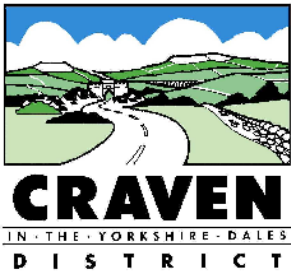


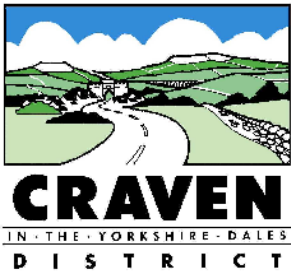
Craven Local Plan – Consultation Draft, Summer 2014

# Preferred sites to be included in a forthcoming consultation draft of the Craven Local Plan



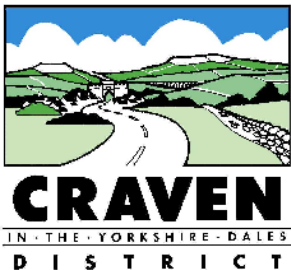
## **IMPORTANT: This is not a consultation document!**

On 3rd June 2014, the Council's Spatial Planning Sub-Committee decided that the areas of land shown in this document may now go forward as "preferred sites for consultation". This means they'll be identified as potential development sites for housing and/or employment in a forthcoming consultation draft of the new local plan, which is currently in preparation and will be available for comments soon. If you're interested in making comments on these sites, please wait until we're ready to receive them, which is when the draft local plan is released for consultation. The release will be publicised and submitting comments will be made as easy as possible - you can even register to receive direct consultation by email via our Policy News web-page at [www.cravendc.gov.uk/latestplanningpolicynews](http://www.cravendc.gov.uk/latestplanningpolicynews).



# Introduction

- Sites have been selected for inclusion in a pre-publication draft local plan document to meet the amended sub-area and settlement housing figures agreed at the meeting of the Spatial Planning Sub Committee on 14<sup>th</sup> April 2014.
- A total of 71 sites, in 16 settlements, are identified as being preferred for allocation. 58 of those are identified for housing, six for employment, six for a mix of housing and employment and one for enhanced employment. In some cases only part of a site is required. An additional eight sites - two in Bentham and six in Cowling – represent alternative options within those settlements.
- Sites have been selected from the supply of land included in the Council's updated SHLAA (Strategic Housing Land Availability Assessment) that collates all sites made available for development by or on behalf of landowners.
- SHLAA sites have been subject to community engagement and sustainability appraisal. The planning policy team have given consideration to relevant tangible effects of each site in order to apply an outcome in a neutral, significant or minor positive or negative effect on a sustainability objective. The objectives cover overarching social, environmental and economic issues relevant to the Craven Local Plan area.
- Planning policy officers have engaged on an ongoing basis with landowners as well as public bodies and infrastructure providers in relation to a site checklist assessment of matters relevant to the developability of sites. Information gathered through the iterative site checklist process has dovetailed with sustainability appraisal of sites. Technical information and concept schemes have been provided by landowners in seeking to mitigate negative effects of a site on sustainability objectives.



# Bentham: Preferred sites for consultation

Housing figure of 15 per year (225 over 15 years): High Bentham 13 per year (195); Low Bentham 2 per year (30).

## Preferred sites

- Sites are selected in Low Bentham and High Bentham. Sustainability appraisal outcomes were mixed for sites in both High and Low Bentham and reflected a shortage of public open space to provide for the recreation needs of residents.
- The selection of a large site for allocation is considered advantageous in terms of the opportunity to provide public open space / parkland along with new housing and potentially some employment development.
- Substantive feedback was received from the summer 2013 community engagement concerning site HB028. This included the site's suitability as public open space and for the potential of housing development to provide a relief road to bypass the Station Road / Main Street junction. Alternative options in a large site allocation for housing, public open space and some employment land are proposed for further engagement at either HB028 or HB030. Matters concerning when landowners could make these sites available, highways and how development could relate to the character and layout of High Bentham require further scrutiny.
- Other preferred sites for allocation are in the west of High Bentham and 3 small sites in Low Bentham. Community engagement feedback did not favour sites to the east of High Bentham. Site HB027 is preferred for employment development.







## Next steps

Include the preferred and optional sites in a pre-publication draft local plan document for public consultation during summer 2014. Engage with landowners regarding all sites on the map to address outstanding site checklist matters.



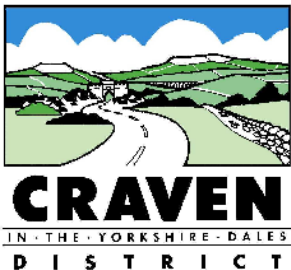


**Bentham: Preferred sites for consultation**

-  Housing
-  Housing – only part of site required
-  Housing – other options
-  Employment
-  Mixed – housing and employment
-  Potential for strategic open space

**50** Number of dwellings  
 (figures in red are a preliminary estimate for each site)

Scale 1:10,000 at A4 (approx)



# Ingleton: Preferred sites for consultation

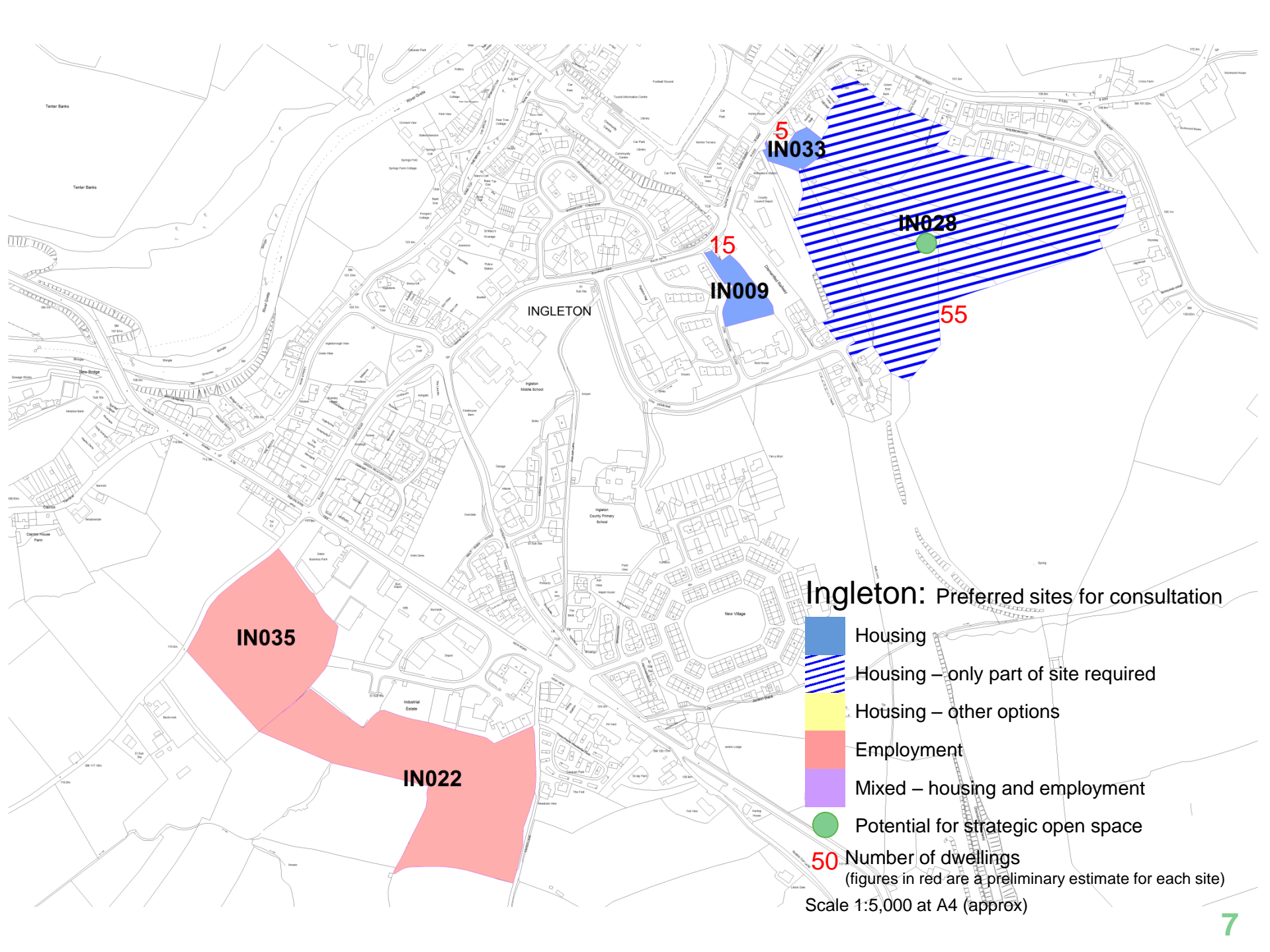
Housing figure of 5 per year (75 over 15 years)

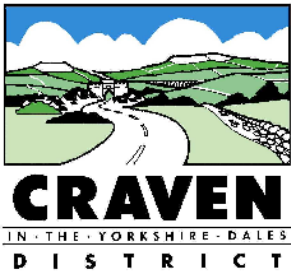
## Preferred sites

- Sustainability appraisal identified overall negative impacts from the majority of sites in Ingleton. In many cases this reflects distance from facilities in the village centre and children’s play-space which are both located at the northern end of the village.
- Sites close to the village centre are preferred. These have the greatest opportunity to positively support the village centre. The extent of site IN028 to allocate for housing is dependant on the opportunity to provide public open space and the amount of housing land needed in the context of extant planning permissions in the village.
- Sites south of the A65 are considered better suited to providing new employment land to support the North Craven economy.

## Next steps

Include the preferred sites in a pre-publication draft local plan document for public consultation during summer 2014. Engage with landowners regarding all sites on the map in relation to addressing outstanding site checklist matters now that the sites are preferred for allocation. In particular there are outstanding matters concerning highways and townscape impact that need to be addressed.





# Burton: Preferred sites for consultation

Housing figure of 3 per year (45 over 15 years)

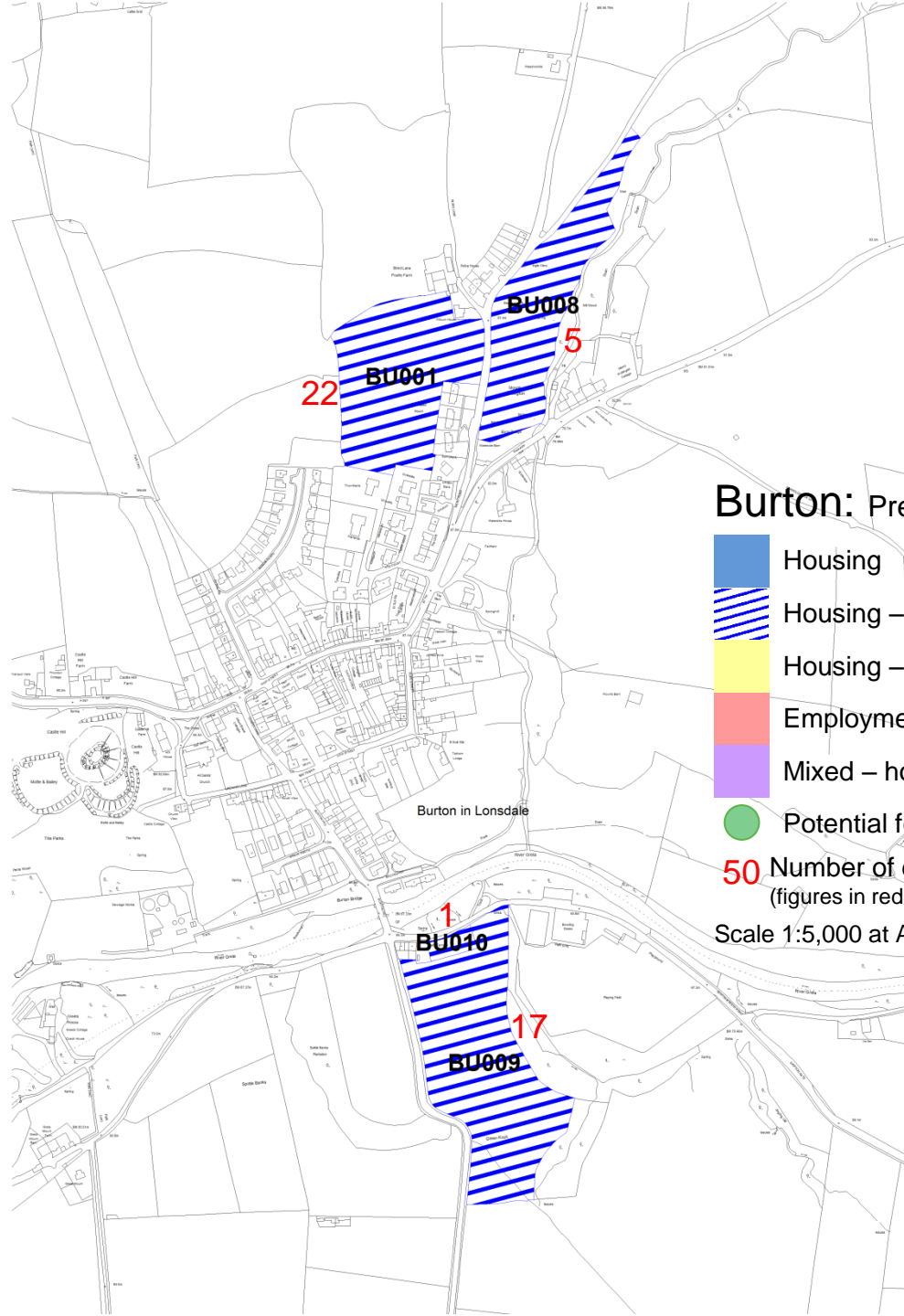
## Preferred sites

- Sites received generally positive feedback at public engagement whilst mostly minor negative or neutral impacts were identified through sustainability appraisal.
- Matters concerning site topography, highways and the capacity of village layout and character to assimilate new development are reflected in the preferred approach to allocate part of 4 separate sites. This would also suit spreading out new housing development in the village over the plan period.







## Next steps

Include the preferred housing sites in a pre-publication draft local plan document for public consultation during summer 2014. Engage with landowners regarding all sites on the map in relation to addressing outstanding site checklist matters now that the sites are preferred for allocation. In particular there are outstanding matters concerning highways and townscape impact that need to be addressed.

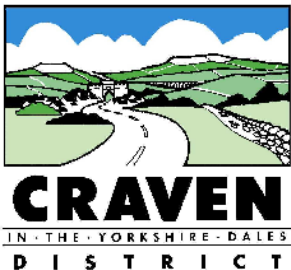




**Burton:** Preferred sites for consultation

-  Housing
-  Housing – only part of site required
-  Housing – other options
-  Employment
-  Mixed – housing and employment
-  Potential for strategic open space
- 50** Number of dwellings  
(figures in red are a preliminary estimate for each site)

Scale 1:5,000 at A4 (approx)



# Settle: Preferred sites for consultation

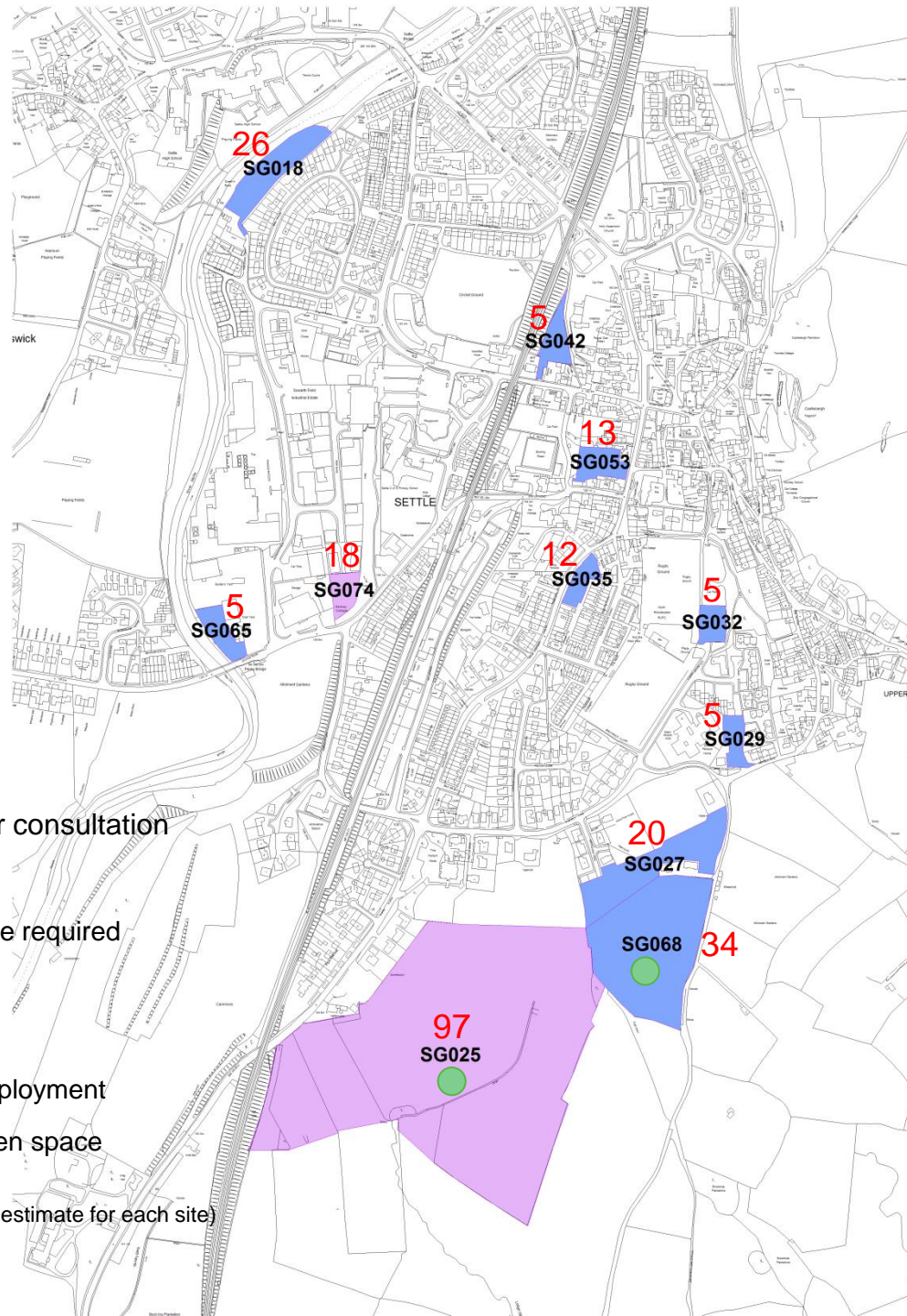
Housing figure of 16 per year (240 over 15 years)

## Preferred sites







- In the context of limited available sites to choose from, the preferred approach is to grow the town southwards to provide housing to be integrated with the walkable town as opposed to creating a stand alone suburb. A large site (SG025) and two smaller adjoining sites (SG027 and SG068) are identified on the southern edge of the town. SG025 is identified for a mix of housing and employment land as well as strategic public open space.
- Several small sites within the existing built-up area are preferred for new housing. These include sites at the southern end of Sowarth Industrial estate where the introduction of housing is not considered to detract from the established employment function of the wider industrial estate.

## Next steps

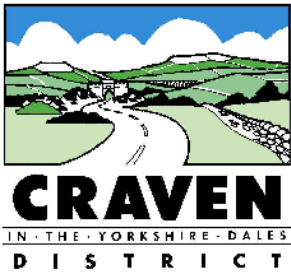
Include the preferred sites in a pre-publication draft local plan document for public consultation during summer 2014. Engage with landowners regarding all sites on the map in relation to addressing outstanding site checklist matters now that the sites are preferred for allocation. In particular there are outstanding matters concerning highways and townscape impact that need to be addressed.



## Settle: Preferred sites for consultation

-  Housing
-  Housing – only part of site required
-  Housing – other options
-  Employment
-  Mixed – housing and employment
-  Potential for strategic open space
- 50** Number of dwellings  
(figures in red are a preliminary estimate for each site)

Scale 1:6,000 at A4 (approx)



# Giggleswick: Preferred sites for consultation

Housing figure of 2 per year (30 over 15 years)

## Preferred sites

- Sites adjoining existing residential areas (SG014 and SG015) are preferred over sites in the older parts of the village.







## Next steps

Include the preferred housing sites in a pre-publication draft local plan document for public consultation during summer 2014. Engage with landowners regarding the 2 preferred sites to address outstanding site checklist matters now that the sites are preferred for allocation.

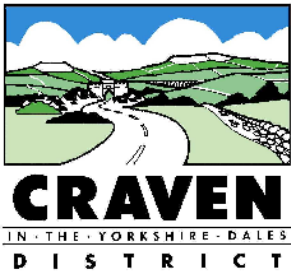




**Giggleswick:** Preferred sites for consultation

-  Housing
-  Housing – only part of site required
-  Housing – other options
-  Employment
-  Mixed – housing and employment
-  Potential for strategic open space
- 50** Number of dwellings  
(figures in red are a preliminary estimate for each site)

Scale 1:5,000 at A4 (approx)



# Hellifield: Preferred sites for consultation

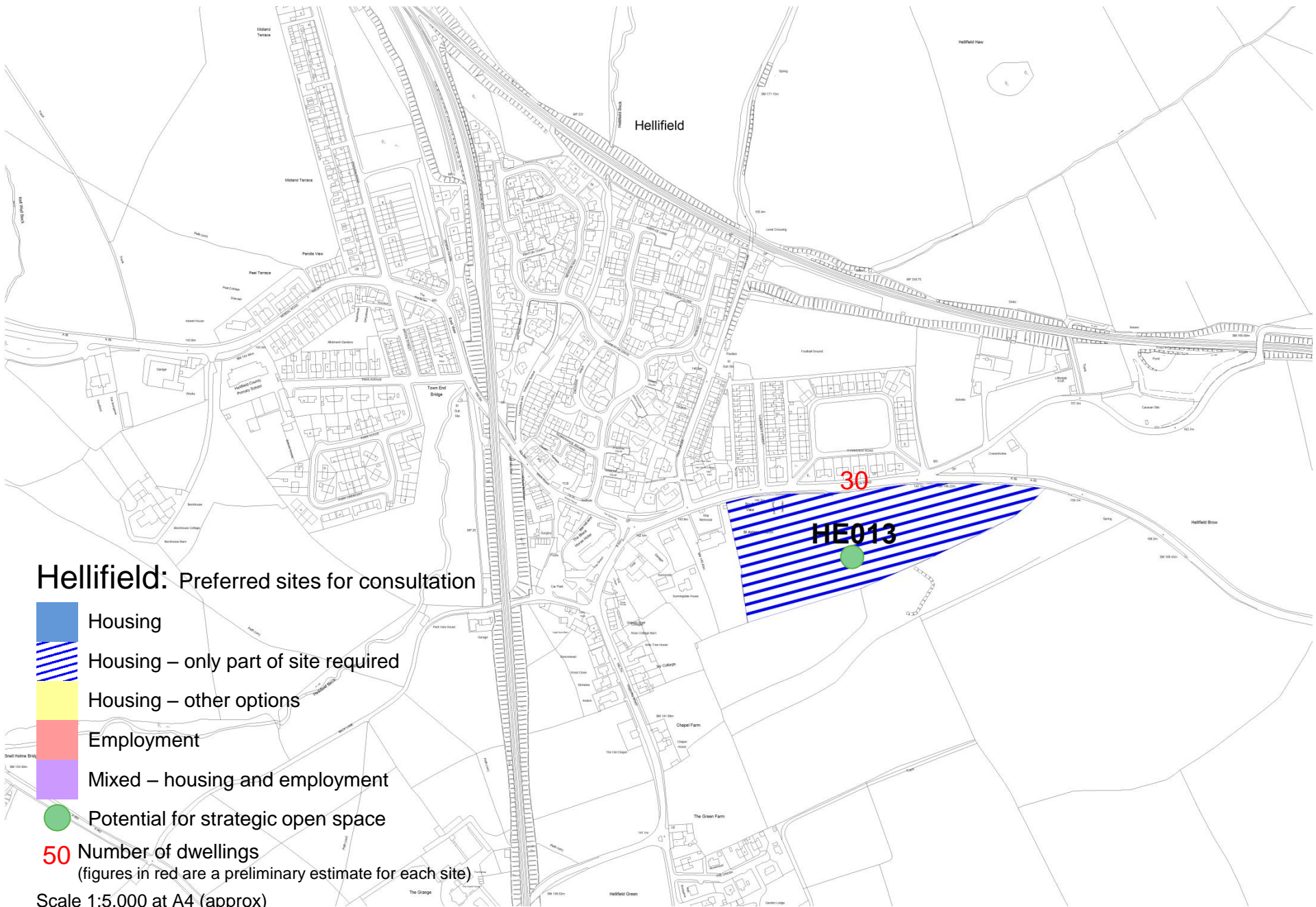
Housing figure of 2 per year (30 over 15 years)

## Preferred sites

- Part of site HE013 to the east of the village is preferred to provide public open space and new housing.

## Next steps

Include the preferred site allocation in a pre-publication draft local plan document for public consultation during summer 2014.  
Engage with the landowner in relation to addressing outstanding site checklist matters now that the site is preferred for allocation.

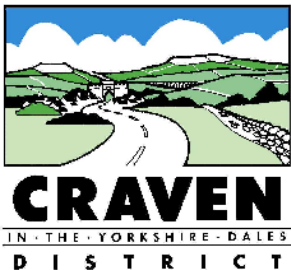


## Hellifield: Preferred sites for consultation

- Housing
- Housing – only part of site required
- Housing – other options
- Employment
- Mixed – housing and employment
- Potential for strategic open space

**50** Number of dwellings  
 (figures in red are a preliminary estimate for each site)

Scale 1:5,000 at A4 (approx)



# Rathmell: Preferred sites for consultation

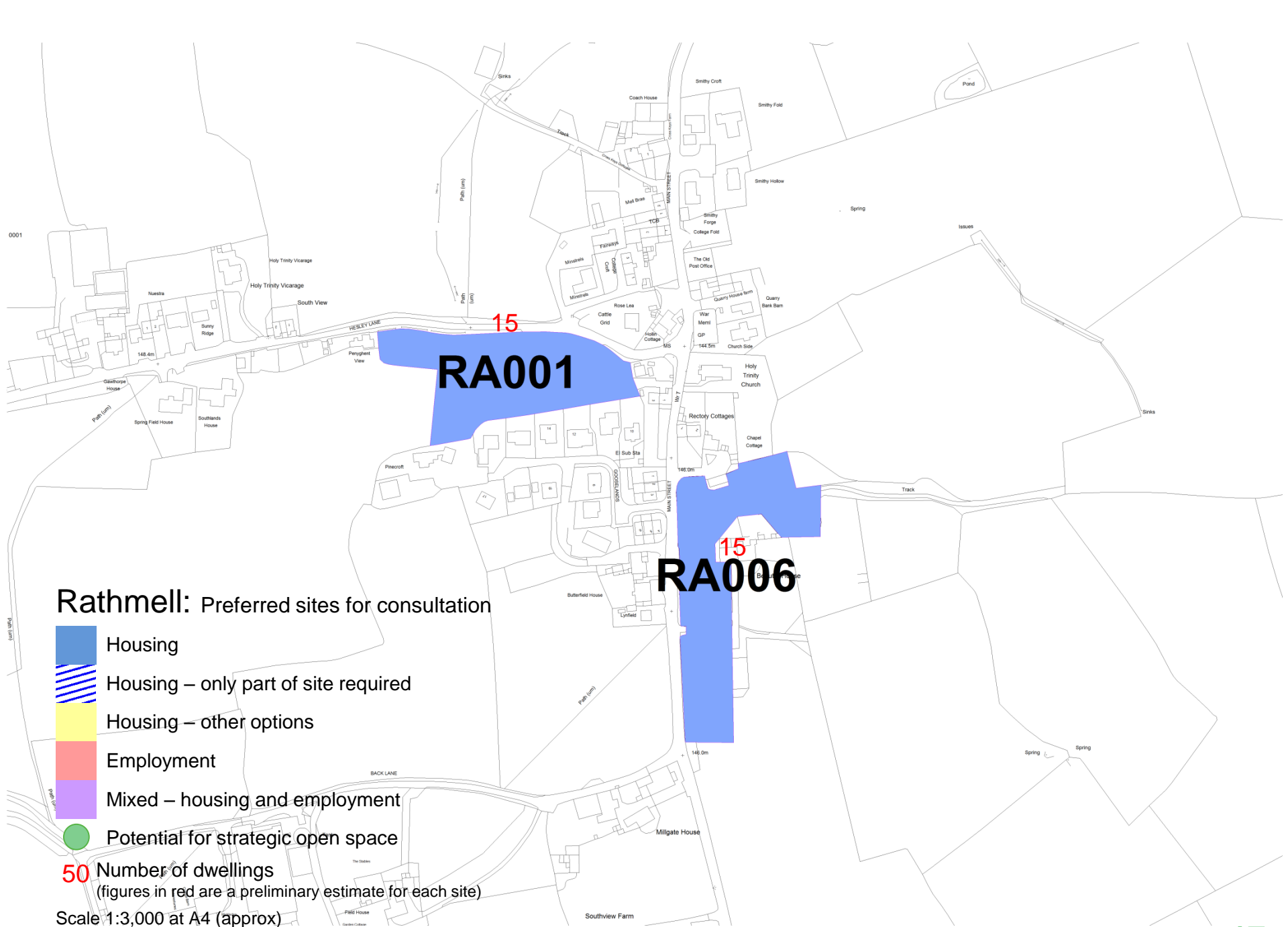
Housing figure of 2 per year (30 over 15 years)

## Preferred sites

- A primarily brownfield site at Beauty House Farm to the southeast of the village has been made available since the summer 2013 public engagement. This is preferred along with site RA001, south of Hesley Lane to meet a housing figure of 2 per year.

## Next steps

Include the preferred housing sites in a pre-publication draft local plan document for public consultation during summer 2014. Explore concept schemes with landowners for the two preferred sites, in particular in relation to the layout and density of development, the relationship with the existing village and the opportunity for provision of new public open space and children's play-space.



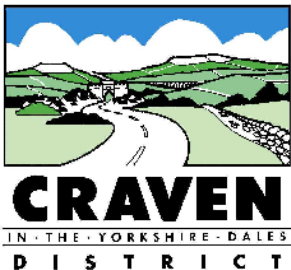
**Rathmell: Preferred sites for consultation**

- Housing
- Housing – only part of site required
- Housing – other options
- Employment
- Mixed – housing and employment
- Potential for strategic open space

**50** Number of dwellings  
 (figures in red are a preliminary estimate for each site)

Scale 1:3,000 at A4 (approx)





# Skipton: Preferred sites for consultation

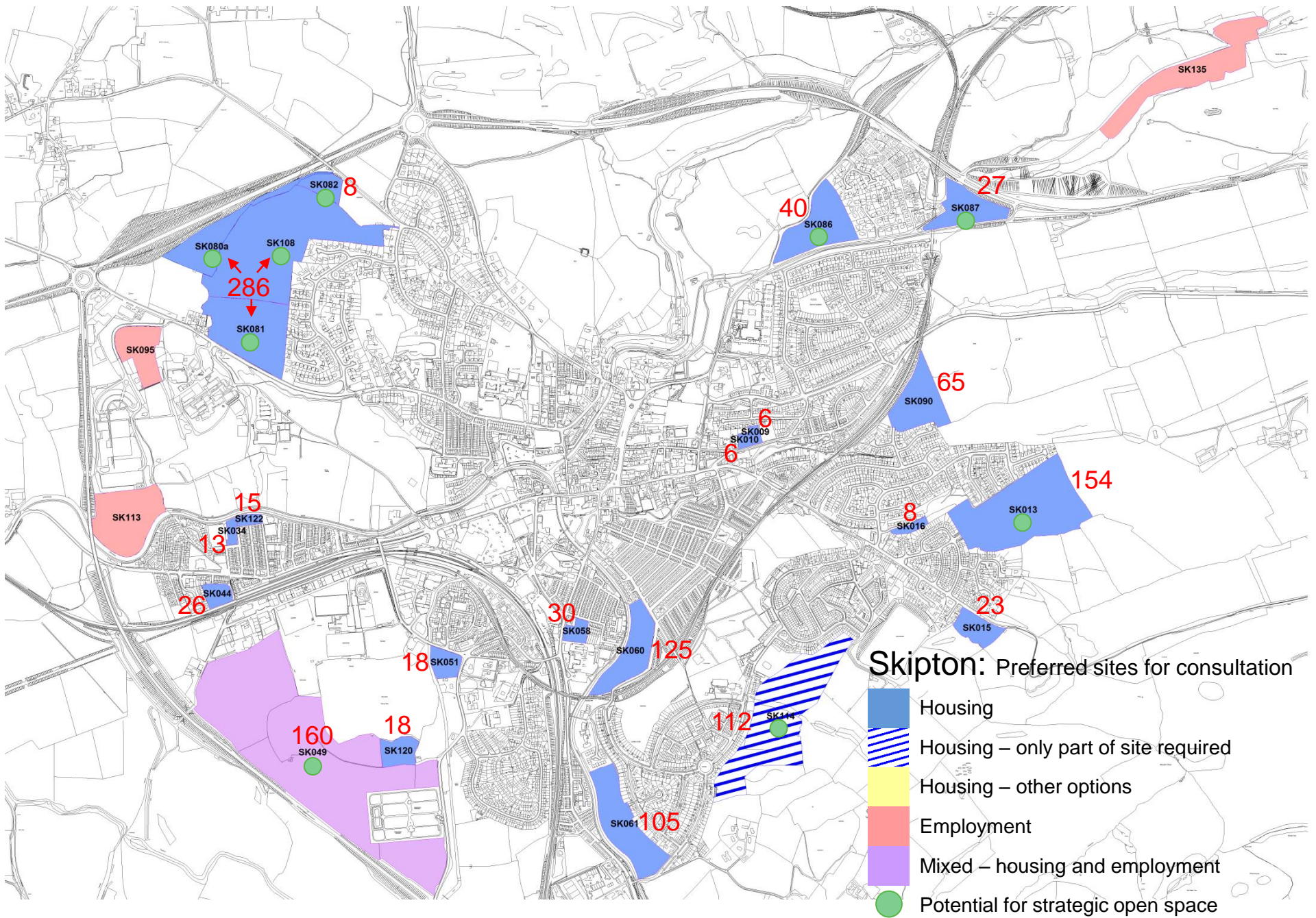
Housing figure of 83 per year (1,245 over 15 years)

## Preferred sites

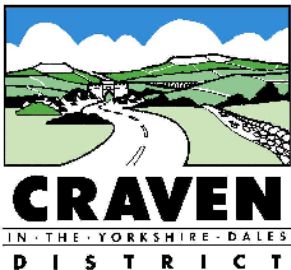
- Brownfield sites are preferred housing allocations including SK058 (Whitakers Factory Site, Keighley Road), SK060 (Business premises and land, west of Firth Street) and SK120 (the former ATS Site, Carleton Road).
- Sizeable greenfield sites adjoining existing residential areas are preferred for new housing and strategic open space facilitating walking and cycling connectivity between the historic town and distinct surrounding countryside. These sites are along the Bailey and adjacent to Rockwood Estate in the north and at Aldersley Avenue and North Parade at the east and south east of the town.
- The preferred approach for site SK049 is a mixed use allocation to explore the potential to set aside part of the site for housing to enable road infrastructure and public open space to support employment development integrated with the town and railway station.
- Land at the rock quarry and in proximity to the auction mart is also earmarked for employment allocation.

## Next steps

Include the preferred housing, employment and mixed use sites in a pre-publication draft local plan document for public consultation during summer 2014. Engage with landowners regarding all sites on the map in relation to addressing outstanding site checklist matters now that the sites are preferred for allocation. In particular there are outstanding matters concerning when landowners will make sites available, townscape impacts that need to be addressed along with highways infrastructure related to on-going cumulative traffic modelling.



Scale 1:15,000 at A4 (approx)



# Gargrave: Preferred sites for consultation

Housing figure of 5 per year (75 over 15 years)

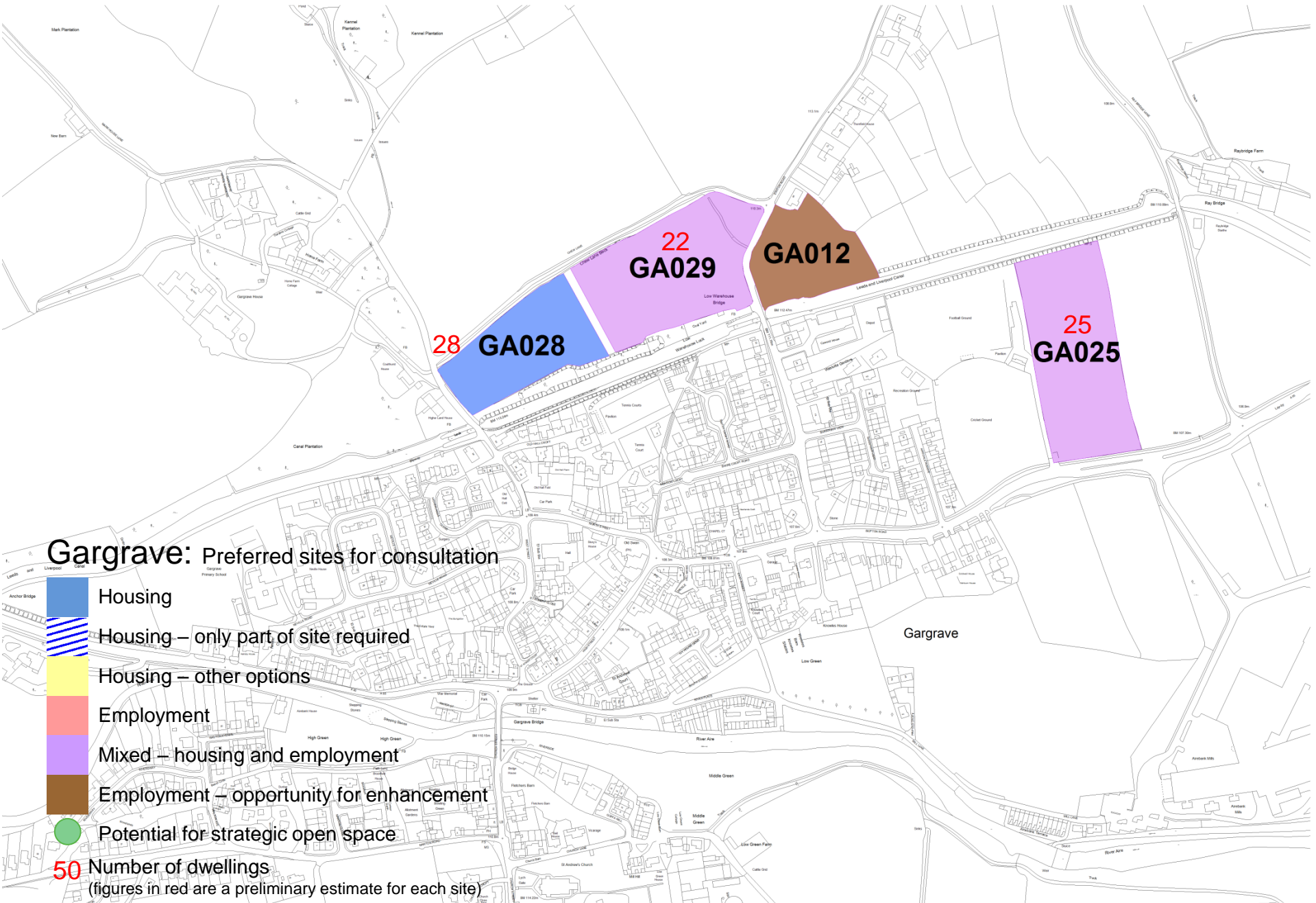
## Preferred sites

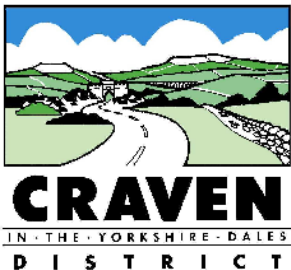
- Sites at the north of the village are preferred for housing and employment related to tourism, the Leeds – Liverpool canal and the Pennine Way. Site GA012 is preferred as a location for change in terms of opportunities for an enhanced range of economic development and tourism uses. The adjacent site GA029 is earmarked for a mix of employment and housing whilst site GA028 further west is a preferred housing site.
- At the east of the village, site GA025 which has direct access to the A65 is preferred for a mix of housing and employment land.

## Next steps

Include the preferred sites in a pre-publication draft local plan document for public consultation during summer 2014. Engage with landowners regarding all sites on the map in relation to addressing outstanding site checklist matters now that the sites are preferred for allocation.







# Embsay: Preferred sites for consultation

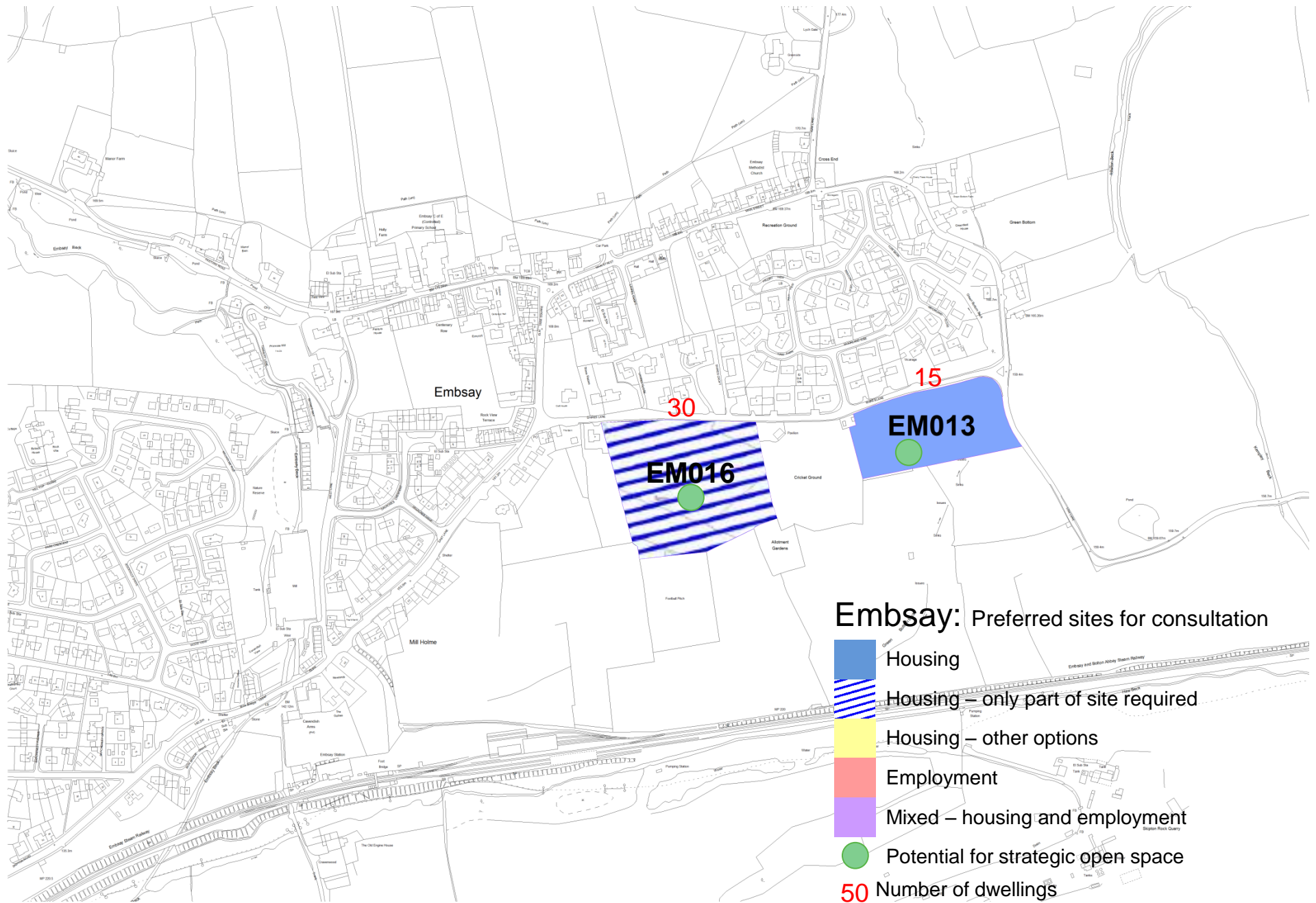
Housing figure of 3 per year (45 over 15 years)

## Preferred sites







- Sustainability appraisal identified overall minor positive impacts for the majority of sites in Embsay.
- In the context of highways and heritage concerns arising from community engagement in 2013 concerning sites in the older part of the village, sites either side of the cricket ground on the south side of Shires Lane is preferred. Land immediately to the west of the cricket ground has been made available since the summer 2013 public engagement.

## Next steps

Include the preferred housing sites in a pre-publication draft local plan document for public consultation during summer 2014. Engage with the landowners of the 2 preferred sites in relation to addressing outstanding site checklist matters now that the sites are preferred for allocation.

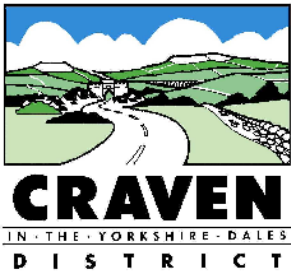


**Embsay: Preferred sites for consultation**

-  Housing
-  Housing – only part of site required
-  Housing – other options
-  Employment
-  Mixed – housing and employment
-  Potential for strategic open space

**50** Number of dwellings  
(figures in red are a preliminary estimate for each site)

Scale 1:5,000 at A4 (approx)



# Carleton: Preferred sites for consultation

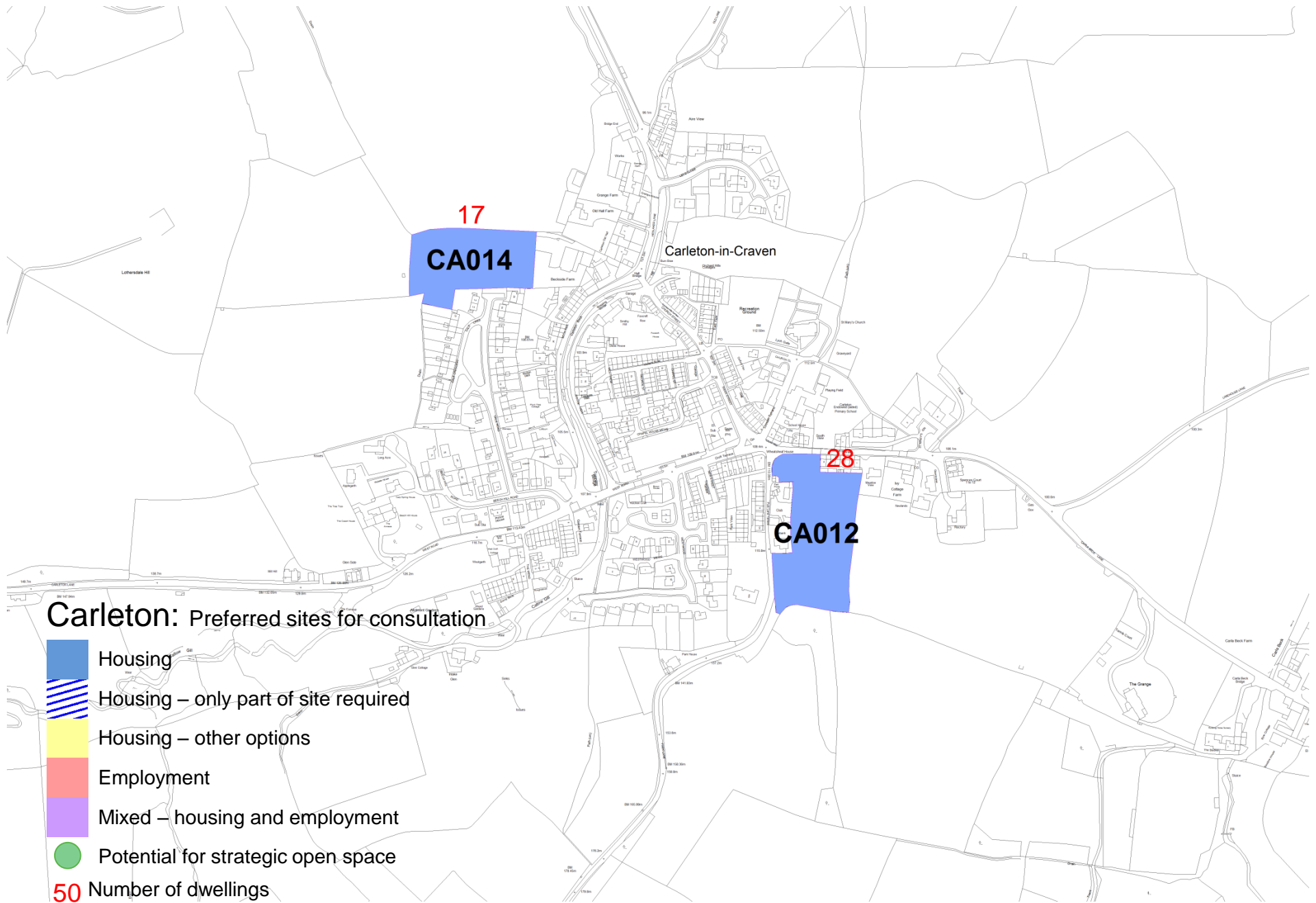
Housing figure of 3 per year (45 over 15 years)

## Preferred sites

- Sites in Carleton consistently performed positively in sustainability appraisal.
- The preferred sites for housing are those which received the most positive feedback from public engagement. These are site CA012, Grundy Farm east of Park Lane and site CA014, north of Dale Crescent and west of Beckside Farm.

## Next steps

Include the preferred housing sites in a pre-publication draft local plan document for public consultation during summer 2014. Engage with landowners regarding the sites on the map in relation to addressing outstanding site checklist matters now that the sites are preferred for allocation.



17







**CA014**

Carleton-in-Craven

28

**CA012**

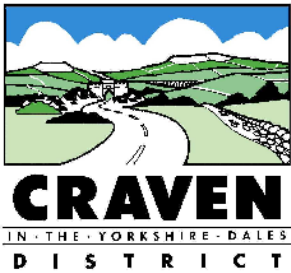
**Carleton: Preferred sites for consultation**

-  Housing
-  Housing – only part of site required
-  Housing – other options
-  Employment
-  Mixed – housing and employment
-  Potential for strategic open space

**50** Number of dwellings  
 (figures in red are a preliminary estimate for each site)

Scale 1:5,000 at A4 (approx)





# Cononley: Preferred sites for consultation

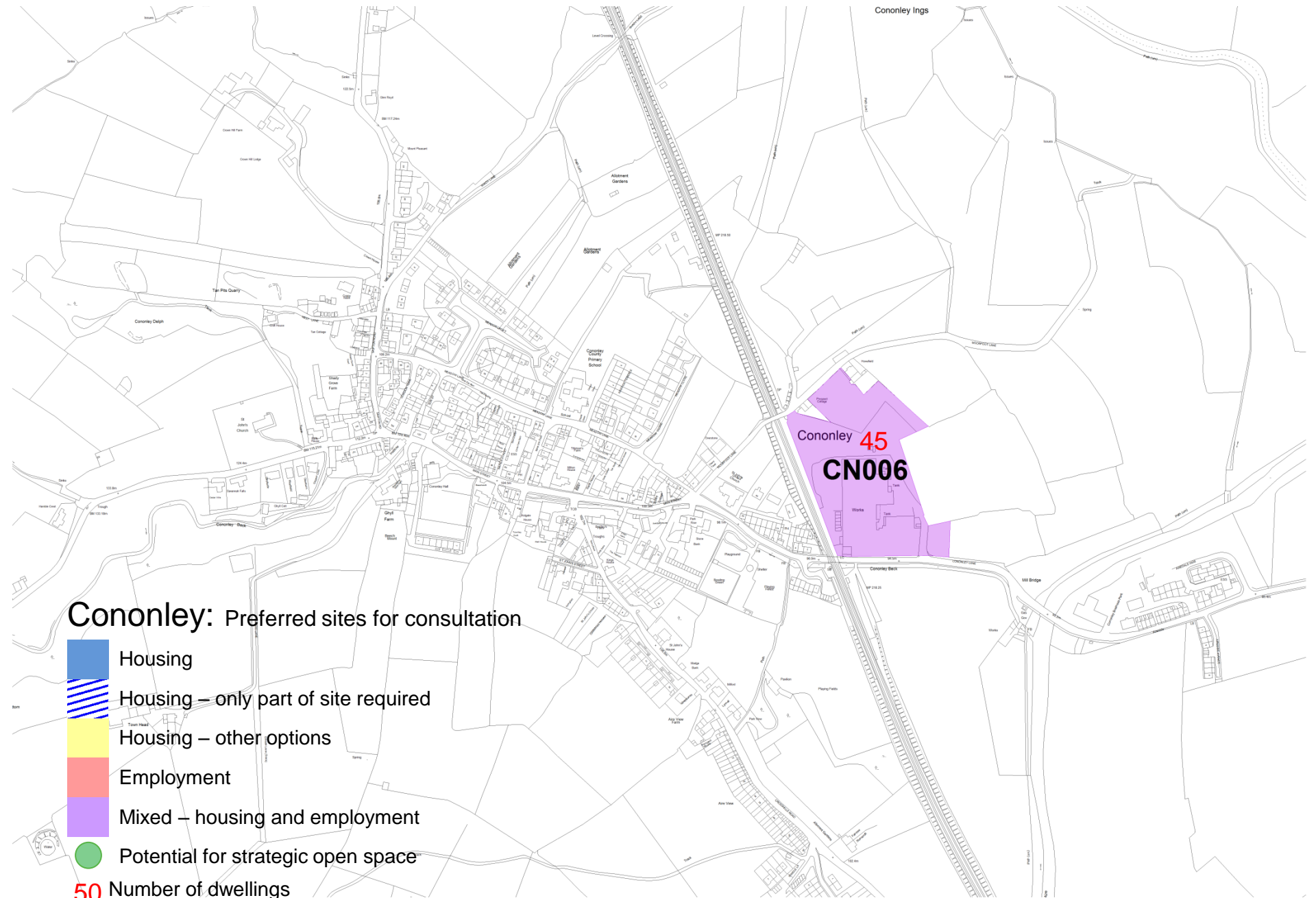
Housing figure of 3 per year (45 over 15 years)

## Preferred sites

- The preferred approach is to explore opportunities at the mill and its curtilage. In the context of current employment uses at the mill, the site is preferred for a mixed use housing and employment allocation.

## Next steps

Include Cononley Mill and its curtilage as a mixed use housing and employment site in a pre-publication draft local plan document for public consultation during summer 2014. Engage with the site owner in relation to addressing outstanding site checklist matters now that the site is preferred for allocation.

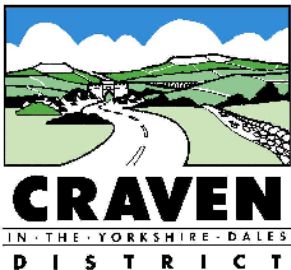


## Cononley: Preferred sites for consultation

- Housing
- Housing – only part of site required
- Housing – other options
- Employment
- Mixed – housing and employment
- Potential for strategic open space

**50** Number of dwellings  
 (figures in red are a preliminary estimate for each site)

Scale 1:5,000 at A4 (approx)



# Bradley: Preferred sites for consultation

Housing figure of 2 per year (30 over 15 years)

## Preferred sites







- Sites at the southern and eastern edges of the village performed the most positively in sustainability appraisal. However, some of these sites are considered contentious having attracted objections from public engagement. Many sites have outstanding concerns in relation to highways and townscape arising from the site checklist process.
- The preferred sites are those close to the canal bridge gateway to the village and the cricket ground. Site BR007 is identified as a housing site allocation with canal-side public open space. A preferred approach for site BR006 adjacent the mill is to identify part of the site for new housing and the remainder as public open space in association with opportunities for new footways and street-lighting along Ings Lane.

## Next steps

Include the preferred housing sites in a pre-publication draft local plan document for public consultation during summer 2014. Engage with landowners of the preferred sites to require concept schemes to address in particular highways, townscape and provision of public open space.

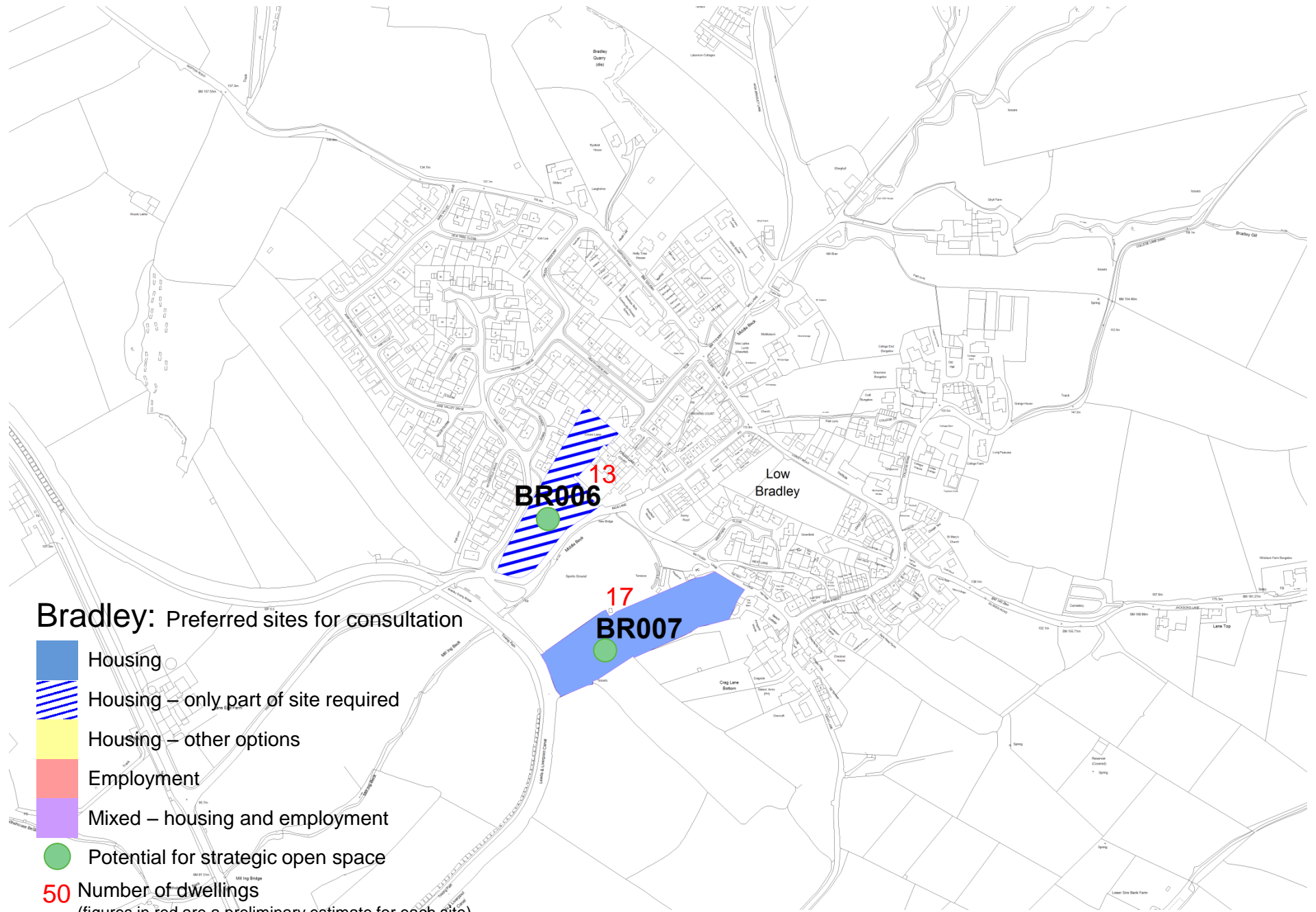


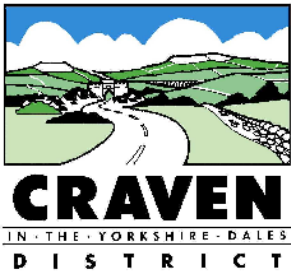
## Bradley: Preferred sites for consultation

-  Housing
-  Housing – only part of site required
-  Housing – other options
-  Employment
-  Mixed – housing and employment
-  Potential for strategic open space

**50** Number of dwellings  
(figures in red are a preliminary estimate for each site)

Scale 1:5,000 at A4 (approx)





## Glusburn & Cross Hills: Preferred sites for consultation

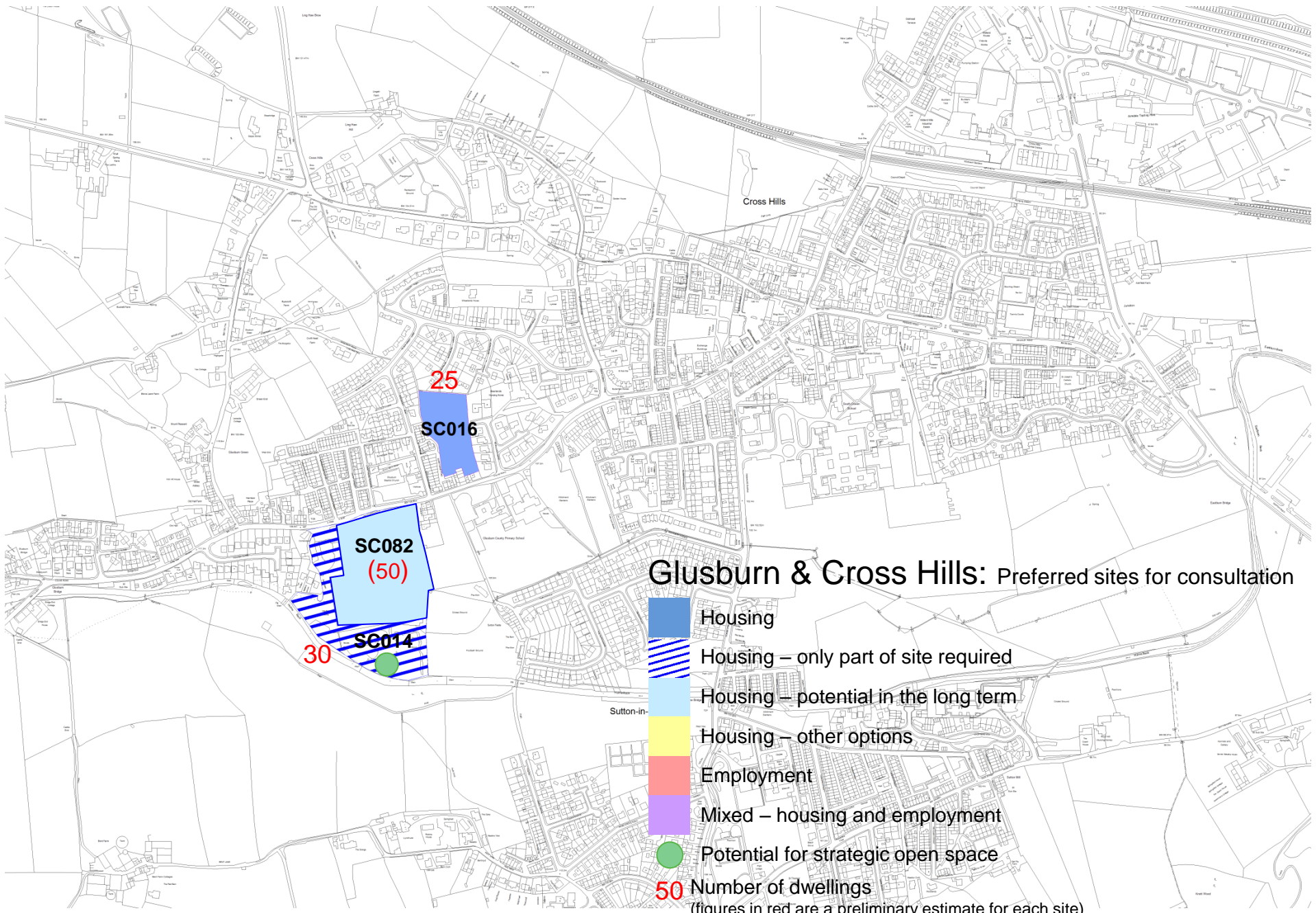
Housing figure of 7 per year (105 over 15 years)

### Preferred sites

- Sustainability appraisal identified overall negative impacts for the majority of sites in Glusburn and Cross Hills.
- There are substantive extant permissions for new housing so it is considered sufficient to carry forward a site allocation from the adopted 1999 Local Plan (SC016) and require part of the Hayfield Mill brownfield site.
- Some of the western and southern curtilage of the mill site (SC014) is available in the first 5 years of the plan whilst the mill building itself presents long term (beyond 10 years) opportunities for conversion.

### Next steps

Include the preferred housing sites in a pre-publication draft local plan document for public consultation during summer 2014. Engage with landowners regarding all sites on the map in relation to addressing outstanding site checklist matters now that the sites are preferred for allocation. In particular there are outstanding matters concerning highways and townscape impact that need to be addressed. Engage with Bradford Council in relation to cumulative highways modelling of preferred housing and employment development sites in proximity to the local authority boundary.

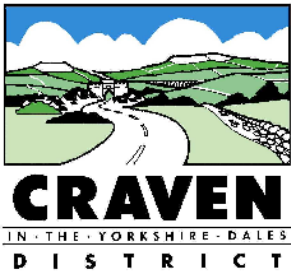


## Glusburn & Cross Hills: Preferred sites for consultation

- Housing
- Housing – only part of site required
- Housing – potential in the long term
- Housing – other options
- Employment
- Mixed – housing and employment
- Potential for strategic open space

**50** Number of dwellings  
 (figures in red are a preliminary estimate for each site)

Scale 1:7,500 at A4 (approx)



# Sutton: Preferred sites for consultation

Housing figure of 5 per year (75 over 15 years)

## Preferred sites

- Sites preferred for housing allocation are SC040, south of Sutton Lane (to include strategic open space) and SC030, works and land at Low Fold, Manor Way.
- The site checklist process has realised road access concerns in relation to many sites in Sutton for which positive outcomes are identified from sustainability appraisal.

## Next steps

Include the preferred housing sites in a pre-publication draft local plan document for public consultation during summer 2014. Engage with landowners regarding the sites on the map in relation to addressing outstanding site checklist matters now that the sites are preferred for allocation. In particular there are outstanding matters concerning highways and townscape impact that need to be addressed. Engage with Bradford Council in relation to cumulative highways modelling of preferred housing and employment development sites in proximity to the local authority boundary.





Sutton-in-Craven







65

SC040

10

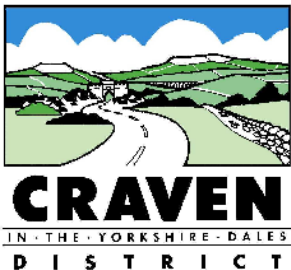
SC030

**Sutton: Preferred sites for consultation**

-  Housing
-  Housing – only part of site required
-  Housing – other options
-  Employment
-  Mixed – housing and employment
-  Potential for strategic open space

**50** Number of dwellings  
(figures in red are a preliminary estimate for each site)

Scale 1:5,000 at A4 (approx)



# Cowling: Preferred sites for consultation

Housing figure of 2 per year (30 over 15 years)







## Preferred sites

- Sustainability appraisal identified overall positive impacts for a number of sites in Cowling.
- The outcomes of the 2013 public engagement and sustainability appraisal are less conclusive here and alternative options are therefore presented.
- One option is to allocate site CW005. This site received the most objections during the 2013 public engagement but has since been reduced to a minor proportion of its original size. It is a partly brownfield site that has potential to redevelop and clean up a former sewage works. It is therefore worthy of further engagement.
- The alternative option is to allocate sufficient land, to meet the housing figure for Cowling, from a selection of possible sites including CW004, CW006, CW008, CW010 and CW011.

## Next steps

Include the identified options for housing sites in a pre-publication draft local plan document for public consultation during summer 2014. Engage with the landowners in relation to addressing outstanding site checklist matters including contamination at the former sewage works on CW005 and to request concept schemes demonstrating how development would relate to the existing built up area.

# Cowling: Preferred sites for consultation

-  Housing
-  Housing – only part of site required
-  Housing – options
-  Employment
-  Mixed – housing and employment
-  Potential for strategic open space

**50** Number of dwellings  
(figures in red are a preliminary estimate for each site)

Scale 1:5,000 at A4 (approx)

