

Craven Local Plan Community Engagement Events, Summer 2013

Gargrave: Key points from feedback

Question 1. Housing: Which Sites?

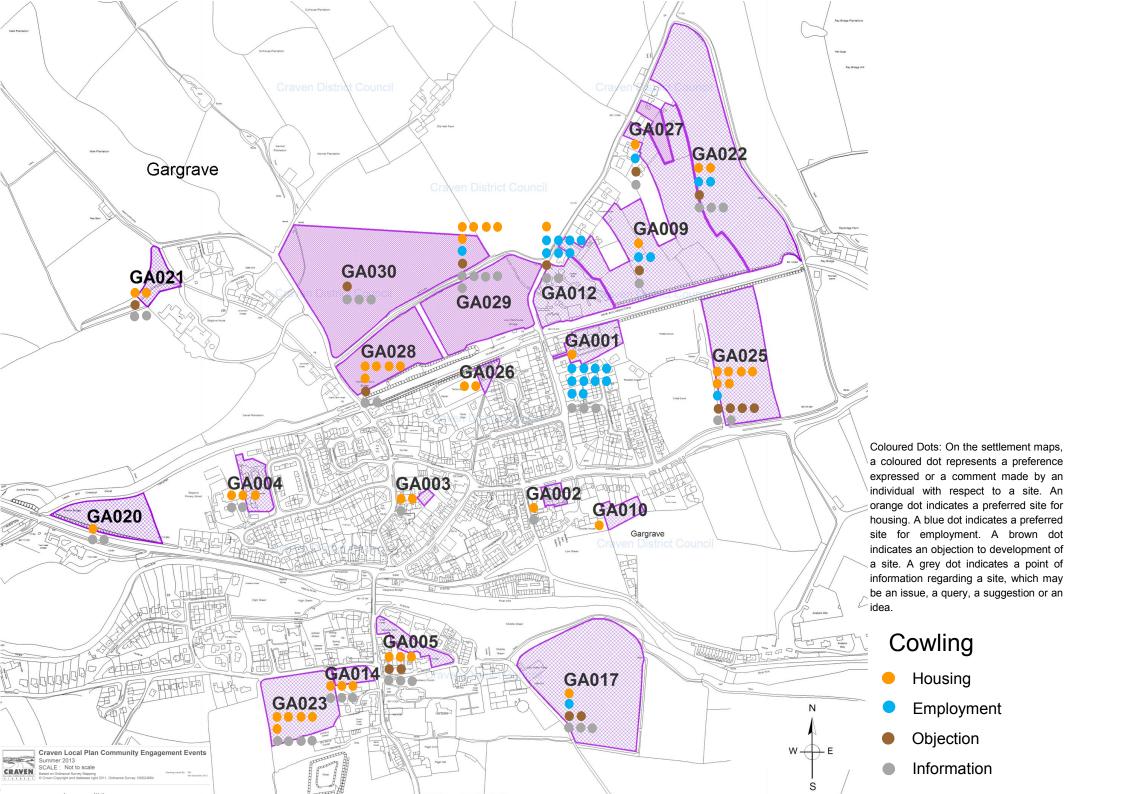
- Preferences have been expressed for a number of sites, but the most preferred appear to be GA025, GA023, GA028 and GA029
- Although the greatest number of preferences have been expressed for GA025, it has also generated the greatest number of objections and may therefore be a more contentious site
- Smaller sites GA004, GA005 and GA014 are also preferred by some: GA004 has been suggested as a good site for elderly accommodation; GA014 adjoins GA023 (one of the preferred sites mentioned above); GA005 may be more contentious.

Question 2. Employment Land: Which Sites?

- Existing employment sites GA001 and GA012 appear to be the most preferred by far
- People appear to believe that it is important to keep and possibly extend GA001 and GA012 for employment purposes
- Preferences for other sites are relatively few and relate to GA009, GA022, GA025, GA029 and GA017

Other Information

- There may be opportunities related to tourism and a need to preserve important assets like the Pennine Way, river and canal
- Land around the railway station may be preferable for housing. People could walk to the station more easily. Impact on the historic conservation area would be avoided. The stone yard, for example, could be relocated to new employment land and redeveloped for housing.
- Things raised by local people in meetings with the parish council about neighbourhood planning may need to be picked up



Craven Local Plan Community Engagement Events

Settlement Event Feedback Report: Gargrave



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: Gargrave Village Hall

Date & Time: Wednesday 26th July 2013, 3pm—8:30pm

Number of attendees: 73

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
GA012	Keep as it is for valuable employment and good local gym.
Sites south of the	Sites south of the river would be very unpopular in the most attractive and historic part of
river.	the village.
Northern sites	The northern sites would be less disruptive to the village.
GA001	Would be inappropriate and not desirable to ask businesses to move.
GA004	A good sites as it is brownfield. Perhaps suitable for sheltered housing.
GA004	Would be a good site for bungalows as part of extra care provision.
GA005	Very poor for access. Traffic coming over bridge travels too fast. Road is narrow and
GA005	Development would result in further congestion. Narrow pavement. Access could be an
	issue. Drainage is an issue.
Gargrave sites	Avoid developing the sites close to the pennine way, river and canal. These are the key tourism arteries that underpin the village.
GA001	Would be a loss of employment for the village.
GA023	Floods in winter as it is a location at the bottom of draining hillsides. Prominent site from
	Pennine way.
GA014	This area is popular with walkers / recreation. Good amenity value for the village.
GA023	This area is popular with walkers / recreation. Good amenity value for the village.

Site	Comment
GA023	Well placed for electricity, sewerage and water connection and vehicle access and is
	therefore a preferable site.
GA025	This site is too prominent to develop.
GA025	Outside the natural village area. Food production. Entrance to highway.
GA025	Appropriate site. Looked over by existing properties. (x2)
GA028, GA029	Could make a very attractive development and is far enough from existing properties to avoid any adverse impact.
Eshton Road	Just before the canal. Empty homes.
GA022, GA029	Visually attractive equestrian field from canal tourism.
GA029	Would not require pumping station for sewerage.
GA009, GA022, GA027	Would require pumping station for sewerage.
GA028, GA029, GA030	Culvert under Mark House Lane and beck from Mark House Lane. Serious flooding problems. The canal as a receptor of water is above the level of the sites.
GA030	Area floods. Impact on national park and food production.
GA028, GA029	Preferable because of easier connection for utility services.
GA021	Could make a nice development of a couple or a few houses.
GA021	It is difficult to think of any argument in favour of this proposal.
GA028 / GA029	Preferable as they could be integrated with the existing village whilst not impacting badly on existing properties.
GA028 / GA029	May be acceptable for low density housing.
GA030, GA029,	More of an impact on tourism than GA009, GA027 and G022. The Pennine way runs
GA028	adjacent GA028 and GA030.
GA021	Major access problems over historic canal bridges. Site of a bank of ancient trees which were planted as a shelter belt / landscape feature.
GA021	This development would require expensive road improvements.
GA022	Food production. Flood issues.
GA023	Partial development would be acceptable within the building line.

Site	Comment
GA005	This space is integral to the village due to its amenity value.
GA005	More suitable for a single dwelling.
GA025	Mould not interfore with the existing village
GA023	Would not interfere with the existing village.
GA023	Would be a better site for housing. Less impact on existing residents.
GA005	Access issues. Traffic problems are very acute. Cumulative effect of GA017 would increase impacts. Drains problems.
GA009, GA022, GA027	Suitable for a mix of housing and light employment development.
Gargrave sites	Anything north of the canal has access difficulties. 2 humpback bridges to access the rest of Gargrave.
GA025	Well placed for sewage and water connection, and vehicular access, and therefore
GA010	A good low impact site.
GA014	If developed, would need to provide a footpath along the road to the north.
GA023	If developed, would need to provide a pavement along the road to the north.
GA14	Marton Road is a poor road. Focus housing on sites with good access to the A65 and have
GA017	Frontage properties facing river. Create an open green area to the south of the river.
GA017	Access is an issue down church lane.
GA020 / GA002	Already subject to planning applications.
Gargrave	Need a broad offer of apartments for a variety of active and cared for people between their 60's and 80's.
Gargrave	

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
GA17	Suggested for light industry.
GA012/GA001	Both should be retained for industrial use.
GA001 / GA012	Retaining employment land at GA001 land GA 012 is important. The caravan site is also important to local tourism.
GA001 / GA012	Important to retain as employment sites. Preferable for employment use. Such uses contribute to the character of the village.
GA029	May be preferable for employment. Part of the site could be used. Adjacent to coalyard and opposite existing business park. Site is big enough to include plenty of landscaping. Would fit in with village character.
GA001	Keep as it is for valuable employment and a good local gym. There has been plenty of recent business activity / turnover of premises on the site.
GA001	General feeling that losing GA001 to housing would result in a loss of employment facilities.
GA025	Part of the site might be good as new employment land. Good road access. Would bookend the village.
Gargrave	A location for some small scale light manufacturing / craftwork would be good.
Employment sites	Need good maintenance locations with an identity / story behind them. Mutli-use walk in employment units / offices capable of catering for appointment visits and plenty of car
Gargrave	Go for mixed use sites with housing and other uses including employment that people have to travel out of the village for. Units for the early years of new business.
GA009, GA022, GA027	Suitable for a mix of housing and light employment development.

Housing	Employment	General
Postwar baby boomers are the 1st	There is a need for employment sites	Paradise Wood and fish farm is not
generation to take better care of their	in Gargrave if are going to build new	shown on the map but should be.
health and have a high quality of life	houses.	
so the current generation of 60		
somethings will produce a higher		Need families. Gargrave village
population of 70 and 80 somethings.	Systagenix does not bring anything	school has capacity to accommodate
	to the village and most of the	more children.
	workforce do not live in the village.	
Gargrave is a high vale area where		
existing housing can be viably be		The A65 is a key issue—heavy
redeveloped to provide a higher	Many businesses have moved out.	traffic.
number of smaller dwellings to cater	There are many local young people	
for falling household sizes and	looking for work. Need more flexible	Affordability magne that popula
stabilize the population of the	planning approaches to let	Affordability means that people
existing housing areas.	agricultural premises inside and	cannot work and live in Gargrave—
	outside the village be used for	Systagenix people travel from elsewhere as cannot afford to live in
	enterprise.	
Land around the railway station		the village.
although detached from the village,	There is no real demand for	
would be preferable because people	There is no real demand for	Gargrave priorities are (i) sewerage
would be able to walk to the station	employment land in Gargrave. If land	infrastructure, (ii) traffic throughout
more easily. The stone yard for	were to be allocated it would be	the village, Anchor Inn, Marton Road
example would be a good brownfield	unlikely to be developed.	lorries being directed down Eshton
site and the business could relocate		Road then they reverse. (iii) flood
to new employment land. Land		risk.
around the station is also outside the		
historic conservation area and would		Gargrave pubs: facilitate them to
avoid impact on heritage assets.		becoming more diverse destinations.
		Need flexible planning approaches to
\\\\-\\\\-\\\\\\\\\\\\\\\\\\\\\\\\\\\\		facilitate a wider mix of uses, for
We need more affordable housing for		example, sports clubs and camping
young people. The annual figure		grounds (including keeping the pub).
should be higher.		
		Tourism in Gargrave (eg: rainy day
It would be preferable to develop a		attractions) is relatively under
few smaller sites around the village		developed. But as regular staying
rather than a single large site.		visitors we like this.
With an ageing population wrong		
type of accommodation. Need for		Local people have raised things with
more bungalows. Consider		the Parish Council during meetings
properties for older people. Gardens		considering a neighbourhood plan.
for older people. People living in		These need to be picked up.
larger properties as don't want to live		
in apartments.		How do we keep the critical mass of
maparimonio.		services and people going/ What
		size of village do we need to avoid
		becoming a dormitory village? Allow
		the strong property market to
		intensify sites to sustain population

Housing In favour of smaller plots. 5 a year is too much. Difficult to find employment opportunities. Transport is not good enough.	Employment	General Lack of shops and amenities. Could we have policies to protect existing
too much. Difficult to find employment opportunities. Transport		we have policies to protect existing
		shops and amenities?
Agree with the amount of houses.		We need to avoid things that happened in the national park from happening here in Gargrave.
Agree that the South area spread of new housing is about right. Villages to take their fair share but transport connections are in Skipton.		
Important to build in local stone. Some recent housing is mimicked but has been done well.		

Craven Local Plan Community Engagement Events

Settlement Feedback Forms Report: Gargrave



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: Gargrave Village Hall

Date & Time: Friday 26th 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
GA025, GA022, GA028, GA029	I do not agree with small infill development.
GA025	Access better than many of others.
GA012, GA026	Many people walk along Chew Lane.
GA005, GA014, GA003, GA002	With regard to further housing development in Gargrave I would like to see the canal form a natural boundary with no development to the north of the village. I would like to see any housing development using the small infill sites dotted around the village (see map) e.g. GA005, GA014, GA003 GA002 for infill development.
GA014, GA023, GA005	I think smaller infill sites would be more appropriate for Gargrave such as GA014, GA023 and GA005.
GA012, GA028, GA029, GA021	Being on the edge of the village, new housing on the above areas would impinge less on the existing dwellings and character of the village. It could be an easier matter to provide the necessary mains services to these sites and they are relatively unlikely to flood.

Other Sites	Comment
GA020	? Floods
GA003	Small
GA025	? Floods
GA017	No development here, because of very poor access.
GA017	GA017 is not appropriate given Church Lane is a narrow cul-de-sac.
Other Comments	
Nothing S. of river—far	too much traffic over bridge already.
HOUSING—affordable	please. Gargrave has plenty 5 bed £1/2 million houses.
the sites shown betwee	vould be more appropriate for Gargrave, GA023, GA014 and GA005 in the old village and en the canal and the A65 in the wider village. GA017 should not be developed unless n be provided (Church Lane is a narrow cul-de-sac).
	ral boundary to the village and the sites suggested to the north should not be developed—sites adjoining Gargrave House, virtually a separate hamlet in its own right.

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
GA001	GA001 is already an employment area. Various small industrial sites, e.g. garage repairs gym etc. This must stay.
GA022, GA009	Farthest from housing but still fairly close.
No	Comment
No	[No comment]
Other Comments	

If Gargrave needs more employment land the existing light industrial areas east of Eshton Lane could be extended—GA001 and GA012. The cricket and football fields form a natural boundary to the east, i.e. the development of GA025 for either residential or employment uses should not be considered.

development of GA025 for either residential or employment uses should not be considered.
If there is any need for more employment land to be developed I would like to see it on an extension of the existing industrial area off Eshton Road.
Extension of GA001 and GA012. Sites outside the village such as GA025 not appropriate.

