

Rathmell: Key points from feedback

Question 1. Housing: Which Sites?

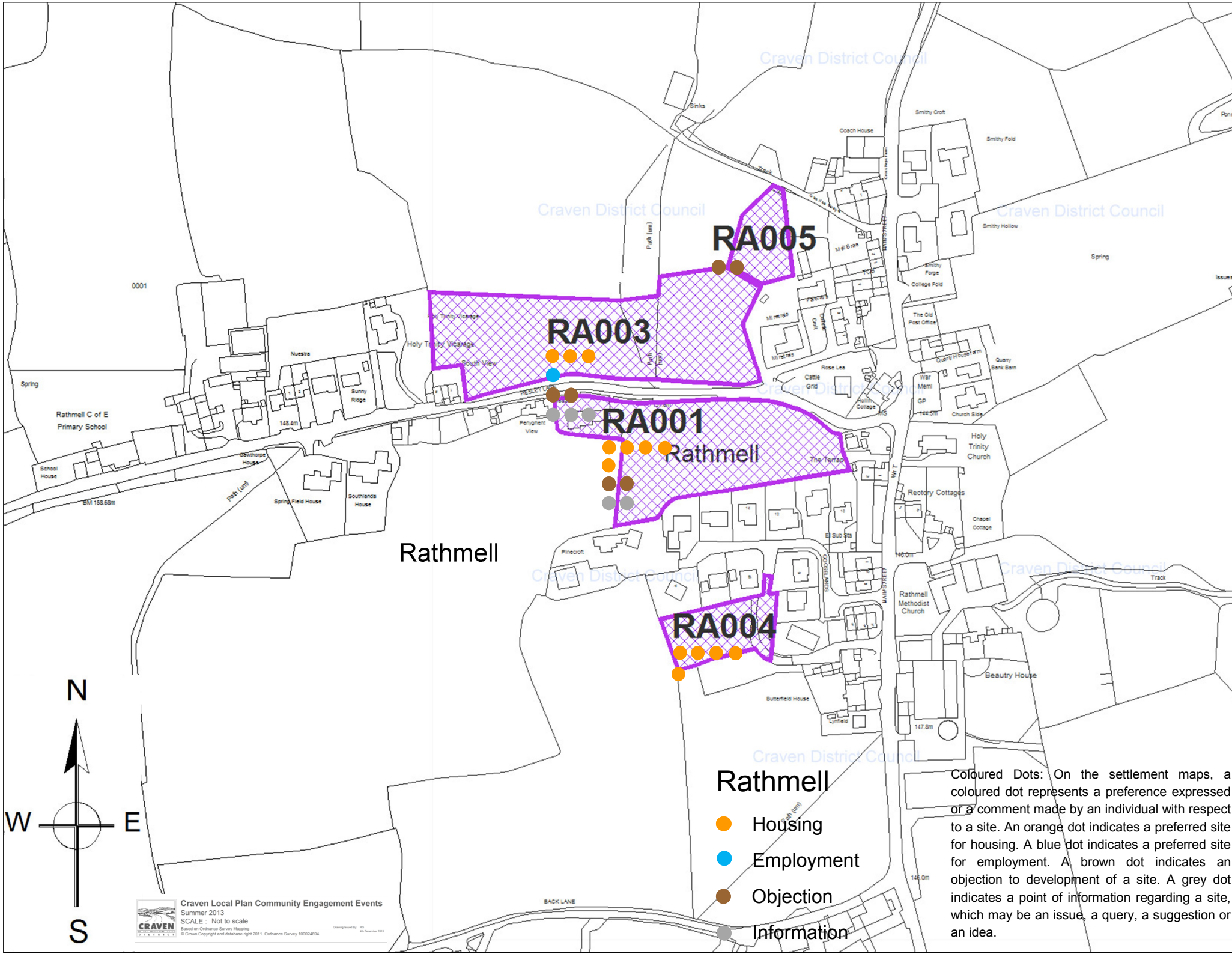
- The most popular site for housing is RA004: Brownfield (ex engineering works), good access, continue the development, out of the way, suitable for affordable housing.
- RA001: A village rounding off site, suitable if the southern portion is left open, surrounded by housing. Reasons against: Dangerous access, prime agricultural land.
- RA003: Potential frontage development.
- RA005: Unpopular – access difficult, as is integration with existing village.

Question 2. Employment Land: Which Sites?

- Not seen as an appropriate place for employment. Apart from enabling working from home.
- RA003: Furthest away from housing.

Other Information

- 3 a year is too high!
- Rathmell has poor access. There are no pavements, yet everyone walks.
- There is a need for “affordable” housing for young people. Need for 2 bed houses for elderly and/or young couples.
- The school here is thriving. No public amenities or shops. Lack of amenity play space for children.
- People drive to Clitheroe to work in Manchester. The Ribble Valley/Manchester commuter catchment is spreading here.
- Flooding
- Lack of mains gas



Craven District Council

RA005

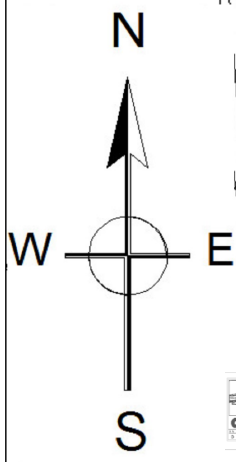
RA003

RA001

RA004

Rathmell

Rathmell



Rathmell

● Housing

● Employment

● Objection

● Information

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.

Settlement Event Feedback Report: Rathmell



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: Rathmell Reading Rooms

Date & Time: Thursday 18th July 2013, 3pm - 8:30pm

Number of attendees: 32

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
RA001	A village rounding off site but east and west of the site would need distinct styles of development to reflect different location re historic existing settlement.
RA001	Potentially suitable if leave a gap of open land at the south of the site to protect existing properties.
RA001/RA003	Larger sites only palatable if cross subsidise mixed use in including a public/ focal facility e.g. shop/bistro to serve locals and tourists.
RA001	Developing could be dangerous access at junction.
RA003	Footpath through site. Beck within site does flood sometimes.
RA009	New housing would interfere less with character.
RA003	A village extension with significant in changing the village.
RA003 and RA007	Highways issues an important concern if either or both sites are developed. Access for pedestrians (a new footpath). Needs considerations as Hesley Lane heavily trafficked. Children and families walk to school.
RA003	Potential frontage development.
RA003	Part of the site could be developed to continue the building line along Hesley Lane.
RA003	This site regularly floods from the beck. Hesley Lane dip also floods re emergency vehicle access.
RA004	A natural expected rounding off a suitable site.
RA004	Preferable because it is close to existing new development where it would be more in character and is of a more sensible size/scale.
RA004	45 houses over 15 years is too many for such a small place. RA004 should suffice for the plan period.

Site	Comment
RA004	Suitable for housing. Out of the way. There is a need for affordable housing. Young people are priced out of the village.
RA005	Vehicle access is difficult as is integration with the historic character of the village.
RA003	Septic tank issue needs to be resolved.

Other Comments

Housing

Remove from strategy. 1) Highways existing are inadequate. For circulation and lack of pavements. 2) The sites would shift the balance from the focused/concentrated nature being a plus to a minus with development on top of the village.

Rathmell housing—spread the housing around the sites to avoid developer cramming housing in adjacent narrow roads without footpaths.

Rathmell—remove from strategy. Car reliant and too expensive a lifestyle for affordable housing.

Some new housing in the numbers suggested would help the village to progress, help invigorate the community and bring in some young people. But housing needs to be affordable.

Topography of village means that if central sites chosen will be concentrated into one area.

Farming communities more than 1 generation living at home. Up to 20 years ago many of the houses were owned by the village.

Village has reached limit. 45 houses are too many. Building affordable houses may have knock on effect of other house prices. Affordable housing would not work very well in Rathmell due to lack of amenities.

Object to small village being made into a town.

Rathmell not really a place for families due to lack of amenities. People move to Rathmell as very quiet. People are prepared to drive, it is essential to have a car.

Affordable housing can be unaffordable. There should be some affordable housing provided.

Employment

People drive to Clitheroe to take train to work in Manchester. The Ribble Valley/ Manchester commuting area is extending here.

Long Preston, Giggleswick, Settle are the 3 main stations commuters use.

Households working in Austwick hotel. Many retired professionals. Especially from south Lancashire/ North Manchester.

Current Settle Town Hall refurbishment is a model of bespoke business premises.

Consult the young farmers group meetings to get local knowledge of the housing/employment situation/ future trends.

There is Rathmell then there are the families of large landholdings that are being depleted from farming stock.

General

Lack of facilities. 2 church buildings, school people travelling from Long Preston/Giggleswick. Nowhere to extend school 4 times extended in last 10 years.

Lack of amenity playspace for children.

Helsey Lane very narrow without a footpath. Increased traffic. Increased children from nearby school. Would be first footpath in village.

Issues of drainage to north of village, very difficult, to reduce number of previous programmes not properly addressed.

Rathmell counter comment. The small and under threat nature of the school means it is not a drawcard for families to move into any new housing.

Rural deprivation re access and services. No mains gas.

Young families would help to keep the school going.

Retaining village character. Twice a year flooding 5 to 6 feet deep. November to March. Ribble first real opportunity to spread out.

Rathmell in winter heavy snow blocked in. Safe roads still flood. Problems for people coming in. Public transport is very poor.

Hospitals are a long way. 26 miles to Airedale. Having to travel distance to reach amenities. Need for own transport.

The low level of housebuilding will not bring the unaffordable house prices down. Pricing agricultural workers out. The sector is now down to sheep farming and their transportation via subcontracting.

The school will attract families but the children will not want to pursue agricultural careers locally. Today's large farmers not family businesses.

Other Comments

Housing

Rathmell is a nice village which would be spoilt by new housing. If the population increased it would affect our farming business detrimentally. E.g. people walking dogs and scaring sheep is a problem already.

Employment

General

The mid area need arising from more old households needs to be addressed in places with facilities and public recreation areas for quality of life. Provide care homes and elderly flats in Settle.

Rathmell is gorgeous because it has developed in a hotpotch bit by bit way.

Other Sites	Comment
RA003	Site prone to flooding.
RA005	The only access to RA005 is via a very narrow track which cannot be widened due to the presence of other buildings. This track is the subject of a long standing dispute between the respective land owners. Due to unsuitable access site not credible for development.
RA001 and RA003	<p>Both are greenfield, prime agricultural land. Agriculture only industry in the village and available land is at a premium, exacerbated by wetland project on Ribble floodplain. Prime agricultural land, generator of the only major form of employment within the community should not be sacrificed when the need is highly questionable.</p> <p>Hesley Lane single track (RA001 and RA003 feed onto this road) and has a dangerous exit onto Main Street where there is limited visibility in both directions. Would not be possible to widen Hesley Lane or improve the visibility in both directions due to the presence of existing properties. Any significant increase in vehicular traffic would cause a major road safety problem.</p>

Other Comments

Rathmell has good supply of detached 3-4 bedroom houses for middle aged professionals etc./ retired—it needs 2 bed houses for elderly and/or young couples with/without first child. Vibrant farming community but housing expensive for young.; elderly tend to stay in village using family or own car for transport. Rathmell has no pavements but whole village walks from north to south, east to west (sawmill to centre for example). Primary school thriving—not closing as are many schools.

Affordability of living in Rathmell should also be considered. High fuel bills, no mains gas, no shops, little public transport, high petrol costs make living in rural situation very expensive .

Other Feedback (Summarised)

ONS forecast for population growth 100% too high. Therefore forecast should be treated with extreme caution and a growth rate no higher than that experienced in the past should be assumed for the future. Agriculture is dominant industry therefore population likely to remain static or decrease as efficiency rises. With an ageing population, and no development since 2001, population has decreased and may well be a continuing trend. Sites in village with planning permission but no developer has taken advantage of these. In light of above development rate for Rathmell (3 per annum), appears to be grossly excessive. Development would increase size of village by perhaps 25%, unsustainable. Lack of employment opportunities. Other than agriculture no openings for employment. Any development therefore likely to be 'executive' style properties, these could be built anywhere in Craven, the occupants would offer nothing to the local community and would commute to employment elsewhere. Could not be described as sustainable development. Unsuitability of road to Settle/A65 from the village. Road is narrow, bendy, weight restriction and regularly floods even in summer. Unsuitable to support large scale development in Rathmell. Development rate of single dwelling per annum maximum justified/sustained. Rathmell has no local facilities, no public house, no shop, bus service too infrequent. Future of church and school in doubt. Development could not be described as sustainable no employment opportunity, commuting necessary for all services. Rathmell unsuited for further development.