



Settle: Key points from feedback

Question 1. Housing: Which Sites?

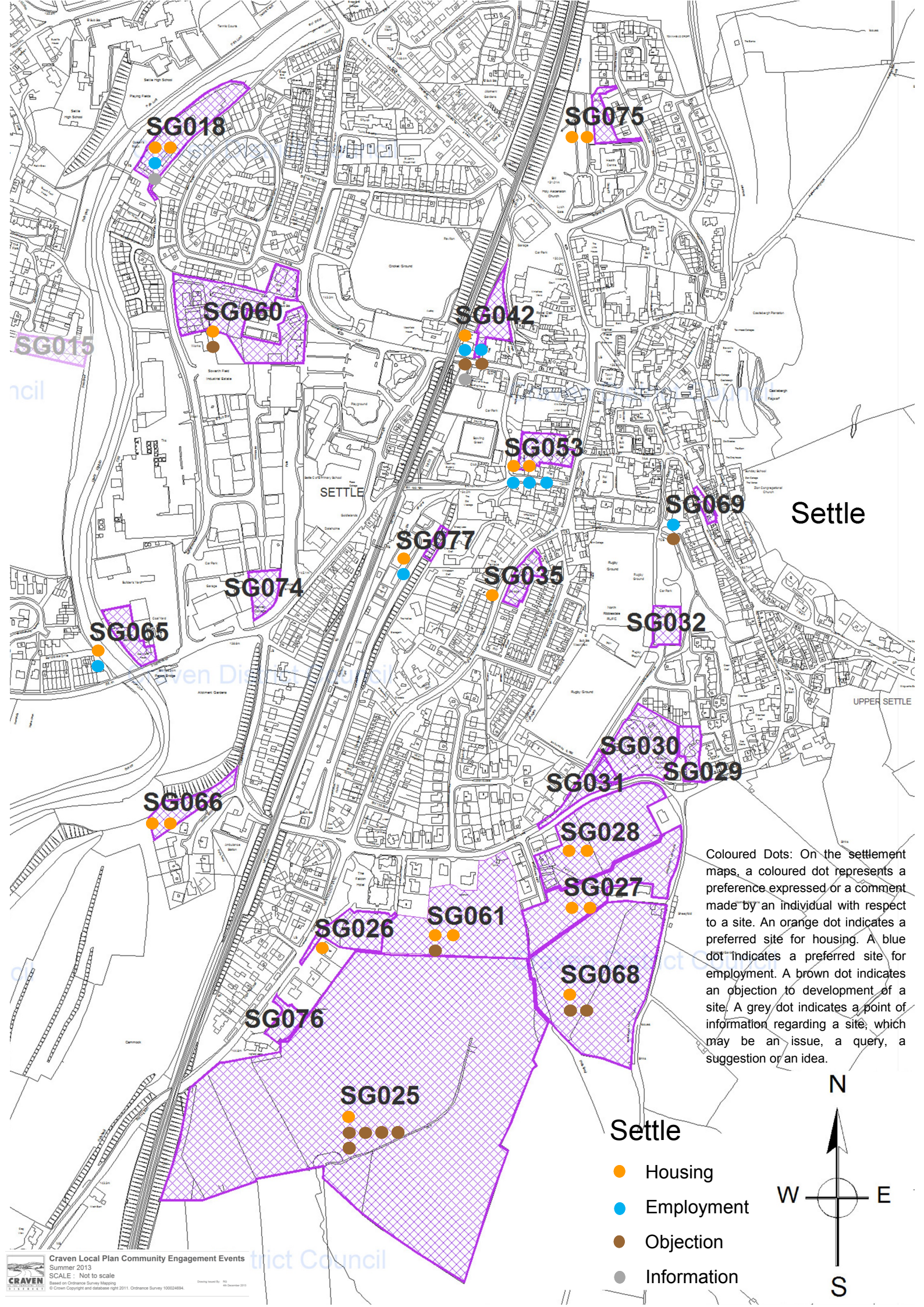
- The feedback has not provided a very strong steer. Relatively small amount of feedback.
- Sites preferred by more than one person and with no negative comments: SG028, SG027, SG066, SG075, SG053, SG018.
- Sites to the south adjoining Ingfield lane are popular – SG027, SG028 and SG061 (latter has one negative comment).
- Small infill sites are popular – SG053, SG075, SG066.
- SG025 least popular – overdevelopment of the south, flooding, not close to amenities.
- Several sites have produced no comments.
- Several extant planning permissions on sites in Settle.

Question 2. Employment Land: Which Sites?

- Sites in the centre of the village seem most popular – SG053, SG042.
- SG042 – one preference expressed from Settle and one from Giggleswick. Only negative comment refers to housing.
- SG053 – Small site. Retain for employment use.
- Sites close to railway line preferred. Sites close to river preferred by Giggleswick respondents.
- One comment suggests using southern sites (no specific site mentioned) to reduce lorry traffic going through the centre.
- Langcliffe Tip (in the national park and not a SHLAA site) suggested as possible business use.

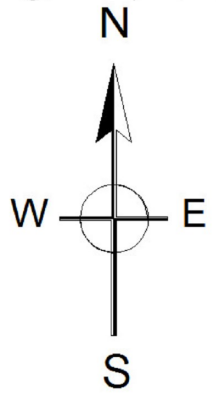
Other Information

- Brownfield first approach. Focus on Settle, Giggleswick largely Greenfield.
- Many comments - Older people move into Settle to be close to services/amenities.
- Need for a centrally located play area.
- Older people are interested in running businesses from home. Promotion of live/work and flexible dwellings.



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.

- Settle**
- Housing
 - Employment
 - Objection
 - Information



Settlement Event Feedback Report: Settle



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: Victoria Hall, Settle

Date & Time: Thursday 25th July 2013, 10.30am—8:30pm

Number of attendees: 42

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
Settle sites	Preference to be given to sites nearer the town centre. Some of the sites to south are a long way out.
Brownfield first approach.	Giggleswick sites are largely green.
SG042	Not very attractive for people being close to the railway.
Settle sites	Makes more sense to build on the south side of Settle/Giggleswick.
SG071	Risk of flooding—flooded last year—September 2012.
SG018	Potentially a good site, only problem is potential access through industrial estates. Not great site for industrial area to lose.
SG018	A good site. High enough re flooding. Nice place to live.
SG025	Flooding issues. 3—4 weeks per year flooded.
SG025	Southern site overdevelopment.
SG068	Southern site overdevelopment.
SG026, SG027, SG028 and SG061.	Comfortable with these sites.
SG025	Settle is a compact town with good convenient facilities / amenities for elderly people. SG025 would be too far from these contrary to Settle's advantages.

Site	Comment
SG025, SG027, SG028, SG061, and SG068	These sites to the south of the settlement seem to be the most logical area for future development.
SG042	Not a good housing site but could offer some business potential. Too close to railway, raised above re freight trains.
SG053	A suitable housing site. Would need to be in character with surrounding buildings.
SG060	A good residential site. The rest of Saworth could be used more efficiently—there are vacant spaces. This site would enhance the adjacent Kingsmill development and could integrate better with the town.
SG060	The part of the site occupied by fire station would need compensatory location otherwise firefighter time to reach.
SG066	Would make an attractive residential site with attractive setting.
SG025 and SG068	Flood mitigation will be very expensive. Surprised Watery Lane is not in FZ3b. Same for SG025.
SG075	A suitable site but may be tricky to develop and overlooks graveyard. Existing land does not serve a function.
SG069	Water board depot is a constrained site to develop, in conservation area. Impractical to get 5 houses on.
SG072	A suitable housing site.

Other Comments

Housing	Employment	General
<p>There are lots of people getting older who live in the extensive surrounding rural area looking to move to Settle because its the only place with a critical mass of facilities between Lancaster and Skipton (+1).</p> <p>Don't be overly prescriptive about requiring retirement flats for elderly people. What is needed is flexible and adaptable modern housing. People have varying and active lifestyles in their 60s, 70s and 80s.</p> <p>There is a need for bungalows. Need allocation policies to require them as they are unattractive to developers.</p> <p>We need to think more creatively about addressing a real disconnect between existing local housing choice and tenure, eg: shared ownership houseshares for young people.</p> <p>People move from remote surrounding areas to Settle in their 70s to be close to facilities.</p> <p>The softer factors like views, implications for local people need to be taken into account.</p> <p>Flexible housing is needed for people who may struggle with steps / to front door but run their own business.</p> <p>Poor question here. Hidden homeless.</p> <p>People moving into Settle around 60's+ to have easier access to services.</p>	<p>Langcliffe Tip in the national park could accommodate business use.</p> <p>Would be nice to get some employment land within Settle.</p> <p>People are interested in running businesses from home in and beyond their 60s.</p>	<p>Agree with the trends in people leaving in their 20s and moving in in their 40s and wanting to stay. Also agree with falling household sizes re ageing population. People will continue to migrate into Settle from the surrounding rural areas. Can walk to work and facilities.</p> <p>Need for a more centrally located children's play area.</p> <p>Catchment is quite a large area. Bentham look towards Settle for services. Increasing the critical mass would result in national chains and a loss of the character of Settle.</p> <p>People within Settle / Giggleswick rely on a car. On paper rail seems good. A lot of people use Long Preston station as both rail lines stop here.</p> <p>Trends moving further forward - 30s and 40s becoming characteristic of the 40s group. 60 somethings now what 70 pluses are doing.</p> <p>Good train / bus service.</p> <p>Question given today is unsound. Strategic thinking to be done first—second homes issues, food by rail into area.</p>

Other Sites

Comment

SG061, 025

Unjustifiable regarding the fact that they will flood with vastly increased run off rate. It goes against govt concern of rising costs involved with flood reduction.

Other Comments

Other Feedback (Summarised)

I do not know how many houses are needed in Settle/gig. It is a chicken and egg situation. Lots of families would like to live here if jobs and houses were available. Growth is not always good. No building on greenfield sites. Aim to buy holiday cottages and let them to young families as starter homes. Brownfield sites (like the council depot) should be developed either for housing or for commercial use according to demand. Can we not ensure, that when houses are built a) They are suitable for starter homes and b) they do not get used as Holiday Lettings. If a little expansion into fields is allowed it will turn into urban sprawl effecting the tourism industry.