

# Cononley: Key points from feedback

## Question 1. Housing: Which Sites?

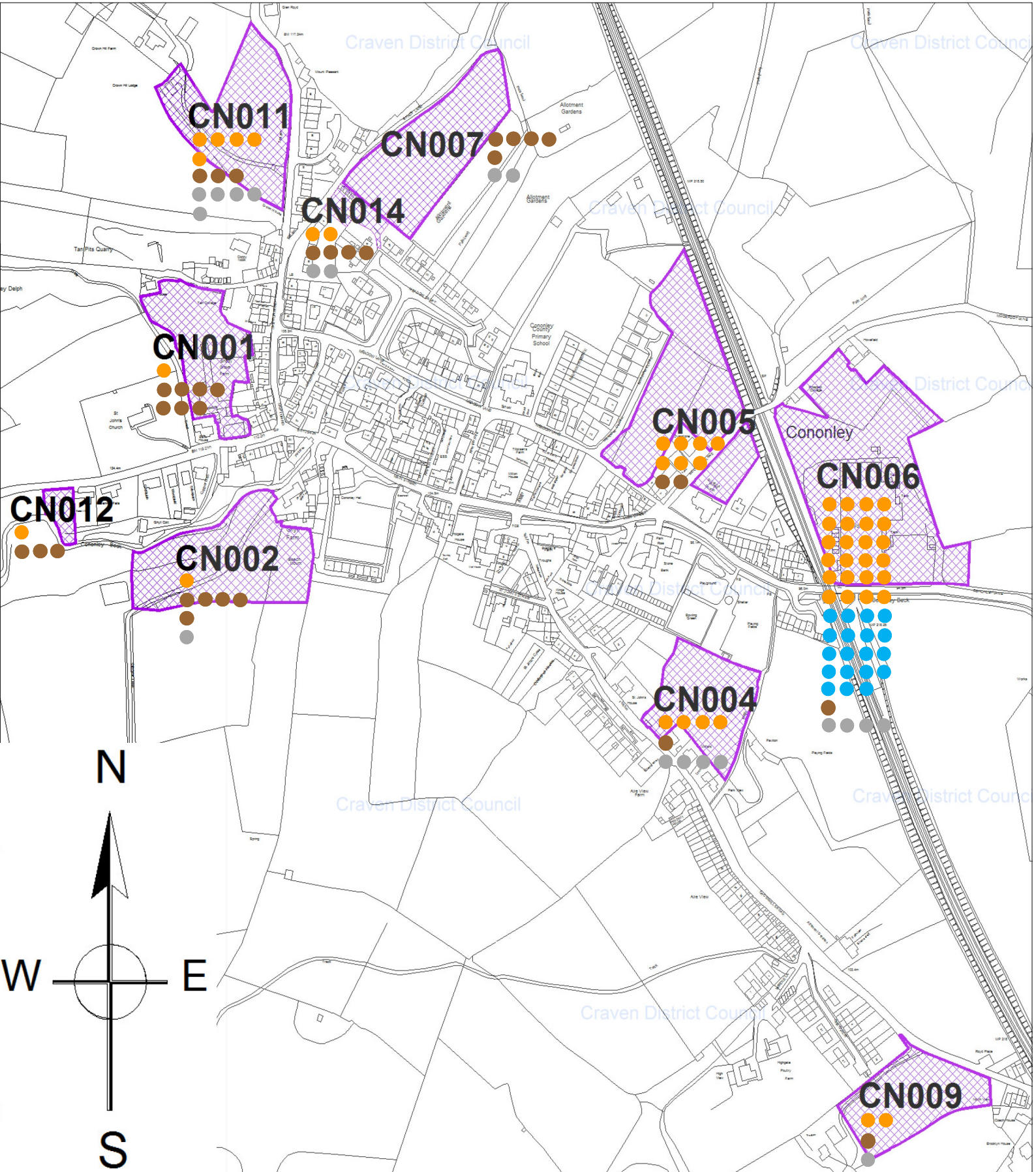
- CN006 – suitable for a mix of employment and housing.
- CN006 – part of the site is agricultural land and should be retained.
- Preferred sites for housing: CN006, CN005, CN011

## Question 2. Employment Land: Which Sites?

- CN006 Identified as potential for a “Salts Mill” type development of existing mill incorporating digital and creative businesses as an alternative to Broughton Hall. Improvement of junction with A629 required.
- CN006 – mill façade should be retained and converted
- Preferred sites for employment: CN006

## Other Information

- Access to sites in west of village (CN007, CN014, CN002 CN012, CN001, CN011) are constrained by limitations of existing road network, i.e. Meadow Lane, Nethergill Road, Skipton Road and Main Street.
- Site CN004 is used as the location for the annual Cononley Gala and fell race with no alternative sites available.
- Brownfield sites, i.e. CN006 should be developed before greenfield sites.
- Need to retain last dairy farm in Cononley (CN001)
- CN014 – retention of CDC garages required to avoid increase of on street parking and traffic congestion. Shady Lane is a private road.



## Cononley

- Housing
- Employment
- Objection
- Information

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.



# Settlement Event Feedback Report: Cononley



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:** Cononley Sports Club

**Date & Time:** Monday 1st July 2013, 3pm-8:30pm

**Number of attendees:** 56

## 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
CN006/CN008	Issues with traffic through village. Sites CN006/CN008 create less traffic through village
CN004	Fell Race field/traditional village gala event site, no alternative available
CN004	Would enclose playing field/ fell race field.
CN004/CN006/ CN011/CN009	CN004 - open space (informal), used for sledging in winter. CN006/CN011 - Main road out of village CN002 - access poor - tiny road CN009 - reasonable site
CN004	Southern edge important to green wedge into Cononley partly floodable
CN005	views of existing residents
CN005/CN011/ CN004/CN014	CN005 - Access problems CN011 - hill site (topographical issues) CN004 - planning permission has been refused here already CN014 - village requires car park, lack of pavements
CN001	Access via West Lane not favoured due to narrowness of road.
CN001/CN012/CN002	CN001—better site, slightly raised on hill CN012—Steep gradient, woodland site, not good site CN002—dangerous access



Site	Comment
CN001	Unsuitable due to vehicle access difficulties to the site.
CN002	This would be a second choice after CN006 as it would not impact on other residents.
CN002	Edge of conservation area would impact hugely on views in and out of conservation area.
CN006	Development of this site would lessen impact of traffic on village.
CN006	1 septic tank & 2 soakaways and 1 mains water pipe servicing 2 adjacent properties to the north needs attention
CN006	Part of site is farming land
CN006	Could pathway be provided through mill site to access railway? – would benefit village as a whole
CN006	Would rather see mill site developed
CN006/CN005/CN004	Preferred sites (i) CN006 (with infrastructure improvements) (ii) CN004 (iii) CN005
CN006	Pedestrian/cycle route through CN006 – improve time taken to catch train to Leeds due to having to currently negate crossing.
CN006	CN006 - wouldn't interrupt existing village
CN011	CN011 - issues of flooding
CN002	CN002– flooding issues on hill
CN005 and CN006	CN005/CN006 Best sites
CN006	Presence of septic tank and mature tree
CN006	Cant see vehicle access being viable for a housing estate
CN006	Favour single development of 45 houses at once rather than long term disruption, CN006 allows this.
CN006	Prime development site would provide sufficient housing for all allocation, pedestrian link through site
CN006	CN006—Best would allow a proper though out development
CN005	CN005—bad—hopeless road access
CN007	Potential for some development
CN006	Only brownfield site, surely this must be a first port of call? Not destroy tranquillity of village?
CN007	Has zero access through village or between streets
CN007	Road access is private road unless CDC knocks its garages down (i.e. developed in conjunction with CN014).
CN007	A bad site impact on loss of farming
CN009	South western part of site should not be developed as does not sit in line with existing housing (western 4 squares of site)

Site	Comment
CN011	Water has run off this site & drains blocked caused problems with flooding on road & cellars of properties opposite
CN011	Would be ribbon development
CN011 & CN005	These sites are too large and part of each site could be more suitable.
CN011	Surface drainage creates flooding risk flagged on house surveys
CN011	Big surface water drainage issues
CN011	Altered building line, application in for two houses, ribbon development
CN001, CN002, CN007, CN011, CN007, CN014	Access through meadow lane very restricted. Access issues at far side of village (including CN001, CN002, CN012) Thoroughfare/single vehicle access
CN011	Negative impact on local farming from reducing the size of working farms by developing CN011
CN014 and CN007	Bad junction at Shady Lane with Skipton Road. Improvements needed before site could be considered.
CN014	Provides parking for 10 cars likely to be rejected
CN012	Big gradient difference through site.
CN014	Where will cars park currently on CN014? Further access issues/congestion
CN012, CN001 CN002	These are poor sites in relation to village highways impacts

## 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.

Site	Comment
CN006	High & increasing rents may reflect shortage of businesses, planners need to be aware of knock on effects of a business going
CN006	Retain for business use, loss of local services need to keep balance in village
CN006	Best as mixed use development housing, small warehouses, offices
CN006	Potential accessible and attractive setting for another Salts Mill. Not tourism but digital and creative businesses as an alternative to Broughton Hall.
CN006	Retain façade and mixed use
CN006	The next Salts Mill
CN006	Potential for trade counters
CN006	Car parking opportunities and avoids congestion through village. High & increasing rents may reflect shortage of businesses planners need to be aware of knock on effects of a business going
CN006	Retain for business use loss of local services need to keep balance in village
CN006	Best as mixed use development housing, small warehouses, offices
CN002	Potential for clustering e.g. food businesses
CN006	Would make excellent mixed use development.
CN006	Provides options for economic development as well as housing

## Other Comments

### Housing

Affordable housing to attract young families with children

Cononley (western sites) 2 or 3 of the farmland steeply sloping sites have access & deliverability issues.

Cononley school has rising numbers and new housing will cause population growth as not the same ageing trends as elsewhere

Any development needs to provide sufficient parking not just for new householders but also for visitors to these houses as parking right through the village is a big issue.

Most sites are not suitable – traffic, pedestrians, (no pavements) rat run etc.

Building houses for rent privately will not address local affordability because buy to let inflates prices. Private landlords will compete for the properties.

Another 45 houses over next 15 years will spoil the village feel. The infrastructure (roads etc.) cannot cope with the current traffic never mind another potential 45 vehicles.

Before any housing need A629 primary access and sewage sorted out

We cannot increase by 90 vehicles (2 cars x 45 houses) until there are concerted infrastructure improvement efforts to A629 junction.

Massive issues with infrastructure, access and conservation status on all sites.

### Employment

### General

The current building line must be retained and brownfield sites should be considered as a priority.

Stop changes of use from garages to housing rooms

Cononley has an increasing younger professional population

Conservation Area excludes former LA housing

Mill – part of 1820's/1830's sticks out back fine building

Issue at eastern end of village with regards traffic safety manoeuvres

Pedestrian access issues within village, increase in traffic since 20mph zone, Cross Hills road junction issues.

A big east/west access divide based mainly on access

Cononley is a hub for other villages in south craven this increases traffic flow into village

Cononley is attractive to affluent middle class families. It is less of a retirement village now than in 2000.

Cononley should be removed until road safety, speeding enforcement is addressed.

Lack of parking and lack of pavements.

Cononley figure—cant accommodate unless road improvements given existing rat run related to increasing commuting from Colne.

Problems with junctions in village parked cars. Need for greater parking.

Double yellow lines around mill, taxi business.

Lack of pavements, off street parking and highway safety issues especially junctions to A629 (2nd most dangerous in North Yorkshire).

Cononley lane ends junction really bad without extra traffic.



# Settlement Feedback Forms Report: Cononley



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:** Cononley Sports Club

**Date & Time:** Monday 1st July 2013, 3pm-8:30pm

**Number of Forms & Letters:** 8

## 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
CN005 and CN011	Realistically going to be only sites really accessible, and to gain the best access for CN005 a new road would potentially have to be built at the back to really make it achievable.
CN006	Only one obvious site but still creates serious access and highways issues (off A629/ junction) through the village.
CN005/CN006	If a back road access could be made would make a better site.
CN006/CN009	CN009 (top part)
CN011, CN004, CN006	Have advantage of good splays, outside village centre, relatively level (some other sites have very steep slopes on the access combined with poor sight lines).
CN006	Would seem the obvious choice. Close to the railway station and on the main road side of the level crossing for road access.
CN005	One of the better suggested sites but would still be close to the railway line and potentially on the flood plain.
CN006	Brownfield site suited for residential development subject to stability of existing mains services including drainage. Would really like to see the retention of the current mill structure so perhaps a mixed development of conversion and new build would work well with provision for suitable affordable housing.



Other Sites	Comment
CN001 and CN007	Really not suitable sites due to lack of access.
(All sites except CN006)	All other sites (except CN006) have access or drainage issues.
CN001	Is a conservation area, the junction of Nethergill Road/Main Street/Skipton Road could not sustain further traffic/parking as it is already treacherous.
CN001	Is the site of the last dairy farm in the village its loss would change the character of the village. Access difficult.
CN002	Difficult to see where access could be facilitated without going past the village institute. Infill of greenfield which would change the character of the village.
CN004	Current greenfield site close to the village playing fields. Difficult to see where access could be facilitated except from Crosshills Road which is already narrow and congested.
CN007	Current greenfield site. Very poor access through Shady Lane (single file only and no option to widen because of existing housing). Houses along Skipton Road already suffer from insufficient mains drainage causing flash floods during heavy downpours. Additional strain by adding extra houses here would only make matters worse.
CN009	Current greenfield site. Access could be an issue as this road is used as a cut through to Crosshills because of the poor access to the A629 when turning right.
CN011	Current greenfield site. Electricity pylon supplying Skipton Road would need relocation. Access difficult unless going in through the existing access. Tricky, very sloping site would make it an expensive development hardly conducive to being used for affordable housing. Drainage problems along Skipton Road and Shady Lane.
CN012	Small site which would not provide current estimated need.
CN014	Appears to be the current site of garages rented out to residents, where would residents store vehicles/other items if garages no longer available. Only option to park on street and congestion is already bad on the surrounding roads, sometimes only passable by one car width.

#### Other Comments

Volume of traffic and excessive speed combined with parking problems, results in Cononley becoming a dangerous place for pedestrians. Although there are 20mph areas in most of the village these are not observed by majority of motorists. Most of the sites have poor or difficult access (comment summarised). New housing has to come but important that it is sited where it has minimum impact on the village centre.

## 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
CN006	Best land for employment, there is an existing mill on the site which could easily be converted into a business.
CN006	Probably none: maybe CN006
CN006	Employment land could be on CN006 as part of housing and part employment. However, the junction of Cononley Lane Ends is really bad and would need further development to prevent accidents.
CN006	Would seem the obvious choice. Close to the railway station and on the main road side of the level crossing for road access.
CN006	The mill in Cononley would be an ideal site for mixed housing/light industry. It is on the Skipton side of the railway line and so probably the majority of traffic would not have to come up through the centre of the village.

No	Comment
No	Dormitory housing required on CN006
No	Not needed at this time . Suggested site CN006 has unsuitable access and without improving the junction with the A629 would prove impossible for traffic to exit Cononley towards Keighley.

### Other Comments