

# Embsay: Key points from feedback

## Question 1. Housing: Which Sites?

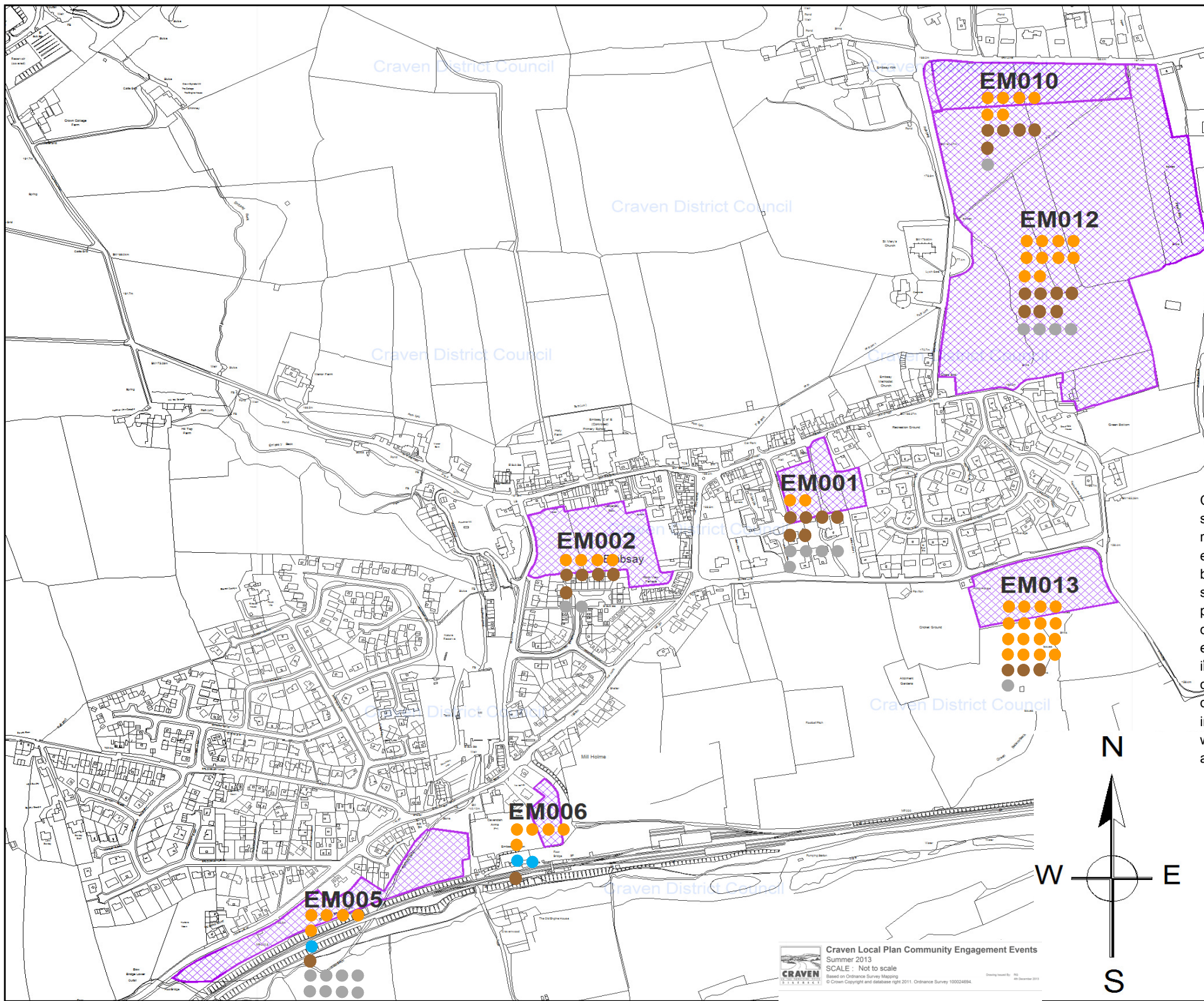
- Sites on the eastern side of Embsay seem most popular.
- Most popular site is EM013. Reasons include: Access, least impact on existing property, least impact on traffic.
- The sites in between Embsay and Eastby (EM010 and EM012) are contentious yet popular, only parts of these sites should be developed so that a wedge of green space remains. There are also many objection comments re' these sites.
- EM001: Very unpopular and contentious. Important part of village. Possible public space/car park. TPO trees, access issues etc.
- EM005: Concerns re' flooding. Fairly contentious. Quite popular. Other uses including play space. Preferable as it is small on the edge of the village.

## Question 2. Employment Land: Which Sites?

- Only EM006 and EM005, close to the train station, good for access onto road network.

## Other Information

- Skipton Rock Quarry – an excellent location for employment development.
- Important green space should be preserved in Embsay.
- Car parking seems to be a big issue in Embsay.
- Sewerage issues raised several times.
- Infrastructure lacking, schools, transport, etc.



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.

- Embsay**
- Housing
  - Employment
  - Objection
  - Information

# Settlement Event Feedback Report: Embsay



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:** Embsay Village Hall

**Date & Time:** Wednesday 3rd July 2013, 3pm-8:30pm

**Number of attendees:** 81

## 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
EM012	Gas main runs through site. This may have 200m restriction. Reduce capacity of houses significantly. Sensible to have frontage development on site.
EM002	Large enough to accommodate more than sufficient housing.
EM012	Eastern most part of this site floods - associated with culvert. Also a back up of debris unless new culvert built. (Against EA practice).
EM012	The southern end of the site could lend itself to vehicle access and pedestrian access to Embsay village. But the north and middle of the site. The new plan should require distinct green separation of Embsay from Eastby and away from pipeline.
EM012	Southern site appropriate below separation distance from sewer.
EM012	Dot houses around this site rather than building village.
EM012	The worst of the bunch because of road access, wildlife and pheasants, a sizeable crop growing area.
EM012	A major gas storage pipe run east to west across this site. This is a section of pipeline from Humberside to Cumbria.
EM012	North eastern area of flooding. Priory Syke.
EM005	Site is flooded each year. Also the sewers run into main road. Houses would have to be higher than the railway line.
EM005	Play space at this end of the village would be suitable.
EM005	Could break this site up if part of the sites not subject to flooding.



Site	Comment
EM005	Flooding issues
EM005	This site has localised flooding problems associated with Embsay Beck.
EM005 and EM0013	Better sites due to traffic impacts.
EM001 and EM002	Poor site as integral to village character. New housing better on outskirts.
EM002	Concern over both access and drainage capacity
EM005	Flooding regular
EM006	Could be reasonable site.
EM012	Safe site re roads, good for commuting. Contribution towards recreation.
EM013	Local opposition.
EM002	Not practical because vehicle access but the green space amenity is limited to neighbouring houses because of the raised nature of the greenfield site.
EM001 and EM002	Infilling current housing areas would be detrimental to the current village aspect, road networks, parking and individual outlooks.
EM013	Land is at a lower level.
EM012/EM013	easier access
EM005	Major flood risk area.
EM010	Could be a good site due to access
EM013	The best site as compatible with the historic village infrastructure and character.
EM013 and bottom of EM014	Could access work in Leeds, Bradford and Harrogate.
EM013	The best site because all others are part of continuous run of green spaces. Less impact on existing settlement character from this site.
EM013	A better site on the edge with road access. Potentially a great site. No problem with this site.
EM013	Located off main road, good for traffic, avoiding people travelling down narrow high street.
EM012 and EM013	Easier access
EM001	Land level differences, not so bad if single storey.
EM001	Would create on street parking problems. Should be used for parking.
EM013	Not sensible area to develop as outside built up area of village.
EM001	A disaster as integral to village character, locked in.
EM001	Charge for parking on existing car park would be realised source of funding if EM001.
EM001 and EM002	Concerns re vehicle access and appearance of any solution.
EM001	Problems with access onto main street. Trees with preservation order. Poor visibility on frontage.

Site	Comment
EM001 & EM007	Better to use these sites within the village then spread the village further.
EM001 and EM002	Attractive crofts of green space. Development would detract from the character of the village.
EM002	A perfect site to build on because it is enclosed by buildings on three sides. Don't want Embsay spreading towards Skipton or east.
EM011	Flooding issues. Northern projection. Highway authority restricted visibility. Western part of the site should be considered for amenity purposes.
EM010 and EM012	Size of a new village and impact on school. Traffic out via narrow streets.
EM010	Could accommodate a smaller number along road to reflect linear character of Eastby.
EM010 and EM012	Bad sites as they constitute an important green space. Possibly southern end only of EM010.
EM005, EM006, EM013 and EM010	Small development areas on edge of village (EM005, EM006, EM013, EM010) would be preferable as it would not create another large estate area.
EM001	Better suited to a lease for car parking (say 40 cars) and landscaping and seating as a public space and social area.

## 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
EM006	If visibility issues could be solved could be a good site for business units as neighbour is steam railway rather than residential. Housing could be provided on redeveloped spinning mill units. If visibility issues could be solved could be a good site for business units as neighbour is steam railway rather than residential. Housing could be provided on redeveloped spinning mill units.

## Other Comments

Housing	Employment	General
<p>High density housing would be more in character with the older part of the village.</p> <p>Primrose Glen—2 houses, 3 flats haven't sold, affordable housing has gone.</p> <p>Bungalows are not available. Town houses at Tannery remain available . Flats are for rent for around £420 a month.</p> <p>Prefer smaller developments that infill rather than larger scale estate development.</p> <p>The housing development needs to be spread out across the site.</p> <p>Don't want Tannery style development creating insular sub communities that don't integrate with the rest of the village.</p> <p>Recently built housing in Embsay hasn't sold because it has been the wrong type of housing. Also with the type of affordable tenure shared ownership would be taken up.</p> <p>The type of housing that meets local need is that provided at Delacres not the Tannery.</p> <p>Eastby - There is existing housing that is not being made available to local need.</p> <p>Even distribution of development throughout village. More fair on residents of village.</p> <p>Village full—no development. Car park is full. Views are important . Very little space for recreation.</p> <p>Counter comment. High density housing would not be in keeping with other parts of the village and would create big parking problems.</p> <p>Existing road safety, drainage and flooding mean difficulties accommodating more housing.</p>	<p>Skipton Rock Quarry—an excellent employment development location that would meet need in Embsay without negative impacts.</p> <p>Mill spinning units are unlet. Suggest obsolete and unsuitable for modern business. But if knocked down and redeveloped this would more feasibly be loss of units for housing.</p> <p>A lot of sole traders with vans in Embsay.</p> <p>Continued sequence of green spaces for wildlife.</p> <p>Sewage capacity may be full in area.</p> <p>Important to retain green space within village.</p> <p>A need for more recreation particularly for teenagers.</p> <p>Outdoor bowling green please.</p> <p>Open spaces within village are an important resource. Lack of bowling green.</p> <p>People commute by car to Lancashire and Manchester. People seem to want to live in Embsay and commute long distances. People commute to Harrogate for work.</p> <p>Parking areas full all day.</p> <p>Recreational space important for village. Avenue of trees has historic value. Site to rear of village hall. Improving parking including parking for village hall.</p>	<p>Embsay has had its period of rapid growth now another place's turn. Bigger than other villages with some facilities so alternative strategy to spread based on existing proportional populations should be looked at.</p> <p>Car parking insufficient - residents need to park on double yellow lines. Larger car park would be of benefit.</p> <p>Grow amenities alongside housing.</p> <p>Insufficient space at local school.</p>

## Other Comments

Housing

Employment

General

Elderly people moving out of existing cottages in old part of the village to care homes and bungalows elsewhere. The village is not ageing and is very popular with young families.



# Settlement Feedback Forms Report: Embsay



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:** Embsay Village Hall

**Date & Time:** Wednesday 3rd July 2013, 3pm—8:30pm

**Number of Forms & Letters:** 19

## 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
EM012	A small development at the southernmost part of the site at the rear of existing housing on Low Lane could be considered.
EM010, EM013	This site could be suitable for a small number of homes of quality detached houses but is unsuitable for "affordable" homes.
EM013, 006, 005	Sites do not add additional traffic to narrow and congested village centre and main street. Also they are not in a conservation area.
EM005	I favour EM005 as that would have the least impact on the village.
EM002, 001, 005, 006	Logically these sites look preferable.
EM010*	Only section closest to existing properties to the north of site (Indicated on map).
EM012*	Only southern section closest to existing properties (indicated on map).
EM013	1). Easy Access 2). Least effect on existing prospects 3). Additional traffic kept away from busy narrow main street 4). On Bus route.
EM006	Has least visual impact on village layout and has ease of access on to Skipton Road/Main street.
EM010	Continue a linear line of development on north side of the road.
EM013	(Indicated on map).
EM013	Would appear the best site for development on a phase programme. It is close to amenities and access is suitable.
EM013	The only realistic site.

Other Sites	Comment
EM001	This site is totally unsuitable for development. It has access problems and modern housing fronting on to Main Street would ruin the character of this part of the village and exacerbate already difficult traffic/ car parking problems.
EM002	Access restrictions also make this site unsuitable for additional housing.
EM005	This land is regularly flooded and could only be considered if there is a major upgrading of the surface water drainage to effectively lower the water table in the area. The flooding, from observation, is not caused by overflow of Eller Beck.
EM010, EM012	Were coloured yellow (on map) is subject to periodic but heavy flooding (At least twice yearly). This is due to the stream known as Priom Syke which runs off the dale sude through the property on 21a King Lane, Eastby.
EM010, 012, 013	Are outside current village developments.
EM010, 012	Not EM010 or EM012 which would join the villages together creating ribbon development. (Anyway EM012 contains a major gas pipeline).
EM010, 012	Not suitable. EM012 has a major pipeline through it (indicated on map).
EM006	Completely unsuitable due to extremely poor visibility (blind corner on road) drainage cannot cope with existing use sewage flooding - see Yorkshire Water reports, access via

#### Other Comments

I am concerned there are still empty new-build in Emsay (eg. Primrose Glen) Let's make sure that the appropriate housing is made available (eg. Affordable housing for locals) and houses for retired people to downsize. The small green "in-fill" places are an important feature of the village and we want to keep them.

The implication that the two completely separate villages of Emsay & Eastby should be joined by large scale housing development at EM010 & EM012 is disgraceful & completely against local wishes.

The most important aspect in the development project is that both villages retain their unique character and do not disappear into an amorphous straggle merging into a bland corridor "on the way to" Skipton. The proposed development should stay in close proximity to the boundaries of each village, preserving their discrete geography, leaving a clear and open space between them. Therefore I would favour the consideration of the areas marked overleaf. (shown above \*).

There is a green strip through the village which covers EM005, 006, 002, 001, 012, 010.

## 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
EM006	Close to railway and on edge of village.
EM005	The only parcel of land which may lend itself to employment is possibly EM005, should in the future it is absolutely essential, which at this present time would seem unlikely.
EM006	Maybe possible due to semi residential nature of the railway environment. None of the other sites would be useful for employment.
No	Comment
No	Not needed in this location. The major employer in Embsay was allowed to sell the tannery land for housing some few years ago so obviously employment land was not considered necessary & change of use granted.
No	We don't feel Embsay is a suitable place for employment land use. People are more likely to work from home. Additional commercial traffic would cause problems on already busy narrow road.
No	Proximity to Skipton and corridor to larger business centres indicates that only small units may be suitable for development. Accessibility would indicate that it is not appropriate in Embsay with Eastby.

### Other Comments

There is no obvious justification for additional commercial or industrial development land in Embsay. The Ebor Mill on Skipton Road has available space for expansion and there appears to have been such space available for some considerable time which has not been take up for any business purpose.

We don't want additional traffic through Embsay as it is very busy already and it spoils the "village feel" and is dangerous for our elderly and Children. We need to make sure that existing houses are occupied before planning to build more. Who decides on this figure of building over 15 years?



## Other Feedback (Summarised)

Whilst Embsay has had its fair share of housing development it is important not to adopt a NIMBY attitude as there is a National need for housing. To have a limited negative impact on the village the plan would have to: give regard to the conservation area, produce smaller developments, distribute the development sites evenly, revise the numbers to built in Embsay, address the lack of school places, take into account the houses built by the YDNP, give regard to the important tourism industry in Embsay, address the road infrastructure issues. Embsay has a larger population than similar villages around Skipton but with few school places comparatively. Public transport does not reasonably allow people to commute further afield than Skipton. There are serious road infrastructure deficiencies to several sites: EM001, EM010, EM012, EM002. Whereas EM013, EM005 & EM006 aren't affected by narrow out dated roads. There are several pros and cons for each site in Embsay listed.

We would prefer an absolute minimum number of developments within Embsay otherwise it will be maximised by developers and become a small town. None of the sites in Embsay are suitable for employment land according to the criteria in the "Shaping a Strategy for Employment Land in Craven" on page 9. We have concerns regarding the suitability of EM010 & EM012: We are concerned that the site report for plot EM012 has an indicative housing capacity of 356, which we feel will be exploited by developers; development of these sites will increase traffic; the roads are too narrow; the sites are in the National Park; there are open water courses within the land; the area is prone to flooding, hard landscaping would exacerbate the existing problem; there are several mature trees within the sites; the Parish Council has indicated these plots should be protected to retain a natural divide between Embsay and Eastby. We hope the current planning applications will form part of any future development strategies.

Embsay with Eastby is on the boundary between YDNP and Craven District. Craven DC plans will contradict the efforts of YDNP to preserve the village. A marked decline in industrial and commercial activity question the need for new housing. Its is questionable whether the existing infrastructure can cope with additional homes, such as: Sewerage, Education and Roads. Housing should be focused on Skipton, South Craven, Settle and the North west. In locations which are more suitable. Sites EM013, EM005 & EM006 are unsuitable due to one or more of the following reasons: development would intrude on the open countryside, Flooding concerns, They would create ribbon development, Road safety concerns.

EM012—A new housing development on this land would completely ruin the character of the area and would mean Eastby becoming an integral part of Embsay. The development would be far larger than anything required in this area and would put enormous pressure of existing facilities, increase traffic volumes and danger.

Consensus views are difficult to assess, but there seems to be a feeling in the village that it should not grow significantly due to: Lack of School places, transport issues, and parking problems. The social amenities are also at full capacity. Three houses a year does not seem unreasonable yet none of the sites are without serious problems. EM005—Flooding issues. EM006—Very dangerous roads. EM001—Important green space and increased parking problems. EM002—It would be expensive to link roads and utilities to this site. EM010/EM012—would effectively join Embsay with Eastby, intrusion into open countryside. EM013—Development on this site would extend the southern boundary of the upper part of the village. Embsay is popular yet several properties in the most recent Primrose Glen remain unsold after two years.

Although the public footpath has been shown on the map the more important major gas pipeline from the east coast to the lake district which crosses EM012 has not. Please see map for approximate position of this (indicated on map). It is also prime agricultural land at present growing winter wheat. Access issues, blind corner at the end of EM010.

Embsay has recently undergone large development and the houses have remained unsold. The village lacks infrastructure needed to support new homes: Schools and Shops etc. Embsay and Eastby value their separate identities building on EM012, EM010 would erode this. Embsay benefits from tourism, if we build on important sites the village will be less attractive to visitors. All the suggested areas are actively farmed, the tenant farmers will have little say over the future of the sites. It seems ludicrous that green field sites are being considered when there are brownfield sites available for development. (x2)