

Ingleton: Key points from feedback

Question 1. Housing: Which Sites?

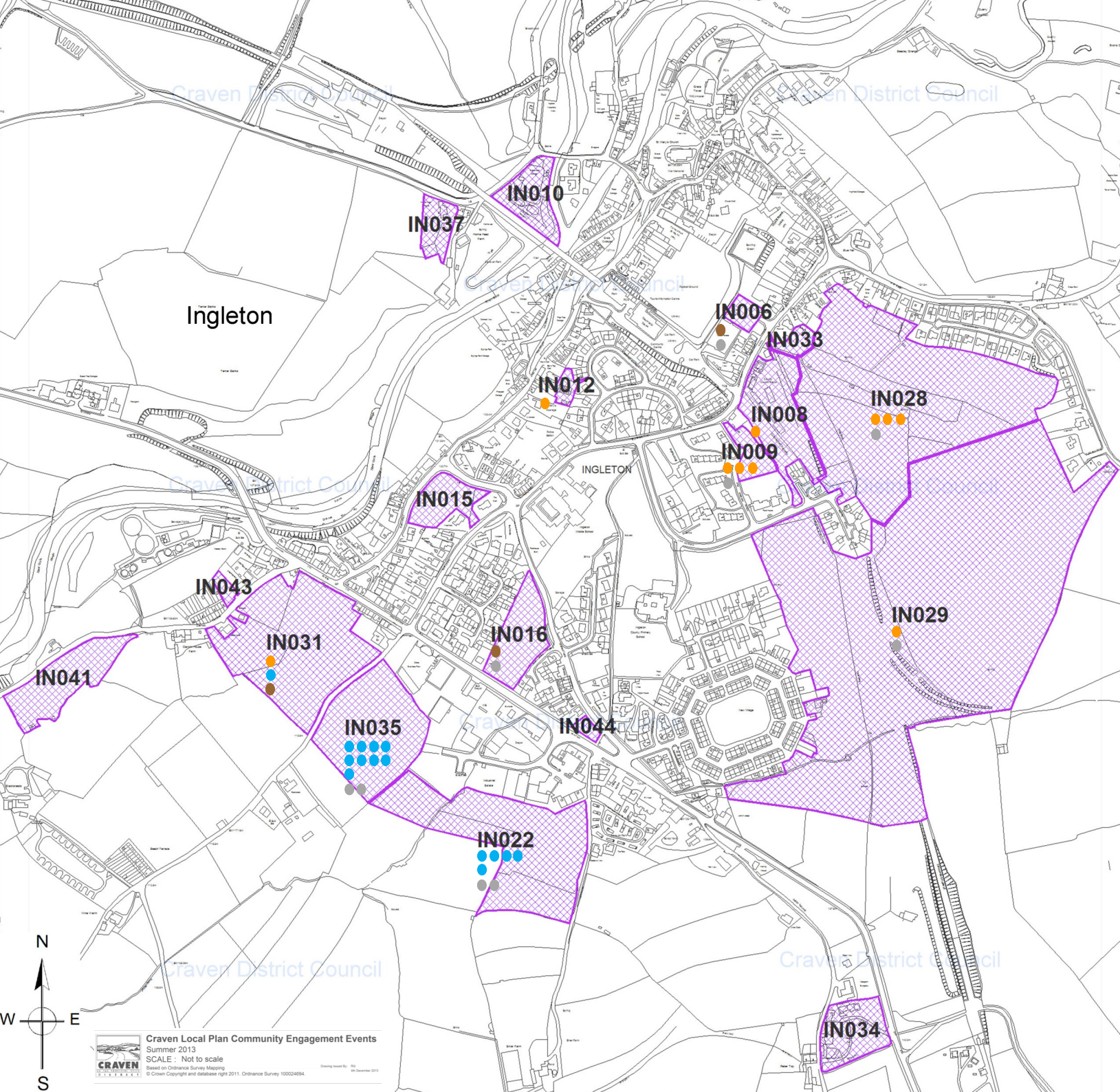
- Housing does not seem to be the main issue in Ingleton. Small amount of response and feedback.
- IN028 and IN009: Most popular sites for housing – IN009 as an infill and IN028 seen as a natural extension of the village.
- IN009: Seen as a site for social housing.
- IN031: Suitable in part – north and west frontages.
- Other sites with housing plus comments include IN012, IN008, IN029, IN033.

Question 2. Employment Land: Which Sites?

- IN035: Seen as a great site for business land expansion.
- IN022: Seen as having potential – access is a concern. Also concerns re' flooding.
- IN016: Viewed as unsuitable for new business land, due to proximity to existing housing land.
- IN031: An extension too far in terms of employment land.

Other Information

- Some comments for sites which do not exist including IN036...etc.
- IN006 – comments relate to retaining the existing use as a “waggon park/lorry park.”
- Residential in the north, industrial/business uses in the south.
- Sites which are not contentious – IN034, 43, 41, 15, 44, 37, 10. No comments.
- Objections to the Middle School being developed – already passed planning for B1 and D2 uses.



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.

Ingleton

- Housing
- Employment
- Objection
- Information



Settlement Event Feedback Report: Ingleton



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: Ingleborough Community Centre, Ingleton

Date & Time: Wednesday 24th July 2013, 3pm—8:30pm

Number of attendees: 21

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
IN009	Social housing on no. 9 on site of Reed House.
IN006	A waggon park—need compensatory waggon parking if this site is to be developed.
IN028	Some boggy land. Ready access from southwest. A natural progression to accommodate longer term growth,
IN033, IN008, IN009 and part of IN028	Would be preferable for housing—brownfield land needs reusing and rest is handy for the village. Point seconded.
IN031	Suitable for housing north and west frontages but remainder of the site is unsuitable.
IN012	Would be least disruptive as it is in an area of existing housing.
IN006	This should remain as a lorry park. Too valuable and well used to be developed for other uses.
IN009	Do not build social housing on the middle school playing field if social housing on IN009 and Reid House site.
IN016	Unsuitable for business development because in Ingleton would be bad neighbour to surrounding housing.
IN022	Wet and boggy. The site is below the water table during wetter periods.

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
IN022, IN035	Good potential employment sites as a natural progression of the existing business area.
IN035	The most suitable site for employment development.
IN022	2nd best but requires an access solution.
IN031	Poor topography and access.
IN035	Ideal extension to the industrial estate
IN022 and IN035	Good for employment development, being adjacent to existing business area.
IN016, IN028 and IN029	Segregation of housing / visitor facilities north side of A65 and industry south side of A65. Retain this segregation re: bad neighbours.
IN022	Lunesdale Health land , next to existing unit, is a potential access point through to IN022, but business owner doesn't want to sell.
IN032 and IN035	Ideal for industrial estate. Please landscape site close to A65.
IN035	Preferable for employment development.—ideal location off the end off the end of the existing industrial estate road.
IN035	Road and utilities are in place up to the site. Drainage and localised flooding is a problem.
IN035	Need to extend IN035 in the access road from the cul de sac end.
IN035 and IN022	Potential good employment sites as a natural progression of the existing business area.

Other Comments

Housing

The figure is too low as need to enable more young people to stay in the area.

The 75 figure especially 25+5 for 1st 5 years is too low and would be exceeded by extant permissions.

Ingleton has 50-60 bungalows already to rent that provide low cost housing plus 24 Homehousing flats. Will get a totally different mix from affordable housing in the community (too much if 40%).

The figure is too low compared to Bentham in the distribution strategy, especially in relation to road links serving surrounding rural areas housing need.

Reid House: What will happen to the site after demolition? If its redeveloped at a higher density, it could affect the housing numbers for Ingleton. Similar situation at Yeadon House, Sutton.

Employment

Employment land is definitely needed in Ingleton. People need places to work as well as new homes. Local economy is getting better and business are busy—especially those running lorries and coaches and servicing vehicles. Such businesses benefit from the location on the A65 and proximity to the M6.

Need to try and attract medium sized businesses. Need a step change and flexibility to enable businesses to start up and grow, especially in the first 3 to 5 years.

Little unit from English Estates on Ingleton Industrial Estate is expensive: £950 per month. Far too expensive.

Ingleton is suitable for employment land because the existing employment concentration is adjacent suitable available land.

North area employment land figure is too low as it would stifle the local economy particularly for 1st 5 years as extant permissions would meet the figure.

Ingleton employment land:
Interested local businesses: (1) Bibby's coaches; (2) Alex Price adjacent IN035; (3) BSK Builders Merchants are desperate for space; (4) Blue Line Logistics also in A65 area.

General

North area CIL: Sight lines improvements by amending tight corners and hedgerows on the road between Bentham and the A65.

Use CIL to fund access road to site IN035 for business development.

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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
IN022, IN031, IN035	Are natural extensions and an additional area of land adjacent is suggested (marked on map)—Fields to the south of IN022 and IN035.
IN035, IN032	We need employment land to keep the economy going. IN035 and IN032 are suitable sites.

No	Comment

Other Comments

IN031 would be too much an expansion of the established A65 Employment area.

