

Cowling: Key points from feedback

Question 1. Housing: Which Sites?

- Preferences have been expressed for a number of sites on the Cowling map
- Sites on the southeast side of the main road (A6068) closest to the existing built-up areas of Cowling and Four Lane Ends appear to be the preferred locations for housing
- One preferred site is located in the gap between Cowling and Four Lane Ends (CW004)

Question 2. Employment Land: Which Sites?

- No preferences have been expressed for employment land

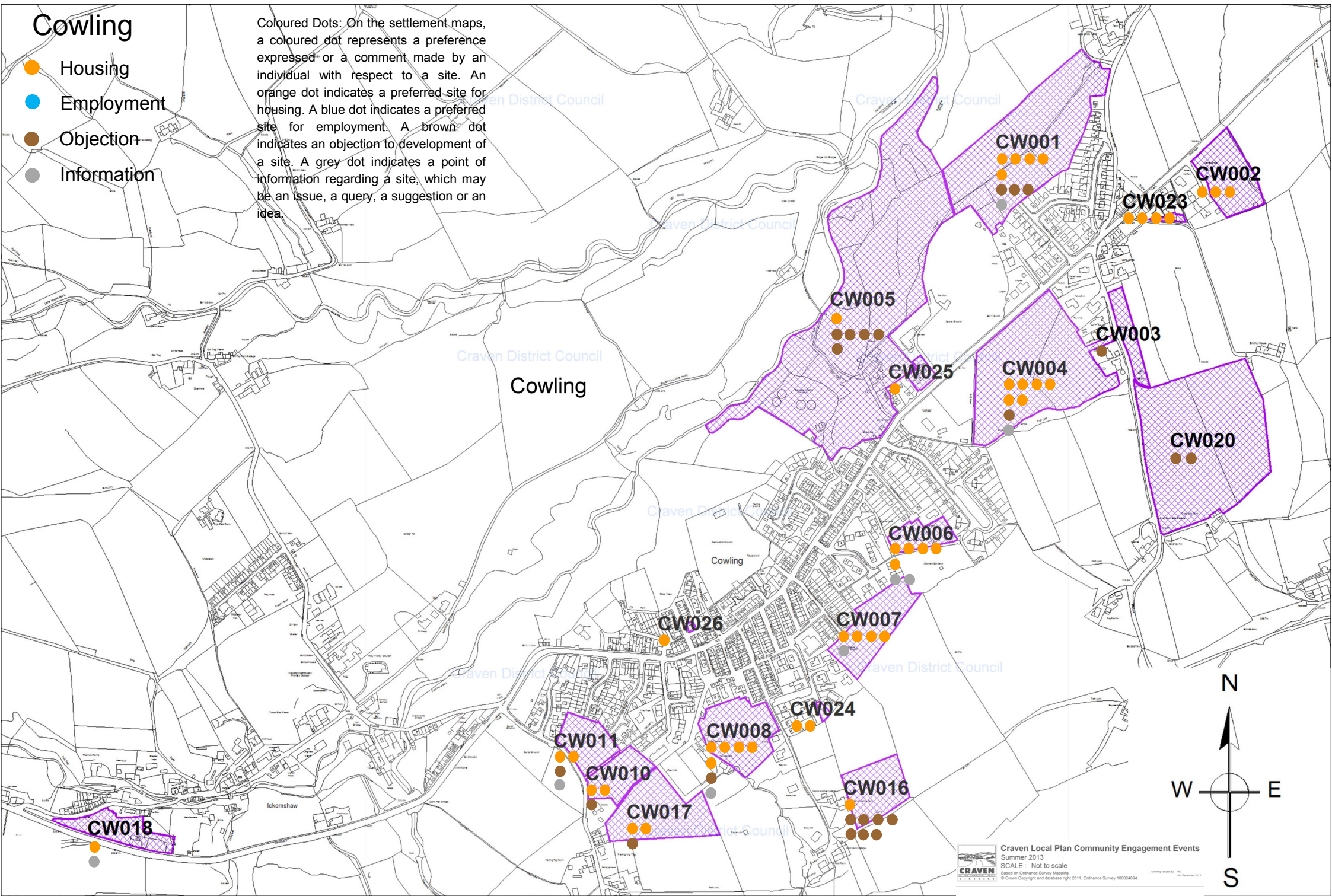
Other Information

- CW001 appears to be potentially contentious in that it is preferred by some and objected to by others
- A number of objections have been raised against CW005 on grounds of impact on amenity, landscape, recreation, biodiversity and heritage
- A number of objections have been raised against CW016, including that it is not within, adjoining or adjacent to the existing built-up area and should not, therefore, have passed the relevant Part One check
- There appears to be no preference for land to be allocated for an industrial or business estate, but there appears to be some support for a mixed-use allocation of housing and small, affordable, adaptable units for local tradespeople and small businesses

Cowling

- 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: Cowling



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: Cowling Village Hall

Date & Time: Thursday 4th July 2013, 3pm-8:30pm

Number of attendees: 20

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
CW001	Two potential points of access. Joined on to existing development. Existing long gardens provide separation.
CW002/CW023/ CW006/CW008/ CW004	Good sites
CW002	Benefits from good access to/from the main road. Existing large gardens provide separation.
CW004	Benefits from good access to and from main road.
CW004	Distinction between main village and Lane Ends is important. Site CW004 would detract from distinctive characters.
CW005, CW001	Poor sites
CW011	To have regard to recreation use.
CW006 -	- Bad access. Have previously tried for planning permission.
CW008 -	- Sewage works.
CW007 -	- Potentially good field but bad access.
CW006 -	- Should be allotments.
CW008	Two potential points of access. Not steep. Joined on to existing development.
CW016	Should this site have passed part one checks? Not adjoining or adjacent to the existing village.
CW016	No access to a public road. Access is in private ownership of existing residents.
CW016	Too far out on own water.
CW016	Access and water supply & steep walls to and from local facilities and shops.

Site	Comment
CW023	Small pocket that could be absorbed.
CW018	Contact Cowling Parish Council who own part of this site to amend the boundary.

Other Comments

Housing	Employment	General
<p>Elderly people are moving out of Cowling because the majority of houses are terraces. Need for bungalows. New townhouses, struggling with school places. More families here now than several years ago.</p> <p>Small and medium sized sites that join up to existing development would be preferable to larger sites with a weaker relationship to the built up area.</p> <p>Needs of elderly people (and their families). Housing provided graduated care within the village provides jobs as well.</p> <p>Consolidate rather than spread. Sites from CW006 westwards would be preferable, exception of CW018.</p>	<p>Employment land with housing land. Small affordable adaptable units provided with housing on a mixed development. Separate points of access so vans don't have to go through residential areas.</p> <p>Cowling employment. Cheap, cheerful and affordable business units to help keep as a working village and accommodate business traffic that is already here. A mill village. Allow a small scale village.</p> <p>Cowling employment. Provide work units close to new homes so self employed people e.g. designers or builders with vans clogging up side roads can lease units and for security to keep an eye on when nearby.</p>	<p>Concern over speed which vehicles come through village.</p> <p>Green infrastructure – safe play areas, which are accessible. (N.B. children crossing A6068) Youth space and allotments could be provided with new housing.</p> <p>Allotments—Parish council will have information about demand and preferred locations.</p> <p>Footpaths along A6068 need to be improved to enable walking through the village. Prams and wheelchairs especially.</p> <p>The historic core of the village is not located within the conversation area.</p> <p>Primary school at capacity. Extension may be required to serve new housing.</p> <p>Problems with funding of village hall. Village had to raise £300k to finish.</p>

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
No	Comment
No	I do not think Cowling needs any employment sites as Cross Hills had a site for many years undeveloped and the sites adjacent to the River Aire at Kildwick round-a-bout is a large enough site for various use classes. In my opinion employment sites should be separate from residential areas. No employment sites are necessary. Many units at Cross Hills / Kildwick / land adjacent the Skipton Road are more than adequate to sustain employment growth if indeed we have any!

Other Comments

Ridiculous! The main road through Cowling is already a hazard with heavy traffic.

A car park central to village would also help to clear a busy main road of parked cars—I am a resident of Cowling—have a garage—which I use for its purpose—not as a storage room—unlike some!

Do not think Cowling village is suitable for any large employment site.

We do not know. This would depend on the type of use.

Other Feedback (Summarised)

A 2-page statement titled Personal Comments on SHLAA Sites for Cowling (JM Tindale) describes several notable historical aspects and features of site CW005 and its surroundings; and makes a number of detailed points about several other sites, including issues of ownership, access, parking, development and land use. The statement says that Cowling doesn't need any new housing. Recent developments are enough and have done little to contribute to village life—lately the pub has closed. What Cowling does need is a small nursing home with a few dementia places. This would enable older residents to remain in familiar surroundings and be visited daily by friends and relatives; it would also create a few jobs. Site CW004 or CW001 would be suitable.

CW016 should be removed from consideration, because: it isn't adjacent to the existing village and therefore doesn't pass Part One of the SHLAA Site Checklist (this also applies to CW020, CW005 and CW017); the access is a private road in separate ownership; the site is prime grazing land; and development would harm the amenities of four adjacent households.

Cowling village has expanded sufficiently—any further development would be detrimental to its village identity. Should any further developments be necessary then they should only be of a small nature.

CW005 and CW001 are entirely unsuitable because of their expansive and intrusive nature. Joining the two areas would harm the village community. They encroach on an area of beauty, with footpaths, enjoyed by locals and visitors. Development would impact on historic buildings, including Carr Head Hall (II* listed) and Ridge Mill Bridge, and would require removal of woodland and associated habitat. The land includes steep slopes and difficult access.

There is no need for employment land in the Cowling area.