

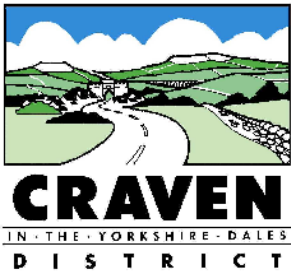
# Sub-Areas: Key points from feedback

## Question 1. Housing: How Much?

- In total 57 people made comment regarding the annual housing figure for Craven (outside the YDNP), of these 28 believed the figure was about right, 20 felt a lower figure would be better whilst 9 thought a higher figure would be the best.
- Of those commenting that a lower figure would be better people's reasons focused around a lack of jobs, infrastructure not being able to cope, a high number of empty properties already and there are a lot of houses for sale currently.
- Of those commenting a higher figure would be more appropriate much of the comments related to providing sufficient affordable housing.

## Question 2. Housing: Where?

- North sub area – Comments included Ingleton's figure being too low to encourage young people to stay (also Burton), Keasden as a possibility for allocation, the figure for the north area being excessive on a pro rata basis and the possibility of a new village.
- Mid sub area – some support for housing in Rathmell and the potential for Wigglesworth but also comments Rathmell was an unsustainable location. Settle and Giggleswick raised mixed opinion some thought the figure was too high and would result in harm to the character of the town whilst others suggested Settle's rail links and services could enable additional housing allocation. Hellifield was seen as belonging more to the south area and given previous development did not need additional housing.
- South sub area – A number of people felt that there was too much development proposed in Skipton due to the damage it would have on the character of the town. However, others commented that an emphasis on Skipton was a given. Some concerns were raised over Glusburn and Cross Hills due to the impact it could have on infrastructure and that cumulative consideration with Bradford MDC's allocation for Steeton and Silsden needed to be taken into account. Draughton was suggested as a possible village for some allocation, comment was made about spreading the numbers across the villages to keep them alive.



# Sub-Areas: Key points from feedback

## Question 3. Employment Land: How Much and Where?

- Very little comment was made regarding a distribution in terms of quantum of employment land. However, comment was made that both the north and mid areas needed more employment land and there was seen as being a need by some for as much employment land as possible to retain younger people in the area. Some comment was made that there was a need for employment land in villages allowing for small workshops.
- Settle was seen as a good location for some employment land and the potential for co-operation with the Yorkshire Dales National Park was mentioned particularly with regards to quarry sites in the Park i.e. Langcliffe.
- Ingleton was seen as an area that was heavily reliant on tourist trade with a resort type nature.
- With regards Glusburn and Cross Hills it was felt that at present without infrastructure upgrades i.e. a new bridge where the level crossing is, increased employment land could not be supported.

## Other Information

- North area – Ingleton has a need for good quality housing, strong demand for both affordable and private rented. Ingleton has a higher proportion of older people. Comment made that the north area is remote from Skipton and services focused away from Ingleton.
- Mid sub area – comments made that the area is self contained, some quarry workers commute from Lancashire. Settle's conservation area being important. Also within Settle comment was made that there was a need for private rental. Comment was mentioned that there is a lack of younger people in Settle as university draws them away.
- South area – again mention was made over the lack of private rented housing and younger people living in Colne and Bradford.
- General comments included the priority need for social housing yet others had concerns that affordable housing would bring anti social behaviour problems. A need to ensure housing in villages close to main centres such as Skipton in order that village house prices do not become further unaffordable. In addition comment was made that rather than housing figures being based around population projection they should instead be based upon the future vision for the area.

# North Sub-Area Event Feedback Report



The questions below were presented at sub-area 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 26th June 2013, 10:30am—8:30pm

**Number of attendees:** 21

## Question 1. Housing: How Much?

Introduction: Our main planning studies on population change, household formation and local housing requirements suggest that an average building rate of around 160 new homes per year (minimum), over a period of 15 years or so, would be about right. That would be 2,400 new homes by 2028. The studies also suggest that the north, mid and south areas of Craven are different, with the north area requiring about 25 of the 160 homes per year, the mid area about 36 and the south area about 99. In discussions held last year, some people suggested that a higher building rate of around 180-190 per year (or 2,700-2850 new homes by 2028) could benefit the district economically, environmentally and socially. What do you think?

Is the figure of 160 homes per year about right or would a higher or lower figure have greater benefits?

A lower figure would have greater benefits

Take houses for sale into account re: the number of people wanting to move out.

Take into account past permissions not built out.

High numbers of houses for sale reflects the lack of work and high cost of living locally so people will be leaving Ingleton.

The suggested figure is about right

New houses still for sale £137,000 last one not selling). Planning permission for a site, but building hasn't started. Need for affordable housing.

There is a need for family housing but not at the expense of houses for the elderly.

A lot of the existing housing for sale is in poor condition whereas new housing sells.

The amount of housebuilding over the last ten years in this part of Craven has been about right. There isn't a glut of new houses that haven't sold.

A higher figure would have greater benefits

Middle School Closure— building 25 homes per year may have a different outcome than forecast in terms of the older people/family balance as families will move to Kirkby Lonsdale.

Still important to provide housing for people who work in Kendal and Lancaster so they bring money to spend locally as people do in Wharfedale who work in Leeds.

Start with the number of people who work locally and in Kendal and Lancaster.

Housing needed is affordable housing. More affordable houses. Last batch taken up in Ingleton some people missed out.

A lower figure would have greater benefits (continued)

The suggested figure is about right (continued)

A higher figure would have greater benefits (continued)

## Question 2. Housing: Where?

Introduction: Discussions held last year suggest that we should look for housing land in the places shown. Broadly speaking, people seem to agree that it makes sense to direct new housing development to the larger settlements where you'll find most of the people, facilities and services already. However, people also seem to agree that some housing development should be directed to the larger villages, not just the towns, to ensure a fair and proportionate spread of economic, environmental and social benefits. What do you think?

Looking at the map, do you think the suggested spread of housing development is about right or do you think it should be changed?

Ingleton—want good quality housing that looks good and makes the place look better for it. Would add to village pride. Unlike cheap housing developed at Ingleton's A65 approaches.

Yorkshire housing Reed House - A bias is being displayed contrary to providing sheltered housing locally and increasing/making worse social situation.

Remote from Skipton due to public transport. Services are focused away from Ingleton. People look to Lancaster/Kendal.

Hellifield should be in the south area a lot of people commute to Leeds/Bradford. Mid area really Settle/Giggleswick.

Ingleton has a higher proportion older people than the rest of Craven.

Ingleton - housing numbers and employment land for Ingleton seems about right. Important to have both. Affordable housing choice of market housing, plus jobs.

Keasden—Could be considered. Redundant barns and sensitive infill for starter homes for young households and key workers. In the context of other nearby settlements not being in the strategy.

Ingleton - Building for private rent is a possibility. There is certainly a demand.

Ingleton - definite need for affordable - a continuing need. People missed out and are waiting.

Consideration to be given to creation of new village as opposed to expanding existing settlements.

Ingleton - Bentham is location of medical facilities, need for medical facilities which are centrally located.

### Question 3. Employment Land: How Much and Where?

Introduction: Our current discussion paper "Shaping a Strategy for Employment Land in Craven" suggests a possible approach to deciding how much land might be required for new business and industrial development over the next 15 years or so, and where it might be provided. It seems to us that about 27 hectares of land might be required, with 4 in the north sub-area, 6 in the mid sub-area and 17 in the south sub-area. What do you think?

Looking at the map, do you have any thoughts or views on how much employment land is required and where it should be provided?

More needs to be done to attract younger population. People leave to go to university don't come back as go where jobs are.

Ingleton has a higher proportion of self catering accommodation than Settle so less spend as visitors don't eat or drink out.

Ingleton - Middle School employment site. Hasn't realised businesses that we didn't know about. Rather relocation of existing businesses including trading and artisan products.

Ingleton - second homes, school closure and loss of employers is leaving the town more reliant on its tourist resort function.

Ingleton is more affected by the recession than Settle because it has more of a resort nature. Less people living close to the town.

Ingleton - feel that people will come if land available. Nearest community in Craven to motorway. Feel that Ingleton has potential to develop in a natural way. A delicate matter.

Housing development should follow industrial development jobs to come first.

Ingleton - Industrial unit rents to be affordable. Ones that are slightly expensive don't remain in occupation.

Ingleton - need a development that brings people from the A65 in. As with Booths in Kirkby Lonsdale which provides parking for the town. Co-op here has two parking spaces.

The decline of the town centre is related to the number of houses for sale. Need a sustainable business plan.

Employment locally Ingleton. Hotels, care work, low wages, long distances (e.g. Kendal home care mobile services).

Land allocated wont send a signal because of the lack of things to invest in.

Ingleton—Units for rent on the industrial estate. Lack of demand. Low wages. Fractured employment.

Long distance commuting, expensive, time consuming, low wages (Asda) car depreciation.

Economy in recession and Ingleton, like everywhere is feeling the effects. Ingleton as a destination is competing with the rest of the world.

Self catering counter comment—visitors in self catering spend a lot in local facilities like at waterfalls walk. There is inadequate quality in the Ingleton village. It looks outdated.

Ingleton - housing and employment land needed. NYCC depot has permission for housing but people have enquired about renting for businesses. English Estates rents on industrial estate are on the high side.

Ingleton - village centre shops need support. Initial council tax rebate over 5 years would help. Early years support important.

## Other Comments

Ingleton—not enough bums on seats. No different to the launderette that closed.

### Settlement matters raised at the Sub-Area event

IN028 - could be divided a smaller area would be a more natural extension. Access could be via Back Gate.

HB017 - part of this site belongs to the railway.

Ingleton—natural area for employment land would be IN035 and IN022. IN031 is perhaps too far out.

Ingleton—does Craven District Council own land at the end of the industrial estate access road to give access to IN035. What about land between IN035 and IN022. Possible access to IN022. Possible access to IN022 through H & M site on industrial estate (owner may be willing).

HB028 - part of it belongs to the railway.

# Mid Sub-Area Event Feedback Report



The questions below were presented at sub-area 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:** Monday 24th June 2013, 10:30am—8.30pm

**Number of attendees:** 70

## Question 1. Housing: How Much?

Introduction: Our main planning studies on population change, household formation and local housing requirements suggest that an average building rate of around 160 new homes per year (minimum), over a period of 15 years or so, would be about right. That would be 2,400 new homes by 2028. The studies also suggest that the north, mid and south areas of Craven are different, with the north area requiring about 25 of the 160 homes per year, the mid area about 36 and the south area about 99. In discussions held last year, some people suggested that a higher building rate of around 180-190 per year (or 2,700-2850 new homes by 2028) could benefit the district economically, environmentally and socially. What do you think?

Is the figure of 160 homes per year about right or would a higher or lower figure have greater benefits?

A lower figure would have greater benefits

A figure towards the lower end of the range would help keep Settle's compactiveness rather than ribbon development.

The suggested figure is about right

If we go for a higher figure we will lose many of the new homes, especially lower cost smaller homes to changes of use to holiday cottages.

Figure of about 160 seems about right. 24 in Settle seems about right but could come down slightly to allow more in villages.

Don't go too high as will lose Craven's lifestyle offer. Don't go so low as to be just a retirement area. Also needs to house older households.

The scale of new housing for Craven (160) and for Giggleswick (6) annually is about right.

A higher figure would have greater benefits

A lower figure would have greater benefits (continued)

The suggested figure is about right (continued)

A higher figure would have greater benefits (continued)

## Question 2. Housing: Where?

Introduction: Discussions held last year suggest that we should look for housing land in the places shown. Broadly speaking, people seem to agree that it makes sense to direct new housing development to the larger settlements where you'll find most of the people, facilities and services already. However, people also seem to agree that some housing development should be directed to the larger villages, not just the towns, to ensure a fair and proportionate spread of economic, environmental and social benefits. What do you think?

Looking at the map, do you think the suggested spread of housing development is about right or do you think it should be changed?

Smaller villages need some housing to support the community e.g. Rathmell and Wigglesworth.

Wigglesworth should be considered for housing land good connections to Skipton & Clitheroe.

Giggleswick 2 or 3 per year rather than 6. More on a par with Clapham.

The mid sub area is right it is more self contained and even with the trains from Settle commuting out to Leeds/Bradford is not significant like the south area.

Wigglesworth—There is no evidence of demand for additional housing land/building in Wigglesworth, Rathmell despite adequate transport links.

Self contained mid area—Check with local employers including quarries for whether many of their employees live in Lancashire.

Settle—Conservation area is important. Lower priced housing needed for younger people, included private rent (£330).

Population (Settle) - young adults without children not as evident as families and older people. Education system draws them away.

Giggleswick—the existing road footpath/pedestrian provision is inadequate for the scale of housing growth proposed.



### Question 3. Employment Land: How Much and Where?

Introduction: Our current discussion paper “Shaping a Strategy for Employment Land in Craven” suggests a possible approach to deciding how much land might be required for new business and industrial development over the next 15 years or so, and where it might be provided. It seems to us that about 27 hectares of land might be required, with 4 in the north sub-area, 6 in the mid sub-area and 17 in the south sub-area. What do you think?

Looking at the map, do you have any thoughts or views on how much employment land is required and where it should be provided?

A new business area is a good idea to allow town to grow and working people to stay or come here and larger business than we have on the sidings.

National Park DTC—explore with the National Park the possibility of mid area employment need being met on quarry sites within the YDNP.

Land near A65 at Giggleswick would be a good location for employment (Giggleswick/Settle bypass).

Giggleswick—development of an industrial or business estate would spoil the look and feel of the village.

The employment area around Saworth should be maintained and this part of Settle/Giggleswick should be retained for this function.

## Other Comments

### Housing

Affordable housing and lower cost housing needs to be integrated not segregated.

Housing need a bigger rental sector market and affordable. Opportunities for co-operative housing development as social enterprise.

### Employment

Need to do something about HGV's if plan for more business land. A link road from the A65 to serve the town and quarries beyond.

A link road is needed to require the HGV's to drive round Settle.

The quarries are important to the local economy and the town. Link road would impact on fuel costs or cause issues elsewhere.

### General

Provision for using existing buildings for communal/social spaces/uses.

Trees should be preserved.

Development should be designed to accommodate them.

### Settlement matters raised at the Sub-Area event

Settle—New housing built to accommodate an ageing population needs to address Settle's provision for mobility scooters. Existing footways need to be adapted provision as for cyclists.

Settle— try to find the area of the parish where there is consensus to focus new housing with public spaces.

Settle— need smaller properties for older people and young families.

The scale of the multiple sites at the south side of Settle would detract from the focused nature of Settle/ Giggleswick and create outlying suburbs of different character/ lifestyle offer.

SG012 & SG013 parking will be an issue for both these sites as very narrow roads. SG012 is a bus route.

Settle— NYCC depot, Mill Lane. Affordable housing should be available on the riverfront not just the expensive houses.

Site SG042 to the rear of event venue is particularly suited to artisan workshops/units.

Pedestrian access permeability bad—Towhead Croft (Settle), Lords Close (Giggleswick), Bankwell Close (Giggleswick)

Pedestrian access permeability good Yeland Avenue, Meadow Rise.

Parking would be an issue for SG042 & SG053

SG053 is in part a car park =. A possible use for SG042 is a 'locals car park.'

# South Sub-Area Event Feedback Report



The questions below were presented at sub-area 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:** Craven District Council Offices (Belle Vue Suite), 1 Belle Vue Square, Skipton

**Date & Time:** Thursday 27th June 2013, 10:30am—8:30pm

**Number of attendees:** 63

## Question 1. Housing: How Much?

Introduction: Our main planning studies on population change, household formation and local housing requirements suggest that an average building rate of around 160 new homes per year (minimum), over a period of 15 years or so, would be about right. That would be 2,400 new homes by 2028. The studies also suggest that the north, mid and south areas of Craven are different, with the north area requiring about 25 of the 160 homes per year, the mid area about 36 and the south area about 99. In discussions held last year, some people suggested that a higher building rate of around 180-190 per year (or 2,700-2850 new homes by 2028) could benefit the district economically, environmentally and socially. What do you think?

Is the figure of 160 homes per year about right or would a higher or lower figure have greater benefits?

A lower figure would have greater benefits

Popularity of Skipton schools in relation to our graphs and forecasts of falling rolls.

Population forecasts—there is a time lag in your statistics. There is now a trend of rising household size which is not just a temporary reflection of the recession. The housing numbers proposed will lead to a higher population than thought.

The suggested figure is about right

We need to grow. Figure seems sensible. Musn't go to seed.

Figure seems about right.

Still presenting growth of households in a top down under manner.

Housing south area. Agree need more housing.

A higher figure would have greater benefits

Projections re children south area. Step change since 2009 not reflected regarding increase in number of children born locally and families immigrating.

A lower figure would have greater benefits (continued)

The suggested figure is about right (continued)

A higher figure would have greater benefits (continued)

## Question 2. Housing: Where?

Introduction: Discussions held last year suggest that we should look for housing land in the places shown. Broadly speaking, people seem to agree that it makes sense to direct new housing development to the larger settlements where you'll find most of the people, facilities and services already. However, people also seem to agree that some housing development should be directed to the larger villages, not just the towns, to ensure a fair and proportionate spread of economic, environmental and social benefits. What do you think?

Looking at the map, do you think the suggested spread of housing development is about right or do you think it should be changed?

Skipton south east suffers flood and surface water drainage issues, run off when heavy rain.

Skipton growth—better to select more sites to spread new housing about and to set plenty of areas of green space instead of solid building to the bypass that would result in clone town appearance.

Draughton - 2 affordable homes in Draughton? A need for this is indicated in the parish plan (3 years old). Small scale market housing cottages to subsidise the affordables would have a market.

Skipton development on the fringes provided of a good quality design, good visual screening.

Draughton—Small market housing that would still sell at between £150k-£200k would attract younger commuting households and help balance the ageing population. Would have to restrict the new houses from being larger and out of reach of younger households.

Cononley sites look problematic for traffic access and for parking.

Housing spread south area - spread it out to keep village alive.

Social housing needed in the villages to replace what has been lost.

Cononley needs affordable housing for young people not more executive homes.

Housing for people of working age and families is important to accompany employment land.

We must encourage new residents and work places for young people. Emphasis on Skipton is a given.

Cononley - the existing housing stock in the village (e.g. cottages with steps up to enter) is unsuitable for older people who want to stay in Cononley. Not a downsizing need but a sidestepping need.

Cononley would have problems of the beck flooding if all the fields identified became tarmac and housing.

Embsay—the amount in the strategy of three per year is about right. More would not be compatible with the historic main street area that was built with cars in mind.

### Question 3. Employment Land: How Much and Where?

Introduction: Our current discussion paper “Shaping a Strategy for Employment Land in Craven” suggests a possible approach to deciding how much land might be required for new business and industrial development over the next 15 years or so, and where it might be provided. It seems to us that about 27 hectares of land might be required, with 4 in the north sub-area, 6 in the mid sub-area and 17 in the south sub-area. What do you think?

Looking at the map, do you have any thoughts or views on how much employment land is required and where it should be provided?

Skipton - Proposing a supermarket next to a crematorium is appalling.

Draughton - Small workshops and a new café (a previous one closed) and perhaps a café/shop that could provide other villages services (e.g. limited post office)

Skipton employment land - Growth of Skipton for business needs different access access to Carleton Road which is dangerous, has bridges and is not wide enough. Need a road link via Engine Shed Lane.

Some business premises needed in villages south sub area has potential for industrial/business expansion especially old mills.

Mixed use development - mixed employment and housing development would help employment viability and alignment of employment and housing land strategies.

Cumulative impact of employment and housing development on infrastructure needs to be considered when sites are being assessed rather than looking at sites in isolation.

Approaches to Skipton are important to character of the town especially for visitors and tourists. Choice of employment sites, layout and landscaping will be important considerations.

## Other Comments

Housing	Employment	General
<p>Continue to use natural stone. Layout with curved rather than linear roads to give development a country feel.</p> <p>Use existing buildings first like the former SCS building.</p>		<p>Hedges to be protected as part of development.</p>

### Settlement matters raised at the Sub-Area event

<p>Skipton - SK101 single lane access</p> <p>Skipton Raikes Road - The topography of the Raikes Road area was changed by cutting and filling to bank up the bypass. Now there is localised flooding and ground condition issues.</p> <p>SK134 - should it have passed part 1.</p> <p>Cononley—there are adverts in Cononley post office for people wanting 2 bedroom properties to rent.</p> <p>Developing the brownfield site of the mill would be ideal for Cononley.</p>		<p>The allotment site at Granville St should be removed.</p> <p>Traffic at the junction especially in relation to Raikes Road/Whitehills especially school traffic.</p>
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# South Sub-Area Event Feedback Report



The questions below were presented at sub-area 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:** Glusburn Institute

**Date & Time:** Friday 28th June 2013, 10:30am—8:30pm

**Number of attendees:** 27

## Question 1. Housing: How Much?

Introduction: Our main planning studies on population change, household formation and local housing requirements suggest that an average building rate of around 160 new homes per year (minimum), over a period of 15 years or so, would be about right. That would be 2,400 new homes by 2028. The studies also suggest that the north, mid and south areas of Craven are different, with the north area requiring about 25 of the 160 homes per year, the mid area about 36 and the south area about 99. In discussions held last year, some people suggested that a higher building rate of around 180-190 per year (or 2,700-2850 new homes by 2028) could benefit the district economically, environmentally and socially. What do you think?

Is the figure of 160 homes per year about right or would a higher or lower figure have greater benefits?

A lower figure would have greater benefits

Too many—there would be such a requirement if businesses and jobs were attracted first.

The suggested figure is about right

Low cost housing and affordable housing definition. The greatest need is for low cost housing outside the affordable definition that is small (low energy bills) and council tax band A but can be obtained by young people working in local jobs.

A higher figure would have greater benefits

More intermediate affordable housing - younger people need to be supported to get on the housing ladder. This could reduce car commuting rather than adding to local traffic.

A lower figure would have greater benefits (continued)

The suggested figure is about right (continued)

A higher figure would have greater benefits (continued)

## Question 2. Housing: Where?

Introduction: Discussions held last year suggest that we should look for housing land in the places shown. Broadly speaking, people seem to agree that it makes sense to direct new housing development to the larger settlements where you'll find most of the people, facilities and services already. However, people also seem to agree that some housing development should be directed to the larger villages, not just the towns, to ensure a fair and proportionate spread of economic, environmental and social benefits. What do you think?

Looking at the map, do you think the suggested spread of housing development is about right or do you think it should be changed?

South sub area - agree with the south sub area because there is a lot of people moving house between this area and Bradford district and Colne.

Bradley—30 new houses for the plan period is about right.

Glusburn & Sutton - The figures of 7 and 5 are too low because these amounts would not change the current situation of younger people working locally moving out of Craven to find private rented quality housing.



### Question 3. Employment Land: How Much and Where?

Introduction: Our current discussion paper “Shaping a Strategy for Employment Land in Craven” suggests a possible approach to deciding how much land might be required for new business and industrial development over the next 15 years or so, and where it might be provided. It seems to us that about 27 hectares of land might be required, with 4 in the north sub-area, 6 in the mid sub-area and 17 in the south sub-area. What do you think?

Looking at the map, do you have any thoughts or views on how much employment land is required and where it should be provided?

Cowling - Unsuitable for business land because traffic would have to pass through residential areas of Glusbrun and Colne.

Cowling counter-comment - Identify some of the land in Cowling for business units (small units) and other employment like a nursing home. Instead of leasing units a long way away. There are a lot of trades people in Cowling and Elslack that could work here.

## Other Comments

Housing

Employment

General

Settlement matters raised at the Sub-Area event

Glusburn - Serious threat of flooding in vicinity of site SC015. Surface water fills drains and fields and floods A6068 which then spills onto adjoining land and properties. Drainage system is inadequate and poorly maintained. Resident clears gullies himself and has built own flood defences, but is unable to get action from the authorities.

# Sub-Area Feedback Forms Report



The questions below were presented and discussed at sub-area events, along with background information, and appeared on the Sub-Area Feedback Form. Copies of the feedback form and background information were available at events and on the Council's website. Forms could be completed at events, after events or in response to information on the website. All responses and comments have been collated and transcribed below.

**Event Venues:** Settle Victoria Hall, Ingleborough Community Centre, CDC Offices, Glusburn Institute

**Dates & Times:** 24th, 26th, 27th and 28th June 2013, 10:30am—8:30pm

**Number of Forms & Letters:** 50

## Question 1. Housing: How Much?

Introduction: Our main planning studies on population change, household formation and local housing requirements suggest that an average building rate of around 160 new homes per year (minimum), over a period of 15 years or so, would be about right. That would be 2,400 new homes by 2028. The studies also suggest that the north, mid and south areas of Craven are different, with the north area requiring about 25 of the 160 homes per year, the mid area about 36 and the south area about 99. In discussions held last year, some people suggested that a higher building rate of around 180-190 per year (or 2,700-2850 new homes by 2028) could benefit the district economically, environmentally and socially. What do you think?

Is the figure of 160 homes per year about right or would a higher or lower figure have greater benefits?

A lower figure would have greater benefits

The figure of 160 homes per year is too high. A lower figure would have greater benefits. Houses destroy the environment and undermine public health, especially if built near a main road such as a bypass. They impair the quality of life and well being of existing residents.

New homes kept to a minimum level because of the lack of potential buyers.

Too high a figure! Just because there is a desire to live in Settle, does that mean we will turn it into a city. The question should be what is Settle's asset economically and how do we maintain it. Not by making it the size of Skipton. Restriction of access is ok. 160 houses in total over 15 years maybe.

I question the figure of 160 homes required per year. A large quantity of houses for sale—needs money available to allow people to afford to buy/rent.

The suggested figure is about right

I do not believe that increasing the building rate to 180/190 per year would benefit the area environmentally or socially, but it may be argued that there may be some economic advantages. However, given that these would spread over such a wide area I'm not sure that any major regeneration would follow.

In general we feel that this is about the right level but would like to see much more emphasis and effort put into building on brownfield rather than greenfield sites. In our view a greater number than 160 would reduce benefits with too much pressure on infrastructure and services and likely loss of high quality environment.

Building more than we have to will have little benefit economically or socially and the environment suffers every time we build. From a social point of view low cost housing is the most essential. Building more houses attracts more people.

A higher figure would have greater benefits

The economic data you show suggest that even this figure will not meet economic pressures (420 homes per yr). I support a high building rate but there will be huge excess demand, price inflation. Build affordable as much as you can, with social control.

More than 160 are needed so that affordable housing is maintained.

180/200 new homes/year, but including a mix of types and sizes (1-2 bed flats/bungalows up to 4-6 bed houses), full range of affordable and social housing integrated in all developments of more than 3 units.

A lower figure would have greater benefits (continued)

A figure lower than 160 per year would be more desirable. Within Skipton a large amount of development is forecast but there is little scope for developing infrastructure to match this demand for example traffic. There is a need to ensure Skipton does not become a dormitory settlement for Leeds and lowering the housing number would help this. Very low housing figure and declining population would be ideal.

People live in Craven to enjoy a rural village life away from industrial urban town sprawl. By building the targeted houses you are in danger of changing the very rural environment for the urban sprawl people are needing to escape from.

How can the current infrastructure cope (it isn't coping now) with an extra 6,000 people (South Craven).

I feel that 160 homes per year is too great. There are many houses in my village of Cowling, available for rent, which stand empty. If there is such a desperate need, why cant these houses and others like them be bought/used to accommodate the growing population. Also accommodation in schools and public transport needs addressing.

Lower figure. Concerns re infrastructure - schools, roads.

I know that there are quite a number of empty houses, awaiting sale after death/moving away. I think effort should be put into getting these back into use and when they are these should be deducted from the total number required. Some of these houses have been empty for years.

No houses are needed, use the one's that have not been sold.

Lower, Hellifield has enough houses we don't want anymore. No social housing wanted.

The suggested figure is about right (continued)

160 per annum is plenty: the rural areas do not need large numbers of new houses, they need enough to maintain populations, with some incomers: too many incomers and rural villages become retirement villages or commuter villages, which is not healthy for the rural economy. Housing is better situated near employment areas.

The planning team have obviously done the figures, to come up with 160 homes per year. I have no expertise to agree/disagree with the figures for the whole of Craven.

160 homes is about the right number.

I do not think that an additional 20 to 30 homes per annum would have much economic impact spread over such a wide area. However, it would be positive. The environmental impact would however, be negative with a loss of land.

160 homes looks like the best guess.

Sounds ok as long as there is adequate provision of social housing, facilities keep up with their increased population.

After discussion it would seem to be about right, but is conditional on the type of jobs created on being attracted into the area.

You have the required information, so I can accept your suggestion of 160. The key thing is to minimise the impact on the nature of the towns and villages, by spreading the housing around the proposed sites, rather than building large estates.

Yes provided a proportion was affordable housing.

About right considering possible windfall sites.

A higher figure would have greater benefits (continued)

A lower figure would have greater benefits (continued)

Lower figure. There are already a lot of empty houses in Hellifield so why put up more houses. There are no jobs.

Lower

The suggested figure is about right (continued)

This is about right but services need to be increased i.e. doctors, schools etc. to cope with the increase in people and at least 2 parking spaces need to be allocated to each dwelling to prevent parking problems.

160 seems reasonable.

A higher figure would have greater benefits (continued)

## Question 2. Housing: Where?

Introduction: Discussions held last year suggest that we should look for housing land in the places shown. Broadly speaking, people seem to agree that it makes sense to direct new housing development to the larger settlements where you'll find most of the people, facilities and services already. However, people also seem to agree that some housing development should be directed to the larger villages, not just the towns, to ensure a fair and proportionate spread of economic, environmental and social benefits. What do you think?

Looking at the map, do you think the suggested spread of housing development is about right or do you think it should be changed?

The suggested spread is about right

Housing split is probably ok.

Seems reasonable.

I agree in principal to the proposed building in designated areas. However, the locations in the south of Craven concern me due to access and public transport infrastructure. The route between South Craven and the A65 is currently very busy and congested not only at peak times, therefore consideration should be given to the rail link at Kildwick/Crosshills. A new station and bridge the ideal solution. It is important that affordable housing is built. We do not need to be a satellite/commuter village for Bradford and Leeds areas.

Smaller villages tend to have greater issues with parking, narrow roads and access restrictions into these roads. If the demand for housing is located in the major settlement areas it seems wrong to artificially alter this.

About right if in conjunction with the expected level of business opportunities (industry) that can be attracted to the area.

The suggested spread should be changed

There is not a demand for 69 homes per year in Skipton.

Building houses will destroy the amenity and character of the areas shown on the map. There is too much emphasis on Skipton. If you go ahead and build all these homes in Skipton it will destroy the pleasant rural character of the town. Skipton will be urbanised. It will lose its charm and be transformed into an ugly town like Keighley, which will harm tourism and undermine the economy.

The figure for Skipton seems too large to me. It would be better to spread it to neighbouring towns/villages and provide better transport links. Skipton infrastructure will not support many more homes. Spread homes along the railway corridor.

More homes should be allowed in Low Bradley to give all land owners equal opportunities and more home owners to live in such a delightful and caring community.

Embsay has new and old houses that haven't been sold. Therefore keep to a minimum.

The suggested spread is about right (continued)

This seems reasonable, although I imagine people will want to live in the villages, especially in Gargrave or Embsay in the southern area.

No objection to the apportioned number.

Probably about right.

This suggested spread seems about right. The infrastructure in Crosshills is barely adequate for the existing population and we would not support significant further development.

Looks ok.

Looks about right.

The suggested spread should be changed (continued)

This looks about right, although for the villages looks too low.

I feel it would be more beneficial to increase the population in the northern and mid areas along with employment land. The objective being to increase local sustainability and save time, energy and money commuting. That is now wasted.

Rathmell has had a big influx of new people in the last 15 years (Gooselands and Sawmill developments) which has been good for the village, but it now needs housing for couples working here/leaving family farms etc. Different areas need different types of housing for different categories of people. Mid—36 may be a little high.

Am surprised at 6 + 24 for Giggleswick and Settle housing—would have thought less. Is there much new employment? Many houses for sale i.e. empty or will be, so they should be used first.

There just is not the space in Settle, however you present the figures. People wanting to move in will just have to wait until someone dies and a property becomes vacant. Increase Bentham figure to 20 p.a, Burton in Lonsdale, Ingleton, and Clapham figures ok. Reduce Giggleswick to 4 and Settle to 10.

This suggested spread seems about right. The infrastructure in some larger villages such as Crosshills is barely adequate for the existing population and we would not support significant further development.

Both Skipton and Settle have good rail links and are important market towns and tourist destinations. Could Settle benefit from a larger proportion of the development?

160 houses in the area of Settle and Giggleswick so there is more choice for people.

The numbers in the villages in the southern area are very low. This could be increased to promote sustainability and reduce heights in Skipton.

South Craven is already reaching its maximum re development and is already causing problems within Crosshills/Glusburn area with congestion on A6068.

A lot of this area (south area) is a flood plain so every house, drive, road increase flood risk, Do we wish to do this? Too many houses for small area!

24 for Settle sounds a lot, when we still have a lot of unsold housing. Housing new build should prioritise affordable for local young families and housing for rent (affordable) for single young adults. Also need affordable housing for rent and to buy for older people. Too many for Settle.

## The suggested spread is about right (continued)

## The suggested spread should be changed (continued)

I do notice that the population for the mid sub area is predicted to fall by about 300 or possibly remain the same. Why do we need more houses in this area. I think that 'windfall' development should be counted when determining how many houses should be built in each area in the future. I suggest reviewing targets every 2 years rather than longer as population projections are likely to be way out.

0 houses = no drugs in Hellifield.

Hellifield has surplus housing at present so build elsewhere—Long Preston never gets extra housing and can keep its village feel we are becoming a town. Hellifield should be taken out of strategy.

The figure for Hellifield is too high as we have had a larger proportion of housing in the past than the other areas. There is low employment prospects in Hellifield and limited transport throughout the area.

Sutton, Crosshills and Glusburn has had enough development to last the next twenty years. It is not considered as a whole because of all the development that has taken place in south Craven and neighbouring Eastburn, Steeton and Silsden (Bradford MDC), we all use the same facilities and infrastructure until that is improved then further development is not sustainable. If you are concerned about young people's accommodation then go back to the old council house building programme and rent the properties at affordable rents. The development is by stealth a little here & there. There comes a point when the 'camel's back has broken' we have passed that point.

North area figure of 25/year seems excessive on a pro rata basis of existing population. It will largely feed employment areas out of the district. Hardly environmentally attractive when all travel will be by private car.

Ingleton figure seems low in comparison to Burton. There would seem to be areas of underused land in Ingleton whereas in Burton suggested land is largely in agricultural use. Suggest reduce Burton in Lonsdale figure to 2/year i.e. 30 over 15 years. 3/year requires a large increase of above 20% in housing stock. Village character permanently lost. At least 45 more vehicles going to work in Lancaster/Kendal etc. Surely the country is not expecting a 20% increase in population over 15 years.

Long Preston, Bell Busk, Kildwick, Lothersdale should be included.

Farnhill/Kildwick development limited due to geography, but desirable area to live, links Skipton, Keighley, Bradford, Leeds, Lancashire.

The suggested spread is about right (continued)

I would suggest the southern area definitely requires more than the mid/northern areas.

Although villages do need some new properties it depends on what the developers have in mind. If they are planning on affordable housing in the smaller villages, consideration should be given as to whether people on lower incomes will be able to afford to live in these properties. High petrol costs, no gas mains means expensive utility bills and high travelling costs therefore making it unaffordable.

Yes, scattered across the plan areas and in proportions generally as suggested.

The suggested spread should be changed (continued)

Consider more housing in outlying villages.

Concerns re schools, maintaining green fields. Skipton 'Gateway to the Dales' building on green fields will change the face of Skipton for everyone for ever. Please don't build on.

As we all know Skipton is a small town attractive to residents and visitors alike. The infrastructure is not designed to accommodate annual large scale development. You cannot start to widen the roads within the town to accommodate the ever increasing number of vehicles. Development will not stop but should be kept to a minimum and not include green fields that enhance area, provide grazing for livestock. Suggestion of building 69 per annum in Skipton totally inappropriate, not needed or indeed wanted by Skipton residents, given properties already on market.

### Question 3. Employment Land: How Much and Where?

Introduction: Our current discussion paper "Shaping a Strategy for Employment Land in Craven" suggests a possible approach to deciding how much land might be required for new business and industrial development over the next 15 years or so, and where it might be provided. It seems to us that about 27 hectares of land might be required, with 4 in the north sub-area, 6 in the mid sub-area and 17 in the south sub-area. What do you think?

Looking at the map, do you have any thoughts or views on how much employment land is required and where it should be provided?

Employment land hectares inadequate to provide jobs for all new residents - need to provide more employment land. Will need to use land outside settlement "Green Belt" areas more than envisaged.

I would have thought the northern region could have increased industrial/employment development as it has better transport links than the mid section.

Employment land should be restricted to existing business areas and not encroach on residential areas near greenfield sites. Be responsible and conserve the green fields in Skipton, in the north ward, near the entrance to the Yorkshire Dales National Park, rather than build on them and destroy them.

Not able to say without a look at your assumptions.

Since this is based on economic forecasts which tend to be at least a guess, it would be folly to allow development which was speculative and not responding to demonstrable need.

If possible could land be reclaimed (brownfield sites) old warehouses etc.

Sorry I don't agree, my preference would be to develop employment locally in the north and mid areas. The amount of land depends on the type of business. Of course some employment will also be needed in the south. Example of one place where low cost housing would also expand business is Hawes. The cheese maker has difficulty obtaining staff because housing in the area is too expensive. In the past local mills provided hostels for their workers.

I think there is already sufficient services in the area. Ask yourself what is it that you cannot get in the region, the provision of which you think is reasonable to access here. I can't think of anything.

The locations appear reasonable provided that the siting of the new development is existing sites.

Both Skipton and Settle have good rail links and are important market towns and tourist destinations. Could Settle benefit from a larger proportion of the development?

There is not a lot of employment in Settle/Giggleswick.



### Question 3. Employment Land: How Much and Where? (Continued)

Please fully utilise the existing industrial estates. Please make use of sites in Settle for artisan/craft workshops and design workshops. Please don't surround towns with ribbon or block developments (like on the south side of Skipton).

Dependent on the type of employment attracted. Needs something available to attract all sizes of business. Needs to be new business not competition for local business.

Employment land has to be provided where employers want to be sited but where possible it should be in easy reach of where people live, to limit pressure on the roads.

Grossly insufficient to support current population. Where does our money for private and public services come from? = Business. Business comes first then houses.

Need to encourage as much employment as possible to retain young people and provide jobs for them.

Locate more employment close to railways to reduce impact on roads.

It depends on the destruction wrought. In the mid area I think that the derelict buildings i.e. the old Hellifield railway sidings should be requisitioned and brought into use.

I've just been made redundant and have found another job Arla foods, on way out of Settle. So there are jobs out there. You just have people living in houses.

No more land in Ingleton existing constrained, interested in IN035 or Settle Industrial Estate, Skipton is a possibility (Bentham a no). Bibbys of Ingleton.

We don't feel we know enough to express an informed opinion but think that any building for employment will need to be carefully sited so as to be unobtrusive and not damage tourism.

It's more about providing commercial properties suited to business needs in rural areas e.g. smaller office space with low business rates, home/work hubs. You need to find out what the business (rural) community needs.

Employment land in north best confined to Ingleton/High Bentham. Based on circle size expansion seems small in Skipton.

The land south of Skipton (between the crematorium and the car scrap yard) should be adequate for a substantial amount of employment land. The villages should be kept clear of industrial areas.

Vast difference between what is suggested/anticipated and what is actually needed. If it were anywhere near correct would be no need to develop industrial areas then allow changes because it was over planned. 17 hectares in South Craven will only start if an agreement between NYCC, CDC and the PC and developer to a bridge over the railway in the best place which would solve level crossing problems.

Need factories, small workshops for fledgling and one man businesses at very low rent. Manufacturing jobs and low cost energy will lead to recovery.

I think this might be a little high. Current industrial properties need to be sold/rented before more are built. I do not want lots of empty warehouses/shops.

There is a large proportion of employment in Glusburn/Crosshills targeted which does not appear to be in proportion of its size. Is this just because there are already industrial units in this area.

Locally site SC037 provides an ideal employment land opportunity but concerned about loss of the green corridor to Keighley and Silsden. Road links required to be strategically planned as the area currently very congested. Access to the motorway network in Lancashire takes in the main street of Crosshills already too full of large supply trucks. How would planners look at route to Lancashire? New link and improved road into Earby from Thornton? If SC037 was taken as employment land - concerned about spread of housing throughout Crosshills and Glusburn.

Yes at least as much as suggested—more is needed to reduce need for long distance commuting.

Type of employment site is important, large amounts of B8 would create few jobs but take up large amounts of land. Concern therefore the area risks being a net importer of labour which is unsustainable.

## Other Comments (Summarised)

Will 160 homes be supported by better transport infrastructure. Bus services within Craven are poor at present.

If all the sites in Cononley were developed would double the size of the village.

The approval of Thompson Field development by Environment Agency, Highways, Yorkshire Water, Education/Health brings into question their objective unbiased decision making they cannot be trusted in future. We have problems first hand. We do not want unemployed/unsuitable people forced on our community from Leeds/Bradford—anti social behaviour. We must keep our green and pleasant land for future generations. Communities do not come about from housing estates. Cramming of houses not good. Sewage treatment capacity full. Doctors difficult to see. Where are the allotments? Craven's own brand image—keep it this way.

Plan has taken long time to get together. In 2012 discussion paper identified 160 houses per year across the whole district up to 2026. Now 160 for the area outside the national park. Who can say growth will remain the same, could be more or less. Lots of properties available at different prices. People have name on different waiting lists. New properties cannot be sold/let, what about these? People are brought from outside of the area to live in affordable housing as no demand locally, Greenroyd Mills Sutton. Have to travel back to their original place for work, puts pressure on infrastructure. Infrastructure problems - roads, schools, sewage (Cononley to Keighley full).

Priority should be social housing. Use modern methods—prefab housing - low cost, low energy. Important to have allotments and open spaces. Local energy production should be incorporated into building projects. Save local land for food production. May be better to expand house building/small business in north and mid areas not suffering same congestion. If more work in north people would not have to travel so far/spend as much. Glusburn, Crosshills and Sutton all of these sites will bring more traffic /danger to streets. Building more houses when infrastructure already stressed is daft idea.

Disagree with SWOT Analysis statement in Appendix A of Employment land discussion paper 'flourishing market town centre' and 'Skipton town centre has very limited capacity to expand' Skipton town centre is declining rapidly, unnecessary new shops such as opticians and cafes. New High Street development will take away shops from the high street whilst removing parking spaces. CDC Planning short sighted, fails to understand needs of the local community.

Figure of 160 guaranteed to be incorrect as it is an estimate based upon numerous assumptions. Whole plan for next 15 years will be incorrect and therefore of little value. Unaware there was a requirement to have a starting point as 'population change,' or that there was an obligation to provide housing and employment opportunities for population change. More appropriate to agree a vision of what the area should look like in 15 years to ensure a healthy and prosperous community, without affecting its character. Encompass number of people, age profile, where they live, what type of work they will do and services they require. Would need to be applied to the area and settlements and to individual satellite villages so that each are assessed individually but also a coherent whole. May be that this does not provide housing/employment for all population change or may be a need for extra people. Would find it difficult to comment on number required, but your approach is letting the tail (population change) wag the dog (what the area will be like in 15 years time).

Statement regarding people agreeing directing new housing towards larger settlements is a recipe for disaster, facile, un-thought through. Same people will be most vociferous when roads jammed, schools full, doctors full and will also complain surrounding villages need investment. Too few houses in surrounding satellite villages will ensure closure/collapse of services. Ageing population, fewer young children, no teenagers. These are desirable locations to live and within striking distance of amenities/facilities in Skipton but no available housing will cause house prices to rise and make them unaffordable to young families. Vicious circle lead to slow death of villages. National Parks - lack of young families, amenities, services, work opportunities. Suggest Local Plan has policy of building more housing in satellite villages to ensure communities remain viable and thriving. Should not take easy route of putting vast majority of housing in Skipton itself, spread the figure. Any new housing in next 5 years should be directed primarily to the villages around Skipton to ensure their good health. Alternative approaches submitted. Alternative 1 annual figure (Gargrave 10, Embsay 6, Carleton 4, Low Bradley 4, Cononley 6, Glusburn/Crosshills 14, Sutton 10, Cowling 6, Skipton 39). Alternative 2 annual figure (Gargrave 15, Embsay 9, Carleton 6, Low Bradley 6, Cononley 9, Glusburn/Crosshills 21, Sutton 15, Cowling 9, Skipton 9).

## Other Comments (Summarised) (continued)

Amount of employment land determined by type of employment and age profile of increased working population. Little attempt should be made to provide more employment than determined above as will result in additional housing pressure as people taking up jobs will want to live near work. Type of employment—relegate heavy industry to bottom of desirable list, too far from centres of industry to be viable. Do not have skills required for industry, would cause an influx of people (with relevant skills), increase in house prices. Nature of heavy industry would impact upon character of Skipton. Light industry marginally more feasible. Retail unnecessary as town well served by retail sector. Office based employment should be priority, cater for all skills levels, age, ability, education and would encourage development of support industries. Opportunities this type of work would give to Skipton and surrounding villages much greater and would not affect character. Clean ecologically and can be conveniently located. To new modern family housing. 10 hectares maximum which should be allowed, 17 far too much. If housing number reduced, figure should be adjusted accordingly.

The following comments will be considered as Settlement Feedback rather than Sub-Area Feedback

Sites SC052, SC007, SC07 and SC067 have severe access issues with potential safety problems. Baxter Wood access too small and could not cope with traffic on a normal basis which could increase traffic ten fold. Emergency services poor and limited access. The land is badly drained and floods up to the rail line Autumn and Winter. Access on Cononley Brow would prove difficult with poor line of sight. Before building could begin enormous amount of rock to be removed, resulting in extra traffic congestion, broken roads, paving. It is easy to say not in my back yard, there are better less costly and more practical and suitable areas available in Crosshills and Glusburn.

Sites SK084 and SK134 wholly unacceptable and would create significant visual intrusion.

If every site in Cononley is developed then there are real problems of floods running off tarmac into a narrow beck. Sewage would also be a problem. Access to the designated sites in Cononley looks problematic for vehicles pulling out onto a small busy road with poor visibility. The number of sites designated for Cononley is a concern. The brownfield site of the mill would be the ideal development at CN006. The sites of CN012, CN001, CN002, CN007, CN011 are problematic as they increase the risk of the beck flooding dangerously.

Various plots in Cononley are on steep banks near a beck where run off from built over green fields could cause flooding down to Main Street of the village.

Does Gargrave have land available to build on Johnson and Johnson site.

Thompson's field development was a shallow victory because all the time Highways, Yorkshire Water and the Environment Agency said there was not a problem. I believe they said this because they have not got the money to solve all our problems. If they had said there was a problem then they would have to find the money quickly.

Nothing has changed Glusburn/Crosshills since 24 sites commented on by PC in 2008. SC055 allowed at appeal. Protected corridor must remain only logical solution to traffic problems which continue to grow.

If houses built SC041, SC050 and SC040 result in massive estate with no services /amenities.