

Gargrave: Key points from feedback

Question 1. Housing: Which Sites?

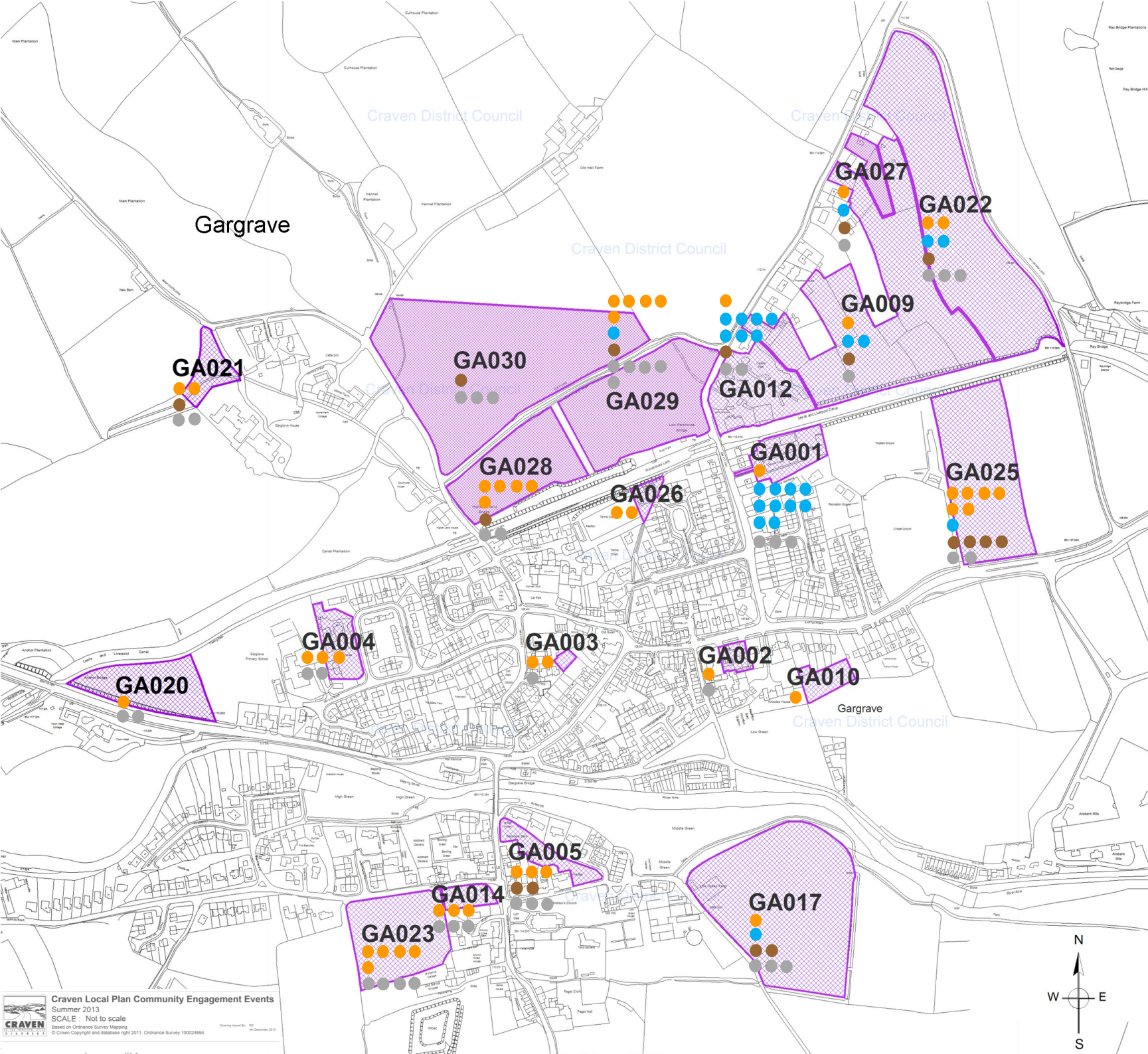
- Preferences have been expressed for a number of sites, but the most preferred appear to be GA025, GA023, GA028 and GA029
- Although the greatest number of preferences have been expressed for GA025, it has also generated the greatest number of objections and may therefore be a more contentious site
- 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



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.

Cowling

- Housing
- Employment
- Objection
- Information



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 river.	Sites south of the river would be very unpopular in the most attractive and historic part of 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, GA028	More of an impact on tourism than GA009, GA027 and G022. The Pennine way runs 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.

Other Comments

Housing

Postwar baby boomers are the 1st generation to take better care of their health and have a high quality of life so the current generation of 60 somethings will produce a higher population of 70 and 80 somethings.

Gargrave is a high vale area where existing housing can be viably be redeveloped to provide a higher number of smaller dwellings to cater for falling household sizes and stabilize the population of the existing housing areas.

Land around the railway station although detached from the village, would be preferable because people would be able to walk to the station more easily. The stone yard for example would be a good brownfield site and the business could relocate to new employment land. Land around the station is also outside the historic conservation area and would avoid impact on heritage assets.

We need more affordable housing for young people. The annual figure should be higher.

It would be preferable to develop a few smaller sites around the village rather than a single large site.

With an ageing population wrong type of accommodation. Need for more bungalows. Consider properties for older people. Gardens for older people. People living in larger properties as don't want to live in apartments.

Employment

There is a need for employment sites in Gargrave if are going to build new houses.

Systagenix does not bring anything to the village and most of the workforce do not live in the village.

Many businesses have moved out. There are many local young people looking for work. Need more flexible planning approaches to let agricultural premises inside and outside the village be used for enterprise.

There is no real demand for employment land in Gargrave. If land were to be allocated it would be unlikely to be developed.

General

Paradise Wood and fish farm is not shown on the map but should be.

Need families. Gargrave village school has capacity to accommodate more children.

The A65 is a key issue—heavy traffic.

Affordability means that people cannot work and live in Gargrave—Systagenix people travel from elsewhere as cannot afford to live in the village.

Gargrave priorities are (i) sewerage infrastructure, (ii) traffic throughout the village, Anchor Inn, Marton Road, lorries being directed down Eshton Road then they reverse. (iii) flood risk.

Gargrave pubs: facilitate them to becoming more diverse destinations. Need flexible planning approaches to facilitate a wider mix of uses, for example, sports clubs and camping grounds (including keeping the pub).

Tourism in Gargrave (eg: rainy day attractions) is relatively under developed. But as regular staying visitors we like this.

Local people have raised things with the Parish Council during meetings considering a neighbourhood plan. These need to be picked up.

How do we keep the critical mass of 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 densities.

Other Comments

Housing

In favour of smaller plots. 5 a year is too much. Difficult to find employment opportunities. Transport is not good enough.

Agree with the amount of houses.

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.

Employment

General

Lack of shops and amenities. Could we have policies to protect existing shops and amenities?

We need to avoid things that happened in the national park from happening here in 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.

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.

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.

