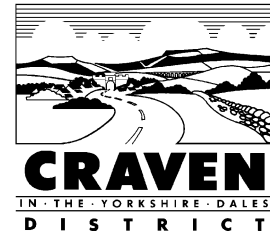


Craven Spatial Planning Sub Committee -27th November 2017



CRAVEN LOCAL PLAN- RESPONSE TO CONSULTATION ON PRE-PUBLICATION DRAFT JUNE 2017.

Report of the Strategic Manager for Planning and Regeneration

Ward(s) affected: All wards wholly or partly outside the Yorkshire Dales National Park

1. **Purpose of Report** – To present responses to the issues arising from consultation on the pre-publication draft local plan June 2017 and to seek approval of recommended changes to the draft Local Plan for consultation under Regulation 19 of the Planning and Compulsory Purchase Act 2004.
2. **Recommendations** – Members are recommended to:
 - 2.1 Agree to recommend to Policy Committee that the amendments highlighted in blue to the policies and text of the June 2017 pre-publication local plan at Appendix 1 and the sites recommended for deletion or inclusion in the Publication Draft Local Plan as identified in Appendix 2 be approved for consultation under Regulation 19 of the Planning and Compulsory Purchase Act 2004.
 - 2.2 Note that responses to issues arising from pre-publication consultation in respect of Policy H2 : Affordable Housing and associated supporting text will be presented to and considered by Policy Committee on 7th December 2017
 - 2.3 Give delegated authority to the Strategic Manager for Planning and Regeneration to prepare any necessary supporting documents for the Publication Plan and Submission Plan and to make minor amendments to the local plan, policies map and supporting documents to ensure a high quality of presentation of the Draft Publication Plan and Submission Plan.
- 3 **Report**
 - 3.1 As Members will recall, at the meeting of this Sub-Committee on 14th June 2017, a pre-publication draft Local Plan was approved for public consultation for a six week period (Minute CSP 147 refers). The consultation period commenced on Monday 19th June 2017 and ended on Monday 31st July 2017.

- 3.2 There have been approximately 942 comments made by 237 individual respondents, most of which were submitted in the final few days of the consultation period
- 3.3 Comments received during the June-July 2017 public local plan consultation have been considered. Consultation response papers have been prepared to summarise the comments received, set out the Council's response to each comment, indicate if a change is required to the Publication draft of the local plan and set out the details of changes to be made to the plan. Where comments have resulted in a change to the policies and text of the plan, these changes have been highlighted in blue and underlined in the attached Publication Draft Craven Local Plan - Draft Document at Appendix 1. Changes in respect of sites are set out in Appendix 2.
- 3.4 Other changes have been made to the draft local plan to reflect updated or new legislation, barrister advice on legal compliance, planning policy guidance and evidence, such as the updated Strategic Housing Market Assessment (SHMA) November 2017, Craven Local Plan Demographic Forecasting Update (DFU) Addendum: November 2017, Craven Local Plan Employment Land Review (ELR) Addendum: November 2017 and Landscape Visual Impact Assessment 2017.
- 3.5 Consideration of the consultation comments received, and new and/or updated evidence and planning guidance has resulted in new draft policies being proposed for inclusion in the local plan or significant changes being made to existing draft policies. These are:-
- **New Policy SD2: Meeting the Challenge of Climate Change.** This new policy is recommended for inclusion in the Publication Plan to ensure that the Council is able to clearly demonstrate that the statutory requirement of section 19 (1A) of the Planning and Compulsory Purchase Act 2004 is met. Section 19 (1A) states that development plan documents must (taken as a whole) include policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change.
 - **Policy SP1: Meeting Housing Need** - See report on Housing Growth Option Paper Addendum at agenda item 7 of this meeting.
 - **Policy SP2: Economic Activity and Business Growth** – Provision is made for 32 hectares of employment land to ensure alignment of the Local plan's housing and employment growth strategies. Land at the former Crosshills Railway station is safeguarded from other forms of development and land at Thornton Station Yard, Ingleton is included in the supply of existing employment sites (See maps at Appendix 2)
 - **Policy SP4: Spatial Strategy and Housing Growth** – The Policy has been significantly revised to include provisions that were previously detailed within Policy H1: New Homes on Unallocated Sites (which is deleted and replaced by new Policy H1: Specialist Housing for Older People). Rathmell has been re-designated as a Tier 5 settlement in the settlement hierarchy, as following the

closure of the primary school, Rathmell no longer meets the criteria for designation as a Tier 4a settlement. The growth previously allocated to Rathmell (0.8%) has been re-distributed to the Key Service Centres of Settle and Bentham, (up from 10.5% to 10.9%). Adjustments have been made to the annual housing provision for Skipton (up from 107dpa to 115 dpa), Settle and Bentham (up from 23 dpa to 25 dpa), Cononley (up from 5dpa to 6dpa) Embsay (up from 4 dpa to 5dap) and Tier 5 settlement allowance (up from 13 dpa to 14 dpa) to reflect the preferred growth option of 230 dpa for the whole plan area.

- **Policy SP5: Strategy for Skipton Tier 1.** Significant changes include :-
 - New housing site allocation proposed on land to the north of A6131 and south of A65 (SK087) (see map at Appendix 2).
 - New primary school to be located on land to the north of Airedale Avenue and Elsey Croft and east of railway line, Skipton (SK089, SK090) and adjustment to estimated dwelling yield from site.(see map at Appendix 2)
 - Adjustment to net developable area on land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton (SK081, SK082, SK108) to take account of increased area of Local Green Space(LGS47) (see map at Appendix 2)
 - Adjustment to net developable area of land to east of North Parade and Cawder Road garage site, Horse Close, Skipton (SK114, SK124) (see map at Appendix 2)

- **Policy SP6: Strategy for Settle Tier 2.** Significant changes include :-
 - Reduced net developable area on land to the north west and south west of Penny Green, Settle (SG021, SG066, SG080) to mitigate landscape visual impact. (see map at Appendix 2)
 - Extended net developable area and green infrastructure area on land to the south of Brockhole View and west of Brockhole Lane, Settle (SG027, SG068) (see map at Appendix 2)
 - Adjusted net developable area land to the south of Ingfield Lane, Settle (SG025) to mitigate impact on heritage assets.
 - New housing allocation site proposed on land at F H Ellis Garage, Duke Street, Settle (SG035) (see map at Appendix 2)
 - Reduced net developable area on land to the north of Town Head Way, Settle (SG079) to mitigate impact on heritage assets.(see map at Appendix 2)

- New housing allocation site proposed on land to the north of Barrel Sykes, Langcliffe (LA004)(see map at Appendix 2)
- **Policy SP7: Strategy for Bentham Tier 2.** Significant changes include:-
 - New housing allocation site on land North of Low Bentham Road, High Bentham (HB023 (part)) (see map at Appendix 2)
 - Deletion of sites HB039—Land between Springfield Crescent and Tatterthorn Road and HB042—Land between Pye Busk and Belle Bank to avoid significant adverse landscape visual impact. (see map Appendix 2)
- **Policy SP11: Strategy for Tier 4a and 4b Villages with Basic Services and Bisected Villages with Basic Servies.** Significant changes include :-
 - New housing allocation site on land adjacent to Lord's Close and Sandholme Close, (SG014). This site is proposed for allocation in response to representations from Giggleswick School, that development of the site will enable the provision of a full size World Rugby 22 3G pitch, which would have a formal community use agreement for peak hours and address the lack of capacity at Wharfedale RUFC and North Ribblesdale RUFC for such facilities.This project is included in the Open Space, Playing Pitch and Built Facilities Strategy and its delivery is supported under Policy INF3 of the Local Plan.
- **Policy ENV10: Local Green Space.** Significant changes include:-
 - Increased area of Local Green Space LGS47— Existing protected road approach, north side of Gargrave Road, between roundabout Aireville Grange and Park View, Skipton. (see map at Appendix 2)
 - New Local Green Space designation SK-LGS64 on land to north of Skipton, bounded to the north by Skipton Bypass, to the east by Embsay Road & The Bailey; and to the west by Grassington Road, Skipton (see map at Appendix 2)
 - Revised area of Local Green Space on land to the north of A6131 and south of A65, (SK087) (see map at appendix 2)
 - Ingleton Park and Glusburn Park to be designated as Local Green Space(see map at appendix 2)
 - Area of Local Green Space designation extended on land at Hellifield Flashes, HE-LGS1 (see map Appendix 2)
- **New Policy H1: Specialist Housing for Older People**

- **Policy EC2: Safeguarding Existing Employment Areas**- land at Thornton Station Yard at Ingleton to be identified on the policies map under Policy EC2 (see map at Appendix 2)
- **New Section 9 Monitoring** – Proposed indicators for monitoring the local plan are set out in this section.

4 **Implications**

- 4.1 **Financial and Value for Money (vfm) Implications** -There are no financial implications arising directly from this report.
- 4.2 **Legal Implications** – The preparation of the Local Plan is a statutory obligation under the provisions of the Planning and Compulsory Purchase Act 2004.
- 4.3 **Contribution to Council Priorities** – Adoption of the Craven Local Plan will provide a spatial strategy, development policies and land allocations for housing and employment in the area which will directly or indirectly contribute to all the Council's priorities.
- 4.4 **Risk Management** – Preparation of the local plan is a statutory obligation 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 delays 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 Analysis** – An Equality Impact Assessment was carried out for the pre-publication draft local plan and subject to consultation. The EIA will be updated to accompany the Publication Local Plan.
5. **Consultations with Others** – Legal and Financial Services
6. **Access to Information : Background Documents** – Policy Response Papers to consultation comments submitted on pre-publication draft Plan June 2017. Site Response Papers to consultation comments submitted on pre-publication draft Plan June 2017. Sustainability Appraisal of Policies. Residential Site Selection Process (incorporating employment site selection)
7. **Author of the Report** – Sian Watson Spatial Planning Manager; telephone 01756 706462; e-mail: swatson@cravencdc.gov.uk

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

8. **Appendices** – None
Appendix 1 – Publication Draft Craven Local Plan – Draft Document 27th November 2017
Appendix 2 – Maps of revised sites