

**From:** [REDACTED]  
**To:** [Local Dev. Framework](#)  
**Cc:** [REDACTED]  
**Subject:** CDC Local Plan Representation - SG025 - 1 of 5  
**Date:** 12 February 2018 18:29:19  
**Attachments:** [image001.jpg](#)  
[APC Local Plan Rep to CDC 12-02-2018 - Re SG025.pdf](#)  
[SG025 - GL0161 13E Meadow Detailed Landscape Proposals.pdf](#)  
[SG025 - Proposed Access Arrangement 8034-001F.pdf](#)

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Dear sir/madam,

Please find attached a Representation in relation to Policy SP6 and Site SG025. The Appendices referenced in the Representation are attached to this and subsequent 4 emails.

I would be grateful if you could acknowledge receipt of all.

Kind regards

[REDACTED]

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Managing Director  
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Date: 12<sup>th</sup> February 2018

Our Ref: APC00002

Planning Policy Team,  
Craven District Council,  
1 Belle Vue Square,  
Skipton,  
BD23 1FJ

Dear Sir/Madam,

**RE: LOCAL PLAN CONSULTATION – JANUARY 2018: REPRESENTATION IN RELATION TO POLICY SP6 AND SITE ALLOCATION SG025**

These Representations have been prepared by Addison Planning Consultants Ltd on behalf of Skipton Properties Ltd ('SPL').

Addison Planning Consultants Ltd have previously made representations to the Craven Local Plan on behalf of Skipton Properties Ltd, and their land interest at SG025, at each of the previous consultation stages. These Representations specifically address the proposed Allocation of Site SG025 under Draft Policy SP6: Strategy for Settle – Tier 2.

SPL **supports the Allocation of Site SG025** in Policy SP6 on the basis the development of the site would represent a sustainable and deliverable urban extension to Settle. The following background and evidence is submitted to illustrate how the proposed development could address the identified development principles (as set out in draft Policy SP6) and therefore provides evidence that the proposed Allocation is SOUND.

**BACKGROUND**

Site SG025 has been promoted as a suitable development site through the Council's Local Plan process since July 2006. A chronology of the planning history since 2006 is included with this Representation. The key points to note from the chronology are that:

- CDC granted planning permission for a 'Flood Meadow' scheme within the area identified for proposed allocation SG025 in December 2014. This scheme addressed two of the principle constraints to the delivery of development within the proposed Allocation – namely a flood risk/surface water management and structural landscape mitigation scheme.
- A hybrid planning application for a mixed-use scheme (housing and employment land) within the balance of the proposed Allocation was submitted to CDC in July 2016. The Application was recommended for approval by Officers but refused permission by CDC Members in February 2017 on the grounds of landscape and heritage impacts.



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- Following the refusal of the above mixed-use scheme, SPL re-submitted the same Application to CDC in July 2017 and commenced discussions with CDC Officers and key stakeholders over potential amendments to the scheme to address the landscape and heritage impact concerns expressed by the Council’s Planning Committee Members.
- Those discussions resulted in several amendments to the proposal including removal of the employment element of the mixed-use; the creation of a residential only scheme; increased landscape and public open space to address landscape and heritage impact concerns; and reduced net developable area. The principle of these amendments has been agreed with Officers, and the Amended Application proposals (submitted to CDC in August 2017) is awaiting determination by the Planning Committee in March 2018.
- In addition to the Amended Application proposals, SPL re-submitted the same “Flood Meadow’ scheme as approved in December 2014, to CDC in December 2017. This was done in effect to renew the time-period for implementation of the ‘Flood Meadow’ scheme pending the Council’s approval of the Amended Application for the residential scheme. The re-submitted ‘Flood Meadow’ scheme is also awaiting determination by the Planning Committee in March 2018.

## **POLICY SP6 – SITE SG025 DEVELOPMENT PRINCIPLES**

Each of the Development Principles listed under Draft Policy SP6 – Site SG025 are reproduced below with commentary (and cross reference to evidence where appropriate) to illustrate that the Development Principles can be addressed in order to achieve the sustainable development of the site.

*“The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site should incorporate biodiversity and landscape mitigation(s) including green infrastructure corridors through the centre of the site and western edge of the site and connecting to the approved \_water meadows surface water management scheme to the south and east of the site”*

*“Siting and design of development on the site to conserve the significance of heritage assets (Grade II listed buildings of Falcon Manor Hotel and Ingfield Lodge and the Settle-Carlisle railway conservation area) surrounding the site and their settings.”*

There is an interrelationship between the above two criteria in so far as the proposed landscape mitigation for the site addresses both landscape and heritage impact issues. A landscape concept plan has been prepared to illustrate how the landscape mitigation could be interpreted to include green infrastructure corridors through the centre of the site and the western edge of the site to connect to the approved Flood Meadows. The concept plan is overlaid on the scheme that was refused planning permission by CDC Members on landscape and heritage impact grounds in order to show the differences. This is referenced as:

- SG025 - GL0161 17 - Overlay Sketch Scheme (26-07-2016)

This landscape concept plan shows a view corridor widened from the Falcon Manor Hotel to allow for a stronger visual link with the wider open countryside and further reduce the scale and mass of built-form within the site (compared to the scheme refused planning permission). Widened view corridors will allow new landscaping to penetrate deeper into the development cells breaking down its scale and appearance when viewed from elevated sections of the National Park to the south and

east. The scale of these corridors is more than capable of harnessing the growth and maturity of large broadleaved native trees. Highway access has been rationalised to further secure these spaces for landscape purposes.

The highways layout has also been rationalised to reduce its overall impact. A single central spine is now proposed with housing fronting onto new areas of open space accessed via low key lanes that will be detailed to respond to the more rural character and nature of this setting.

A view corridor from B6480 has also been introduced to allow green space with associated landscaping to penetrate deep within the residential cells reducing the scale and mass of built-form and providing visual link between the highway and wider setting of countryside. Development has also been pulled back from the B6480 to retain a landscaped frontage to the highway and existing properties.

*“A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;”*

This criterion refers to a constraint that has been addressed by the granting of planning permission for the ‘Flood Meadow’ surface water attenuation scheme. That is, an FRA has already been undertaken and approved by CDC. The Flood Meadow scheme is a Sustainable Urban Drainage system.

*“The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.”*

This criterion is partly addressed by the proposed amended layout as referenced above. The Flood Meadow scheme also provides a landscape and recreation function to minimise the visual impact of the development on the character and appearance of the area. This includes details of plant and species and opportunities for ecological enhancements. These details have previously been approved by CDC as part of the Flood Meadows scheme. This is referenced as:

- SG025 - GL0161 13E Meadow Detailed Landscape Proposals

*“Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. This may include sub-division of the site to protect these specific areas within the site’s overall area;”*

In relation to both the Flood Meadow scheme and the development scheme that was refused planning permission a Phase 1 Archaeological Assessment of the site was carried out. This concluded that the site did not contain any areas of archaeological significance. North Yorkshire County Council Heritage Unit also previously considered this issue in the context of the Flood Meadow application (the submitted assessment covered the whole site) and found there is ‘no known archaeological constraint’ (NYCC Reference 5062 PR CNY12841). For completeness, the evidence is submitted with this Representation to show there are no known archaeological constraints:

- SG025 - Archaeological Assessment

*“Access to the site is to be gained from Austwick Close and Skipton Road (B6480). Development proposals on this site must accord with all relevant policies of the local plan”.*

The scheme that was refused planning permission by CDC Members (but not on access grounds) included a proposal to create a new access from both Austwick Close (the completed phase 1 of the development) and Skipton Road (B6480). In relation to the latter, North Yorkshire County Council as Highway Authority rigorously tested the design of the proposed new junction (a Road Safety Audit was also undertaken) and concluded that the junction could be safely delivered. The agreed junction design is included with this Representation submission for completeness:

- SG025 - Proposed Access Arrangement 8034-001F

The above commentary therefore shows how the constraints of the site and the proposed development principles as set out in Policy SP6-SG025, as identified by the Council, can be addressed through the design of the site and the technical solutions that have already been identified for access and drainage. The Amended Plans application submitted to CDC in August 2017 illustrates how the proposed scheme meets the Development Principles and can be confirmed as a deliverable Housing Allocation. The masterplan for the site and the detailed plans for Phase 2 are included with this Representation submission for completeness.

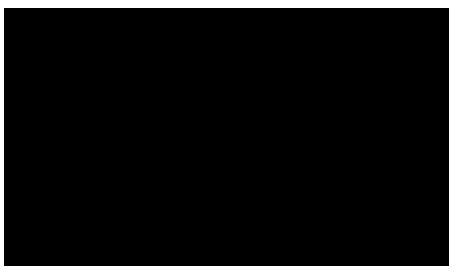
SG025 - 3901-012-PL04 Rev H - Proposed Masterplan Layout  
SG025 - 3901-012-PL03 Rev M - Proposed Site Layout Phase 2

These shows that the potential capacity of Phase 2 is 65 dwellings; and it anticipated that the Phase 3 area will have a capacity of up to 70 dwellings. The indicative capacity for Site SG025 is therefore approximately 135 dwellings.

Site SG025 is therefore a suitable site for Allocation, is deliverable in the short term (as set out in the Draft Policy) with a willing developer that will deliver housing on receipt of planning permission.

I would be grateful if you could acknowledge receipt and confirm the Representations have been duly made.

Kind Regards



MANAGING DIRECTOR  
ADDISON PLANNING CONSULTANTS LTD





Timber bridges



Mown pathways through meadows



Timber Trim Trial equipment



Interpretation boards



Rubbing posts



Stone weirs within the drainage channels

PLANT SCHEDULE

Open space trees				
Ref	Species	Supply	Size(cm)	Girth(cm)
T1	Acer campestre	ESsd BR	250-425	12-14
T2	Acer campestre 'Thorp'	ESsd BR	425-600	14-16
T3	Abies balsamea 'Aurea'	ESsd BR	425-625	16-18
T4	Alnus glutinosa	ESsd BR	425-600	14-16
T5	Betula pubescens	ESsd BR	250-425	12-14
T6	Betula pendula	ESsd BR	425-600	14-16
T7	Carpinus betulus	ESsd BR	425-600	14-16
T8	Carpinus betulus	ESsd BR	425-625	16-18
T9	Castanea sativa	ESsd BR	425-600	14-16
T10	Castanea sativa 'Chauf'	ESsd BR	425-600	14-16
T11	Thuja platyphyllos 'Rubra'	ESsd BR	425-650	18-20
T12	Liquidambar styraciflua	ESsd BR	425-650	18-20
T13	Prunus padus	ESsd BR	250-425	12-14
T14	Prunus avium	ESsd BR	425-600	14-16
T15	Quercus robur	ESsd BR	425-600	14-16
T16	Quercus robur	ESsd BR	425-650	18-20
T17	Quercus robur	ESsd BR	425-650	18-20
T18	Sorbus aucuparia	ESsd BR	425-600	14-16
T19	Thuja tomentosa 'Brabant'	ESsd BR	425-625	16-18

BR - Bare Root Stock, EB - Root Balled Stock

All tree locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out under Chapter 4.2 of the NHC Standards. It is the Contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation.

No tree species/location/specification will be amended without prior approval from the project Landscape Architect and/or the Client.

Hedgerows				
Abbr	Species	Supply	Size(cm)	Habit
PRUL	Prunus lusitana	10L	60-80	Bushy

All hedgerow shrubs to be planted in accordance with horticultural best practice guidelines. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Planting beds to be mulched with 75mm layer of bark.

Swale Tree/Shrub Mix				
Abbr	Species	Supply	Size	Habit
CORSA	Cornus sanguinea	1+1	60-80	Transplant
CORAV	Corylus avellana	1+1	60-80	Transplant
CORAMON	Castanea monogyna	1+1	60-80	Transplant
CYSC	Cytisus scoparius	1+1	60-80	Transplant
PRUSP	Prunus spinosa	1+1	60-80	Transplant
SALVI	Salix viminalis	1+1	60-80	Transplant
SAMNGA	Sambucus nigra	1+1	60-80	Transplant

All shrubs to be planted in accordance with horticultural best practice guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 5 within mixed species beds. Planting beds to be mulched with 75mm layer of bark.

Marginal Species				
Abbr	Species	Supply	Size(cm)	M
CADPA	Calluna palustris	Phag	200c	5
FILUL	Filipendula ulmaria	Phag	200c	5
IRIFS	IR pseudacacia	Phag	200c	5
JUNEF	Juncus effusus	Phag	200c	5
LYCOEUR	Lycopus europaeus	Phag	200c	5
LYSA	Lythrum salicaria	Phag	200c	5
MENSAQ	Mentha aquatica	Phag	200c	5
MYPAL	Myrica palustris	Phag	200c	5
SCIC	Scirpus palustris	Phag	200c	5
SILEX	Silene dioica	Phag	200c	5
SPAEM	Sparganium erectum	Phag	200c	5

All marginal species to be planted in accordance with horticultural best practice guidelines. No marginal species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 3-9.

Bulbs		
Species	Supply	No/m <sup>2</sup>
Crocus Dutch Collection (50% of area)		
'Queen of the Blues'	10	
'Golden Yellow'	10	
'Jeanne D'Arc'	10	
Dwarf Daffodils (50% of area)		
'Jas Gawronski'	10	
'Tebany Gold'	10	
'Canaliculata'	10	

All bulbs to be planted in accordance with horticultural best practice guidelines. No bulb species or location should be altered without prior approval from the Landscape Architect. Crocus and Daffodil bulbs to alternate every 2 linear metres.

KEY

- Existing trees and vegetation to be retained
- Key vistas  
Key vista secured from the edge of the open space to the wider countryside setting.
- Mown pathway  
Mown pathway through open space exact alignment to be agreed. Footpath sub-base to be specified as crushed brick to create robust and durable walking surface.
- Timber bridge  
Timber bridge to cross existing open drain and the proposed swales within the flood meadows. To be agreed with the LPA.
- Notice boards  
Notice boards to be positioned at open space entrance points to include relevant site information including details of water hazard, and dog handling/discipline. See further notes in the Trim Trail schedule below.
- Bins  
Binxap Winchester camouflaged bin
- Gates  
Gates are to be installed into play area. Gates to be 1.0m high with a self closing mechanism and should open outwards. The southern gate is to be a combined pedestrian and maintenance gate (2.5m wide) to allow access for maintenance vehicles as required. Maintenance gate to be lockable.
- Rubbing posts  
Timber posts to be located along the pathway forming a trail along the southern boundary, as shown on the drawing. Each post to have an engraved brass plaque with different native leaf patterns for rubbing as part of the nature trail through the site.
- Interpretation boards  
2 No. Interpretation boards to be located along the southern boundary of the open space with information regarding the wider countryside and the local area.
- Stone weirs  
Stone built weirs proposed contribute to a managed drainage network whilst providing a decorative feature within the flood meadows.
- Pebbles and stone  
Proposed pebbles and stone to the edge of the drainage channel to create a more decorative feature within the flood meadows.
- Timber bench  
Proposed timber bench (not fixed legs) exact specification to be agreed with the LPA. Benches to include Binxap Lemington picnic bench and Binxap Keston bench.
- Amenity grass seed mix  
A2L Low maintenance grass seed mix supplied by Gornall Seed (www.gornallseed.com) or similar approved.
- Wetland grass seed mix  
EG8 Meadow grass mixture for wetlands supplied by Emengate Seeds (www.wildseed.co.uk) or similar approved.
- Pond edge grass seed mix  
EP1 Pond edge mixture for wetlands supplied by Emengate Seeds (www.wildseed.co.uk) or similar approved.



- NOTES**
- All landscape proposals must be referred to by the Structural Engineer during foundation design.
  - Shrub beds topsoiled to a depth of 300mm, turfed areas to a depth of 100mm.
  - All planting to be implemented in accordance with horticultural best practice guidelines.
  - No species, variety, size or position to be amended without the Landscape Architects prior approval.
  - Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to houses/garages than is shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised tree position.
  - If planting conditions are particularly poor e.g. waterlogged/frozen ground or poor soil, the Site Manager must be notified. All works will halt until conditions are considered acceptable.
  - All planting must be mulched to a depth of 75mm and in accordance with horticultural best practice guidelines ensuring plants are not buried.
  - If planting is required outside the October-March season, bare root trees will be replaced by a containerised equivalent to be approved by the project landscape architect.

- TRIM TRAIL SCHEDULE**
- Challenger Climbing Boulder as supplied by Entre Preses (www.ep-uk.com) or similar product from an approved manufacturer.
  - Pendulum Swing (ref:0404221008) as supplied by Jupiter Play (www.jupiterplay.co.uk) or similar product from an approved manufacturer.
  - Encanto 6 (ref: TRB020) as supplied by Playdale Playgrounds (www.playdale.co.uk) or similar product from an approved manufacturer.
  - Paradise Rotating Beam Ols (ref: 54512805300) as supplied by Ebe Play (www.ebe.co.uk) or similar product from an approved manufacturer.
  - Aerial Runway (30m) (ref: AER) as supplied by Playdale Playgrounds (www.playdale.co.uk) or similar product from an approved manufacturer.
  - Leap Frog (ref: JPS165) as supplied by Prokide (www.prokide.co.uk) or similar product from an approved manufacturer.
  - Monkey Bars (ref: JPS215) as supplied by Prokide (www.prokide.co.uk) or similar product from an approved manufacturer.
  - Bunny Hops (ref: JPS305) as supplied by Prokide (www.prokide.co.uk) or similar product from an approved manufacturer.
  - Parallel Bar (ref: JPS155) as supplied by Prokide (www.prokide.co.uk) or similar product from an approved manufacturer.
  - Ladder Limb (ref: JPS115) as supplied by Prokide (www.prokide.co.uk) or similar product from an approved manufacturer.
  - Chin-Ups (ref: JPS195) as supplied by Prokide (www.prokide.co.uk) or similar product from an approved manufacturer.
- Items 6 to 11 are to be set on wood chip bark base flush with connecting path.

All trim trail equipment and layout proposals to be specified in accordance with the requirements set out under BS EN 1176 and the Disability Discrimination Act. Following the agreement of equipment and the general arrangement of the selected manufacturer's details will be submitted to the local council for approval along with the finished proposal and accompanying certificates and details.

The notice board to the play area entrance should indicate a 'Dog Free' zone and any other information required. Exact wording to be agreed with the LPA.

Notice boards are to be supplied and erected at all entrances to the open space and should include the following information/symbols:

- Keep Dogs on Leads
- No Feeding

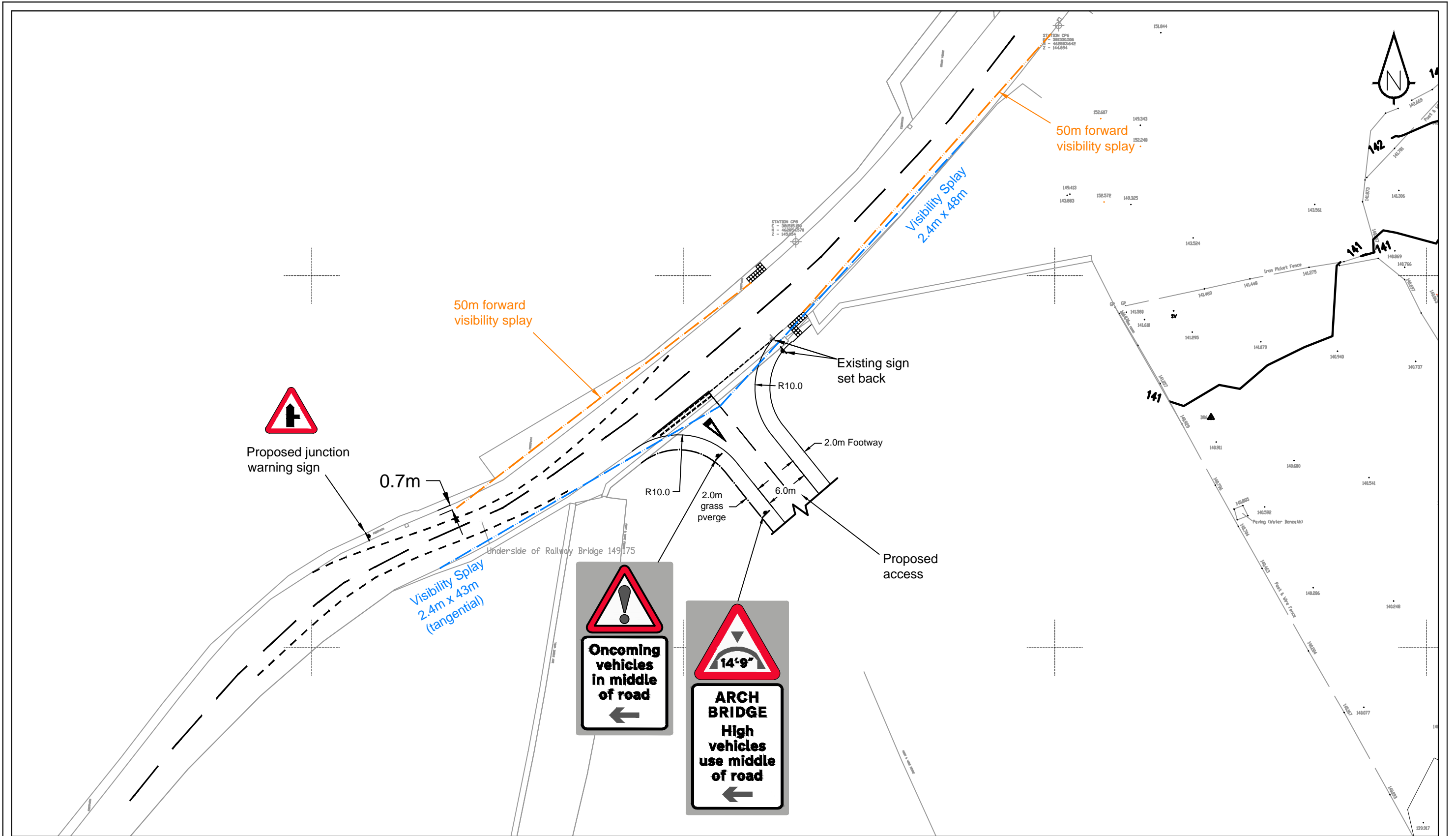



Seasonally flooding meadows



Meadow grassland to increase species diversity



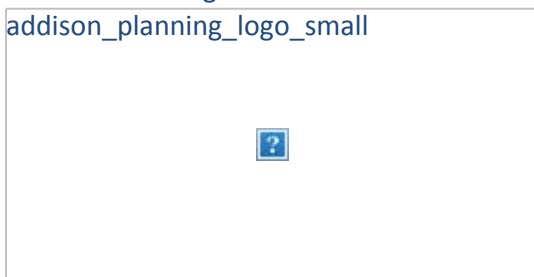


F	Signs amended	LOB	14/12/16	MD	Scale 1:500 @ A3	Drawn By BL
E	Existing bridge road markings added	AA	30/11/16	MD	Drawing Size A3	Checked By MD
D	Warning sign amended and sign added	LOB	23/11/16	MD	Date November 2014	Approved By MD
C	Warning sign amended	LOB	21/11/16	MD	 Drawing Number 8034/001	Rev F
B	Layout amended, signage and pedestrian crossing added	LOB	10/11/16	MD		
A	Visibility splay revised following speed survey	BL	27/11/14	MD		
Rev	Amendment	Drawn	Date	Checked		

**From:** [REDACTED]  
**To:** [Local Dev. Framework](#)  
**Subject:** RE: CDC Local Plan Representation - SG025 - 2 of 5  
**Date:** 12 February 2018 18:29:48  
**Attachments:** [image001.jpg](#)  
[SG025 - Archaeological Assessment.pdf](#)

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**Sent:** 12 February 2018 18:29  
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**Cc:** [REDACTED] <[REDACTED]>; [REDACTED]  
<[REDACTED]>  
**Subject:** CDC Local Plan Representation - SG025 - 1 of 5

Dear sir/madam,  
Please find attached a Representation in relation to Policy SP6 and Site SG025. The Appendices referenced in the Representation are attached to this and subsequent 4 emails.  
I would be grateful if you could acknowledge receipt of all.  
Kind regards

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Managing Director  
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LAND AT INGFIELD LANE, SETTLE,  
NORTH YORKSHIRE.

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AN ARCHAEOLOGICAL DESK BASED ASSESSMENT  
OSA REPORT No: OSA14DT20

September 2014.

**OSA**

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**ON SITE ARCHÆOLOGY LTD**

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**Report Summary.**

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**REPORT NO:** OSA14DT20

**SITE NAME:** Ingfield Lane, Settle

**COUNTY:** North Yorkshire

**NATIONAL GRID REFERENCE:** SD 8170 6280

**ON BEHALF OF:** Skipton Properties  
Skipton House,  
Riparian Court,  
Riparian Way,  
Cross Hills,  
West Yorkshire  
BD20 7BW

**RESEARCH AND TEXT:**

**GRAPHICS:**

**TIMING:** Research and Report preparation  
August-September 2014

**ENQUIRIES TO:**

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## 1.0 Abstract.

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*This Desktop Assessment has been prepared at the request of Skipton Properties to provide information regarding the archaeological potential of a site at Ingfield Lane, Settle, North Yorkshire.*

*The site is currently agricultural grazing land and is located to the south of the centre of the historic market town of Settle.*

*It is thought that the site is unlikely to contain archaeological remains of such significance to prevent development.*

*A Grade II Listed Building, The Falcon Manor Hotel, lies within close proximity of the site. Consideration will need to be made with regards to any impact the development may have on the setting of this building. However, it is worth noting that a previous phase of development has taken place closer to the listed building than the site considered by this report, and was not considered to have any significant impact to its setting.*

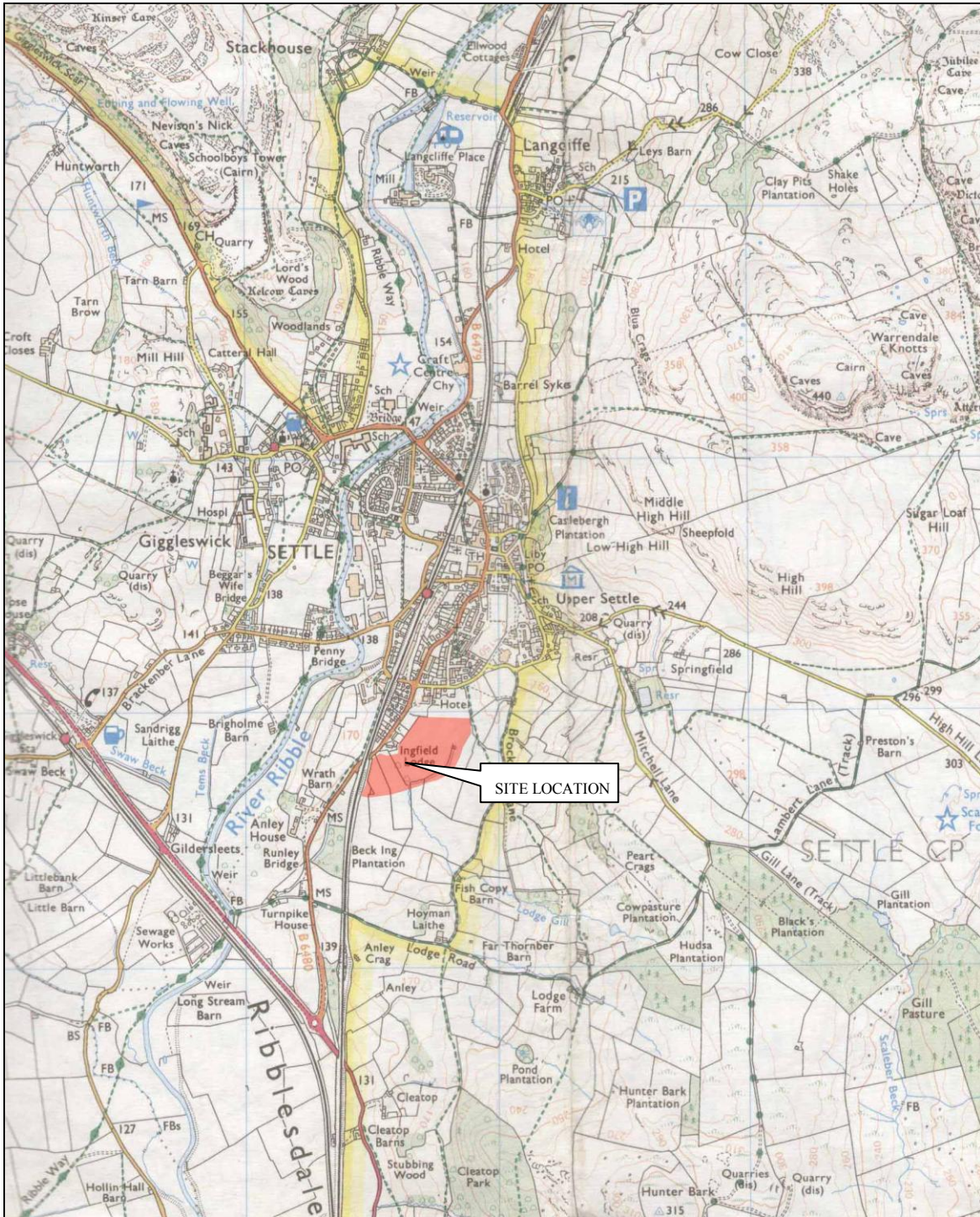


Figure 1. Site Location (NGR SD 8170 6280)

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## 2.0 Introduction.

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In August-September 2014 an archaeological desktop study was undertaken by *On-Site Archaeology* on a site at Ingfield Lane, Settle, North Yorkshire. It is centred at approximately NGR SD 8170 6280 (Figure 1). The study was undertaken to support a planning application for development of the site. The current site comprises Phases 2 and 3 of a larger development area, Phase 1 of which is already in an advanced state of construction. The historical and archaeological significance of the study area was assessed using a variety of sources including cartographic evidence, the North Yorkshire Historic Environment Record (HER), sources held by the North Yorkshire County Record Office and published archaeological and historical reports.

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## 3.0 Methodology.

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The historical and archaeological significance of the site was assessed using a variety of sources. These include cartographic evidence, records held at the North Yorkshire Heritage Environment Record (HER) office, North Yorkshire County Record Office, the online archaeological catalogues held by The Archaeological Data Service and the English Heritage National Monument Record, and published archaeological and historical reports. The assistance of the staff at these records offices is greatly appreciated.

Archaeological and historical data has been collected over an area extending for a distance of approximately 1000m from the site. Some significant sites, which may have an influence on the archaeological potential of the site, lie outside the 1000m search area. A selection of these have been included where they are appropriate and informative. Listed buildings have been included where they lie close to the site boundary. The locations of the collected data points are indicated on Figures 2-3.

A site visit was undertaken to enhance the understanding of the modern landuse of the site, especially with regards to its effect upon the archaeological record. A photographic record was made of the site and the surrounding area during this site visit, a selection of these photographs are used to illustrate this report (see Plates 1-14).

Site research notes are currently stored with On Site Archaeology.

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## 4.0. Site Location, Landuse and Geology.

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The site considered by this report, centred at NGR SD 8170 6280, lies to the south of Ingfield Lane, Settle, North Yorkshire, approximately 1km to the south of the centre of the town and to the east of the Skipton to Settle railway line. The historic market town of Settle is located in the heart of the Yorkshire Dales within the Upper Ribble Valley, established on the east bank of the River Ribble, surrounded by dramatic limestone escarpments.

A visit to the site was made on the 22<sup>nd</sup> September 2014. The proposed development site consists of a large plot of agricultural land situated to the south of Ingfield Lane and to the east of the Skipton to Settle B6480 road.

The site, currently used for animal grazing, slopes slightly down to the south with a higher banked area located at the northwest corner of the site. The majority of the boundaries of the site consist of stone walling.

The plot is bordered by modern housing fronting the roads on its north and west boundaries and further agricultural land to the south and east. Phase one of the house building associated with this development is currently been undertaken immediately north of the site.

No potential archaeological features were identified within the proposed development area during the site visit, although, due to its elevated situation, Listed Building ‘The Falcon Hotel’ (shown as No. 3 in the Gazetteer), located to the northwest of the site, could be viewed from within the boundaries of the site. Earthworks are also visible on the higher ground in nearby fields to the east of the site and are thought to be evidence of Medieval Strip Lynchets/terrace fields (shown as No. 38 in the Gazetteer). The only features identified within the site consisted of slight linear earthworks and stone culverts, visible throughout the plot of land, aligned approximately north-south and east-west which are likely to be associated with post medieval drainage and possible previous land division indicated on earlier maps. An existing drain is also visible running alongside the eastern edge of a curved linear stone wall in the centre of the site, earlier maps suggest the wall formed part of a boundary wall in the past.

There is no evidence to indicate previous development within the area of the proposed development site, therefore the level of previous disturbance and truncation across the site is likely to be minimal and may increase the survival of potential archaeological remains.

The bedrock geology comprises several narrow outcrops of limestone, chert, mudstone, siltstone and sandstone, of the Richmond, Stainmore and Crow Formations lain down in the Carboniferous Period. Limited Devensian Till deposits, consisting of sands and gravels, may be locally present within parts of the site. (<http://mapapps.bgs.ac.uk>).

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## 5.0 Gazetteer Of Sites And Artefacts.

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The following sections list the sites and artefacts of archaeological or historical potential that are recorded in the various sources consulted. This includes the data provided by NYCC HER found within the 1000m search area and relevant designated heritage assets in the vicinity of the site. In addition some selected sites and monuments, located beyond the limits of the 1000m search area have been included and incorporated into the period based summaries presented in section 6 below, where these may enhance understanding of the archaeological potential of the site. Where possible the relevant Sites and Monuments Record (North Yorkshire Historic Environment Record) number is given, together with other bibliographic references where used. The locations of the recorded sites are plotted on Figures 2-3. The first sections deal with designated heritage assets (Scheduled Monuments, Registered Battlefields, Registered Parks and Gardens, and Listed Buildings), whilst the final section includes non-designated assets included within the North Yorkshire County Council Historic Environment Record.



### ***Scheduled Monuments.***

There are no Scheduled Monuments within 1000m of the site. The closest Scheduled Monument to the site comprises the Craven and Murgatroyd lime works 400m northeast of Langcliffe Mill, located at National Grid Reference SD 82514 66347, approximately 3.2km to the north of the site.

### ***Registered Battlefields, Registered Parks and Gardens.***

There are no Registered Battlefields or registered Parks and gardens within the vicinity of the site.

### ***Listed Buildings.***

A total of 5 Listed Buildings are located in the vicinity of the site. The locations of these Listed Buildings are shown relative to the site, on Figure 2.

#### ***1 Mile Post to west of Turnpike House. (List Entry Number: 1132368).***

Grade II. Mile post. C17, reset in late C18 or early C19 stone. 1 metre high, square in section with chamfered top. 4 sides read in anti-clockwise direction as follows: TO Settle SKIPTON SETTLE CLITHERO 13M 1M 17M. Skipton side faces the road and has an outline of a hand pointing to the left. The Clitheroe side has a similar hand pointing right. The side marked 'Settle' is in a C17 style with 3 (now only 2) flowers on stems incised below; partially hidden by wall to south. National Grid Reference: SD 81243 62280. (Plate 10).

#### ***2 Anley House. (List Entry Number: 1301314).***

Grade II. House, set back from road. Completed 1818. Ashlar, slate roof. 2 storeys, 3 bays Entrance porch has frieze of metopes and triglyphs supported by 4 fluted Doric columns. Rusticated surround to porch interior. 6 panel door and rectangular fanlight. 2 ground floor windows have recessed aprons containing sills. 3 upper floor windows have projecting sills which continue as sill band. All have sashes without glazing bars. Broad eaves cornice with shaped modillions. Hipped roof. Left hand ridge stack. Left hand return is 3-bay garden front with recessed central bay and C19 semi-circular projecting conservatory - cast iron and glazed. To north of house is wing lower than house of 2 storeys and 5 bays, but with similar details including first floor sill band. Late C19 tower and stables. Built for John Birbeck (1781-1844). National Grid Reference: SD 81185 62545. (Plate 11).

#### ***3 Falcon Manor Hotel. (List Entry Number: 1166550).***

Grade II. Large house, now hotel. 1842 by G Webster, for Rev H J Swale, first vicar of Church of Holy Ascension, Settle (q.v.). In Jacobean style. 2 storeys with half dormers, 3 bays. Coursed stone, stone slate roof. Symmetrical entrance front has projecting 2-storey gabled porch. Entrance has moulded surround and Tudor head with hoodmould and carved shield in pediment above. First floor sill band and 3-light mullioned and transomed window with 4-centre heads and hoodmould; 3-light stepped window in gable. Pierced balustrade to

left and right return of porch. Semi- octagonal buttresses continue above gable as turreted finials with diaper-patterned finish to apex of gable. Gabled bay to left and right of porch. That on right has 3-light mullioned and transomed bay window on ground floor; 3-light mullioned and transomed window on upper floor and 2-light mullioned window in gable; dripstone to bay window, others have hoodmoulds. Ball finials to gables and turreted stacks to apex. Left hand bay is obscured by ivy. Right hand garden front has 3 bays, outer 2 are gabled, each with a 4-light mullioned and transomed window on ground floor and similar 3-light window on first floor and two 2-light mullioned windows on second floor; all have hoodmoulds. Central bay window has 5-light mullioned and transomed window on both floors with pierced balustrade above. Its many chimneys are a distinctive visual feature of this property. National Grid Reference: SD 81706 63045. (Plate 12).

4 *Cob Castle. (List Entry Number: 1132343).*

Grade II. Formerly house, now 2 cottages. Dated 1663. Slobbered rubble, stone dressings, slate roof. Gable end to street contains 1985 porch. Right-hand return is 2 storeys 4 bays. Central entrance has plain lintel and 4 panel door. To left is original entrance with chamfered surround and Craven style lintel with date and initials RAM; now blocked with C20 fixed light. C20 casements in left- and right-hand ground floor windows. Similar window on upper floor to left, with smaller window to its right. 2 extreme right-hand windows on upper floor have chamfered surrounds and basket arched heads; C20 casements. Rear gable end has 2-light double chamfered mullioned window with C20 casements on ground floor. Left hand return has ground floor single-light window with chamfered surround. To the right is former 5 light double chamfered mullioned window on ground floor with hoodmould but now only 3-light as 2 outer mullions are gone; 2 similar windows on upper floor but left-hand window has 3 lights and right-hand window formerly had 4 lights but left hand light is now blocked; all have C20 casements or fixed lights. Interior has small ground floor fireplace with segmental stone head on corbels in rear gable wall. National Grid Reference: SD 82142 63211. (Plate 13).

5 *The Tannery. (List Entry Number: 1132342).*

Grade II. Formerly farmhouse and barn, now house. Dated 1682 with right hand barn converted in C19 to form part of the house. Lobby entry. 3 storeys. 3 bays. Entrance to right of centre has chamfered surround and decorated basket arched lintel with date and initials HIAW; 3 panel door. 3 light chamfered mullioned window to left and 2 single light windows to both upper storeys. Left-hand bay projects slightly and has a single light window per storey and external steps to a third floor entrance which has a C20 door. Right hand bay has a C19 2 light flat faced mullioned window. Ridge stacks at gable ends and at junction of house and former barn. At the rear is a projecting central wing which was probably a stair turret. Interior contains chamfered inglenook fireplace later narrowed to create door to left. The farm became a tannery c.1792 and the garden contains the remains of slate-lined tanning pits c.1.2 metres square and c.1.2 metres deep. National Grid Reference: SD 82225 63231. (Plate 14).

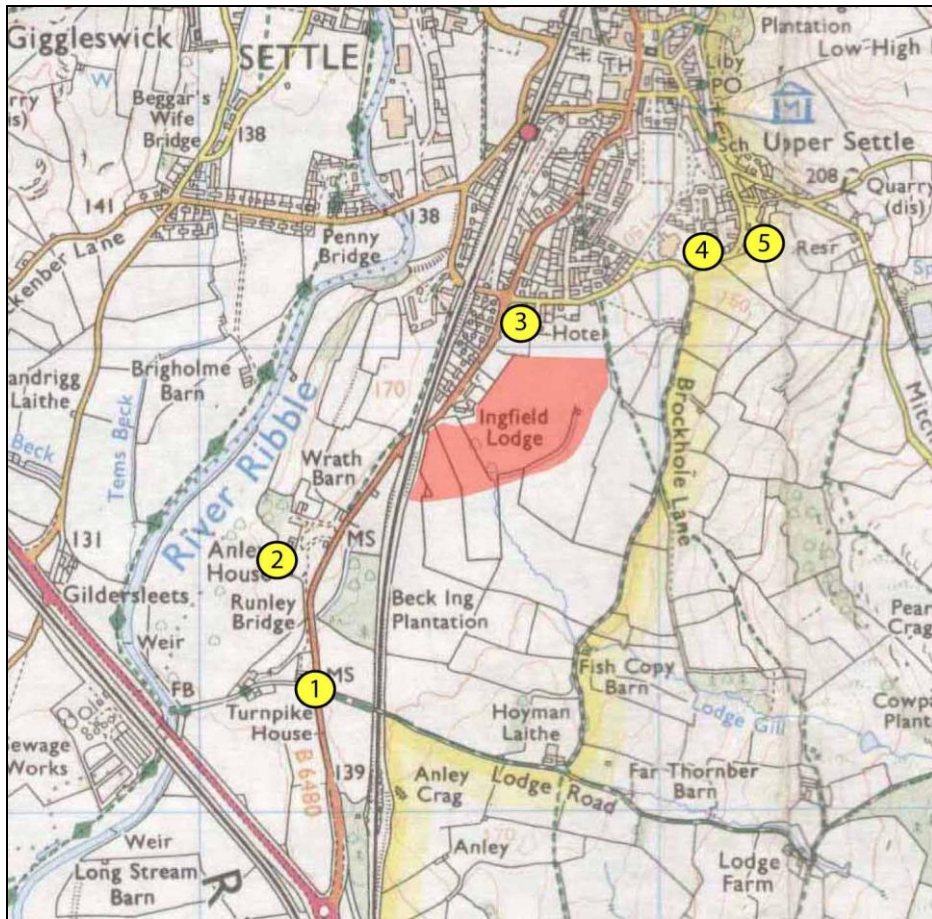


Figure 2. Locations of Listed Buildings in the vicinity of the site (site in red).

### ***Non-Designated Assets in NYCC HER***

The following section includes data on events and monuments obtained through a 1000m search of the North Yorkshire Historic Environment Record and other sources, such as the English Heritage National Monuments Record. The data presented here has been allocated gazetteer number starting at 6 to avoid confusion with the Listed Building data presented above. The locations of these data points are shown on Figure 3.

6 *Kinsey Cave Excavation. (EHNMR 635281).*

Excavations carried out in 1925 revealed evidence for Palaeolithic to Roman activity. (Jackson, 1953)

7 *Findspot, Giggleswick. (NMR NATINV 45664)*

A Bronze Age Socketed Axehead was discovered in 1935.

8 *Findspot, Giggleswick. (MNY 15535)*

A Bronze Age wooden canoe was discovered in Giggleswick Tarn.

9 *Giggleswick, Kelcow Caves Excavations. (EHNMR 635299, NMR NATINV 45731, NMR NATINV 1184411).*

A series of excavations carried out between 1928 and 1933 revealed evidence for Neolithic to Roman activity. (Jackson, 1953).

10 *Part of Roman Road, Settle to Ingleton. (MNY 13557)*

Documentary evidence for Roman Road, Part of Margary 722. (Margary, 1973).

11 *Findspot, Giggleswick. (MND 3653).*

An Iron Age - Roman Terret Ring / Harness Fitting.

12 *Findspot, Craven Bank Quarry. (MND 3817).*

Roman Coin Hoard found in c. 1783.

13 *Enclosure south of Close House Farm. (MNY 15416).*

Documentary evidence for an enclosure of unknown date.

14 *Enclosure north of Giggleswick Station. (MNY 15330).*

Documentary evidence for an enclosure of unknown date.

15 *Lynchets southwest of Castleburgh Hospital (MNY 14201).*

Documentary evidence for lynchets of unknown date.

16 *Giggleswick Village. (MNY 15777).*

Documentary evidence for the settlement from Saxon to modern periods.

17 *Findspot, Bank Well, Giggleswick. (MNY 14187).*

An Iron Age or Roman cast lead figure.

18 *Ridge and Furrow, Barnstea. (MNY 25600).*

Cropmark / earthworks evidence for medieval ridge and furrow.

19 *Ridge and Furrow, Higher Threaps. (MNY 25631).*

Cropmark / earthworks evidence for medieval ridge and furrow.

20 *Ridge and Furrow, Stackhouse Lane. (MNY 25630).*

Cropmark / earthworks evidence for medieval ridge and furrow.

21 *Stackhouse Lane. Evaluation, Field Survey and Watching Brief (EHNMR 1336896).*

Archaeological fieldwork carried out in 1999 revealed a medieval boundary ditch and plough headland.

22 *Langcliffe Village. (MNY 15840).*

Documentary evidence for the settlement from Saxon to modern periods.

23 *Findspot, Langcliffe. (MND 3785).*

A Roman silver fibula brooch.

24 *Penny Bridge, Station Road, Settle. (MNY 25612).*

Documentary evidence for a 19<sup>th</sup> century bridge.

25 *Settle Gasworks. (MNY 25613).*

Documentary evidence for a 19<sup>th</sup> century gasworks. It is not shown on the First Edition Ordnance Survey map of 1856

26 *Findspot, Settle (location approximate). (NMR NATINV 45803).*

Anglo-Saxon Strapend.

27 *Ford near Gildersetts. (MNY 25608).*

Documentary evidence for a post-medieval ford.

28 *Railway Bridge over the River Ribble. (MNY 25611).*

Documentary and structural evidence for a 19<sup>th</sup> century bridge.

29 *Runley Bridge Mill. (MNY 23825).*

Documentary and structural evidence for a late 18<sup>th</sup> century cotton mill.

30 *Findspot, Anley House. (MNY 13362).*

Two urns were found, before 1878. Date uncertain, but potentially of prehistoric date.

31 *Milepost east side of B6480. (MNY 25658).*

19<sup>th</sup> century milepost, near Anley House, just south of railway bridge.

32 *Cultivation Terraces. (MNY 14738).*

Earthwork evidence for medieval terraces.

33 *Settle Underground Monitoring Post. (MNY 36151).*

Settle underground monitoring post was opened in June 1965 and closed in September 1991 after the civilian stand down of the Royal Observer Corps. The post has since been demolished and apart from the telegraph line and poles there is no remaining evidence of the monitoring post.

34 *Cleatop. Stone Circle. (MND 3825).*

Stone Circle (site of). Earthworks near Cleatop Park. Earthen bank and shallow depression. Speight 1982.

35 *Anley Settlement. (NMR NATINV 591436).*

Documentary evidence for the settlement from the early medieval to post-medieval periods.

36 *Lynchets west of Hoyman Laithe (MNY 14770).*

Documentary evidence for lynchets of unknown date.

37 *Lynchets west of Fish Copy Barn (MNY 14553).*

Documentary evidence for lynchets of unknown date.

38 *Lynchets Settle (MND 3838).*

Earthworks, including cultivation terraces and lynchets of probable medieval date. (Plate 9).

39 *Settle station signal box and adjacent signal and isolated section of track (MNY 36445).*

Standard Midland Railway Signal Box, built 1891, moved and restored 1997-9, now regularly open to the public.

40 *Watching Brief. Weavers Cottage, Settle. (ENY 3970).*

During November 2007 Oxford Archaeology North carried out a Watching Brief as part of a Planning Condition. The works consisted of the excavation of service trenches which revealed redeposited top and sub soil which had been used to raise and level the slope, over an earlier topsoil. No other significant archaeological finds or features were encountered.

41 *Watching Brief. Land adjacent to Proctor House, Settle. (ENY 4405).*

In February 2009 John Buglass Archaeological Services undertook a watching brief on a new drainage trench. The work recorded a single row of roughly dressed stones from the wall of a post-medieval building known to have stood on the site. Possibly part of the floor survived as well.

42 *Findspot, Settle. (MNY 15259).*

Roman Coin.

43 *Settle town. (MNY 15757).*

Documentary evidence for the settlement from the medieval to post-medieval periods.

44 *Findspot, Old Cross, Settle. (MNY 13444).*

Documentary evidence for the discovery of a disc brooch and 2 coins at the site of the Old Cross..

45 *Park Views Barn, Upper Settle. (MNY 23745).*

Documentary and structural evidence for an 18<sup>th</sup> to 19<sup>th</sup> century cruck barn.

46 *The Folly, Settle. (MNY 23384, ENY791).*

Structural evidence for a 17<sup>th</sup> century building. Includes references to non-archaeological observations during construction works.

47 *Earthworks, Langcliffe (MND 36366).*

Earthworks, possibly indicating deserted medieval settlement.

48 *Findspot, High Hill. (MND 3818).*

Findspot of a Bronze Age Socketed Axe Head. (Some suspicion regarding provenance)

49 *Altmire and Horseshoe Caves Excavations. (EHNMR 633300, MYD 3821).*

Excavations carried out in 1930-31 revealed evidence for Neolithic, Roman and Early Medieval activity. (Jackson, 1953).

50 *Victoria, Albert and Kings Scar Caves Excavations. (EHNMR 1044665, MYD 3780).*

Excavations carried out from the 1830s to the 1990s revealed evidence for Bronze Age, Roman and Early Medieval activity. (Jackson, 1953).

51 *Lancliffe settlement evidence. (EHNMR 1635302).*

Excavations carried out in the 1990s revealed evidence for Iron Age to Roman settlement activity above Victoria Cave.

52 *Jubilee and Kings Scar Caves Excavations. (EHNMR 635288, NATINV 45645).*

Excavations carried out from the 1870s to the 1930s revealed evidence for Neolithic and Roman activity. (Jackson, 1953).



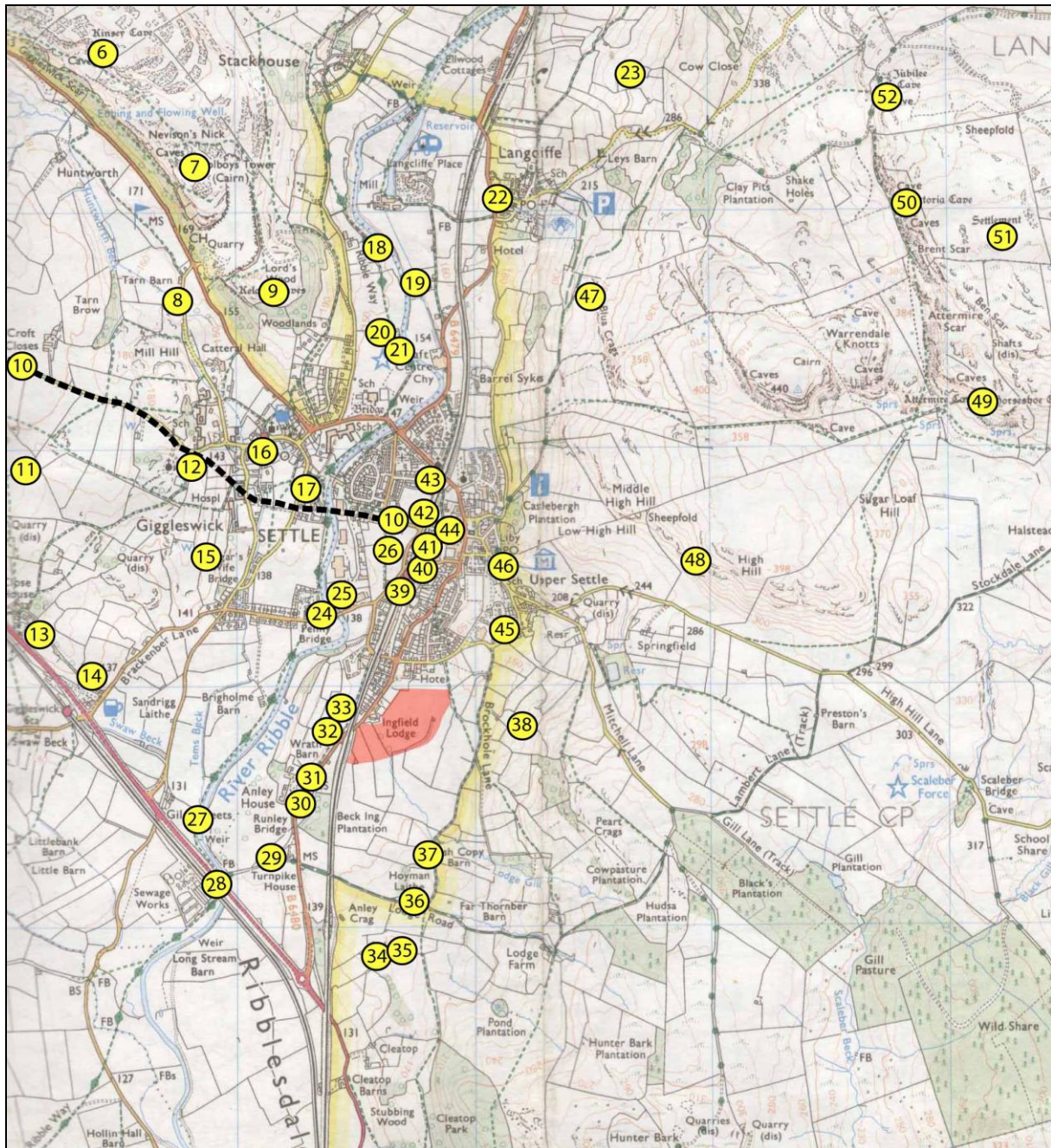


Figure 3. Locations of non-designated monuments and events (site in red).

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## 6.0 Archaeological and Historical Background.

### 6.1 *The Prehistoric Period (to the 1<sup>st</sup> Century AD).*

The area studied in the compilation of this report has produced evidence for much of the prehistoric period. The earliest evidence, of late Palaeolithic to Mesolithic date, takes the form of occasional objects found within cave sites, especially during excavations carried out in the 19<sup>th</sup> and earlier 20<sup>th</sup> centuries. During these earliest periods the area would have been utilised by nomadic hunter gatherers. Although cave sites dominate the locations of finds of early findspots this is likely to reflect differential survival of early prehistoric archaeology in different environments. Caves provide a sealed, safe location, relative to open sites, where

archaeological evidence is protected in an atypical fashion. Evidence from locations outside the search area of this study indicate that Palaeolithic and Mesolithic hunter gatherers were capable of exploiting a wide variety of different environments, but subsequent land use has often removed any evidence for such exploitation.

The Neolithic period also suffers to a great extent from the same problem. The well developed agricultural society of the Neolithic favoured well drained, limestone upland areas for clearing woodland and setting out arable field systems. These societies were capable of the complex social organisation required to build major monuments, such as burial mounds, stone circles and henges, although no such monuments are present within the study area itself. The Neolithic field systems were frequently re-used in later periods, as they had already been cleared, which has probably obscured the extent of exploitation. Neolithic activity in the study area is therefore once again dominated by finds within cave sites.

The Bronze Age is represented by a more diverse set of evidence. This includes isolated finds of axe heads, together with objects from cave excavations and a waterlogged preserved canoe from Giggleswick Tarn. The remains of a possible Bronze Age Stone Circle were recorded to the south of the site at Cleatop, although there are now no longer any stones.

In addition to the finds of Iron Age date from cave sites, this period is also represented by settlement and field systems. This latest prehistoric agricultural landuse of the area is likely to reflect an earlier picture, but also would probably have continued beyond the Roman conquest (see below).

## **6.2 *The Roman Period (1st to the 5th centuries AD).***

Unusually for the Roman period a substantial proportion of the evidence encountered in the vicinity of the site has been found within cave excavations, where earlier objects had also been found. This may indicate that the cave sites were recognised in the Roman period as locations of earlier activity. The nature of many of the objects recovered from the cave sites suggests that they were deposited as votive offerings, rather than through accidental loss by occupants. Other Roman objects have been found outside of cave sites, and include a coin hoard a single coin, a brooch, a lead figurine and a possible harness fitting. Not enough is known about the contexts of these finds to indicate the nature of their original deposition, whether they reflect similar votive offerings, or evidence for settlement. Settlement sites are present, although these may have originated in the Iron Age. It is likely that the majority of the population of this area of the Dales lived a similar agricultural life after the Roman Conquest, as they had done before, with relatively little sign of Romanisation. The most obvious evidence for the Romanisation of the area is in the form of the Roman road from Settle to Ingleton, the presumed line of which has yet to be confirmed through excavation.

## **6.3 *Early Medieval periods (5th to 11th centuries AD).***

This period is, as is often the case, poorly represented in the gazetteer. Evidence for the Saxon period is limited to occasional objects, such as a strap end coins and a brooch, found within the

town centre. Documentary sources suggest that the settlements of Settle, Giggleswick, Langcliffe and Anley are all likely to have had early medieval origins

#### **6.4 *The Medieval Period (11th to the mid 16th centuries AD).***

Despite the damage incurred through the Harrying of the North between 1069 and 1071, and the subsequent Domesday description of much of the area as “waste”, Settle grew to become a thriving local centre during the medieval period. Although Settle was part of the ancient parish of Giggleswick (until as late as 1838) it had a market from as early as 1249, which would have served the wider local area.

Land use within this area of the Dales would have been mixed, with rough grazing for sheep on the upland pastures, arable land on the lower valley slopes, facilitated through the use of lynchets, and rich pasture for cattle in the low lying valley floors. Lynchets and cultivation terraces have been recorded in the vicinity of the site, although the site itself may well have remained as grazing land. Further to the north, and possibly associated with the village of Langcliffe, medieval agriculture is represented by areas of ridge and furrow field systems.

#### **6.5 *The Post-Medieval to Modern Periods (mid 16<sup>th</sup> to 21<sup>st</sup> centuries).***

Settle continued to thrive as a market centre for the area through the post-medieval period. Although the main purpose continued to be that of market town the coming of the turnpike in 1753 led to a reorganisation of the street layout in the town centre so that coach traffic could be better catered for. In the first half of the 19<sup>th</sup> century another major change in the town was the growth in industry, especially in the form of cotton spinning, which became a major employer. The railway network reached Giggleswick in 1847, although the now famous Settle Carlisle line was significantly later, being opened in 1875.

These changes to Settle seem to have had relatively little effect upon the site itself, which, according to the cartographic sources, has remained agricultural from the later 18<sup>th</sup> century to this day. One of the most significant changes to the local area occurred in 1841 with the construction of Ingfield Hall for the Reverend Swale, the first incumbent of the new parish of Settle. This building is now the Falcon Hotel, located to the northwest of the site considered by this report. Subsequent residential development in the area has taken place along Ingfield Lane to the north, including phase 1 of the current development site, and along the B6480 to the west.

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### **7.0 Cartographic Evidence.**

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The earliest map consulted is that produced by Thomas Jeffries in 1772 (Figure 4). This shows the settlement of Settle to the north of the site, with the two roads heading towards Long Preston to the south. The site considered by this report lies between these two roads. Although no detail is shown in this area on the Jeffries map this is likely to indicate that the site was either open moorland or in agricultural landuse.



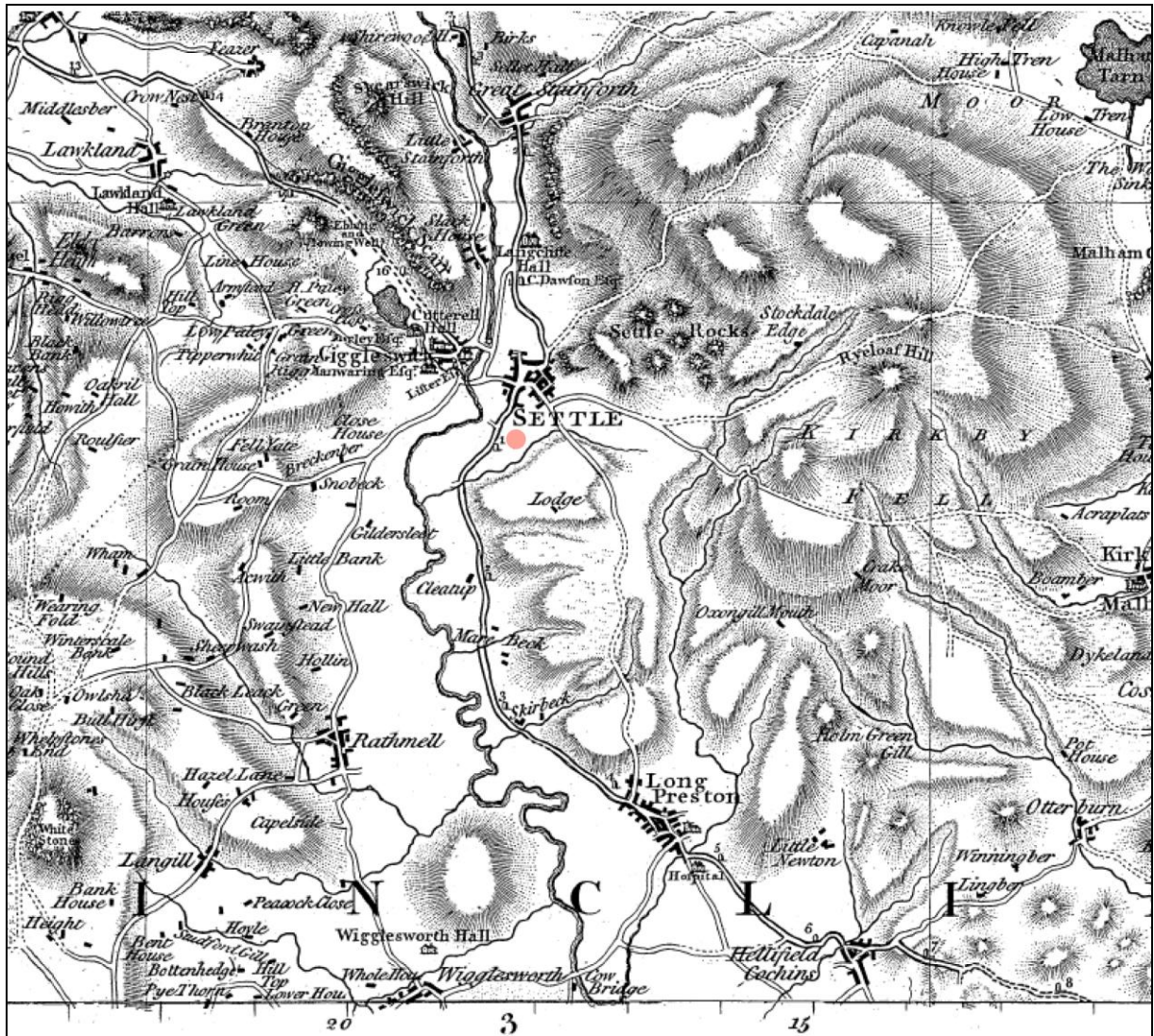


Figure 4. Extract from the map of Yorkshire produced by Thomas Jeffries in 1772.

The First Edition Ordnance Survey map of 1851 (Figure 5) shows a much greater level of detail for the site. This confirms that the site comprised entirely agricultural land, incorporating smaller rectilinear fields to the southwest and a larger field in the centre and to the northeast. Within the southern part of the site one of the major field boundaries comprises a substantial drain.

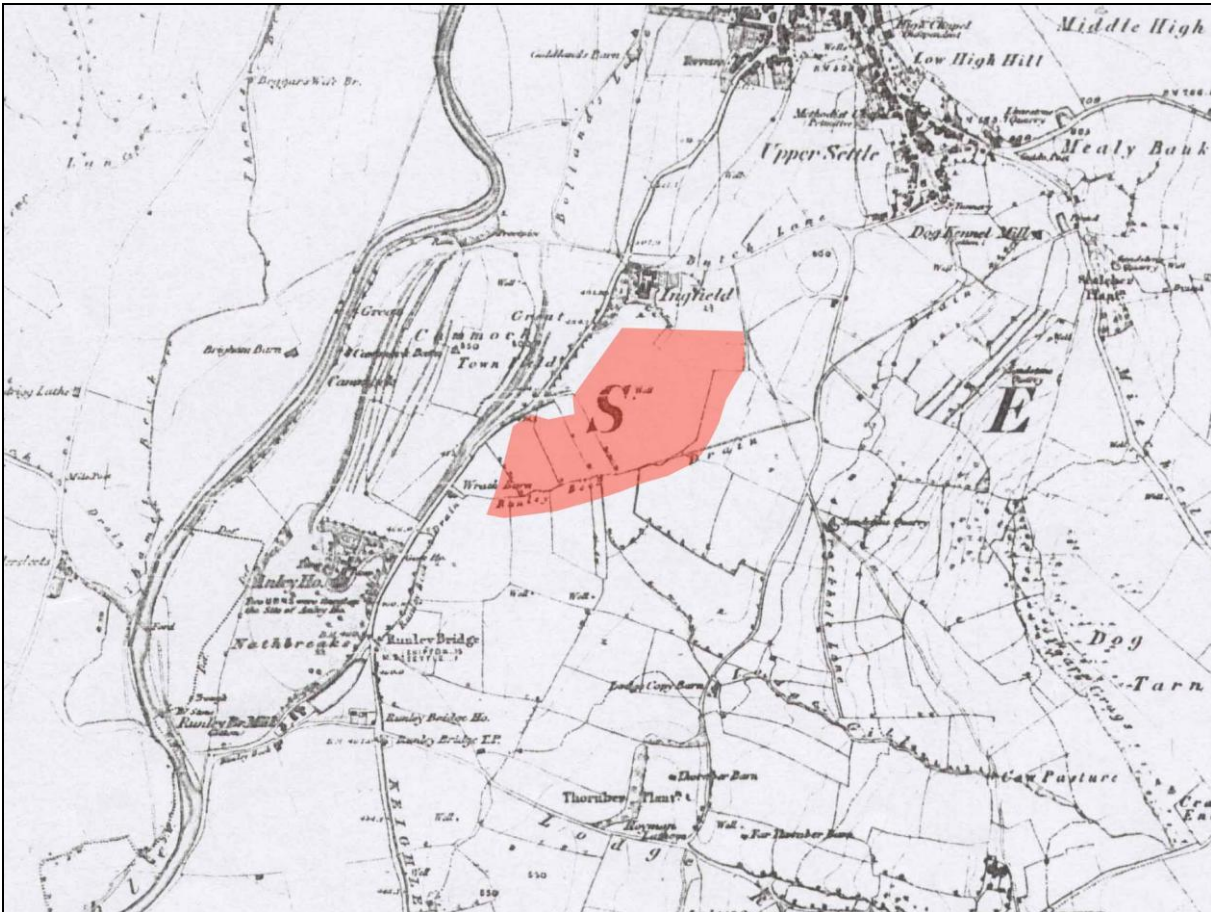


Figure 5. Extract from the 1851 Ordnance Survey map.

The slightly later Tithe map of Settle (Figure 6) confirms this agricultural landscape and the layout of the fields. By the end of the 19<sup>th</sup> century (Figure 7) there has been some agglomeration of the earlier smaller fields in the southwestern part of the site. By the time of this map the southwest boundary of the site is defined by the recently constructed railway line. The final illustrated map, from the early 20<sup>th</sup> century (Figure 8), shows little change within the limits of the site, but demonstrates the gradual suburban spread south of Settle, towards the site.



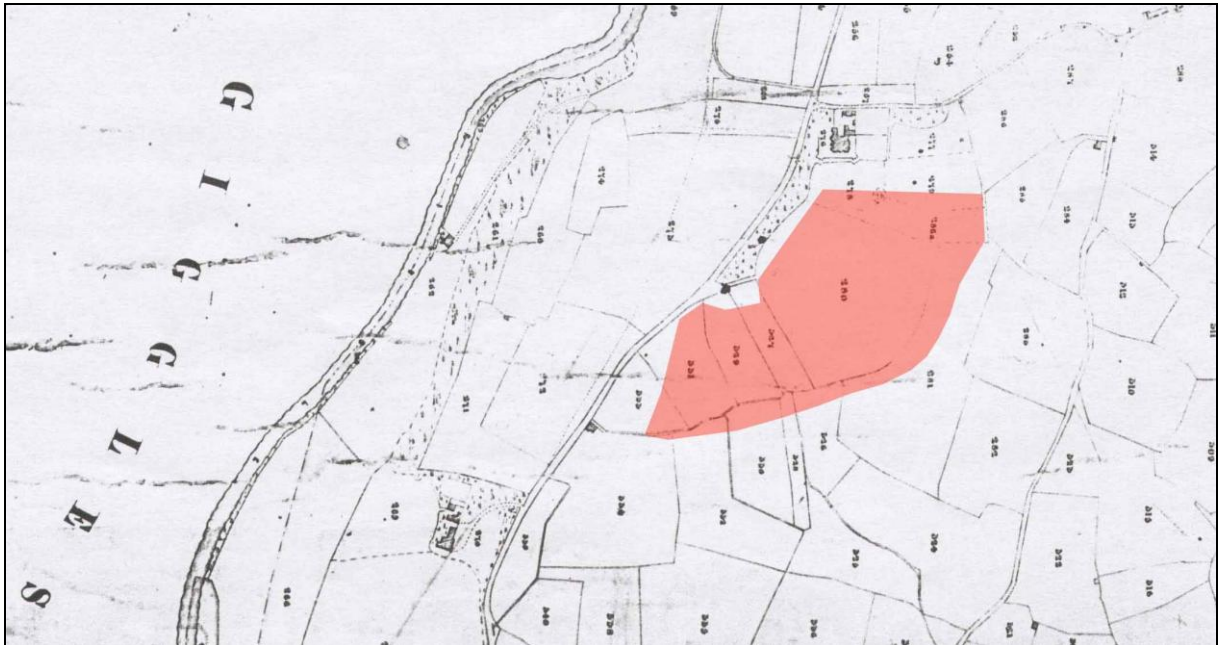


Figure 6. Extract from the 1864 Tithe Map of Settle.

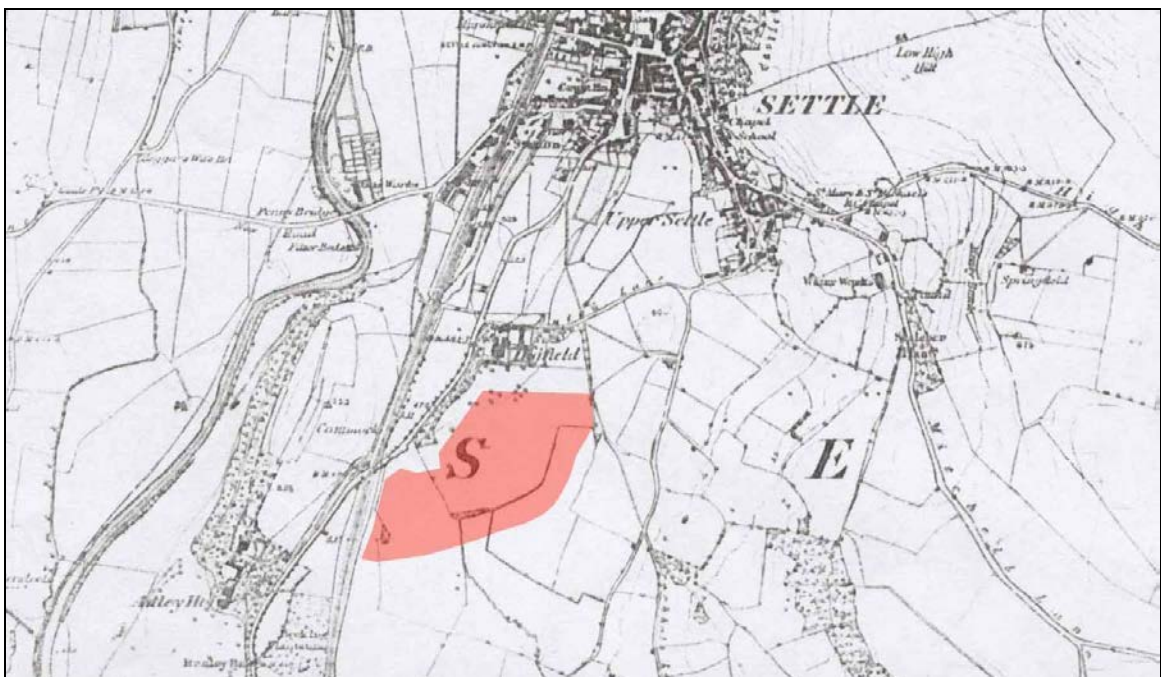


Figure 7. Extract from the 1896 Ordnance survey map.

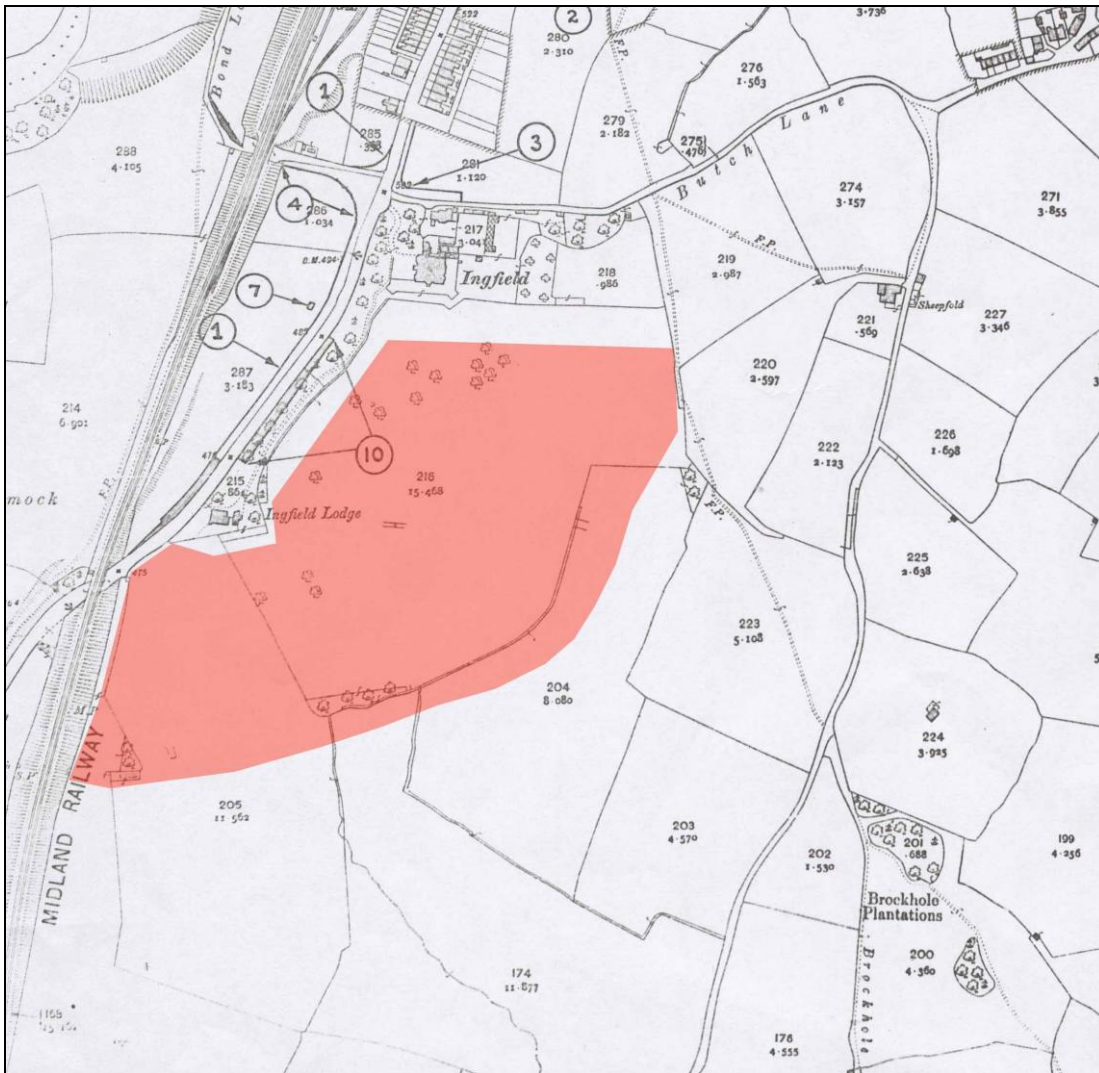


Figure 8. Extract from the 1909 Ordnance Survey map.

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## 8.0 Discussion and Archaeological Implications.

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The research for this archaeological desk-based assessment has indicated that the site is unlikely to contain archaeological remains of such significance as to prevent development from taking place. There are no Scheduled Ancient Monuments within the vicinity of the site and the Settle Conservation Area does not include the area of this assessment although the boundary lies close by to the north of Ingfield Lane.

The potential for the site to contain archaeological remains of prehistoric, Roman, or early Medieval date is considered to be low, although there is evidence of activity dating to this period found within the broader search area. Prehistoric and Roman evidence within the vicinity of the site generally relates to remains found in cave sites on higher ground surrounding Settle and occasional sporadic findspots. Evidence for the Settle to Ingleton Roman Road, (item 10 on the Gazetteer), is northwest of the site at a distance of approximately 1 kilometre. However, although stray finds suggest that some form of roadside activity took place, this is not likely to extend as far south as the site considered by this assessment.

Remains of Medieval and post-Medieval date are more likely to be present, although these will probably relate to agricultural land-use, slight earthworks visible in the vicinity of the site appear to be associated with previous land division and drainage and this is supported by the cartographic evidence.

The site lies in close proximity to a Listed Building, the Falcon Manor Hotel. Although the proposed development would result in some change to the setting of the Listed Building it is worth noting that this was not considered to be sufficient to prevent the construction of Phase 1 of the current development site, which lies much closer to the building. Although four other Listed Buildings lie within the search area, these are at such a distance that the development is unlikely to entail a substantial impact upon them.



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## 10.0 The Plates.

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*Plate 1. Northern part of the site, looking southwest.*

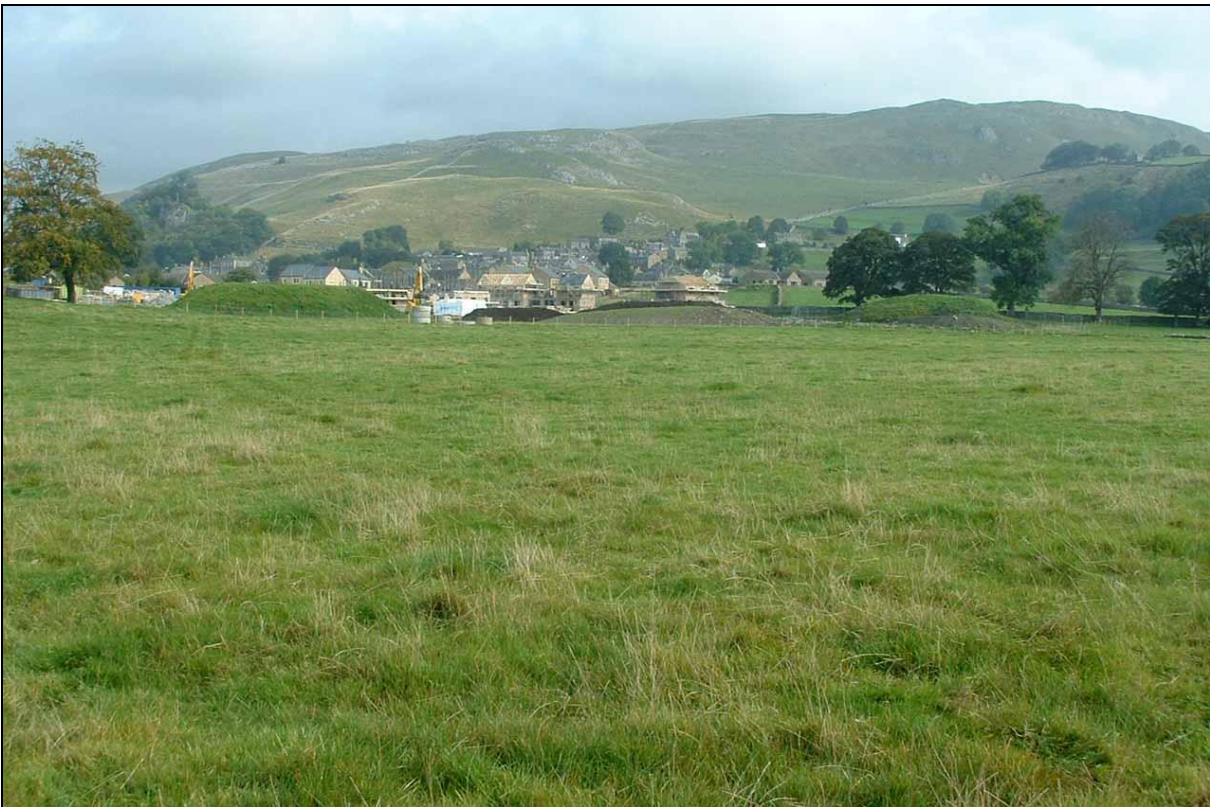


*Plate 2. Northwestern part of the site, looking southeast.*



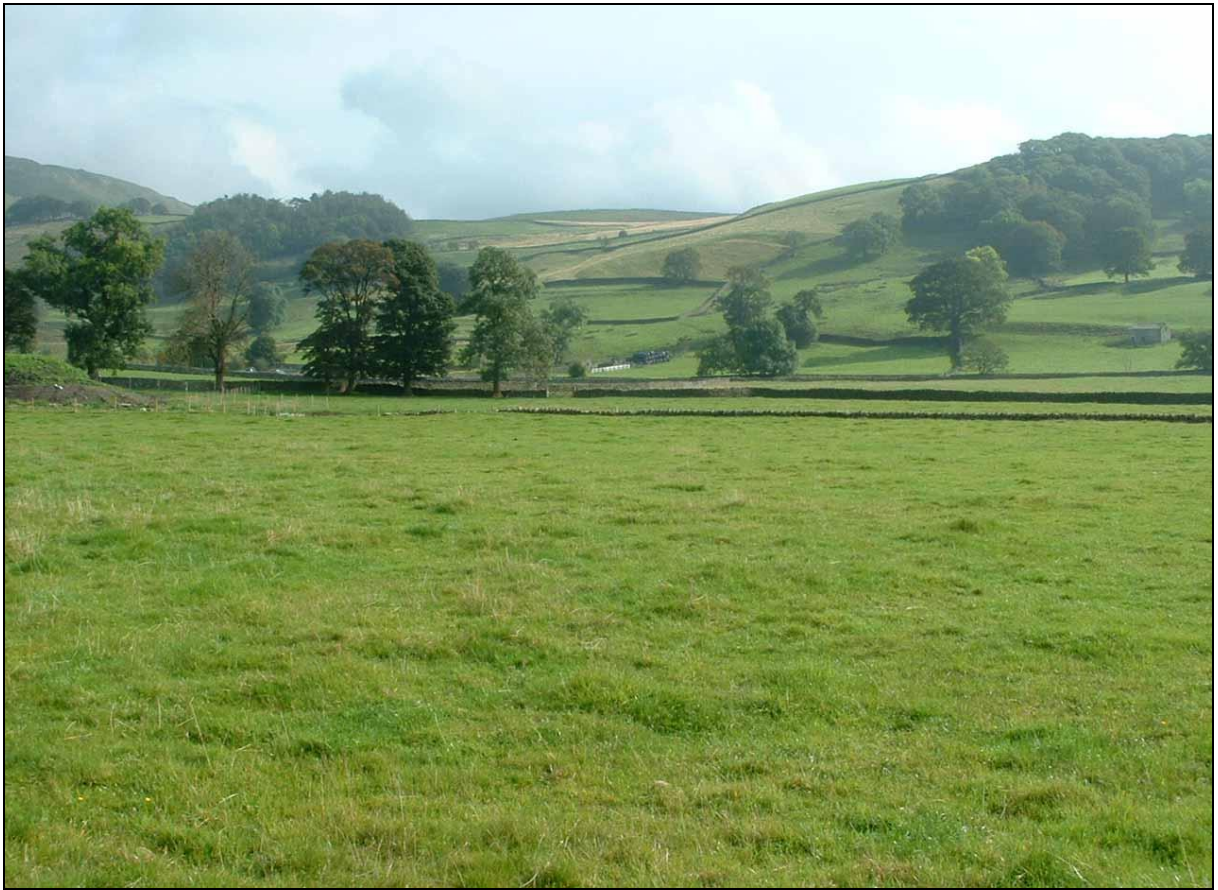


*Plate 3. Northwestern part of the site, showing earthwork bank, looking east.*



*Plate 4. Southern part of the site, looking north.*





*Plate 5. Central part of the site, looking east.*



*Plate 6. Central part of the site, showing stone wall, looking south.*





*Plate 7. Phase 1 development, north of the site, looking northeast.*



*Plate 8. Falcon Manor Hotel, northwest of the site, looking northwest.*





*Plate 9. Lynchet earthworks to the east of the site, looking east.*



*Plate 10. Mile Post (Gazetteer entry 1).*





*Plate 11. Anley House (Gazetteer entry 2).*



*Plate 12. Falcon Manor Hotel (Gazetteer entry 3).*





Plate 13. Cob Castle (Gazetteer entry 4).



Plate 14. The Tannery (Gazetteer entry 5).



**From:** [REDACTED]  
**To:** [Local Dev. Framework](#)  
**Subject:** RE: CDC Local Plan Representation - SG025 - 3 of 5  
**Date:** 12 February 2018 18:30:11  
**Attachments:** [image001.jpg](#)  
[SG025 - 3901-012-PL04 Rev H - Proposed Masterplan Layout.pdf](#)

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Registered Company Number: 08945769  
VAT Registration: 186373672

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**Sent:** 12 February 2018 18:29  
**To:** 'localplan@cravendc.gov.uk' <localplan@cravendc.gov.uk>  
**Subject:** RE: CDC Local Plan Representation - SG025 - 2 of 5

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**Cc:** [REDACTED] <[REDACTED][walton-co.co.uk](mailto:walton-co.co.uk)>; [REDACTED]  
<[REDACTED]>  
**Subject:** CDC Local Plan Representation - SG025 - 1 of 5

Dear sir/madam,  
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Kind regards

[REDACTED]

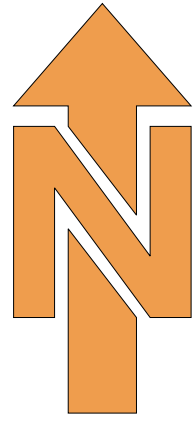
[REDACTED] – Bsc (Hons) MRTPI  
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Revision H	Date: 14.7.17	Drawn: RPM	Checked: WB
Site layout strategy updated following meeting with Craven Council and YDNP Planners			
Revision G	Date: 21.12.16	Drawn: RPM	Checked: AM
Phasing site areas updated to suit design changes.			
Revision F	Date: 10.11.16	Drawn: AM	Checked:
Layout updated in accordance with masterplan			
Revision E	Date: 30.09.16	Drawn: AM	Checked:
Layout updated in accordance with masterplan			
Revision D	Date: 31.07.15	Drawn: AM	Checked:
Layout updated in accordance with masterplan			
Revision C	Date: 28.07.15	Drawn: AM	Checked:
Layout updated in accordance with masterplan			
Revision B	Date: 23.07.15	Drawn: AM	Checked:
Layout updated in accordance with masterplan			

# PLANNING ISSUE

Proposed Mixed-Use Development  
Proposed Masterplan Layout

Location:  
Ingfield Lane  
Settle

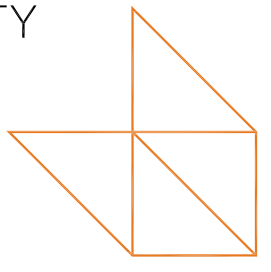
Client:  
Skipton Properties

Job No:	Drawing No:	Revision:	Scale:
3901-012	PL04	H	1:1250@A2
Date: 22.07.2015	Drawn: MI	Checked: RM	

**NATSON BATTY ARCHITECTS**

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FUTURE BUILT

Note: Do not Scale from this drawing. All dimensions to be checked on site



**From:** [REDACTED]  
**To:** [Local Dev. Framework](#)  
**Subject:** RE: CDC Local Plan Representation - SG025 - 4 of 5  
**Date:** 12 February 2018 18:30:38  
**Attachments:** [image001.jpg](#)  
[SG025 - 3901-012-PL03 Rev M - Proposed Site Layout Phase 2.pdf](#)

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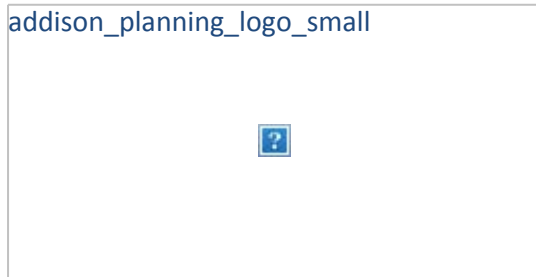
E: - [REDACTED]  
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<[REDACTED]>  
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**PHASE 2 ACCOMMODATION SCHEDULE**

1 Bedroom			
The Belmont	(656 sq ft)	- 1 bed 2 storey	= 5 No
2 Bedroom			
The Harrier	(791 sq ft)	- 2 bed 2 storey	= 4 No
The Worth	(753 sq ft)	- 2 bed 2 storey	= 16 No
3 Bedroom			
The Wharfe	(914 sq ft)	- 3 bed 2 storey	= 2 No
The Taylor	(914 sq ft)	- 3 bed 2 storey	= 3 No
The Ashton	(915 sq ft)	- 3 bed 2 Storey	= 4 No
The Whittington	(928 sq ft)	- 3 bed 2 storey	= 6 No
The Emily	(1130 sq ft)	- 3 bed 2 storey	= 5 No
4 Bedroom			
The Cawder	(1379 sq ft)	- 4 bed 2 storey	= 2 No
The Whittaker	(1646 sq ft)	- 4 bed 2 storey	= 6 No
The Branwell	(1692 sq ft)	- 4 bed 2 Storey	= 4 No
The Clifford	(1692 sq ft)	- 4 bed 2 storey	= 1 No
The Stainforth	(1722 sq ft)	- 4 bed 2 storey	= 7 No
<b>Total</b>			<b>= 65 No</b>

**Boundary Treatments**

- 1200mm High Hit and Miss Timber Fence
- 1800mm High Hit and Miss Timber Fence
- 1000mm High Stone wall
- 900mm High Railings

Revision: M	Date: 4.8.17	Drawn: RPM	Checked: WMB
Layout redesigned following feedback from Craven Planners and YDNP officers			
Revision: L	Date: 03.11.2016	Drawn: AAM	Checked:
Layout updated to incorporate wider green corridor/visual link to existing hotel/public house			
Revision: K	Date: 30.09.2016	Drawn: WMB	Checked: AAM
Housing mix amended			
Revision: J	Date: 21.07.2016	Drawn: AAM	Checked: RM
Site Boundaries indicated. Position of 41A & 41A amended			
Revision: H	Date: 26.02.2016	Drawn: WMB	Checked: TES
2m wide footpath added to fronts of plots 33 round to 36			

**PLANNING ISSUE**

Proposed Mixed Use Development

Proposed Phase 2 Layout

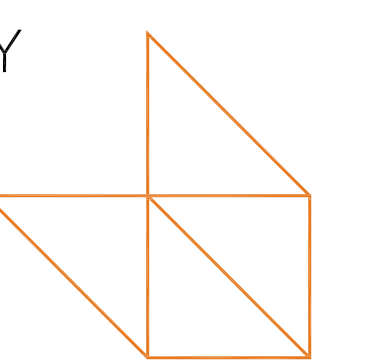
Location:  
Ingfield Lane  
Settle

Client:  
Skipton Properties

Job No:	3901-012	Plot No:	PL03	Revision:	M	Scale:	1:500@A1
Date:	01/12/2014	Drawn:	TES	Checked:	RPM		
CAD Ref:							

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**From:** [REDACTED]  
**To:** [Local Dev. Framework](#)  
**Subject:** RE: CDC Local Plan Representation - SG025 - 5 of 5  
**Date:** 12 February 2018 18:32:27  
**Attachments:** [image001.jpg](#)  
[SG025 - GL0161 17 - Overlay Sketch Scheme \(26-07-2016\).pdf](#)

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View corridor widened from Falcon Manor to allow for stronger visual link with wider countryside and further reduce the scale and mass of built-form within the site.

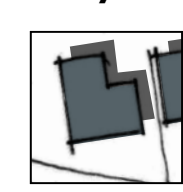




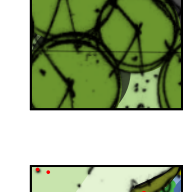






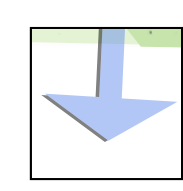
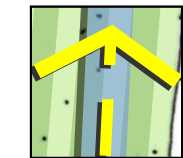

Recently consented residential development.

View corridor from B6480 introduced to allow green space with associated landscaping to penetrate deep within the residential cells reducing the scale and mass of built-form and providing visual link between the highway and wider setting of countryside. Development has also been pulled back from the B6480 to retain a landscaped frontage to the highway and existing properties.

The highway layout has been rationalised to reduce its overall impact. A single central spine is now proposed with housing fronting onto new areas of open space accessed via low key lanes that will be detailed to respond to the more rural character and nature of this setting.

Widened view corridors will allow new landscaping to penetrate deeper into the development cells breaking down its scale and appearance when viewed from elevated sections of the National Park to the south and east. The scale of these corridors is more than capable of harnessing the growth and maturity of large broadleaved native trees. Highway access has been rationalised to further secure these spaces for landscape purposes.

View line taken from railway where it emerges from the cutting under Lodge Road. View line has been taken to the extent of the recently consented scheme to the east of the site, and existing properties beyond with proposed development pulled back to ensure it does not appear to encroach any further into the wider setting of countryside beyond the established framework of the settlement.

- Key**
-  Existing settlement
  -  Existing tree cover
  -  Settle to Carlisle Railway
  -  Proposed residential development
  -  Proposed employment development with green roofs
  -  Proposed tree planting
  -  Proposed flood meadows
  -  Proposed footpath network
  -  Proposed bridges
  -  Lodge Gill retained on existing alignment
  -  Proposed play hub
  -  Proposed youth adult apparatus and trim trail stations
  -  Proposed weirs managing water movement through flood meadows
  -  View corridor from Falcon Manor retained across the proposed housing development towards the wider countryside
  -  View captured from the public meadows back towards the Falcon Manor

