

## Craven Spatial Planning Sub-Committee

6.30pm on Tuesday 30<sup>th</sup> October, 2012  
Belle Vue Suite, Belle Vue Square Offices, Skipton

Sub-Committee Members: The Chairman (Councillor Foster) and Councillors Barrett, Barrington, Paul English, Knowles-Fitton, Turner and Welch. Substitute Members : Councillors Lis, Solloway and Wheeler.

### AGENDA

1. **Apologies for absence**
2. **Confirmation of Minutes** – 8<sup>th</sup> October 2012. Attached.
3. **Public Participation** – In the event that any questions/statements are received or members of the public attend, the public participation session will proceed for a period of up to fifteen minutes.
4. **Declarations of Interest** – Members are invited to declare at this point any interests they have in items appearing on this agenda.
5. **Craven Local Development Plan Sub-Areas - Shaping a Spatial Strategy : Additional Settlements** – Spatial Planning Manager's report. Attached.

Purpose of Report – To determine which additional settlements are to be identified in each sub-area of the emerging spatial strategy for the Craven District (Outside the Yorkshire Dales National Park) to receive site allocations, and to consider and approve an appropriate contribution from each settlement to the sub area housing targets to be used as a guide for the site allocations process.

6. **Craven Local Development Plan : Site Allocation Criteria** – Spatial Planning Manager's report. Attached.

Purpose of Report – To present a set of draft criteria to be used when assessing potential sites for allocation in the emerging local development plan for the Craven District (Outside the Yorkshire Dales National Park) and seek approval of that draft criteria for targeted consultation with stakeholders other than parishes (due to the two week timescale).

7. **Date of Next Meeting** : Wednesday, 19<sup>th</sup> December, 2012 at 6.30pm..
8. **Any other items** which the Chairman decides are urgent in accordance with Section 100B(4) of the Local Government Act, 1972.

Agenda Contact : Chris Waterhouse – Committee Officer  
Tel. 01756 706235

## **Emergency Evacuation Procedure**

**In case of an emergency or if the alarm sounds, leave the committee room and leave the building using the nearest available door. The assembly point is in the main square at the front entrance. An officer will take a roll call at that point. Please do not leave without telling the Chairman or the Democratic Services Section's representative.**

## **Craven Spatial Planning Sub-Committee**

### **Terms of Reference**

(a) To deal with all aspects of preparation of Local Development Framework documents up to the key decision stages set out below:

(i) Development Plan Document – up to, but not including final approval of the Publication Document (published for formal consultation before submission to the Secretary of State for examination in public) as defined in Regulation 25 of the Town and Country Planning (Local Development) Regulations 2004 (as amended in 2008) or as defined in any successor regulations.

(ii) Supplementary Planning Document – up to and including approval of a draft for public consultation.

(b) To act as an initial reference point to provide feedback and input into emerging documents up to Publication stage.

(c) To receive and accept evidence base reports for the Local Development Framework as they are completed.

(d) To consider and approve Planning Guidance for Development Control purposes.

(e) To provide an arena for discussion and response to regional and sub-regional initiatives which have implications for spatial planning in Craven.

(f) Community Infrastructure Levy – To deal with all aspects of preparation of the Community Infrastructure Levy Charging Schedule up to, but not including final approval of the Publication charging schedule for formal consultation prior to examination as defined in Regulation 16 of the Community Infrastructure Levy Regulations 2010 (as amended in 2011).

**If you would like this agenda or any of the reports listed in a way which is better for you, please telephone 01756 706494.**

**CRAVEN SPATIAL PLANNING SUB-COMMITTEE**

8<sup>th</sup> October 2012

**Present** – Councillors Barrett, Barrington, Paul English, Foster, Lis (substitute for Councillor Knowles-Fitton), Turner and Welch.

**Officers** – Strategic Manager for Planning and Regeneration, Spatial Planning Manager and Committee Officer.

Apologies for absence were received from Councillor Knowles-Fitton.

Start: 6.37pm  
Councillor Turner arrived at 6.45pm

Finish: 8.15pm

The minutes of the Sub-Committee's meeting held on 13<sup>th</sup> August 2012 were confirmed and signed by the Chairman.

**Minutes for Report**

CSP.58

**PUBLIC PARTICIPATION**

In addressing the Sub-Committee David Walsh of Skipton Town Council highlighted the need for the Council to adopt a housing allocation figure which was realistic and which provided a five year land supply throughout the Development Plan period. He pointed out that the adopted housing allocation figure ( 160 dwellings per annum had been presented for discussion at the parish workshops ) would in reality be exceeded when taking into account windfall developments.

In also addressing the Sub-Committee, Verner Wheelock, Chairman of the Campaign for the Protection of Rural England's (CPRE) Craven Branch, stated that CPRE Craven had written to Councillors regarding the proposed housing allocation and expressed the opinion that the Council should be setting a target viewed as the minimum required to comply with Government Policy. He also stated that the Council should be seeking to minimise damage to the environment and advocated allocating small sites in smaller villages, an approach which had the potential to provide new housing right across the District. The Council should also be establishing an approach which accommodated the needs of elderly and young persons.

CSP.59

**LOCAL DEVELOPMENT PLAN – SHAPING A SPATIAL STRATEGY AND HOUSING FIGURE FOR CRAVEN**

Further to Minute CSP.57/12-13, the Strategic Manager for Planning and Regeneration submitted a report presenting feedback from the parish / town council and stakeholder workshops held to discuss ideas presented in the discussion paper "Shaping a Spatial Strategy and Housing Figure", and seeking agreement on guidelines for progressing work on a draft housing figure, spatial strategy and approach to site allocations for Craven (outside the Yorkshire Dales National Park).

During the course of the ensuing discussion the Spatial Planning Manager, whilst acknowledging the current economic situation, reminded Members that the Development Plan covered a 15 year period, and it was therefore important to plan for the longer term. She advised against including windfall developments within the minimum annual allocation figure, indicating that such an approach could be found unsound at the examination stage. Actual site allocations would be based

on delivering the minimum housing target in each five year period, and the agreed annual housing figure would be subject to periodic review.

**Resolved** – (1) That a housing figure of 160 dwellings (minimum) per annum for that part of the Craven District outside the Yorkshire Dales National Park is adopted as the draft housing figure for purposes of consultation.

(2) That the proposed sub area approach and proportions outlined in the discussion paper for the distribution of the housing figure is adopted for purposes of consultation.

(3) That the proposed inclusion of additional settlements in each sub-area, to those shown in the discussion paper, to be considered to receive site allocations is agreed in principle.

(4) That the Strategic Manager for Planning and Regeneration is authorised to prepare a report on potential additional settlements to be identified in each sub area for consideration by this Sub-Committee before the end of October 2012.

(5) That the Strategic Manager for Planning and Regeneration is authorised to develop supporting policies for the recommended draft housing figure and spatial strategy taking into account outcomes from the parish and stakeholder workshops, including policy approaches to closely manage windfall development in settlements; address local housing needs in smaller settlements; manage the phasing of sites and policies to achieve the right mix of housing on sites.

(6) That the Strategic Manager for Planning and Regeneration is asked to submit to this Sub-Committee's next meeting, details of the criteria to be used for the process of allocating sites within the emerging Development Plan.

**Next Meeting** – To be held at 6.30pm on Tuesday, 30<sup>th</sup> October 2012.

Chairman.

# Shaping a Spatial Strategy and Housing Figure

## Assessment of Settlement Characteristics



	Settlement	Population <sup>1</sup>	Characteristics <sup>3</sup>	Conclusion <sup>3</sup>
North Sub-Area	High Bentham	2002 <sup>2</sup>	Main part of Bentham. Only town and largest settlement in north sub-area, with greatest concentration of population, housing, employment, services, facilities. Railway station is a bonus.	Main centre of activity and good location for allocations.
	Low Bentham	647 <sup>2</sup>	Other part of Bentham with close physical and social relationship with High Bentham. A medium-sized village of mainly residential character, but benefitting from easy access to what High Bentham has to offer.	Good for small allocations due to links with High Bentham.
	Ingleton	2120	Largest village and second largest settlement (to High Bentham) in north sub-area, with substantial concentration of population, housing, employment, services, facilities. No railway station, but good access to A65. A small part is inside the national park.	Centre of activity and good location for allocations, but not to same degree as Bentham.
	Burton-in-Lonsdale	590	Medium-sized village and third largest settlement in north sub-area. Mainly residential in character, but with some services and facilities. Good access to A687.	Could support some growth with small allocations.
	Clapham	180 <sup>2</sup>	Smaller village of north sub-area, mostly inside national park, partly inside AONB. Mainly residential in character, but role as national park visitor centre supports additional services, facilities. Railway station is detached and so less of a bonus. Good access to A65.	Could support some growth with small allocations, but national park limits land supply.
Mid Sub-Area	Settle	2580	Only town and largest settlement in mid sub-area, with greatest concentration of population, housing, employment, services, facilities. Railway station is popular and well-used. Good access to A65. A small part is inside the national park.	Main centre of activity and good location for allocations.
	Hellifield	1370	Now the largest village and second largest settlement in mid sub-area (overtaking Giggleswick since 2001), mainly residential in character, but with some notable services and facilities. Railway station is a bonus. Good access to A65, A682.	Could support some growth with small allocations.
	Giggleswick	1290	Third largest settlement in mid sub-area. Close physical and social relationship with Settle. Mainly residential in character with some services and facilities. Benefits from easy access to what Settle has to offer. Railway stations are a bonus. Good access to A65. A small part is inside the national park.	Good for small allocations due to links with Settle.
	Long Preston	878	Medium-sized village of the mid sub-area, with some services and facilities, but almost entirely within the national park. Railway station is a bonus. Good access to A65.	Allocations not possible, as no land available outside national park.
	Rathmell	302	Smaller village of the mid sub-area. Mainly residential in character with some services, facilities. Within reasonably good reach of A65 and Settle/Giggleswick.	Could support some growth with small allocations.
	Wigglesworth	90 <sup>2</sup>	Small hamlet of the mid sub-area. Mainly residential in character with limited services, facilities. Further from Settle/Giggleswick than Rathmell.	Too small and too far from Settle to justify allocations.

	<b>Settlement</b>	<b>Population<sup>1</sup></b>	<b>Characteristics<sup>3</sup></b>	<b>Conclusion<sup>3</sup></b>
South Sub-Area	Skipton	14,530	Largest settlement of the district and only true town in south sub-area, with by far the greatest concentration of population, housing, employment, services, facilities. Railway station is popular and well-used. Good access to A65, A59/A56, A629.	Major centre of activity and good location for allocations.
	Glusburn & Cross Hills	3980	Two large villages in close physical and social relationship, combining to form south sub-area's second largest settlement. Substantial concentration of population, housing, employment, services, facilities with some town-like qualities. No railway station. Direct access to A629 and A6068, but with constraints.	Centre of activity and good location for allocations, but not to same degree as Skipton.
	Sutton-in-Craven	3710	Large village and third largest settlement in south sub-area. Mainly residential in character. Some services and facilities, plus easy access to Glusburn & Cross Hills, which are very close-by. Access to A629 and A6068, but with constraints.	Good for small allocations due to size and proximity to Glusburn & Cross Hills.
	Cowling	2330	Large village and fourth largest settlement in south sub-area. Some services and facilities. Good access to A6068.	Could support some growth with small allocations.
	Embsay	1830	Medium-sized village, partly inside the national park. Mainly residential in character. Some services and facilities and within easy reach of Skipton, A59 and A65.	Could support some growth with small allocations.
	Gargrave	1720	Medium-sized village and a concentration of population, housing, employment, services and facilities. Railway station is a bonus, but detached. Good access to A65.	Could support some growth with small allocations.
	Low Bradley	1260	Smaller village of the south sub-area. Mainly residential in character. Some services and facilities and within reach of Skipton. Access to A629, but via busy junction.	Could support some growth with small allocations.
	Carleton	1080	Smaller village of the south sub-area. Mainly residential in character. Some services and facilities and within easy reach of Skipton. Access to A59, but via minor road.	Could support some growth with small allocations.
	Cononley	1040	Smaller village of the south sub-area. Mainly residential in character. Some services and facilities. Railway station is a major bonus. Access to A629, but via level crossing and busy junction.	Could support some growth with small allocations.

<sup>1</sup>Population figures are for the parishes in which settlements are located (except where indicated by Footnote 2) and are 2010 estimates projected from the 2001 census.

<sup>2</sup>Population figures for High Bentham, Low Bentham, Clapham and Wigglesworth have been estimated according to the proportion of dwellings in the settlement, compared to the parish as a whole, based on the Electoral Register for 2011/12.

<sup>3</sup>Characteristics and Conclusions for each settlement should be interpreted in the context of the relevant sub-area and in relation to other settlements within the same sub-area.

Historical and Possible Future Growth in Housing Stock		1993	Intervening period (19 years)			2012	Nominal plan period (15 years)			2027	Trend	
		Number of dwellings <sup>1</sup>	Additional dwellings	Average per annum <sup>2</sup>	Annual growth <sup>3</sup>	Number of dwellings <sup>1</sup>	Additional dwellings	Average per annum <sup>2</sup>	Annual growth <sup>3</sup>	Number of dwellings <sup>1</sup>		
North	Bentham	1239	276	15	1.3%	1515	225	15	0.9%	1740	↓	
	<i>High / Low<sup>4</sup></i>	-	-	-	-	<i>841 / 267</i>	<i>180 / 45</i>	<i>12 / 3</i>	<i>1.3% / 1.0%</i>	<i>1021 / 312</i>	-	
	Ingleton	927	193	10	1.3%	1120	75	5	0.4%	1195	↓	
	Burton	276	12	<1	0.3%	288	45	3	1.0%	333	↑	
	Clapham	253	36	2	0.7%	289	30	2	0.7%	319	→	
	Sub-Area <sup>5</sup>	2695	517	27	0.9%	3212	375	25	0.7%	3587	↓	
Sub-area settlements	Settle	1180	225	12	0.9%	1405	315	21	1.4%	1720	↑	
	Giggleswick	453	98	5	1.0%	551	75	5	0.9%	626	↓	
	Mid	Hellifield	434	244	13	2.4%	678	105	7	1.0%	783	↓
	Rathmell	99	30	2	1.4%	129	45	3	2.0%	174	↑	
		Sub-Area <sup>5</sup>	2166	597	31	1.3%	2763	540	36	1.2%	3303	↓
South	Skipton	6319	804	42	0.6%	7123	1035	69	0.9%	8158	↑	
	Glusburn & Cross Hills	1599	227	12	0.7%	1826	105	7	0.4%	1931	↓	
	Sutton	1400	264	14	0.9%	1664	75	5	0.3%	1739	↓	
	Gargrave	777	119	6	0.8%	896	75	5	0.5%	971	↓	
	Cononley	460	59	3	0.6%	519	45	3	0.6%	564	→	
	Cowling	845	224	12	1.2%	1069	45	3	0.3%	1114	↓	
	Embsay	805	75	4	0.5%	880	45	3	0.3%	925	↓	
	Bradley	460	77	4	0.8%	537	30	2	0.4%	567	↓	
	Carleton	443	93	5	1.0%	536	30	2	0.4%	566	↓	
		Sub-Area <sup>5</sup>	13,108	1942	102	0.7%	15,050	1,485	99	0.6%	16,535	↓
Overall <sup>5</sup>		17,969	3056	161	0.8%	21,025	2,400	160	0.7%	23,425	↓	

**Footnotes**

<sup>1</sup>Dwelling numbers are for the parishes in which sub-area settlements are located. See Footnote 4 for dwelling numbers in High and Low Bentham.

<sup>2</sup>Dwellings per annum have been rounded to nearest whole dwelling.

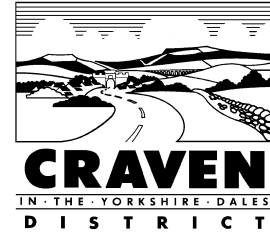
<sup>3</sup>Percentages have been rounded to one decimal place.

<sup>4</sup>Separate dwelling numbers for High and Low Bentham are estimated using the Electoral Register 2011/12.

<sup>5</sup>Rounded numbers are not used in the calculation of sub-area totals and overall totals.



## Craven Spatial Planning Sub-Committee – 30<sup>th</sup> October 2012



# CRAVEN LOCAL DEVELOPMENT PLAN – SHAPING A SPATIAL STRATEGY : ADDITIONAL SETTLEMENTS

Report of the Strategic Manager for Planning and Regeneration

Ward(s) affected: All outside the Yorkshire Dales National Park

1. **Purpose of Report** – To determine which additional settlements are to be identified in each sub area of the emerging spatial strategy for Craven outside the National Park to receive site allocations. To consider and approve an appropriate contribution from each settlement to the sub area housing targets to be used as a guide for the site allocations process.
2. **Recommendations** – Members are recommended to:
  - 2.1 Agree that the following additional settlements be identified in each sub area of the emerging spatial strategy for Craven outside the Yorkshire Dales National Park to receive site allocations:-
    - a) North Sub Area – Low Bentham, Burton in Lonsdale and Clapham village;
    - b) Mid Sub Area –Hellifield and Rathmell
    - c) South Sub Area – Low Bradley, Carleton, Embsay and Cowling.
  - 2.2 Subject to the approval of the recommendation at 2.1 a) to c), Members are recommended to consider the suggested contributions from each settlement to the sub area housing targets, as set out in Appendix B, and approve as a guide for the site allocations process.
3. **Report**
  - 3.1 At the previous meeting of this Sub-Committee on 8<sup>th</sup> October 2012, following consideration of feedback from parish and stakeholder workshops on the discussion paper “Shaping a Spatial Strategy and Housing Figure for Craven”, it was agreed in principle that more settlements (than shown in the discussion paper) in each sub area of the emerging spatial strategy be considered to receive site allocations. Members also gave delegated authority to the Strategic Manager of Planning and Regeneration to prepare a report on potential additional settlements to be identified in each sub-area for consideration by this Sub-Committee, which is the subject of this report.

- 3.2 Feedback from the parish and stakeholder workshops also indicated broad support for the idea in the discussion paper that the distribution of new housing should be based on the individual requirements of the three sub-areas (north, mid and south) rather than the whole district. The proportions suggested for each sub-area also attracted broad support from delegates at the workshops. Taking this feedback into account, Members agreed that the sub-area approach and proportions outlined in the discussion paper for the distribution of the housing figure, should form the basis of the Council's emerging spatial strategy.
- 3.3 Consequently, it is considered that an approach to identifying additional settlements to receive site allocations, should be consistent with the sub-area approach and be based on an assessment of the characteristics of settlements in the context of the sub-area they are in, rather than their position in a district-wide hierarchy.
- 3.4 A key distinguishing factor between the sub areas is the number of larger settlements within each sub- area. The South sub-area contains Skipton, which is the largest settlement in the sub-area and indeed the District with a population of approximately 14,500. The three settlements of Glusburn/Crosshills, Sutton and Cowling are the next largest in the South sub area with populations in the 2,000-4,000 range and the five settlements of Emsay, Carleton, Bradley, Cononley, and Gargrave have populations within the 1,000 to 2,000 range. The relatively high number of larger settlements in the South sub-area reflects their relationship with the market town of Skipton and the more urban areas of West Yorkshire and Lancashire (travel to work areas and housing market areas) and the availability of a range of frequent, high quality road (by bus and car) and rail transport connections for residents in the South sub-area to access services, employment and facilities. It is proposed therefore that in the South sub-area, that consideration of potential additional settlements be limited to those settlements of more than 1,000 population.
- 3.5 In contrast, the Mid and North Sub areas have far fewer settlements over 1,000 population. In the Mid sub area, the market town of Settle is the largest settlement with a population of approximately 2,500. There are only two other settlements in the Mid sub area (Giggleswick and Hellifield) with more than 1,000 population. In the North sub-area, Low Bentham and High Bentham together have a population of over 3,000, with High Bentham being the much larger settlement and indeed the largest in the North sub area. There is only one other settlement (Ingleton) with more than 1,000 population in the North sub area. This reflects the more rural nature of the Mid and North sub areas of the District and their greater distance from Skipton and the urban areas of West Yorkshire and Lancashire with more limited options for travel by modes other than car. It is proposed therefore that smaller settlements with populations of less than 1,000 be considered in the North and Mid sub-areas to form part of the Council's emerging spatial strategy.
- 3.6 A concise assessment of settlements in each sub-area is attached at Appendix A and a summary of the conclusions for each sub area is presented below.

### **North Sub Area**

- 3.7 In the North sub area, the assessment of settlements at Appendix A, suggests that Low Bentham, Burton in Lonsdale and Clapham village would be appropriate additional settlements to include within the emerging spatial strategy. Other places in the North sub area, such as Lower Westhouse, Newby, Clapham Station, Cold Cotes, Lawkland, Eldroth and Keasden are too small, having the characteristics of small hamlets or groups of buildings with few or no services/facilities.

### **Mid Sub Area**

- 3.8 In the Mid sub area, the assessment of settlements at Appendix A suggests that Hellifield and Rathmell would be appropriate additional settlements to include within the emerging spatial strategy. Other places in the Mid sub area, such as Wigglesworth, Tosside, Halton West, Swinden and Nappa, are either too small, having the characteristics of small hamlets or groups of buildings with few or no services/facilities, or almost all of the settlement is within the Yorkshire Dales National Park, as is the case with Langcliffe and Long Preston. An additional factor in respect of Long Preston is that there is no land available in the small part of the settlement that is outside the national park.

### **South Sub Area**

- 3.9 In the South sub area, the assessment of settlements at Appendix A suggests that Carleton, Embsay, Low Bradley and Cowling would be appropriate additional settlements to include within the emerging spatial strategy. Other places in the South sub area – Halton East, Draughton, Eastby, Stirton, Broughton, Coniston Cold, Stainton Cotes, East Marton, West Marton, Bank Newton, Elslack, High Bradley, Farnhill, Kildwick, Lothersdale, and Thornton in Craven have populations below 1,000 and have limited or no services/facilities.
- 3.10 It is recommended therefore that the following additional settlements be identified in each sub area to receive allocations:-

North Sub Area – Low Bentham, Burton in Lonsdale and Clapham village;

Mid Sub Area – Hellifield and Rathmell

South Sub Area – Low Bradley, Carleton, Embsay and Cowling.

- 3.11 The above recommendation, if approved will determine which additional settlements in each sub-area are to receive allocations to contribute to the sub area housing target. Members also need to consider what would be an appropriate contribution to the sub area housing target from each settlement in the sub area to assist in the consideration of site allocations.
- 3.12 Feedback from the parish and stakeholder workshops provided broad support for the idea in the “Shaping a Spatial Strategy and Housing Figure” discussion paper that most of the sub area housing targets should be directed to the largest settlement in the relevant sub area i.e. Skipton in the South sub area, Settle in the Mid sub area and High Bentham in the North Sub area.

- 3.13 For the other settlements identified in each sub area to receive allocations, it is suggested that the contribution each settlement makes to the sub area housing target is based generally on their size relative to the size of other settlements in the sub area. This suggested approach comes from ideas put forward at the parish and stakeholder workshops that settlements at the next size level down from the largest settlement in the sub area should contribute more to the sub area target than any smaller settlements identified in the sub area. Using this approach, the table at Appendix B indicates the kind of relative contribution each settlement could make to the sub area housing target. Such guiding figures would assist in the process of selecting the best sites for allocation in each settlement.
- 3.14 The table at Appendix B also indicates what the contribution to the sub area housing target from each settlement would represent in terms of future annual growth of its housing stock over a 15 year period and compares this to the annual rate of growth of its housing stock that occurred over the past 19 years. This helps to put possible future growth in context with how settlements have grown in the past.
- 3.15 Members are asked to consider the suggested sub area contributions from each settlement as set out in Appendix B, and discuss whether any adjustments might need to be made before approving them as a guide for officers to progress with the site allocations process.

#### 4. Implications

- 4.1 **Financial and Value for Money (vfm) Implications** – None arising directly from this report
- 4.2 **Legal Implications** – None
- 4.3 **Contribution to Council Priorities** – The local development plan is a key corporate document that contributes directly to all Corporate Priorities.
- 4.4 **Risk Management** – Preparation of the development plan is a statutory requirement under the Planning and Compulsory Purchase Act 2004 and is the key mechanism for delivering development in the District to meet future community needs and demands. Significant delay in adoption of the plan may affect future New Homes Bonus payments. In addition the plan is a key corporate document that will be the spatial expression of numerous other corporate strategies, such as the Housing Strategy, Economic Strategy and Council Plan. Failure to deliver the plan will also result in these strategies not being fully realised.
- 4.5 **Equality Impact Assessment** – The Council's Equality Impact Assessment Procedure **has been** followed. An Equality Impact Assessment **has not** been completed on the proposals as completion of **Stage 1- Initial Screening** of the Procedure identified that the proposed policy, strategy, procedure or function **does not have** the potential to cause negative impact or discriminate against different

groups in the community based on •age • disability •gender • race/ethnicity • religion or religious belief (faith) •sexual orientation, or • rural isolation,

5. **Consultations with Others** – Financial Services and Legal Services
- 6 **Access to Information : Background Documents** – None
7. **Author of the Report** – Sian Watson, Spatial Planning Manager ; telephone 01756 706462; e-mail [swatson@cravendc.gov.uk](mailto:swatson@cravendc.gov.uk)

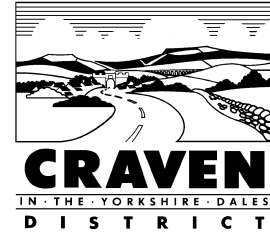
Note : Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

8. **Appendices**  
Appendix A – Assessment of Settlement Characteristics  
Appendix B – Historical and Possible Future Growth in Housing Stock (In identified Sub Area Settlements)

## **Appendix A – Assessment of Settlement Characteristics**

**Appendix B – Historical and Possible Future Growth in Housing Stock (in Identified Sub-Area Settlements)**

## Craven Spatial Planning Sub-Committee – 30<sup>th</sup> October 2012



# CRAVEN LOCAL DEVELOPMENT PLAN – SITE ALLOCATIONS PREFERENCE CRITERIA

Report of the Strategic Manager for Planning and Regeneration

Ward(s) affected: All outside the Yorkshire Dales National Park

1. **Purpose of Report** – To present a set of draft criteria to be used when assessing potential sites for allocation in the emerging Local Development Plan for Craven outside the Yorkshire Dales National Park. To seek approval of the draft criteria for targeted consultation with stakeholders other than parishes ( due to two week timescale).
2. **Recommendations** – Members are recommended to:
  - 2.1 Agree the proposed draft Site Allocations Preference Criteria set out at paragraphs 3.5 to 3.9 for targeted consultation with stakeholders for a two week period commencing Friday 2<sup>nd</sup> November 2012.
  - 2.2 Give delegated authority to the Strategic Manager for Planning and Regeneration to amend the draft Site Allocations Preference Criteria, if necessary, following consultation with stakeholders.
3. **Report**
  - 3.1 At the previous meeting of this Sub-Committee on the 8<sup>th</sup> October 2012, Members requested that the Strategic Manager for Planning and Regeneration submit details of the methodology to be used for the process of allocating sites within the emerging Local Development Plan for Craven (outside the Yorkshire Dales National Park).
  - 3.2 This report presents a set of draft site allocations preference criteria which will enable all sites put forward to the Council for consideration as housing allocations to be assessed. It is proposed to undertake consultation on the criteria with stakeholders over a two week period.
  - 3.3 The site allocations process will aim to identify the best sites for development within the identified settlements of the emerging spatial strategy of the Local Development Plan to contribute to the sub-area housing targets.



- 3.4 With this in mind Officers have developed a set of site allocations preference criteria that allows sites within a settlement to be compared against one another, so that the most sustainable sites can be identified for allocation.
- 3.5 It is proposed that sites will be assessed in two stages. The first stage will apply criteria which, if applicable, are considered to prevent the development of a site. This will filter out sites which have no chance of being allocated and allow the remaining sites to be assessed further. The proposed stage one criteria are listed below. If 'yes' is answered to any of these, the site will be dismissed:
- Is the site within a settlement that is not identified in the Council's emerging Local Development Plan Settlement Strategy to receive site allocations?
  - Is the site within Flood Zone 3b (functional floodplain), with no possibility of amending the site boundary to remove this constraint?
  - Is the site designated for its biodiversity value (a Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) or Site of Importance for Nature Conservation (SINC)), with no possibility of amending the site boundary to remove this constraint?
  - Is the site below an appropriate size for allocation? (*at the time of writing this report, evidence to indicate what may be an appropriate site size threshold is still being compiled, but will be included in the consultation paper when completed*)
- 3.6 The second stage of the assessment will compare the sites within each settlement against a number of criteria which are not considered to prevent the development of a site, but may pose a constraint to development, making the site less preferable for allocation. The second stage assessment will be presented as a matrix. A separate matrix will be produced for each town and village named in the settlement strategy showing which stage two criteria apply to the sites that have passed stage one of the assessment. An example of a completed matrix is shown below, at paragraph 3.9.
- 3.7 The second stage assessment criteria are listed below. The criteria will all have a 'true/ false' response i.e. they will be applicable to a site or not with no middle ground.
- Site is 100% greenfield/ mostly greenfield
  - Site is of strategic significance for employment use
  - Site is not well related to the existing built up area, i.e. not within/ adjoining/ adjacent to the existing built-up area
  - Site is within Flood Zone 3a (high risk)
  - Site is within Flood Zone 2 (medium risk)
  - Development of the site could lead to or exacerbate the merging of neighbouring settlements

- Site is adjoining an area designated as being internationally important for biodiversity (SPA's and SAC's)
- Site is adjoining an area designated as being nationally or locally important for biodiversity (SSSI's and SINC's)
- Site is affected by adverse topography
- Site ownership issues prevent immediate development
- A Scheduled Ancient Monument is located within the site or the site is archaeologically sensitive
- Protected trees, protected hedgerows or woodland are present on the site
- A watercourse is present on the site
- Site is currently in use as public open space/ forms part of a wider green corridor
- Site is affected by highways constraints

3.8 The more criteria that apply to a site, the less preferable it is likely to be, because development is likely to be more difficult. In some cases it may be possible to amend the boundary of a site to remove the issue, and therefore the difficulty. This will be an on-going consideration when assessing sites.

3.9 The example below shows a completed matrix comparing 5 sites in a theoretical town. The shaded boxes show which criteria apply to a site. In the example, sites 3 and 5 are the least constrained and would therefore be preferable for allocation.

	Site is 100% mostly greenfield	Site is of strategic significance for employment use	Site is not well related to the existing built up area, i.e. not within/ adjoining the existing settlement Development Limits	Site is within Flood Zone 3a (high risk)	Site is within Flood Zone 2 (medium risk)	Development of the site would lead to the merging of neighbouring settlements	Site is adjoining an area designated as being internationally important for biodiversity (SPA's and SAC's)	Site is adjoining an area designated as being nationally or locally important for biodiversity (SSSI's and SINC's)	Site is affected by topographical issues	Site ownership issues prevent immediate development	A Scheduled Ancient Monument is located within the site or the site is archaeologically sensitive.	Protected trees, protected hedgerows or woodland are present on the site	A watercourse is present on the site	Site is currently in use as public open space/ forms part of a wider green corridor	Site is affected by highways constraints
Site1															
Site2															
Site3															
Site4															
Site5															

### **Justification of approach**

- 3.10 The housing target and settlement strategy will guide how much housing development each sub-area town and village is likely to accommodate over the plan period (15 years). The purpose of the site allocations process will therefore be to find enough land within each town and village to accommodate the right level of housing development on the best sites. It will therefore be necessary to compare sites within the same settlement against each other, rather than to compare, for example, a site in Ingleton with a site in Skipton.
- 3.11 Presenting sites in a matrix will allow them to be compared in this way and the preferred sites to be identified. In some settlements the matrix may show that there is not much difference between sites, in which case consultation with the town or parish council may help identify the preferred sites for allocation. If only a few sites are available and all the sites are affected by issues highlighted in stage two of the assessment it may be necessary to allocate those sites, despite their difficulties. In other settlements there may be a wide choice of sites, so those which are most affected by stage two criteria can be avoided.
- 3.12 The towns and villages identified in each sub area forming the spatial strategy for Craven outside the National Park have been selected based on characteristics (such as size, facilities, services and transport links), which indicate that they are sustainable locations for development. Sites within the same town or village are therefore likely to have broadly similar levels of accessibility to services and facilities, so it is not considered necessary for the site allocations preference criteria to include questions relating to proximity to, for example, shops and public transport.
- 3.13 Included in part two of the assessment is the question of whether the site is of strategic significance for employment use. Evidence identifies a particularly limited supply of available and suitable land for employment and industrial development, particularly in the southern part of Craven, south east of Gargrave where demand is greatest. It is therefore necessary to protect significant employment sites from being developed for housing. 'Significant employment sites' will be those sites of sufficient size and arrangement where access to A-roads can avoid residential areas and with environmental characteristics that do not pose onerous design challenges. This criterion may also apply to sites in existing employment use.
- 3.14 The criteria included in part two of the assessment are not an exhaustive list of issues which may affect a site, however it is considered that these criteria will make a site less preferable for allocation. Other constraints such as proximity to listed buildings, or being located within a conservation area, will not prevent a site from being developed but will need to be taken into consideration when preparing design briefs for sites.

### **Consultation on the Site Allocations Preference Criteria**

- 3.15 To allow the site allocations process to progress in line with the agreed timetable, it is proposed that, if agreed by Members, the Draft Site Allocations Preference

Criteria will be published for a two-week consultation period commencing Friday 2<sup>nd</sup> November 2012. Consultation will be targeted at a range of stakeholders, representing economic, environmental and social interests. Parish Councils are not being consulted at this stage as it would be unrealistic for parishes to respond within the short timescale required to meet the agreed timetable. Notification of the consultation will be by letter and email.

3.16 Delegated authority is sought to amend the site allocations preference criteria, as necessary, to take account of comments received.

4. **Implications**

4.1 **Financial and Value for Money (vfm) Implications** – None arising directly from this report.

4.2 **Legal Implications** – The site allocations preference criteria will inform the Development Plan for Craven outside the Yorkshire Dales National Park. The preparation of the development plan is a statutory obligation under the provisions of the Planning and Compulsory Purchase Act 2004. The Council Meeting has to approve the final documents that will form part of the Council's development plan policy.

4.3 **Contribution to Council Priorities** – The local development plan is a key corporate document that contributes directly to all Corporate Priorities.

4.4 **Risk Management** – Preparation of the development plan is a statutory requirement under the Planning and Compulsory Purchase Act 2004 and is the key mechanism for delivering development in the District to meet future community needs and demands. Significant delay in adoption of the plan may affect future New Homes Bonus payments. In addition the plan is a key corporate document that will be the spatial expression of numerous other corporate strategies, such as the Housing Strategy, Economic Strategy and Council Plan. Failure to deliver the plan will also result in these strategies not being fully realised.

4.5 **Equality Impact Assessment** – The Council's Equality Impact Assessment Procedure has not been followed. Therefore neither an Initial Screening or an Equality Impact Assessment has been undertaken on the proposed policy, strategy, procedure or function to identify whether it has/does not have the potential to cause negative impact or discriminate against different groups in the community based on •age • disability •gender • race/ethnicity • religion or religious belief (faith) •sexual orientation, or • rural isolation.

5. **Consultations with Others** – None

6. **Access to Information : Background Documents** – None.

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Note : Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

8. **Appendices** – None