

# Bentham: Key points from feedback

## Question 1. Housing: Which Sites?

- Preferences have been indicated for a number of sites on the Bentham map
- Western High Bentham and south-eastern Low Bentham appear to be preferred locations for housing
- Site HB011 (High Bentham Primary School) appears to be preferred by many for elderly Extra Care accommodation
- Preferences have been indicated for sites within and adjacent to the current Green Wedge between High and Low Bentham

## Question 2. Employment Land: Which Sites?

- Southern High Bentham appears to be the preferred location for employment – sites HB017 (west of Station Road) and HB028 (east of Station Road) in particular
- Comments suggest that both sites may be looked at for mixed-use potential

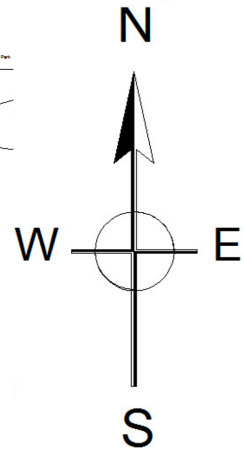
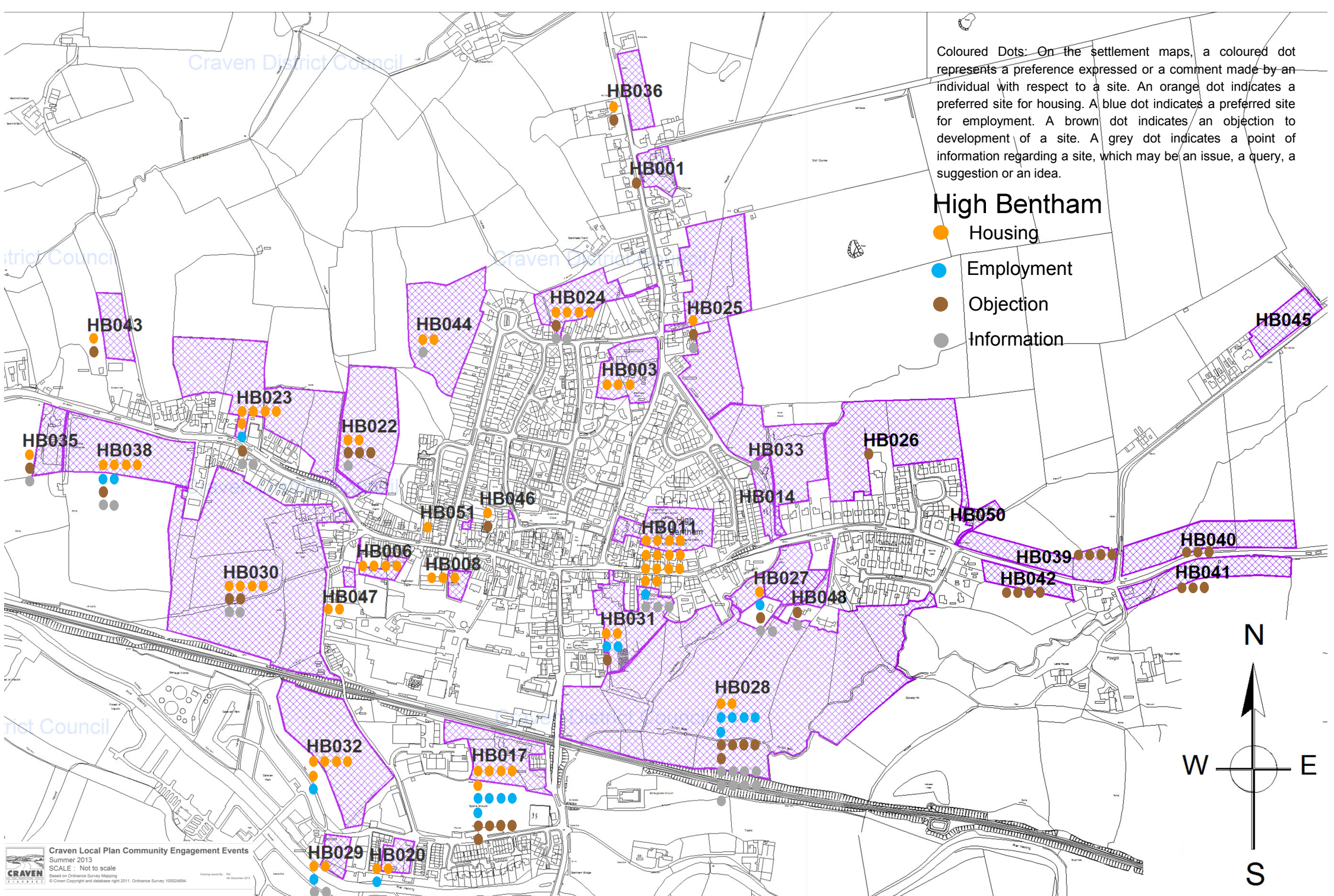
## Other Information

- HB028 generated a range of comments and ideas regarding housing, employment, landscape, public open space, allotments, a car park and a relief road
- Part of HB017 is reported by several people to be on long-term lease to the adjoining sports club
- HB039, HB040, HB041 and HB042 generated a number of objections, particularly on grounds of ribbon development
- The value of land, in terms of landscape, amenity, recreation and public rights of way, was mentioned in objections to several sites

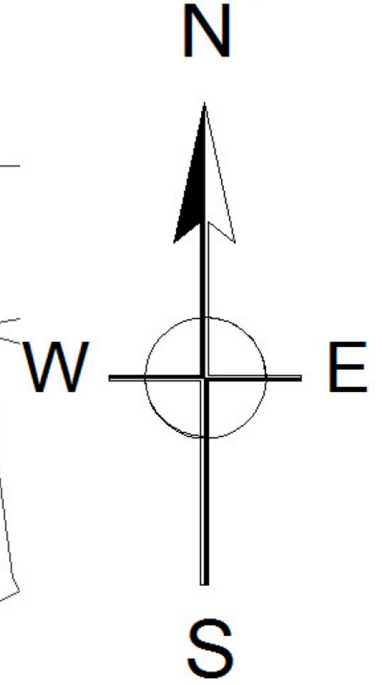
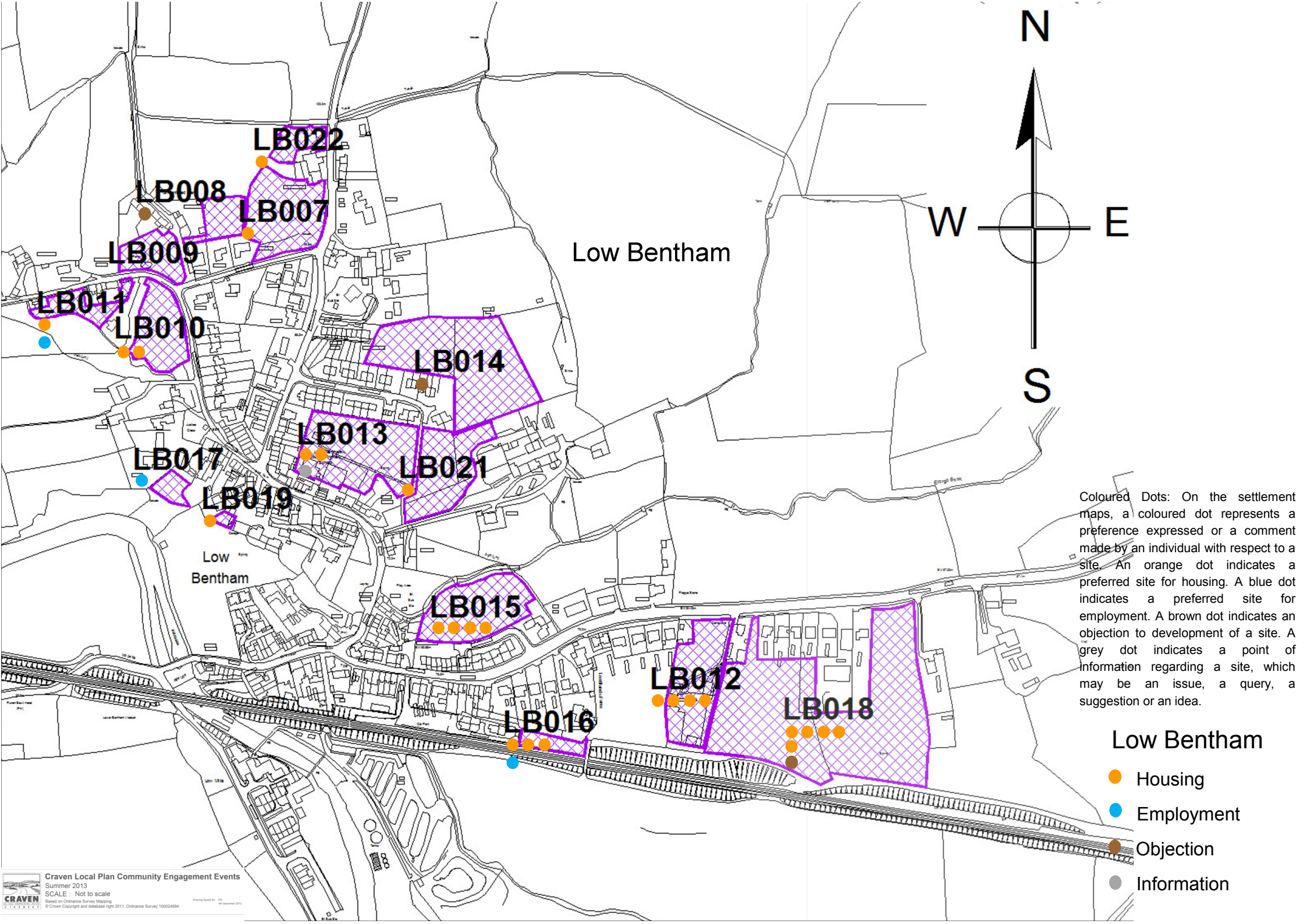
Coloured Dots: On the settlement maps, a coloured dot represents a preference expressed or a comment made by an individual with respect to a site. An orange dot indicates a preferred site for housing. A blue dot indicates a preferred site for employment. A brown dot indicates an objection to development of a site. A grey dot indicates a point of information regarding a site, which may be an issue, a query, a suggestion or an idea.

### High Bentham

- Housing
- Employment
- Objection
- Information







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**Low Bentham**

- Housing
- Employment
- Objection
- Information

# Settlement Event Feedback Report: Bentham (High & Low)



The questions below were presented at settlement drop-in events along with background information. The questions and information were discussed with those attending—on a one-to-one basis and around a Discussion Table—and feedback was recorded on Post-It notes. Attendees also posted general comments on a Post-It Wall. All responses and comments have been collated and transcribed below.

**Event Venue:** Bentham Town Hall

**Date & Time:** Wednesday 2nd July 2013, 10.30am—8:30pm

**Number of attendees:** 67

## Question 1. Housing: Which Sites?

Introduction: Hundreds of sites have been suggested to us for inclusion in the local plan as housing development sites and our Strategic Housing Land Availability Assessment (SHLAA) looks into the pros and cons of each one. Only some of the sites will actually be needed to meet our housing requirements and we therefore need to choose the best ones from those available. Our SHLAA contains a lot of useful information, but we also need to know if people have any preferences for particular sites, and why.

Bearing in mind the number of new homes we might need to plan for in this location, which site or sites look preferable to you, and why?

Site	Comment
HB039 and HB042	Wouldn't want housing here—it would just make ribbon development out of Bentham.
LB018, HB035, HB038, HB043	These sites are all inappropriate. Maintain the separation of High and Low Bentham.
HB039—HB042	Sites closer to or within the main body of High Bentham would be preferable, avoiding ribbon development and being closer to town. Fundamental issues re: transport—public transport issue. Need to look at surgery. Consider capacity. Essential need for affordable housing. Should be for local people.
Primary school site	Would make an ideal site for extra care housing in the centre of Bentham.
High Bentham primary school.	Current site would make a good extra care housing site—near facilities good for older people.
HB011, HB024, HB030 and HB044	Good bentham sites.
HB011	The best site for a care home.
HB011	There is a local group ('elderly care concern') interested in the site for extra care housing. We are talking to NYCC about this as they have expressed interest to us on it.
HB011	School site would be ideal for extra care housing unit (desperately needed)
HB011	Would be an excellent site for extra care facility.
HB011	May need to consider capacity of schools if population increases.



Site	Comment
LB013	The Town Council is looking at acquiring school field for continued use as a community playing field.
HB011	An excellent site for a care home / elderly housing. Close to services. Other centrally located sites would be suitable.
LB013	Perfect site for elderly flats and care home with surgery / GP. Would facilitate freeing up of existing houses in Low Bentham.
HB017	Good site for mixed use purposes as part previously developed land.
HB044	Access practicalities without a dedicated access road.
HB017, LB019, HB024, HB008, HB006 and HB008	All good infill sites that wouldn't alter the look and feel of Low and High Bentham.
HB017	Saturated land. One of the two main drainage courses for the whole of Bentham passes the western edge of this plot and can burst out of its course.
HB017	Covers a leased area of playing field land and there are several tree preservation orders. Part of land owned by Network Rail.
HB017	Part of this is leased to the Bentham Playing Field Association from CDC.
HB017	Part leased to BPFA site.
HB022	Object re drainage. Goodenber Road would be affected. Existing problems of flooding from drains. Noise from residents and vehicles. Increased traffic on Goodenber Road.
HB022	Need for a cycleway for kids to get to new school. Best would be taking a cyclepath from where the road gets dangerous across to Goodauber play area. Part of that field could then become housing but not all.
HB023	Bind access.
HB023	Could be a good area for housing with access from main road.
HB044	Drainage / noise pollution traffic on Goodenber Road.
HB011	Crucial to village because so central.
HB024	Would make an ideal allotment field. Entrance to it is too small for cars—proper road size.
HB024	Inadequate vehicle access. An accessible potential allotment site with a ready pedestrian access.
HB025	Contains privately owned gardens and adjacent property's septic tanks.
HB028	These fields are integral to the character of Bentham—housing should be directed to other sites.

Site	Comment
HB027, HB028 and HB048	Concern about these sites surrounding the 3 small existing housing sites and swamping them.
HB028	Access would be difficult. There is a lot of interest in having part of this site (next to Station Road) as a community open space.
HB028	These fields are integral to the character of Bentham—employment or housing should be directed to other sites.
HB028	Very important to keep the field on station road edge of HB028 as a green informal space—informal park / community garden.
HB028	Part of this site is owned by Network Rail. Church beck passes through and does burst its banks.
HB029 & HB030	Both have a main culvert passing beneath them.
HB029	Limited narrow access over privately owned land.
HB030	Check re boundary—re area of triangle shape.
HB030	Could be good site for development.
HB031	Concern about impact of new auction mart near M6 / Kendal. Would be a multiplier blow to Bentham's economy if the local auction mart closes.
HB032	Makes a good field for housing.
HB032, HB044 and HB023	Sites avoiding footpath access into the town which are valuable. HB023—access for telephone exchange.
HB036	Ideal site for housing—good access.
HB035 and HB038	Better Bentham sites. School development and outline planning on HB035.
HB038	Frontage housing development with employment use to the rear—build cheap units to the rear so not visible.
HB038	Traffic problems throughout settlement. Pavement substandard. School—safety.





## Other Comments

Housing	Employment	General
<p>Green space: require a proportion (eg: 33%) of a site to be left green and be designed into a scheme. Lower densities.</p>	<p>Bentham should be considered as High and Low for employment. Not just High Bentham.</p>	<p>Green wedge—should at least be reviewed to take account of recent events, eg: Felstead and new school.</p>
<p>Mobile homes: An alternative supply of housing / low cost market housing. Helps with circulation (churn) and freeing— up existing stock.</p>	<p>Bentham has potential for business units. Bentham has a greater variety of businesses than Ingleton.</p>	<p>Sub area approach: Work at Lancaster University and agree with the sub area approach. Some of the villages in the Lune Valley closer to Lancaster are more expensive. Strong links between Bentham and Lancaster University.</p>
<p>Not the need for housing. Overprovision in recent years (especially in Ingleton), lack of jobs and windfall provision as well as available unsold houses in Lancaster / Morecambe take care of any need.</p>	<p>There is a lack of small work units for small businesses.</p>	<p>How can people offer up land that is not their own?</p>
<p>Suggest housing solutions that fit in with the flavour of Bentham.— exciting, artistic, lifestyle / lifetime opportunities that would appeal to young people and offer low cost living.</p>	<p>Bentham has a more stable mix of business and industry than Ingleton.</p>	<p>It is important not to build primarily as infill—taking away green spaces within the town. Better to build on areas to the boundaries of the town.</p>
<p>Self-build, low impact development should be permitted on farms. Designate an area of land close to Bentham where flexible self-build development is allowed.</p>	<p>Self employed tradespeople running one person businesses number around 50 and are a big part of Bentham's economy.</p>	<p>How can people offer up land that is not their own?</p>
<p>The most important thing is to maintain the separation of High and Low Bentham. Also the landscape setting is integral to the individual character.</p>	<p>Small, affordable units to rent and buy might help to provide storage, parking and office space for small local businesses.</p>	<p>Sub-area approach: Agree that Settle is more self-contained and serves the National Park and that the far north and south relate more to Lancaster and Bradford / Leeds.</p>
<p>Need for smaller houses for young people.</p>	<p>Bentham is too far from the A65. Would businesses come to Bentham? Thought needs to be given to commutability to Lancaster. (westwards) - bus and train (also possibly from Clapham). More likely eastwards from Giggleswick / Long Preston / Hellifield, etc. As a walker, green tongue as footpath comes in instead of hard landscaped development.</p>	<p>Require construction of developments in Bentham to employ an element of local labour. Bentham has a sizeable tradesperson population and can offer a wide range of trades.</p>
	<p>Some people live in Bentham and commute to Warrington (M6).</p>	<p>Spatial strategy: About right for Bentham. Don't rock the boat. Bentham's integrity and self-contained nature needs to be preserved but younger households need to be allowed to move in / come back.</p>



## Other Comments

Housing	Employment	General
<p>Between High Bentham and new school: Not a good idea to put a road from Pye Busk through fields to Angus. Must keep CDC owned field of roads because seen by railway passengers.</p>		<p>Bentham need green space for recreation. Sustrans sculpture project.</p>
<p>Don't put housing in fields with footpaths—keep them as green tongues into the center of the town.</p>		
<p>Bentham sites: Nothing for someone who needs care and support. Don't want to see a complex where other local people use facilities on site rather than town and village facilities.</p>		
<p>Green wildlife corridors run through sites. Avoid building on all of the land.</p>		
<p>Short term rental properties would help local economy by providing accommodation for those on temporary contracts and contracting.</p>		
<p>A 'Travelodge' type of facility would also help, plus visitors would spend money in local shops, restaurants, pubs, etc.</p>		
<p>A need for more 2 bedroom homes with some small outside space to suit the elderly not flats.</p>		
<p>Elderly people who need supported care (eg: extra care) can't be accommodated in Bentham They have to go to place like Gargrave or elsewhere.</p>		
<p>Housing development must reflect distinctive style / spirit of place.</p>		

## Other Comments

### Housing

Bentham currently has no provision for older people who cannot remain in their own home. Provision urgently needed.

Urgent need for car homes for older people who can't stay in their own home.

A desperate need for care facilities.

Resident band D council tax payer—high to have social housing adjacent. Goodeber Road area has much social housing. Should be dispersed elsewhere.

There is a need for small homes for young households.

### Employment

### General



# Settlement Feedback Forms Report: Bentham (High & Low)



The questions below were presented and discussed at settlement events, along with background information, and appeared on the Settlement Feedback Forms. Copies of feedback forms and background information were available at events and on the Council's website. Forms could be completed at events, after events or in response to information on the website. All responses and comments have been collated and transcribed below.

**Event Venue:** Bentham Town Hall

**Date & Time:** Tuesday 2nd July 2013, 10:30am—8:30pm

**Number of Forms & Letters:** 14

## Question 1. Housing: Which Sites?

Introduction: Hundreds of sites have been suggested to us for inclusion in the local plan as housing development sites and our Strategic Housing Land Availability Assessment (SHLAA) looks into the pros and cons of each one. Only some of the sites will actually be needed to meet our housing requirements and we therefore need to choose the best ones from those available. Our SHLAA contains a lot of useful information, but we also need to know if people have any preferences for particular sites, and why.

Bearing in mind the number of new homes we might need to plan for in this location, which site or sites look preferable to you, and why?

Preferable Sites	Comment
HB011	I think it is wrong that people who can't look after themselves any more have to leave Bentham. If we are to build new houses why not use the site of the primary school when they move, as this is near the shops etc. for older people.
HB:032, 003, 017	Would be good. General principle: to fill in sites to keep compact.
LB018	Large area for the 3 houses per year and continual development also close to new school between High and Low Bentham. Access to good road.
LB013 / LB021-LB013	In council ownership should be utilised! Adjacent to LB021 which has access to main road.
HB:006, 008, 030, 047, 024, 003, 011, 031, 028, 027, 032, 017, 029, 020, LB:015, 016, 012, 018	Please see the map. In brief, I'd prefer to see "infill", that is, the use of spaces within the town (e.g. HB011, even though that would adversely affect me!), or of spaces within "obvious" boundaries (e.g. between existing buildings and the railway line or river). Overleaf: x = No, ✓ = Yes.
HB:008, 006, 051, 046, 011, 022, 023, 005	These areas are all central to the existing housing of High Bentham and centrally located to the town centre, thus permitting walking access to the local shops and pubs. These areas if developed for housing are either surrounded by housing or have been selected as they are considered to be least visible from existing roads and lanes. Hence are considered to be least intrusive to the local environment of High Bentham. The sites not selected are considered to be either too far from the town centre and the proposed new primary school or are too prominent from the local highways, which I believe would detract from the visual appearance of High Bentham.
HB:024, 006, 008, 020, 029, 047 LB: 016, 012, 018, 015, 010, 011	Preferable sites in my view adjoin existing housing/buildings without taking attractive views or popular recreation areas i.e. footpaths.
HB011, HB031	There is an urgent need in Bentham for some housing or residential home that will let OAPs stay in town. It needs to be near the centre.
LB012, LB018	Offer space in an area that is not already overdeveloped.
LB:015, 022, 007, 010	Would have reasonable access.





## Question 2. Employment Land: Which Sites?

Introduction: Hundreds of sites have been suggested to us for inclusion in the local plan as housing development sites (these are in our Strategic Housing Land Availability Assessment or SHLAA), but some sites might be needed to meet our employment land requirements instead. We therefore need to identify the best sites for employment, or for a mixture of housing and employment, from those available. Our SHLAA contains a lot of useful information, but we also need to know what you think.

Do you think employment land is needed in this location and, if so, which site or sites look particularly suitable to you? Let us know why.

Yes / Suitable Site	Comment
HB032, HB017	Mixed housing and employment would continue current mix of that part of Bentham. Not sure if that's a good or bad plan!
HB031, HB028	Would suit small units for businesses.
HB028	CDC land adjacent to Station Road small business units with high-tech businesses, car parking, picnic area—close to station car parking could also be used by rail users. This area could be developed as an alternative access road to alleviate HGVs coming through centre of Bentham to access Angus Fire. Green Wedge between High and Low Bentham is disappearing we need to be mindful of this.
HB017	Suggested site for employment land.
HB011, HB031	Surely have potential and are needed for business or mixture.
HB020, HB029	May also be preferable for business development.
LB016, LB017, LB011	LB016 may make a good employment site due to proximity to railway as might LB017 and LB011.
No	Comment
LB014	Not LB014 as access plus slope of land are issues as well as overdevelopment Hillside Rd.
HB:001, 036, 039-042, 026	Easier to put NOT preferable than preferable, i.e. HB001 and 036 also HB039-042 are ribbon development which was discredited decades ago. The latter are also badly placed at the bottom of a long hill. HB026 represents an attractive "green belt" to the town. [Same as comments on housing]

### Other Comments

Close to existing employment sections of the town (e.g. near to Angus).

HB028 adjoining Station Road has been put forward for housing and car parking.

## Other Feedback (Summarised)

With the planned construction of a new primary school to serve Low and High Bentham, it would be most sensible to develop sites for housing nearer to the east of Low Bentham and to the west of High Bentham, which are nearer to the proposed school site. This would make sense in terms of traffic, road safety, walking to school and locating low-cost housing for families. It is always a good idea to design-in enough green areas around whatever is built. Recent high-density developments have met targets, but fail to enhance the quality of life. A sensitive development of, say, HB030, HB038, HB043 or HB023 and sites LB018, LB012, LB016 or LB015 might be the most sensible.

The fact that Bentham is on the Leeds-Morecambe railway is given too little consideration in planning. It is an important strategic route with great economic potential. Passenger numbers were up nearly 25% in the last year, income is increasing steadily and there is now a Community Rail Partnership. Bentham's main employer, Angus Fire Armour, is located alongside. Therefore, HB028 needs careful consideration. A mixed use might be considered incorporating such things as: small workshops/industrial estate (part of HB017 may have potential too), a car park (useful for the station), a new approach road to relieve the village centre, some housing, green space and very sensitive landscaping. The role of the railway should figure in all of these—for freight, commuting and leisure.

HB017: Some of this land is on lease from CDC to Bentham Playing Fields Association see Wyn Ashton's e-mail 20/6/13. Lease 20 years to run—land would not be available within the required timescale of 15 years.

HB011: Land behind school belongs to NYCC discussions are taking place between "Extra Elderly Care in Bentham" group and NYCC re putting extra care facilities for the elderly here.

Overall, please, please avoid sprawl to the North, West and East into fields; a southwards advance to the natural and man-made boundaries of the river and railway line might be best.

It is important to maintain green spaces in any urban area. HB022, HB023 (east end), HB024 (west end), HB025, HB028 (east end) and HB030 all provide important green links to the built-up areas and should not be developed.

HB046 was secured as a valuable amenity within the built-up area following a public campaign seven years ago and should not now be considered again for development.

HB039—HB042 look as if they would provide a clumsy ribbon development with awkward access.

HB028. Bentham lacks attractive public space. The field adjacent to Station Road at the western end of this site is accessible from the station and town centre and could be developed into a prime public space with a bandstand or performance area, seating and other facilities. It would be an economic asset to the town, providing an attractive park close to the shops and other amenities. Land to the east could provide allotments, which are sought after.

HB011 is the best site for an Extra Care facility for the elderly. Shops and services would be accessible on foot.

HB032 looks suitable for housing.

HB017 could suit housing or business use.

HB023: The western end might be suitable for housing.

HB030 does not look suitable.

Comments regarding site-specific issues: HB023—flooding, access; HB030—access; HB033—cemetery, flooding; HB035—already designated for 20 dwellings, access; HB038—great proportion committed to new primary school, remainder is Green Wedge, increased traffic, may need additional space for school playing fields.

General Points: the biggest issue is the substandard and dangerous B6480 and adjacent narrow walkways, the implications of which will get worse as the town expands. A new, large car park on Station Road is a priority. Existing car parks at Grasmere Drive and Cleveland Square could be used to expand the medical centre and its car park and to provide small town centre housing units. Wider pavements, a 20mph speed limit and traffic calming should be provided through town to beyond the new school, and in Low Bentham. HB027, HB028 and HB048 could provide an alternative route to alleviate town centre traffic and to provide better access to Kidde Products, the auction mart and the suggested new car park.

We should restrict ribbon development to the road between High and Low Bentham, as it is conceivable that these settlements will merge in the distant future. Areas of western High Bentham and eastern Low Bentham may therefore have advantages over other possibilities. Housing development should be restricted as much as is practicable to within town boundaries and within easy walking distance of local facilities. The employment (other than retail) areas of High Bentham are mainly in the old mill locations close to the railway, and this tradition should be continued.