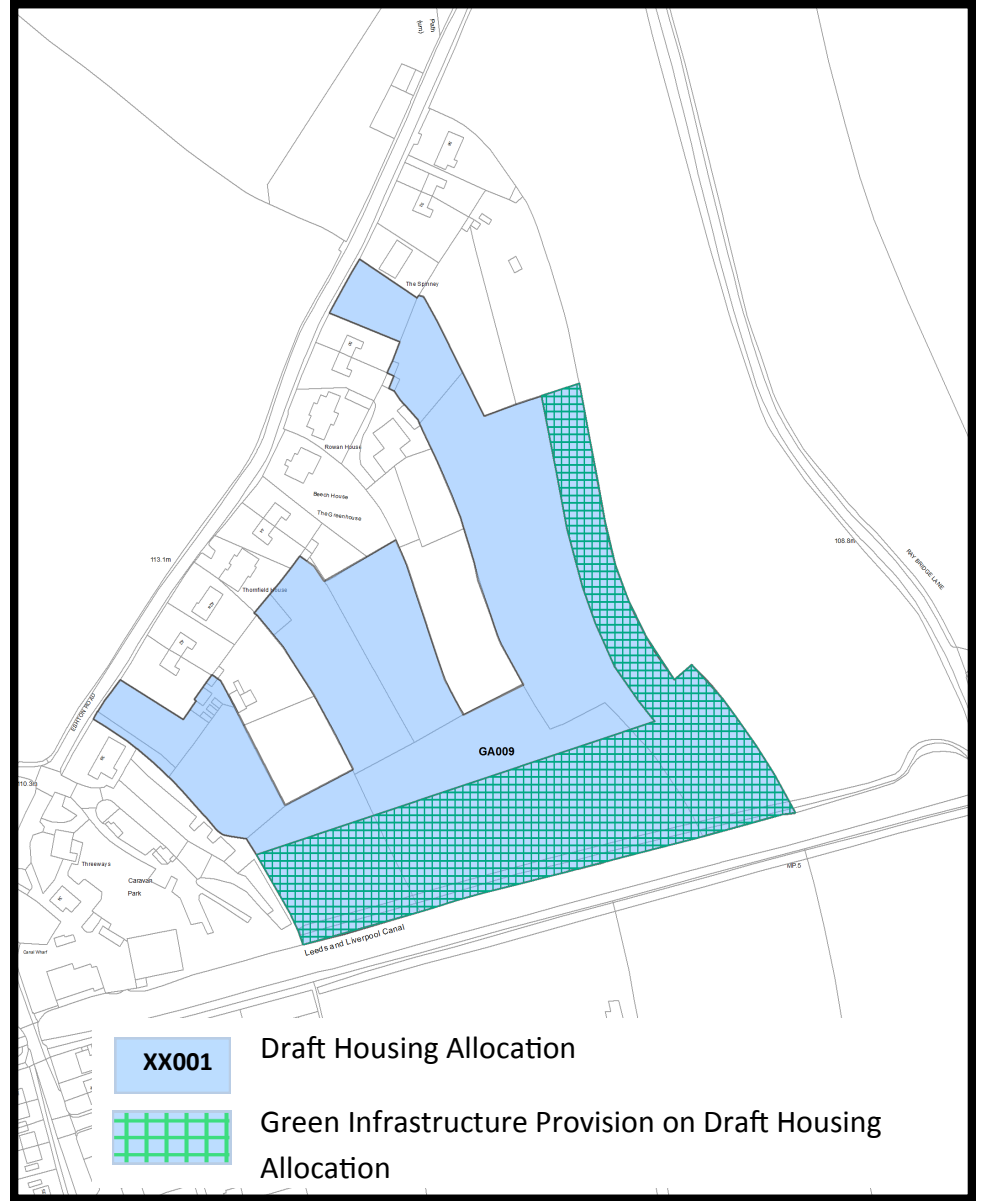
SP10: Gargrave, Tier 3: GA009—Land off Eshton Road, north of Canal, Gargrave

(Pre-Publication Local Plan 2017)



SP10: Gargrave, Tier 3: GA009—Land off Eshton Road, north of Canal, Gargrave

(Publication Local Plan 2018)



June – July 2017 Draft Local Plan

Site Response Paper by Settlement: Bolton Abbey

Main issues from consultation*	Response	Change required to the local plan (yes/no)	Changes made to the plan
No comments submitted for SP11 in relation to Bolton Abbey			

* These are amalgamated points. Similar comments from the consultation have been grouped together in order to formulate a response to that particular issue.

June – July 2017 Draft Local Plan

Site Response Paper by Settlement: Bradley

Main issues from consultation*	Response	Change required to the local plan (yes/no)	Changes made to the plan
No comments submitted for SP11 in relation to Bradley			

* These are amalgamated points. Similar comments from the consultation have been grouped together in order to formulate a response to that particular issue.

June – July 2017 Draft Local Plan

Site Response Paper by Settlement: Burton in Lonsdale

Main issues from consultation*	Response	Change required to the local plan (yes/no)	Changes made to the plan
Site Ref: BU012			
Support for site:			
<p>The former Richard Thornton’s CE Primary School is a Grade II Listed Building and lies within the Burton-in-Lonsdale Conservation Area. The development of the site provides an opportunity to bring this vacant building back into use. The Heritage Assessment produced by Hinchliffe considered that development to the north-east and south of these buildings would have a large adverse impact upon their setting. Therefore, we support the intention to exclude the area in front of the Listed Buildings from the developable areas as shown in Inset Map 7. We also support the requirement that the conversion of the school buildings and any new development should conserve the significance of these Listed Buildings and the nearby Scheduled Monument.</p>	<p>This comment supports the draft site allocations.</p>	<p>No</p>	<p>N/A</p>
<p>While regretting the loss of the school this is a suitable site to develop. Other sites previously considered in the village have been rejected for sound reasons.</p>			

Objections to site:			
<p>The only site proposed for allocation within Burton in Lonsdale is BU012. It is proposed that the site can accommodate approximately 15 dwellings. Whilst this site is considered brownfield there are concerns as to the deliverability of this site and the benefits that it would provide the village. As the site is allocated more than 10 dwellings it would require a 40% proportion of affordable units. However, the site contains a number of existing buildings. As such any developer of this site would be able to make use of the vacant buildings credit. As a result affordable housing provision on this site would be substantially or wholly avoided. Burton in Lonsdale has seen little if any affordable housing delivery over recent decades. The non-delivery of affordable housing arising from development on this site instead of alternative sites is a significant negative point in relation to its allocation (and the failure to allocate any other site in the village). The deliverability of this site is also questioned in review of comments made in the Parish Council minutes of May 2016. Within the minutes it is noted that support for the allocation of Site BU012 is made partly to encourage developers to buy the land in question. The minutes state that if the site were not allowed then 'a buyer would be difficult to attract and the existing buildings would</p>	<p>Burton in Lonsdale has a housing requirement of 15 dwellings. BU012 would provide for this requirement whilst also providing a housing site which is on brownfield land. The site is wholly in Flood Zone 1 and has no surface water concerns. There is also a Grade II Listed Building on site which may deteriorate if left, by allocating this site it is more likely developers will submit schemes to develop the site. Overall this site is more favourable than BU013 even with the amendments made regarding the BU013 being land locked. Therefore no amendments to the allocations within Burton will be made.</p>	<p>No</p>	<p>N/A</p>

<p>deteriorate and become ruins'. Whilst the intention of the Parish Council is noted there is no evidence that there are any development proposals which have been brought forward for the site or concept plans. The draft Local Plan also shows the delivery of the site in years 1-5 from the adoption of the plan. Based upon the above this is very uncertain. Our client would again like to stress that their site at Brooklands is available for delivery in the short term and has the potential to support the provision of much needed affordable housing.</p>			
<p>Site Ref: BU013</p>			
<p>The Council has assessed BU013 as part of the Pre-Publication Draft and have concluded that the site is unsuitable for development predominantly as they consider the site to be landlocked. Our client wishes to stress that they have a legal right of access to the site and as such there are no access restrictions affecting the site. The site has been supported throughout Local Plan process and details have been submitted that confirm that the site can be developed avoiding any areas at risk of flooding and with minimal impact upon the character and appearance of the area. Based on this there is no reason why the site cannot be considered for allocation as part of the Local Plan. The Pre-Publication Draft has allocated Burton in Lonsdale a proportion of housing growth of 0.4%, a</p>	<p>Amendments have been made and the site has been reassessed within the SA given this information.</p> <p>In regards to the changes in percentage of housing growth in Burton in Lonsdale, at the time of the assessment from our information there were no other suitable sites in Burton. Therefore the housing growth figures were amended to allow for the extra housing required in Burton to be taken up elsewhere. We now no longer require further housing in Burton and to change the figures once more to allow for this site would mean that the Council would need to amend the figures elsewhere too. This would delay the publication of the Local Plan. It is therefore considered to not be expedient as we have covered all the housing needed over the plan period.</p>	<p>Yes</p>	<p>The site has been reassessed within the SA.</p>

<p>reduction of 50% of the original allocation as proposed for the village in previous consultation drafts. Following discussions with Craven District Council Planning Policy Team it is understood that this reduction is not a strategic decision but due to the Councils belief that there are no other suitable development sites in the village. This is not the case and we see no reason why the proportion of housing growth for Burton in Lonsdale cannot be provided in full allocation in line with previous consultation drafts.</p>			
<p>The PROW within or adjacent to the site should be protected. The possibility of improving pedestrian access from the village avoiding the A687 should be explored.</p>	<p>If an application was submitted on this site, the Development Control officer would consult with the PROW officer who is likely to seek to protect this walkway.</p>	<p>No</p>	<p>N/A</p>
<p>Comments:</p>			
<p>This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.</p>	<p>This will be highlighted to Development Control officers in the event of a planning application being submitted to the Council.</p>	<p>No</p>	<p>N/A</p>

* These are amalgamated points. Similar comments from the consultation have been grouped together in order to formulate a response to that particular issue.

June – July 2017 Draft Local Plan

Site Response Paper by Settlement: Carleton

Main issues from consultation*	Response	Change required to the local plan (yes/no)	Changes made to the plan
Site Ref: Address			
Objections to site:			
<p>The plan fails to allocate any land for housing development in Carleton. Craven District Council is currently determining a planning application 17/2017/17886 for 21 houses on land to the rear of Grundy Farm. Recently R N Wooler & Co has purchased land on Carla Beck Lane which received outline planning consent (17/2016/16571) for c.24 houses in July 2016. The company do not wish to build out this number of properties on this site. The company will be submitting a planning application in the near future for c.4 houses on a smaller area of land to the front of the site.</p> <p>On that basis we formally request that Craven District Council:</p> <ul style="list-style-type: none"> • Proposes a housing allocation for the Grundy Farm site in its emerging Local Plan; • Grants planning consent for planning application 17/2017/17886 for Grundy Farm; 	<p>Grundy Farm was assessed within the SA and it did not progress onto Level 3 assessment as NYCC Highways stated that the site did not have a significant frontage to provide an acceptable access onto the public highway. Therefore this will not be included into the pool of preferred sites.</p> <p>In regards to Land on Carla Beck Lane, as this site already has planning permission for 24 houses the Council have to base our housing numbers on the information that we have in front of us. If this application was quashed and a new planning application submitted then the Council could take the new proposed numbers for the site into consideration and make the necessary amendments.</p>	No	N/A

<ul style="list-style-type: none">• Reduces the extent of site allocation for the Carla Beck Lane site to that shown on the attached indicative site plan, with a yield of up to five houses; and• Amends its housing land supply information, as it relates to the two sites, accordingly.			
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* These are amalgamated points. Similar comments from the consultation have been grouped together in order to formulate a response to that particular issue.

June – July 2017 Draft Local Plan

Site Response Paper by Settlement: Cononley

Main issues from consultation*	Response	Change required to the local plan (yes/no)	Changes made to the plan
Site Ref: Station Works, North of Cononley Lane, Cononley (CN006)			
Support for site:			
<p>The site adjoins the boundary of the Cononley Conservation Area and is prominent in several of the key views across the Conservation Area. The Heritage Impact Assessment considered that the loss of the mill buildings would have a large adverse impact upon the setting of the Cononley Conservation Area. Therefore, we support the requirement for development to retain and convert these buildings. We also support the requirement that the site and design of any new development should conserve the significance of the nearby heritage assets.</p>	<p>This comment supports the draft site allocations and development principles proposed.</p>	<p>No</p>	<p>N/A</p>
<p>We are pleased to see that CN006 contains the requirement for an FRA in the development principles.</p>			
Objections to site:			
<p>This allocation has been increased from 3 to 5 units per year over the plan period in the new Local Plan. At present, 41 approvals are pending completion with the addition of the</p>	<p>If the planning application at Cononley Mill was to fall through the Council would seek to find other sites not solely in Cononley to accommodate the units proposed within the mill.</p>	<p>No</p>	<p>N/A</p>

<p>proposed Mill site this totals 140 units – which equates to 9 dwellings per year over the remaining 15 – year period or 7 over the 20-year period. However, CPRENY members are concerned that should the approval at the Mill not take place (it has not yet been sold to a developer nor has the S106 monies been agreed) other less sustainable options may come forward for development in inappropriate locations.</p>	<p>Sites would be reassessed and the best sites would be picked to soak up the sites lost at the mill.</p>		
<p>The Parish Council continues to support the development of Cononley Mill site, but is concerned about the number and density of dwellings for the site which is in a prominent landscape setting and widely visible. Cononley has a residual housing quota of 58 dwellings but the Mill site has a yield of 93 dwellings at a density per hectare of 46. Para 4.39 states that a dph of 32 will be sufficient to achieve the necessary housing needs. The Parish Council wishes to see the Mill site developed at 32 dph. The Parish Council wishes the housing quota attached to the Cononley Mill development site, to last for a longer period than the proposed 15 years.</p>			
<p>Mill at Cononley and proposed housing requirement in the village Your previous projections were 3/year but this has been increased to 5. This appears to be opportunism as with the mill included the actual figure will be nearer 7. However, the mill has not been sold, no section 106</p>			

<p>monies agreed and if it were to fall through the village would probably be saddled with 5 units/year (not 3) in much less appropriate locations (i.e. green field sites). It has been increased to 5 to take pressure off other areas.</p>			
<p>The proposal by Candelisa is currently for 46 apartments with 51 new build houses creating 97 new dwellings. Therefore it is clear that Cononley's need for the next 15 years has been addressed. There are concerns regarding vehicles and congestion on this site which should be examined and addressed to avoid negative impact on parking and access in Cononley for all residents and rail users. There will be restrictions on parking on the main road near the railway station which will aggravate the already difficult parking. A management company will be set up and parking restrictions/wheel clamping will be introduced. There is a proposal for Candalisa to build a new car park opposite but the land is not owned by them and they will give no indication of size and whether it will be pay and display. They do not have a plan B if they cannot acquire the land. There will be no garages for the housing units to save space and reduce costs.</p>	<p>North Yorkshire County Council Highways were consulted on application 21/2016/17019 at Station Works and they raised no objections, only providing standard highway conditions. If this application does not come forward, future applications will be assessed by NYCC Highways department on a case by case basis.</p>	<p>No</p>	<p>N/A</p>
<p>Access to the development should be from Cononley Lane. Moorfoot Lane is unsuitable as vehicular access to the development & carries a heavily used, but unrecorded</p>	<p>Application 21/2016/17019 which is currently awaiting a S106 agreement proposes access onto Cononley Lane and not on to Moorfoot Lane.</p>	<p>No</p>	<p>N/A</p>

PROW.			
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* These are amalgamated points. Similar comments from the consultation have been grouped together in order to formulate a response to that particular issue.

June – July 2017 Draft Local Plan

Site Response Paper by Settlement: Cowling

Main issues from consultation*	Response	Change required to the local plan (yes/no)	Changes made to the plan
Site Ref: CW001 Off Wianman’s Close, rear of Bannister Walk			
Objections to site:			
<p>In CPRE’s original response to the SHLAA 2013 it was highlighted that Bannister Wood to the north is designated Ancient Woodland; the pressures that a 92 build development would put on the rich biodiversity of this woodland would be unacceptable; site is outside the built-up area and would have access problems; Lane Ends Lane is bordered by an Important Hedgerow.</p> <p>The site however has been included at stage six ‘to broaden the range of sites in the village’. This decision requires qualification as it wholly ignores the impact on Biodiversity, the proximity to the Ancient Woodland and road issues. In addition the key on the map provided is flawed, illustrating that something is missing. We are fully aware that a local developer is attempting to build a trailer home park in Bannister Wood. This site should be</p>	<p>No sites have been allocated within the updated draft of the Local Plan as preferred options for housing within Cowling.</p>	<p>No</p>	<p>N/A</p>

removed from the local plan, should this fail, then the council must explain their decision making process.			
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* These are amalgamated points. Similar comments from the consultation have been grouped together in order to formulate a response to that particular issue.

June – July 2017 Draft Local Plan

Site Response Paper by Settlement: Embsay

Main issues from consultation*	Response	Change required to the local plan (yes/no)	Changes made to the plan
General settlement comments:			
<p>Notwithstanding the owner’s objection of sites EM-LG2 and 3 as LGS – the owners wish to promote part of the site as an available, suitable and deliverable housing site with a significant element of public open/amenity space included. In this regard, part of the site now benefits from Planning Permission (granted on Appeal on the 28th June 2016 – ref APP/C2708/W/16/3144209) for 9 dwellings – proving that it is now considered as an available, suitable and deliverable housing site. The Plan below shows the approved layout for 9 dwellings.</p> <p>The proposal is that the whole site should now been allocated for both housing with a significant new element of public open</p>	<p>There are no allocated sites in Embsay.</p>	<p>No</p>	<p>None.</p>

<p>space/amenity space on the following basis. The site is suitable to accommodate approximately 14 dwellings in total (including the 9 consented dwellings) together with an area of land that could be utilised as a public open space (or more formal recreation activities such as a bowling green). Such a scheme would provide significant public benefits including market and affordable housing, together with new genuinely accessible amenity space which the owners would be prepared to gift to the local community. The Plan below illustrates how the scheme for 14 dwellings and an area of public open space that could be delivered if the site is allocated for both housing and open space.</p>			
<p>Part of the site within the Representatives ownership is available, suitable and deliverable as a sustainable housing site. The whole site was originally included in the Council's SHLAA 2012 as an available, suitable and deliverable as a sustainable housing site (given site reference EM002). The site was then assessed in the published document 'Craven Local Plan Draft 22/09/2014 – Sites Preferred and Not Preferred for Consultation' as Site Reference EM002: and assessed as a site not preferred for consultation but one which would have 'potential significant positive impacts' under the Preliminary Sustainability Check. It is notable that the document selects site</p>	<p>There are no allocated sites in Embsay.</p>	<p>No</p>	<p>None.</p>

<p>EM016 as a preferred site for consultation despite the Preliminary Sustainability Check identifying that EM016 (Shire Lane) would have 'potential minor positive impacts'. The suitability and deliverability of part of Site EM002 for housing development should therefore be re-assessed and considered for inclusion in the Plan. An indicative layout is included with this Representation which illustrates just one potential scheme within the western part of the site with an approximate capacity of 20 dwellings. The proposed site is contiguous with the extent of the western field and measures approximately 0.5 hectares. We object to the omission of this site from Policy SP11 on the grounds the Council's own evidence (as set out in previous consultation versions of the Local Plan) has identified the site as a suitable and deliverable housing site that would achieve sustainable development with 'potential significant positive impacts'.</p>			
<p>Natural England notes the blue hatching either side of the cricket ground in Embsay denoting 'existing housing commitments'. We understand that these sites are currently greenfield sites and advise that should these areas be proposed for housing development in the plan then the sites should be assessed as allocations.</p>	<p>These 'existing housing commitments' are being analysed in the HRA Appropriate Assessment to accompany the plan.</p>	<p>No</p>	<p>None.</p>

June – July 2017 Draft Local Plan

Site Response Paper by Settlement: Giggleswick

Main issues from consultation*	Response	Change required to the local plan (yes/no)	Changes made to the plan
<i>SG083, SG085, SG086, SG087</i>			
<p>Giggleswick Parish Council is pleased to be re-designated as a '4b Village' and it has been allocated a build number of two dwellings per year until the end of the plan period. This has already been fulfilled and no further development is required. The Parish Council supports this version of the Draft Local Plan.</p>	<p>Comments noted.</p>	<p>No</p>	<p>None</p>
<p>Approve of withdrawal of SG085, SG086 and SG087. These sites were introduced to meet the housing needs of Settle, not Giggleswick. The status of Giggleswick as a Tier4b village means that the housing needs have already been met. No further housing should be permitted. The sites detailed expanded the boundary of Giggleswick into the Ribble floodplain and high value farmland as well as compromising the approach to the village. As recommended, no further housing should ever be permitted in this area whatever pressure is exerted by developers.</p> <p>Withdrawal of SG083 – approve. SG083</p>			

<p>generated a high volume of objections on a large variety of grounds, the violation of the floodplain being among the most serious. It has been correctly withdrawn and should not be re-introduced.</p> <p>From our response to preferred housing sites (since withdrawn) dated 22/08/2016 we identified 15 sites in flood zone 2 and/or 3. The following have been removed because the sites have not identified as a preferred housing site in the Pre-Publication Draft Craven Local Plan, 14th June, 2017: SG014, SG086.</p>			
<p>Withdrawal of SG083. Approve. SG083 generated a high volume of objections on a large variety of grounds, the violation of the floodplain being among the most serious. It has been correctly withdrawn and should not be re-introduced.</p>			
<p>General settlement comments:</p>			
<p>We would like to give our approval to the local plan for Giggleswick. We would be happy for any future buildings to be affordable housing. The young people who have been born and bred here cannot afford to stay in the area. We are seeing village schools closing because young people with families cannot afford to buy. There are 7 houses being built now in Giggleswick, 4 bedroomed and £445,000. A lot of the council houses in Settle and Giggleswick are</p>	<p>Comments noted.</p>	<p>No</p>	<p>None</p>

privately owned. You must keep this in mind.			
As a resident of Giggleswick who has responded to previous consultations on the Craven Plan, I am writing to give my support to the latest Local Craven Plan, dated June 2017. The June 2017 document recognises the building that is already underway in Giggleswick and protects the Glebe Field in the middle of the village. I trust that the current residential building work that is underway between Brackenber Lane and Raines Road, is not further extended outwards into the contiguous fields that absorb surface water runoff and are part of the River Ribble floodplain. As has been pointed out on many occasions, these fields already flood regularly.	Comments noted.	No	None
I would like to give my approval to the Local Plan for Giggleswick*. Designation of Giggleswick as Tier 4b village – approve. This re-designation is good for both Settle and Giggleswick. Settle now becomes the Tier 2 Settlement for Central Craven that was first suggested and Giggleswick retains its character as a village with a separate community*.	Comments noted.	No	None
I write regarding the Local Plan in relation to Gildersleets and Giggleswick. My wife and myself have listened to the debates re proposed development near our home and wish to record that we are totally against it.	Comments noted.	No	None.

<p>There are evidently sufficient houses already to fulfil the requirements of a Tier 4b village and thus there is no need for anymore; indeed we are against the building of anymore. We thus would like to give our approval to the Local Plan for Giggleswick and ask that this be noted by yourselves.</p>			
<p>Site SG087 has been removed and are unable to find any comments as to why it has been removed in the site response paper dated 19/06/17 or within this pre-publication draft plan. We would appreciate some clarity on why this site has been removed.</p>	<p>Giggleswick has not to be allocated any preferred sites under the local plan apart from site SG014 which is seen as offering a wider community benefit beyond Giggleswick.</p>	<p>No</p>	<p>None</p>
<p>Revise the 2017 draft local plan to reinstate site SG083 for commercial development. We are a small business located in Settle. Currently we are renting a former agricultural building which is adequate because of limitations on size. It has restricted access to the premises which prevents vehicles over a certain height entering the site, meaning we have to off-load cargo into vehicles to bring it up to the location. We are now on our 4th premises within Settle having outgrown each site approximately every 3 years. Can we respectfully request that the Spatial Planning Committee revise the 2017 Draft Local Plan to reinstate this site SG083 at the Junction of the A65 and Brackenber Lane for commercial development so we can continue negotiations with the site owners</p>	<p>Comments noted. This site was not needed for employment land, given the choice suggested by the Employment Land Review's study results in the area.</p>	<p>No</p>	<p>None</p>

<p>to provide a new head office for our business, continue with our growth plans and increase our staff base.</p>			
<p>We are writing to protest at the removal of site SG083 at the junction of Settle By Pass and Brackenber. We are a bespoke joinery company based at Sowarth Industrial Estate, Settle. The only site we have found in the Settle area was the site allocated on the by-pass. This meets all our criteria and we have talked to the owners. We have been informed by the owners that the site has been removed from the Draft Plan. As said above this site is unique in that the owners are willing to sell the land rather than develop themselves.</p>	<p>Comments noted. This site was not needed for employment land, given the choice suggested by the Employment Land Review's study results in the area.</p>	<p>No</p>	<p>None</p>
<p>We are writing to express our concern at the removal of land on Settle By Pass from the Draft Local Plan. We have had some discussions with the owners of the land in site SG083. This has several advantages for our company, good communications to the national road system, more space for operations but still close to our workforce who are predominately from the local area. The most critical factor is the ability to buy the land and build our own purpose built unit. This is not available elsewhere in the Settle area and is critical for our expansion. This means that we own the site and can use the value for security for further expansion of our business.</p>	<p>Comments noted. This site was not needed for employment land, given the choice suggested by the Employment Land Review's study results in the area.</p>	<p>No</p>	<p>None</p>

<p>Request for part of the site SG083 which was included in the 2016 Draft Local Plan but excluded from the 2017 Draft Local Plan to be included in the 2017 Draft Local Plan. We are landowners who own the land within the classification SG083 in the 2016 Draft Local Plan and wish the Spatial Planning Committee to reinstate site SG083 into the 2017 Draft Local Plan. Site SG083 is available for development, it is the only site in the Settle area available for self-build for business owners as opposed to purchase of a high priced developer supplied product or properties to rent. There are a number of local small businesses who are significant employers who can only finance their expansion into new modern premises by building and owning their own properties and retaining the equity in the property to finance business expansion. The 2017 Draft Local Plan has removed site SG083 from land allocated for mixed employment and housing use. The rationale for this appears to be opposition from residents local to the site area. The residents are purportedly concerned about the impact on the environment, there have been two large houses completed recently in close proximity to the site, there were no concerns expressed about the impact on the environment of these properties.</p>	<p>Comments noted. This site was not needed for employment land, given the choice suggested by the Employment Land Review’s study results in the area.</p>	<p>No</p>	<p>None</p>
<p>The part of the site that is considered</p>	<p>Giggleswick has not to be allocated any preferred</p>	<p>Yes</p>	<p>SG014 is to be included in the</p>

<p>available, suitable and deliverable as a housing site is contiguous with the alignment of Station Road and effectively represents an infill development between the existing dwellings on the south side of Station Road and the built form of Settle to the east. A scaled site plan is included with these submissions.</p> <p>The site lies to the south of Station Road and forms part of a larger field bounded by the River Ribble to the east and south. Station Road has a fully built-up frontage on the north side and as far as the western site boundary on the south side, all as housing. The site is traversed by overhead electricity cables on the western edge, a public footpath on the western edge and a combined sewer running through the site east/west. The frontage to Station Road is walled and without a footway.</p> <p>The site is in a particularly sustainable location within walking distance of all the shops, facilities and schools within both Giggleswick and Settle, as well as the public transport services provided by both bus and train.</p>	<p>sites under the local plan apart from site SG014 which is seen as offering a wider community benefit beyond Giggleswick.</p>		<p>preferred site list as it offers a wider recreational and sports benefit to the community in Giggleswick and beyond.</p>
<p>The site that is considered available, suitable and deliverable as a housing site lies to the east of Raines Road and immediately south of existing dwellings at Brackenber Close. There is a small field between those houses and this proposed site which is included as a potential housing site in the Council's 'Pool</p>	<p>Giggleswick has not to be allocated any preferred sites under the local plan apart from site SG014 which is seen as offering a wider community benefit beyond Giggleswick.</p>	<p>Yes</p>	<p>None</p>

<p>of Sites' consultation document with reference SG086. A further proposed housing site with reference SG085 is located to the west of this proposed site. In July 2016, the Council identified the subject site with reference SG087 and as a Preferred Allocation for housing development in a consultation exercise published at the time. The inclusion of this proposed site, in conjunction with the allocation of SG085 and SG086 will create a small sustainable extension to the settlement and obviate the need to identify less sustainable sites.</p>			
<p>The PPDLP does not propose any land allocations for residential development in Giggleswick. However, mindful of the discussion in earlier chapters regarding the scale of development needs both across the District and Giggleswick itself, the School respectfully requests that CDC reconsiders judgements regarding the land allocations, including relative to the merits of proposed development sites in Settle. The School has promoted three potential residential development sites to CDC in previous representations, including the following: SG014: Land adjacent to Lord's Close and Sandholme Close; SG015: South of Riversdale and north of school playing fields; SG004: South of Church Street, east of Tams Street. The School respectfully requests that its land at Lord's Close (SG014) is allocated for</p>			

<p>residential development. This land is required to facilitate the delivery of new all-weather sports pitches at the Eshton’s playing field, which will enhance the quality of the school’s offer to both its students and to sports clubs within the local community. The Lord’s Close and Eshton’s sites form a combined development proposal – the new sports facilities at Eshton’s cannot be delivered allocations identified in the PPDLP, including those to the south of Settle – less than 600m away. In the interests of good planning principles and in assisting the school to realise its investment plans with associated benefits for the local community, the School respectfully requests that CDC revisits the content of the PPDLP in this respect.</p> <p>The School also requests that its land at Riversdale (SG015) is allocated for residential development and that its land at Church Street (SG004) is not designated as Local Green Space given that it does not have the attributes to justify such a designation.</p> <p>We trust that these representations are helpful to CDC as it continues to progress the emerging Local Plan. The school would welcome discussions with CDC about the content of this report.</p>			
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* These are amalgamated points. Similar comments from the consultation have been grouped together in order to formulate a response to that particular issue.

June – July 2017 Draft Local Plan

Site Response Paper by Settlement: Hellifield

Main issues from consultation*	Response	Change required to the local plan (yes/no)	Changes made to the plan
General settlement comments:			
HE009 – From our response to preferred housing sites (since withdrawn) dated 22/08/2016, we identified 15 sites in flood zone 2 and/or 3. The following have been removed because the sites have not identified as a preferred site in the Pre-publication draft Craven Local Plan; 14 th June 2017: HE009.	There is no housing allocation in Hellifield.	No	No

* These are amalgamated points. Similar comments from the consultation have been grouped together in order to formulate a response to that particular issue.

June – July 2017 Draft Local Plan

Site Response Paper by Settlement: Long Preston

Main issues from consultation*	Response	Change required to the local plan (yes/no)	Changes made to the plan
No comments submitted for SP11 in relation to Long Preston			

* These are amalgamated points. Similar comments from the consultation have been grouped together in order to formulate a response to that particular issue.

June – July 2017 Draft Local Plan

Site Response Paper by Settlement: RATHMELL

Main issues from consultation*	Response	Change required to the local plan (yes/no)	Changes made to the plan
RA001: Land at Hollins Croft			
Support for site:			
Support for the development principles for RA001. RA001 is rightly recognised as being in a prominent location, however site is on the edge of open countryside and thoughtful design will be required if its boundaries are to be diffuse and harmonious.	Following the closure of Rathmell primary school the village no longer provides enough basic services to warrant it remaining in tier 4a of the settlement hierarchy. Rathmell will be placed in tier 5 of the hierarchy and specific housing sites will not be allocated in this location.	Yes	Remove Rathmell from tier 4a of the settlement hierarchy in draft policy SP4. Removed sites RA001 and RA004 from draft policy SP11 and accompanying policies map for Rathmell.
No existing PROW across site. No further comments. (Statutory Body)			
Objections to site:			
Site size is incorrect. Plan only shows 0.4ha of the site, rather than the full 0.774ha. The full site can be developed for approximately 20 houses, and the number of houses suggested on the reduced site size is 13.	Following the closure of Rathmell primary school the village no longer provides enough basic services to warrant it remaining in tier 4a of the settlement hierarchy. Rathmell will be placed in tier 5 of the hierarchy and specific housing sites will not be allocated in this location.	Yes	Remove Rathmell from tier 4a of the settlement hierarchy in draft policy SP4. Removed sites RA001 and RA004 from draft policy SP11 and accompanying policies map for Rathmell.
Draft plan states archaeological investigation is need. Submitted Concept Statement (2014) states there was no know archaeological interest on this site.			
Difficult to ensure site boundaries are diffuse and harmonious given the crude			

<p>approach adopted by the Local Plan - site area x 32 dph. Concern that the consequences for the surrounding areas are too damaging. Plan states that 'proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area' but little space is made available for this to happen. RA001 merits more than buildings, roads, and the odd, token, flowering cherry if it is to enhance rather than diminish its surroundings.</p>			
<p>Comments:</p>			
<p>This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria. RA004</p>	<p>This will be highlighted to Development Control officers in the event of a planning application being submitted to the Council.</p>	<p>No</p>	<p>N/A</p>
<p>RA004: Land to the south west of Gooselands</p>			
<p>Support for site:</p>			
<p>Support for the development principles for RA004, but it needs to be remembered that the site is on the edge of open countryside and thoughtful design will be required if its boundaries are to be diffuse and harmonious.</p>	<p>Following the closure of Rathmell primary school the village no longer provides enough basic services to warrant it remaining in tier 4a of the settlement hierarchy. Rathmell will be placed in tier 5 of the hierarchy and specific housing sites will not be allocated in this location.</p>	<p>Yes</p>	<p>Remove Rathmell from tier 4a of the settlement hierarchy in draft policy SP4.</p> <p>Removed sites RA001 and RA004 from draft policy SP11 and accompanying policies map for Rathmell.</p>
<p>No existing PROW across site. No further comments.</p>			

(Statutory Body)			
Objections to site:			
Difficult to ensure site boundaries are diffuse and harmonious given the crude approach adopted by the Local Plan - site area x 32 dph. Concern that the consequences for the surrounding areas are too damaging. Plan states that 'proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area' but little space is made available for this to happen. RA004 merits more than buildings, roads, and the odd, token, flowering cherry if it is to enhance rather than diminish its surroundings.	Following the closure of Rathmell primary school the village no longer provides enough basic services to warrant it remaining in tier 4a of the settlement hierarchy. Rathmell will be placed in tier 5 of the hierarchy and specific housing sites will not be allocated in this location.	Yes	Remove Rathmell from tier 4a of the settlement hierarchy in draft policy SP4. Removed sites RA001 and RA004 from draft policy SP11 and accompanying policies map for Rathmell.
Comments:			
This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria. Mixed Use Housing and Employment Site TIER 4A and 4B Villages CN006 Station Works, north of Cononley Lane, Cononley This lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan	This will be highlighted to Development Control officers in the event of a planning application being submitted to the Council.	No	N/A

<p>is adopted and the site allocated by Craven District Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.</p>			
<p>General comments:</p>			
<p>Craven planners in their ‘Local Plan - Survey and Appraisal of the Parish of Rathmell - July 1994’ wrote:</p> <p>‘Rathmell is one of many small settlements in Craven which has a high quality of environment. There is little, if any, potential for new development to be accommodated here without detriment to the village’s basic form and character therefore local plan policies should respect the parish’s rural character and development should be limited to conversion, infilling and small scale development appropriate to the existing form and character of the settlement’.</p> <p>Conclusions reached in 1994 should still apply today.</p>	<p>Following the closure of Rathmell primary school the village no longer provides enough basic services to warrant it remaining in tier 4a of the settlement hierarchy. Rathmell will be placed in tier 5 of the hierarchy and specific housing sites will not be allocated in this location.</p>	<p>Yes</p>	<p>Remove Rathmell from tier 4a of the settlement hierarchy in draft policy SP4.</p> <p>Removed sites RA001 and RA004 from draft policy SP11 and accompanying policies map for Rathmell.</p>
<p>NYCC – Minerals and Waste comments</p>			
<p>RA001, RA004 These sites lie within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and these sites are allocated by</p>	<p>Following the closure of Rathmell primary school the village no longer provides enough basic services to warrant it remaining in tier 4a of the settlement hierarchy. Rathmell will be placed in tier 5 of the hierarchy and specific housing sites will not be allocated in this location.</p>	<p>Yes</p>	<p>Remove Rathmell from tier 4a of the settlement hierarchy in draft policy SP4.</p> <p>Removed sites RA001 and RA004 from draft policy SP11 and</p>

<p>Craven District Council, the County Council should be consulted on the planning application associated with these developments as they not considered to meet the exemption criteria. (Statutory Body)</p>			<p>accompanying policies map for Rathmell.</p>
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* These are amalgamated points. Similar comments from the consultation have been grouped together in order to formulate a response to that particular issue.

**June – July 2017 Draft Local Plan
Site Response Paper by Settlement: Sutton**

Main issues from consultation*	Response	Change required to the local plan (yes/no)	Changes made to the plan
General settlement comments:			
From our response to preferred housing sites (since withdrawn) dated 22/08/2016 we identified 15 sites in flood zone 2 and/or 3. The following have been removed because the sites have not identified as a preferred housing site in the Pre-Publication Draft Craven Local Plan; 14 th June 2017: SC040.	There are no allocated sites in Sutton.	No	None.

* These are amalgamated points. Similar comments from the consultation have been grouped together in order to formulate a response to that particular issue.

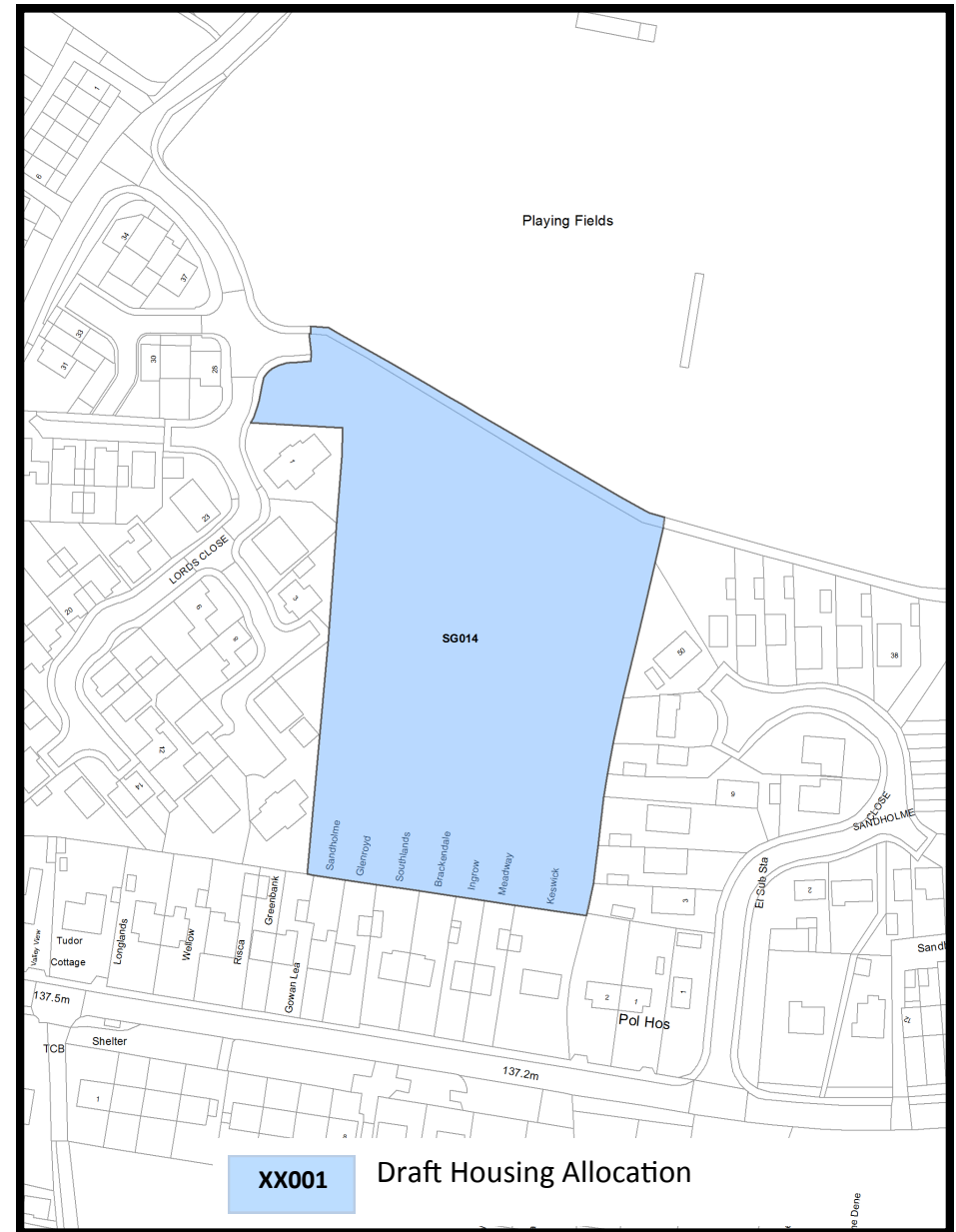
SP11: Giggleswick, Tier 4

(Pre-Publication Local Plan 2017)

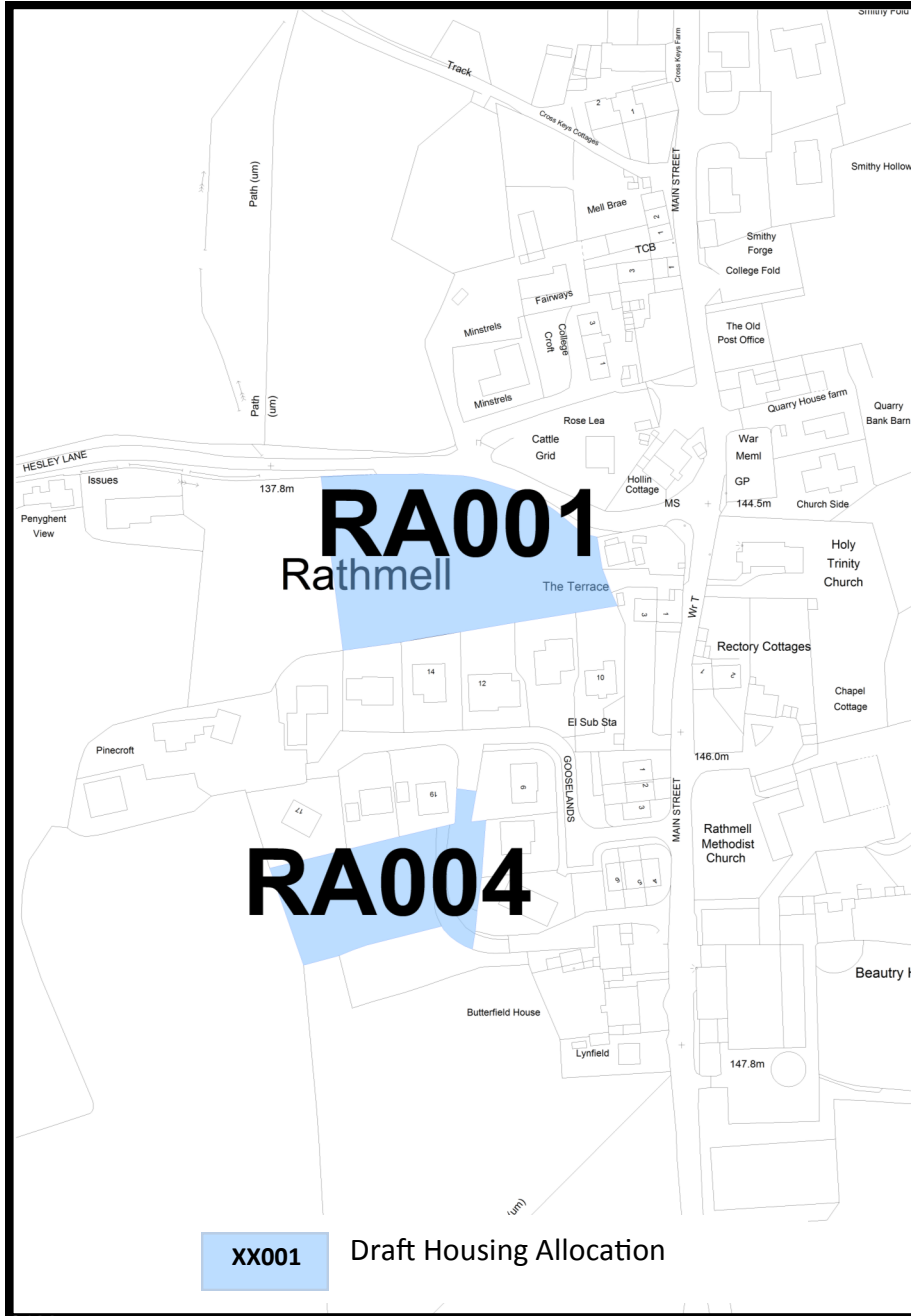


SP11: Giggleswick, Tier 4: Land adjacent to Lord's Close and Sandholme Close, SG014

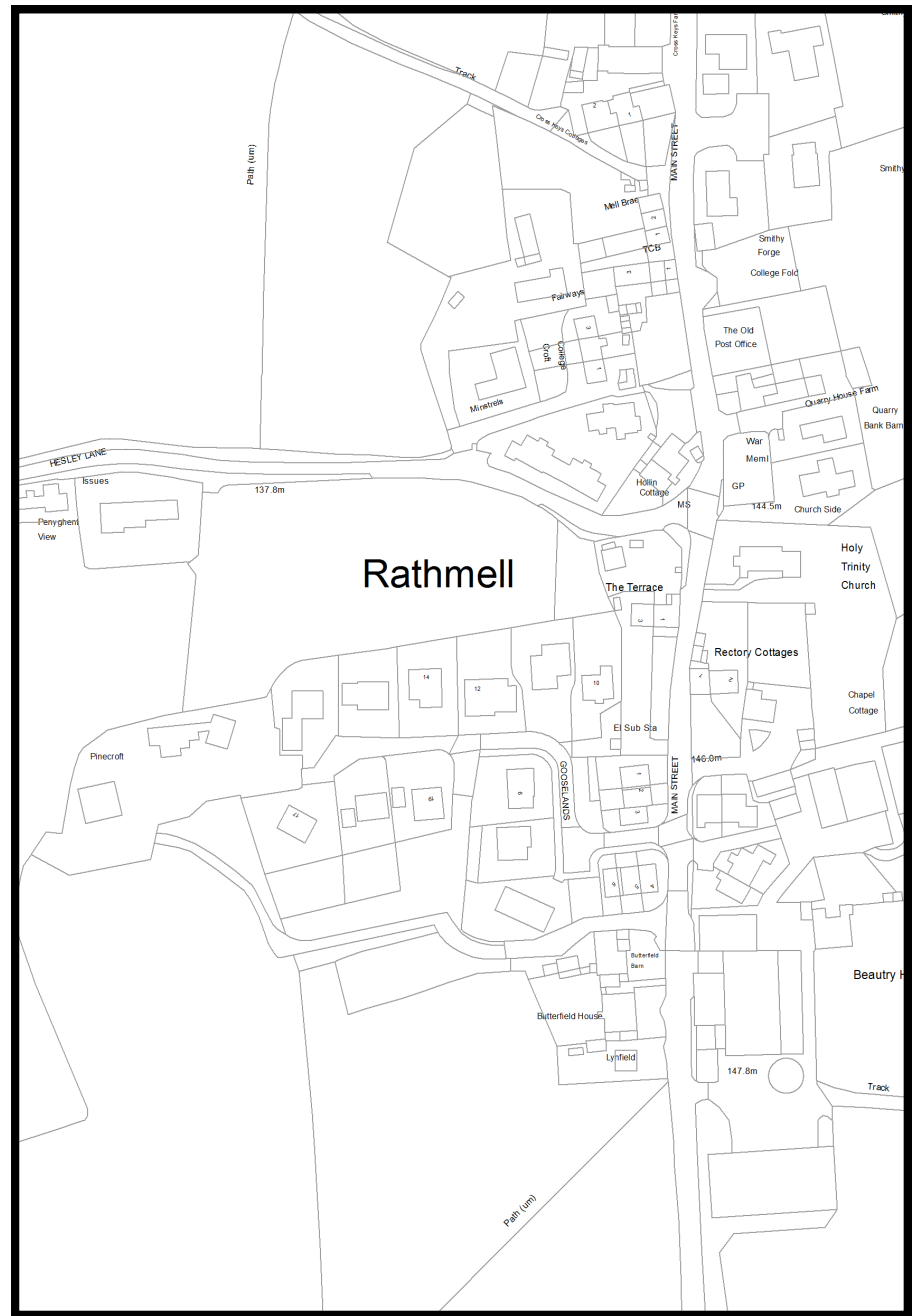
(Publication Local Plan 2018)



SP11: Rathmell, Tier 4: RA001—Hollins Croft, Rathmell & RA004—Land to the south west of Gooselands, Rathmell (Pre-Publication Local Plan 2017)



SP4: Rathmell, Tier 5 (Publication Local Plan 2018)



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If you would like to have this information in a way that's better for you, please telephone **01756 700600**.



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