

Giggleswick: Key points from feedback

Question 1. Housing: Which Sites?

- Few sites popular for housing. South West most popular. Most objections in northern area especially SG004.
- SG072 and SG014 most popular.
- SG072 – “Out of the way.” Outline consent for 7 dwellings with access on to Raines Road (south of site). Objections relate to question of employment usage.
- SG014 – Follows existing frontage on Station Road. Concerns re: access and simply “not suitable.”
- SG010 – Extant P.P. for 8 houses. Part not yet built upon is unsuitable. “A fair place for it to happen.” Unfortunate that P.P. has been granted.

Question 2. Employment Land: Which Sites?

- Giggleswick not seen as a suitable place for employment due to poor road access. Settle seen as more suitable. School is main employer. There is no need for employment due to mature population. Encourage non-traditional IT employment.
- Respondents have suggested sites in Settle – SG065, SG042 and SG018.

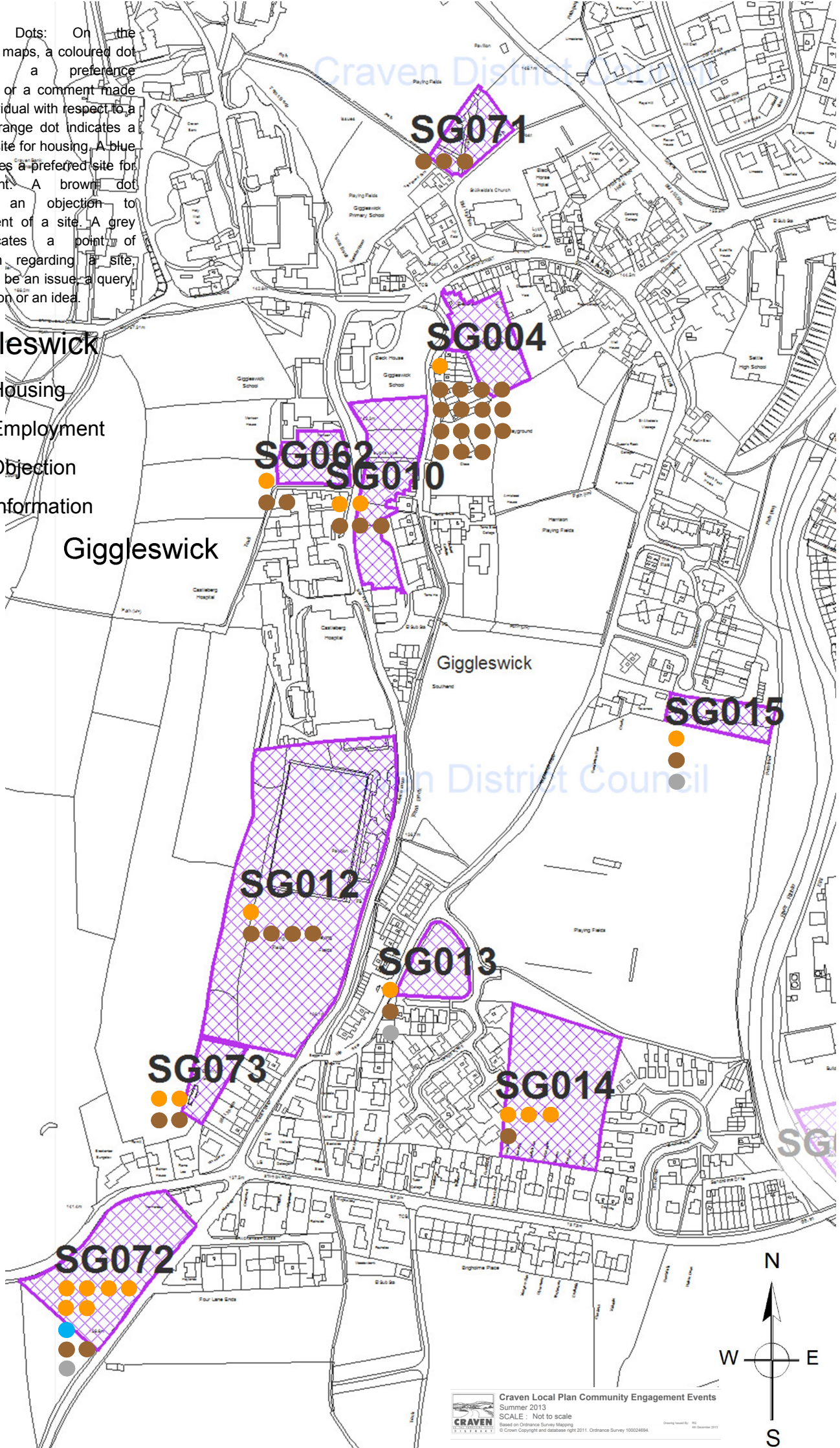
Other Information

- SG012 site well used by the local community – sports playing fields.
- SG004 seen as an important community asset for social interaction, access issues, schools nearby, traffic safety issues, Tams Beck, community hub, important car park, a heritage asset, flooding concerns, reduction of privacy, loss of trees.
- Proximity to YDNP should be taken into account, housing being built in that part of the village has an impact. (Stackhouse Lane)
- Other Concerns re: car parking, house prices, second homes, large sites ability to assimilate with village.
- A wish to remain a picturesque village more akin to being part of the YDNP.

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.

Giggleswick

- Housing
- Employment
- Objection
- Information



Settlement Event Feedback Report: Giggleswick



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: Giggleswick Parish Rooms

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

Number of attendees: 41

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
SG004	SG004 (i) Impact on and local plan for run off (ii) Access and impact on parking. (iii) Conservation of greenfield sites.
SG004	Not a suitable site for housing. Heart of village, sense of place and community. The walk is where everyone meets.
SG004	An awful site. An essential green space that defines Giggleswick as a village.
SG004	A bad site in the centre of the village. It is a heritage asset to the village. Villagers gave this site to the school from charitable local farmers for the good of the community.
SG004	Counter comment Giggleswick needs a car park and this site could be developed with a car park at the front and housing at the rear.
SG004	Highway safety especially school children. Loss of trees. Important lungs. A social/ community area that is integral to the nature of Giggleswick.
SG004	Loss of 4/5 car parking spaces. Would have to take wall down. This area is very constrained and high prices in this locality would mean big cars and high car to household ratio.
SG004	Soakaway needed. Concerned about flooding
SG004	Loss of permeable surface to drain water in a locality subsequent to flooding associated with beck.

Site	Comment
SG004	Enclosing back of houses. Reduction of privacy. Hub of community people will walk on them. Merging of Settle and Giggleswick is a bad thing.
SG004	Terrible site for housing.
SG010	Part already built on. Part with permission part built on, part available is unsuitable land and reduce site boundary to excluding used land and garages.
SG012 -	- Unsuitable used by the public.
SG012	This whole area is inappropriate. Especially the all weather pitch and more southerly sports pitch area intensively used by the community. The edges are steep servicing and parking
SG012	New housing is better adjacent hospital rather than on open spaces in the heart of the
SG013	Open space that is unused.
SG014	A good site continuing the existing building line.
SG060	Bad sites as killing 2 birds with 1 stone. Decrease jobs but increased residents.
SG073	A poor steep site that would be visually prominent and intrusive and cause developability and winter parking highways problems.
SG012	Please don't build here, we will be completely hemmed in. The traffic at the moment is horrendous as it is. They always said they wouldn't sell Eshtons.
SG004	Entrance to this site would be a safety hazard to school children. Lives are involved think

Other Comments

Housing

There are empty homes for sale. People move out of the houses to elderly care homes. Families place them on the market.

Parking is a concern, currently starter homes with 1 parking space. Need for 2 parking spaces as both likely to be working.

Retired populations means household sizes smaller.

Need for social renting—private renting is too high. People cannot afford rental prices.

Open market housing is too high expensive.

Problem of second homes.

Second home ownership is a problem.

South area of village swamped by development.

Minimum need for 2 parking spaces per property.

The sustainability issues are mainly an affordability not an availability problem so will not be addressed by a housing plan target for Giggleswick. Accept development will happen so agree plan for 6 per year.

Second home ownership is a real concern.

Sub area of self containment would be changed by developing large sites for sub communities (too big for community to assimilate with) to commute to urban areas.

Need a retirement village.

Site size—a large site is too much for the local community to assimilate with. Settle/Giggleswick self contained as hasn't had large developments.

Giggleswick sites—open spaces are integral to Giggleswick and some sites should be removed in perpetuity.

Employment

Indigenous residents Giggleswick/Settle. More needs to be done to encourage non traditional IT based employment to retain young people. Online retailing is helping shops keep open.

None of these sites are viable for employment land. There are many older retired people and second homes and do not have a need for employment. The area SG018 in Settle has been used in the past.

General

Merging of Settle and Giggleswick. Loss of identity of Giggleswick.

Parking—stage one blights the land and subsequent checks are less likely for it not to be then developed.

Decline of healthcare facilities.

Financial contributions towards strategic healthcare—Airedale hospital. Settle hospital—10 bed hospital. Need for convalescent care—existing ones have shut down.

Need to plan for utilities as part of plan process. Sewage plant might not be suitable.

A65 poor route for cycling busy route, narrow. Cycle route needed for those commuting between villages.

Little Red Bus contract being cancelled, lack of a bus service.

Traffic problems related to the school. Southern sites in Settle would create a huge impact. Spaces for landscaping within developments.

Not enough consideration given to trees as part of process.

By building houses in small villages like Rathmell you allow people to move there. Shops etc.

Is this 'Craven' only development. Giggleswick disproportionate numbers.

Leave green lungs alone as part of village.

Other Comments

Housing

Housing being created in Giggleswick is creating its own market (i.e. high paid out-commuters) rather than being led by our statistically identified need.

The number of houses is far too high. Sites situated in central Giggleswick is inappropriate.

Smaller properties are required.

Empty houses – A house on Station Road is empty and has been for 10 years. Can the council get on to the owner about this?

Employment

General

Other Sites	Comment
SG004	An essential asset to the old village of Giggleswick. It should not be considered for any development
SG071, SG062, SG010	The surviving remainder of undeveloped land are important green areas in the old village environs and are probably of higher value to the community than the school playing fields at SG012 and SG014.
SG071	We would imagine there would be access problems with this site. We do note however that this is the only site within view of Giggleswick School!
SG004	We are fundamentally against the development of this greenfield site. The majority of interaction between the community of Giggleswick takes place along the route across Harrison Playing Fields, across SG004 and the back along Tems Beck. This is a key part of the communities quality of life and shared green space.
SG071, SG004, SG062	Road Access is extremely poor , Density of schools with large numbers of children moving about, The construction of modern buildings amongst the traditional properties will spoil the character of the village centre.
SG010	It is unfortunate that SG010 has been given planning permission and is already a building site!
SG015, SG073	Not suitable sites for access and in the latter case is on a very steep hillside.

Other Comments

I believe SG013 and SG015 already have permission to build.

Other Feedback (Summarised)

The sites should be visited for a visual examination which would rule some of the sites out immediately. Landowners with sites passing the part 2 checks, and owners of similar land, will want to develop their site at some point in the future even if it is not allocated, ruling out other publicly beneficial uses. We would like to protect Giggleswick's green spaces in perpetuity and we would like the council to assist with this goal. The housing figure is too high for Giggleswick because there is: a small population, limited jobs and facilities. We should have 2.5 houses a year if you project forward current population growth. Giggleswick should be afforded special protection as it is especially attractive, more akin to the YDNP. There are plenty of houses already on the market already. There will be less jobs in the area moving forward. Commuting to Manchester or Leeds from Giggleswick on roads is very unsustainable. Who will the 6 homes be for? New young families if they are affordable. House prices are generally very high. Need for affordable housing to be fair. Most people are retirees or second home owners. Buy to let owners charge too much due to high mortgage payments. YDNP proposes approval for 8 homes on Stackhouse Lane, these should go towards the housing figure for Giggleswick.

SG012—We are against the development of this site for three reasons: 1)The development is too large, 2) The all weather pitch is one of the few facilities owned by Giggleswick School that is available for use by the rest of the community and it is well used, 3)Traffic concerns along Raines Road which this development would worsen.

The Yorkshire Dales National Park has already given permission for 8 houses to be built along Stackhouse Lane—Does this come within plans for Giggleswick? If not—why as it is part of the village and ought to be included in the projected building of 90 houses.

It is all very well granting development sites BUT should not be started until the local services are in place e.g. adequate roadways, energy, sewerage, schools and medical facilities can meet the increased demands.