

From: [REDACTED]
To: [Local Dev. Framework](#)
Subject: RE: Craven Local Plan 2012-2032 (outside the Yorkshire Dales National Park) Bentham - HB025, HB036 & HB038
Date: 13 February 2018 16:20:28
Attachments: [image001.png](#)
[Publication Stage Representation Form.pdf](#)

Dear [REDACTED]

Please find attached the attachment.

Kind regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]] **On Behalf Of** Local Dev. Framework
Sent: 13 February 2018 16:02
To: Admin
Subject: RE: Craven Local Plan 2012-2032 (outside the Yorkshire Dales National Park) Bentham - HB025, HB036 & HB038
Importance: High

Dear [REDACTED],

We didn't receive the attachments – could you please resend?

Yours sincerely,

Local Dev. Framework
Planning Policy Team

t: 01756706472

e: localplan@cravenc.gov.uk



1 Belle Vue Square, Broughton Road, Skipton, BD23 1FJ
www.cravenc.gov.uk

This e-mail, including any attachments, is confidential and intended only for the attention and use of the named addressee(s). It may contain information covered by legal, professional or other privilege. If you are not an addressee, please inform the sender immediately and destroy this e-mail. Do not read, copy, use, retain or disclose this e-mail or any part of it. Its contents do not necessarily represent the views or opinions of Craven District Council. All reasonable precautions have been taken to ensure no viruses are present in this e-mail. Craven District Council cannot accept responsibility for loss or damage arising from the use of this e-mail or attachments and recommend that you subject these to virus checking procedures prior to use.

Please be aware that all communications sent to or from Craven District Council may be subject to recording and/or monitoring in accordance with relevant legislation.


From: Admin [mailto:[REDACTED]]
Sent: 13 February 2018 15:56
To: Local Dev. Framework
Cc: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Subject: Craven Local Plan 2012-2032 (outside the Yorkshire Dales National Park) Bentham - HB025, HB036 & HB038

Good afternoon

Please find attached the Publication Stage Representation Form duly completed in respect of Bentham sites HB025, HB036 and HB038.

I would be grateful if you could please acknowledge receipt.

Kind regards


PA to Directors

Edwardson Associates Ltd
Paddock House
10 Middle Street South
Driffield
YO25 6PT

Tel: 

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Craven Local Plan 2012-2032 (outside the Yorkshire Dales National Park)

Publication Stage Representation Form

Publication draft Craven Local Plan public representations period runs from Tuesday 2nd January 2018 – Tuesday 13th February 2018.

Regulation 19 – Town and Country Planning (Local Planning) (England) Regulations 2012

Representations must be received no later than 5pm on Tuesday 13th February 2018

Please return completed forms to:

Planning Policy, Craven District Council, 1 Belle Vue Mills, Broughton Road, Skipton, North Yorkshire, BD23 1FJ

Or by email to: localplan@cravencd.gov.uk

For further information please contact the Council's Planning Policy Team via email at the address set out above or telephone 01756 706472

This form has 2 parts: Part A for personal details and Part B for your representation(s). **Please fill in a separate form for each representation you wish to make.**

Please note each representation must be signed and dated

Part A

Section 1: Personal Details

| | |
|--------------------------------|----------------------|
| Title : | ██████████ c/o Agent |
| First Name: | |
| Last Name: | |
| Job Title (where relevant): | |
| Organisation (where relevant): | |
| Address 1: | |
| Address 2: | |
| Address 3: | |

| | |
|-------------------|--|
| Address 4: | |
| Postcode: | |
| Telephone: | ██████████ |
| Email: | ██ |

Section 2: Agent Details

Please supply the name, address, telephone number and e-mail of any planning agent you have working on your behalf.

| | |
|--------------------------|--|
| Agent name: | ██████████ Edwardson Associates Ltd |
| Address: | Paddock House 10 Middle Street South Driffield YO25 6PT |
| Telephone number: | ██████████ |
| Email: | ██ |

Part B

Please fill in a separate form for each representation

The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the legal and procedural requirements, and whether it is sound.

Section 3

| | |
|---|------------------------|
| Name or Organisation: | |
| To which part of the Local Plan does this representation relate? | |
| Section and Paragraph | |
| Policy | HB025, HB036 and HB038 |
| Policies Map | Bentham Map 5 |

Section 4: Legal Compliance & Duty to Cooperate

| Do you consider the Local Plan is: (tick as appropriate) | | |
|--|-----|----|
| | Yes | No |
| 1. Legally Compliant | Yes | |
| 2. Sound | Yes | |
| 3. In Compliance with the Duty to Cooperate | Yes | |

Please refer to the Council's representation guidance notes at

<http://www.cravenc.gov.uk/newlocalplan>

Section 5: Details of Representation

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We support the allocation of the following three sites which are all deliverable and available for residential development:

- HB025
- HB036
- HB038

The policy includes development principles which can be achieved.

The previous consultation invited comments which we responded to so we have attached these to this consultation for completeness and to save repetition.

(Continue on a separate sheet if necessary. Please remember to include on any separate sheets the name/organisation and details of which section, paragraph, policy or element of the policies map your representation relates)

Section 6: Proposed Modifications to the local plan

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination) You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Continue on a separate sheet if necessary. Please remember to include on any separate sheets the name/organisation and details of which section, paragraph, policy or element of the policies map your representation relates)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not be a subsequent opportunity to make further representations based on the original representation at publication stage.

After the representations period of the Publication Craven Local Plan has closed, further submissions will only be at the request of the Inspector, based on the matters and issues debated at the examination.

Section 7: Participation at the Examination

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? (please select one answer with a tick)

| | |
|--|------------|
| Yes, I wish to participate at the oral examination | Yes |
| No, I do not wish to participate at the oral examination | |

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

We consider it necessary to be able to discuss the above mentioned sites should High Bentham and the housing allocations be discussed to ensure the correct information is made available and to allow any questions in relation to these sites to be answered.

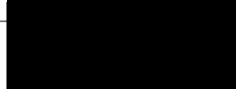
Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Section 8: Being Kept Informed

| | |
|--|------------|
| Would you like to be kept informed of the progress of the Craven Local Plan through to adoption? (please select one answer with a tick) | |
| Yes, I want to be informed | Yes |
| No, I don't want to be informed | |

Please note that if you do not wish to be kept informed of the progress of the Craven Local Plan through to adoption, you will not receive any subsequent updates relating to the Local Plan examination etc.

Section 9: Signature & Date of Representation

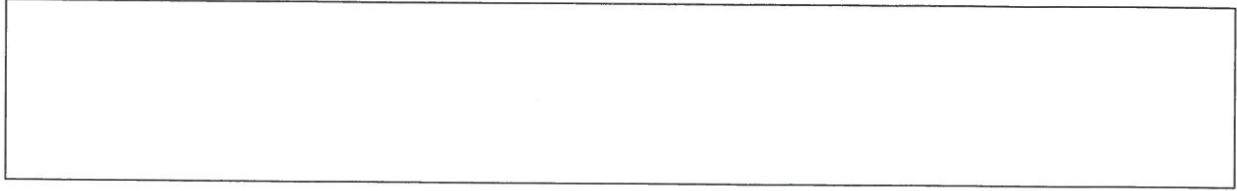
| | |
|------------------------------------|---|
| Please sign and date below: | |
| Signature |  |
| Date | 13.2.18 |

After the end of the representation period the Council will submit all individual representations received to the Secretary of State, together with a summary of the main issues raised during the representations period.

Information that you provide in your representation, including personal information, may be published or disclosed in accordance with the Environmental Information Regulations 2004 (EIR), or the Freedom of Information Act (FoIA). If you want the information that you provide to be treated as confidential, please tell us, but be aware that under the EIR and FoIA, we cannot guarantee confidentiality.

However, if you are submitting representations as an individual, the Council will process your personal data in accordance with the Data Protection Act 1998, and this means that if you request confidentiality, your personal information will not be disclosed to third parties.

| | |
|---|--------------------------|
| If you wish your personal details to be treated in confidence and not published please tick the box below: | |
| I wish to request that the personal details submitted with this representation are treated in confidence and not published. | <input type="checkbox"/> |
| Please explain below, why you have made this request: | |
| | |



Craven District Council | 1 Belle Vue Square | Skipton | BD23 1FJ |
www.cravenc.gov.uk

Planning Policy Team | 01756 706472 | localplan@cravenc.gov.uk



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If you would like to have this information in a way that's better for you, please
telephone 01756 700600.

Craven Local Plan – third draft (19/6/17)

Informal consultation on draft local plan documents: Monday 19th June to Monday 31st July 2017



Comments Form


Craven District Council invites you to respond to the consultation in whichever format you find best. However, we would encourage you to use this comments form, which we have prepared, because it will help us to record, analyse and acknowledge everyone's comments more quickly and efficiently.

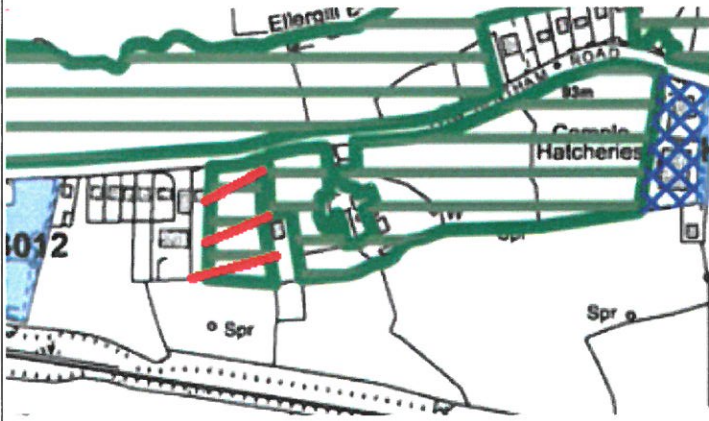
Name & address (email or postal):

Please return completed forms to localplan@cravencd.gov.uk or Planning Policy Team, Craven District Council, 1 Belle Vue Square, Skipton, BD23 1FJ, no later than 31/7/2017

| Document name (draft local plan, policies map, infrastructure plan) | Subject of the comment (paragraph/policy/map/site reference number) | Nature of the comment (object, support, other) | Detail of the comment (concise and constructive criticism/support/information) | | | | | | | | | |
|---|---|---|---|------------|---|-------------------------------|---------|---|---------------------|------------------------------|----------------------|--|
| Local Plan – Pre Publication Consultation Draft Draft Policy SP4 | 4.47 The settlements included in the settlement hierarchy are presented in Table 6 below: Table 6 – Settlement Hierarchy <table border="1"> <thead> <tr> <th>Tier</th> <th>Role and Function</th> <th>Settlement</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Principal Town Service Centre</td> <td>Skipton</td> </tr> <tr> <td>2</td> <td>Key Service Centres</td> <td>High and Low Bentham, Settle</td> </tr> </tbody> </table> | Tier | Role and Function | Settlement | 1 | Principal Town Service Centre | Skipton | 2 | Key Service Centres | High and Low Bentham, Settle | Support Other | The inclusion of High and Low Bentham as a Key Service Centre is fully supported. It is acknowledged that Skipton is the largest Town and therefore a Tier 1 Principal Town. We do feel that a 50% distribution of housing to Skipton is too heavily weighted – when compared to a 10.5 % distribution t Settle and High and Low Bentham. This distribution should be spread more evenly with a higher distribution to both Settle and Bentham. |
| Tier | Role and Function | Settlement | | | | | | | | | | |
| 1 | Principal Town Service Centre | Skipton | | | | | | | | | | |
| 2 | Key Service Centres | High and Low Bentham, Settle | | | | | | | | | | |

| Document name (draft local plan, policies map, infrastructure plan) | Subject of the comment (paragraph/policy/map/site reference number) | Nature of the comment (object, support, other) | Detail of the comment (concise and constructive criticism/support/information) |
|--|---|---|--|
| | | | |
| | <p>Draft Policy SP4</p> <p>2 Low and High Bentham (Key Service Centre) 10.5% 23</p> | | |
| | <p>HB025 East of Butts Lane, High Bentham 1.015 32</p> | Support | <p>The inclusion of this land as a residential allocation is fully supported. The site is deliverable within 5 years as stated in the expected timescale.</p> |
| | <p>HB036 Land to the East of Robin Lane, High Bentham 0.502 16</p> | Support | <p>The inclusion of this land within the housing allocations is fully supported. The design of any development will consider the character and appearance of the local area. Access is available via Robin Lane – where visibility is good. The site is well connected to all main services.</p> |

| Document name (draft local plan, policies map, infrastructure plan) | Subject of the comment (paragraph/policy/map/site reference number) | Nature of the comment (object, support, other) | Detail of the comment (concise and constructive criticism/support/information) |
|--|--|--|---|
| | HB038 Land south of Low Bentham Road, High Bentham 0.891 28 | Support | The allocation of this land for residential use is fully supported. The land is deliverable within the 5 year timescale intimated. Any development will incorporate a sensitive design, layout and quality landscaping scheme. |
| | <p>DRAFT POLICY ENV13: GREEN WEDGES Green Wedges will help settlements to grow in ways that maintain and reinforce their individual character and identity, by safeguarding against the coalescence of separate built-up areas, and will help to maintain and, wherever possible, enhance local recreational opportunities. Therefore, within the Green Wedges listed below and defined on the Policies Map, development 143</p> <p>will be resisted where it would compromise the gap between settlements. In addition, the Council will seek to consolidate, strengthen and enhance the character, appearance and, where appropriate, recreational value of these areas. 1, Land between High and Low</p> | <p>Object to the inclusion of land partly included known as (LB018) as a Green Wedge</p> <p>Inset Map No. 5 (green hatching)</p> | <p>We strongly object to the inclusion on this land as a “green wedge”.</p>  <p>This land has been promoted as a land bid for residential development. It is considered that the inclusion of the Eastern part of the site. This parcel of land sits between residential properties.</p> <p>This land itself does not form a gap between the High and Low Bentham and is located between existing residential development.</p> |

| Document name (draft local plan, policies map, infrastructure plan) | Subject of the comment (paragraph/policy/map/site reference number) | Nature of the comment (object, support, other) | Detail of the comment (concise and constructive criticism/support/information) |
|--|--|---|---|
| | Bentham | | <p>The land further to the east does however form an important gap – and we accept that retention of this as a green wedge might be necessary.</p>  <p>We request that the area shown hatched red is removed from the green wedge proposal as it is currently surrounded by development and does not form a key gap between Low and High Bentham (such as the land to the East).</p> |
| Draft Policy H2: Affordable Housing | The local planning authority will seek to secure 40% of proposed new dwellings as affordable housing, unless the proposed development is for less than 11 dwellings and does not exceed 1000m2 combined gross floorspace. Where application of the normal 40% target generates a requirement for a whole number | Object | <p>We object to the blanket proposal of a 40% affordable housing across the Local Plan area.</p> <p>Other Local Planning authorities which have been through the Local Plan process have assessed the market and applied a percentage of affordable housing requirements dependent on house values in that particular area.</p> <p>This has been considered a more realistic approach to the delivery of affordable housing.</p> |

| Document name (draft local plan, policies map, infrastructure plan) | Subject of the comment (paragraph/policy/map/site reference number) | Nature of the comment (object, support, other) | Detail of the comment (concise and constructive criticism/support/information) |
|--|---|---|---|
| | <p>of affordable dwellings plus a fraction of an affordable dwelling, the local planning authority will seek on-site provision of the whole number plus a financial contribution for the fraction.</p> <p>d) In designated rural areas, the local planning authority will seek to secure a financial contribution, in lieu of 40% on-site affordable housing provision, from developments of 6 to 10 dwellings and from developments of less than 6 dwellings but more than 1000m2 combined gross floorspace.</p> | | <p>It is evident that house prices vary significantly between different settlements with the Craven District area – and the Affordable housing policy should be tailored to accommodate this.</p> <p>In lower value areas, the affordable housing contributions should vary accordingly (and this has been done in other Local Authority Areas) to include 5%-30% affordable housing provision. This in itself is subject to viability.</p> <p>Many other Local Planning authorities have reduced a previous blanket 40% affordable contribution approach to between 5%-30% and this has successfully delivered affordable housing in areas where development was deemed unviable by a 40% contribution.</p> <p>We object to a 40% affordable housing requirement across the Craven District area to developments of more than 10 dwellings or 1000 sq m combined gross floor space. We request that this policy is adjusted to reflect house values in each area and the 5% - 30% requirement is considered. Developers (and in particular regional and national house builders) will otherwise be attracted to alternative Local Authority areas where the requirement is considerably lower.</p> <p>Other local planning authorities have accepted that it is critical that they work and negotiate with housebuilders to achieve the maximum number of affordable dwellings that is reasonable and practicable for individual development sites.</p> <p>For example, an area where house prices are significantly lower a Local Planning Authority has a 5% requirement for affordable housing.</p> <p>In another area, which is the highest value area, a 25% contribution is required.</p> <p>We strongly urge Craven DC to review the proposal which will in turn attract</p> |

| Document name (draft local plan, policies map, infrastructure plan) | Subject of the comment (paragraph/policy/map/site reference number) | Nature of the comment (object, support, other) | Detail of the comment (concise and constructive criticism/support/information) |
|--|--|---|--|
| | | | developers to the area and provide realistic affordable housing delivery during the plan period. |
| | Draft Policy EC3 : Rural Economy | Support | <p>The proposed policy is supported.</p> <p>It is essential that policy sub section c is included to “Helping existing and new rural businesses, including tourism related businesses to succeed, grow and expand, by working with them co-operatively and proactively, so that development proposals can be supported wherever possible“.</p> |
| | | | |

From: [REDACTED]
To: [Local Dev. Framework](#)
Subject: FW: Craven Local Plane 2012-2032 (outside Yorkshire Dales National Park) - Bentham HB030
Date: 13 February 2018 16:32:19
Attachments: [MAR.T 2014.01 - Concept Statement FULL DOC.PDF](#)
[Publication Stage Representation Form.pdf](#)

[REDACTED]
Planning Assistant

ext: 46449

 Please consider the environment before printing this e-mail.

From: Admin [mailto:[REDACTED]]
Sent: 13 February 2018 16:28
To: [REDACTED]
Subject: FW: Craven Local Plane 2012-2032 (outside Yorkshire Dales National Park) - Bentham HB030

Dear [REDACTED]

Further to our telephone conversation I forwarded the email below to the "localplan" email address but it has bounced back. Therefore I am forwarding it direct to yourself.

Kind regards

[REDACTED]

From: Admin
Sent: 13 February 2018 16:11
To: localplan@cravendc.co.uk
Cc: [REDACTED]
Subject: Craven Local Plane 2012-2032 (outside Yorkshire Dales National Park) - Bentham HB030

Good afternoon

Please find attached the Publication Stage Representation Form duly completed in respect of Bentham site HB030.

I would be grateful if you could please acknowledge receipt

Kind regards

[REDACTED]

PA to Directors

Edwardson Associates Ltd
Paddock House
10 Middle Street South
Driffield
YO25 6PT

Tel: [REDACTED]

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For more information please visit <http://www.symanteccloud.com>

Craven Local Plan 2012-2032 (outside the Yorkshire Dales National Park)

Publication Stage Representation Form

Publication draft Craven Local Plan public representations period runs from Tuesday 2nd January 2018 – Tuesday 13th February 2018.

Regulation 19-Town and Country Planning (Local Planning) (England) Regulations 2012

Representations must be received no later than 5pm on Tuesday 13th February 2018

Please return completed forms to:

Planning Policy, Craven District Council, 1 Belle Vue Mills, Broughton Road, Skipton, North Yorkshire, BD23 1FJ

Or by email to: localplan@cravencd.gov.uk

For further information please contact the Council's Planning Policy Team via email at the address set out above or telephone 01756 706472

This form has 2 parts: Part A for personal details and Part B for your representation(s). **Please fill in a separate form for each representation you wish to make.**

Please note each representation must be signed and dated

Part A

Section 1: Personal Details

| | |
|--------------------------------|--|
| Title : | [REDACTED] c/o Agent |
| First Name: | |
| Last Name: | |
| Job Title (where relevant): | |
| Organisation (where relevant): | |
| Address 1: | |
| Address 2: | |
| Address 3: | |

| | |
|-------------------|--|
| Address 4: | |
| Postcode: | |
| Telephone: | |
| Email: | |

Section 2: Agent Details

Please supply the name, address, telephone number and e-mail of any planning agent you have working on your behalf.

| | |
|--------------------------|--|
| Agent name: | ██████████ – Edwardson Associates Ltd |
| Address: | Paddock House 10 Middle Street South Driffield YO25 6PT |
| Telephone number: | ██████████ |
| Email: | ██ |

Part B

Please fill in a separate form for each representation

The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the legal and procedural requirements, and whether it is sound.

Section 3

| | |
|---|-------------------------------------|
| Name or Organisation: | |
| To which part of the Local Plan does this representation relate? | |
| Section and Paragraph | |
| Policy | Rejection of Draft Allocation HB030 |
| Policies Map | High Bentham (previous versions) |

Section 4: Legal Compliance & Duty to Cooperate

| Do you consider the Local Plan is: (tick as appropriate) | | |
|--|-----|----|
| | Yes | No |
| 1. Legally Compliant | Yes | |
| 2. Sound | | No |
| 3. In Compliance with the Duty to Cooperate | Yes | |

Please refer to the Council's representation guidance notes at

<http://www.cravenc.gov.uk/newlocalplan>

Section 5: Details of Representation

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We consider that the exclusion of Site HB030 is unsound.

Additional information was submitted to Craven DC at their request to provide a Concept Statement.

This was submitted in response to the Consultation Draft Summer 2014.

I have enclosed this report which we believe addresses some of the concerns raised in relation to this Draft Allocation.

This Concept Statement (attached) was produced and submitted to Craven DC and very little feedback has been received – other than the site failing to be carried forward as an allocation.

We consider the decision to not allocate this land for housing is unsound – based on the further information requested and submitted.

We request the opportunity for this site to be considered further for housing / mixed use allocation.

(Continue on a separate sheet if necessary. Please remember to include on any separate sheets the name/organisation and details of which section, paragraph, policy or element of the policies map your representation relates)

Section 6: Proposed Modifications to the local plan

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination) You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The site should be considered further as an additional allocation to provide additional housing and mixed use development within High Bentham.

(Continue on a separate sheet if necessary. Please remember to include on any separate sheets the name/organisation and details of which section, paragraph, policy or element of the policies map your representation relates)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not be a subsequent opportunity to make further representations based on the original representation at publication stage.

After the representations period of the Publication Craven Local Plan has closed, further submissions will only be at the request of the Inspector, based on the matters and issues debated at the examination.

Section 7: Participation at the Examination

| | |
|--|---|
| If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? (please select one answer with a tick) | |
| Yes, I wish to participate at the oral examination | <input checked="" type="checkbox"/> Yes |
| No, I do not wish to participate at the oral examination | <input type="checkbox"/> |
| If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary: | |
| To enable to a discussion on the site and inclusion as an allocation as this has been prematurely dismissed despite the Concept Statement being produced and submitted to Craven DC. | |

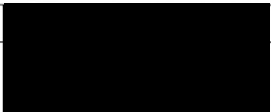
Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Section 8: Being Kept Informed

| | |
|--|------------|
| Would you like to be kept informed of the progress of the Craven Local Plan through to adoption? (please select one answer with a tick) | |
| Yes, I want to be informed | YES |
| No, I don't want to be informed | |

Please note that if you do not wish to be kept informed of the progress of the Craven Local Plan through to adoption, you will not receive any subsequent updates relating to the Local Plan examination etc.

Section 9: Signature & Date of Representation

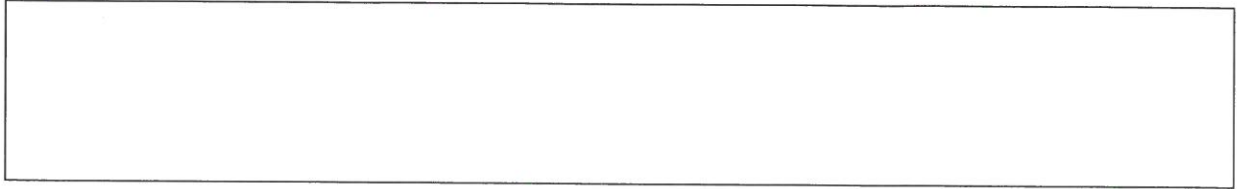
| | |
|------------------------------------|---|
| Please sign and date below: | |
| Signature |  |
| Date | 13.2.18 |

After the end of the representation period the Council will submit all individual representations received to the Secretary of State, together with a summary of the main issues raised during the representations period.

Information that you provide in your representation, including personal information, may be published or disclosed in accordance with the Environmental Information Regulations 2004 (EIR), or the Freedom of Information Act (FoIA). If you want the information that you provide to be treated as confidential, please tell us, but be aware that under the EIR and FoIA, we cannot guarantee confidentiality.

However, if you are submitting representations as an individual, the Council will process your personal data in accordance with the Data Protection Act 1998, and this means that if you request confidentiality, your personal information will not be disclosed to third parties.

| | |
|---|--------------------------|
| If you wish your personal details to be treated in confidence and not published please tick the box below: | |
| I wish to request that the personal details submitted with this representation are treated in confidence and not published. | <input type="checkbox"/> |
| Please explain below, why you have made this request: | |
| | |



Craven District Council | 1 Belle Vue Square | Skipton | BD23 1FJ |
www.cravenc.gov.uk

Planning Policy Team | 01756 706472 | localplan@cravenc.gov.uk



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If you would like to have this information in a way that's better for you, please
telephone 01756 700600.

Craven District Council – Preferred Housing Allocations

Land off Duke Street – HB030, High Bentham



Concept Statement



**EDWARDSON
ASSOCIATES**

July 2014

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| Access | 8 |
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**Land off Duke Street,
High Bentham**

Edwardson Associates Ltd.

Paddock House
10 Middle Street South
Driffield
East Yorkshire
YO25 6PT
[REDACTED]

Tel: [REDACTED]

Date: July 2014

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|-------------|---------------|
| Job no. | MAR.T 2014.01 |
| status | Preliminary |
| Issue | Concept Stage |
| Date | July 2014 |
| Prepared by | TC/KL |
| Checked by | |

1.0 Introduction

1.1 This document comprises a Concept Statement for Preferred Housing Site HB030 at High Bentham.

1.2 This Concept Statement sets out an indicative layout of the site to show how it could be developed to accommodate up to 73 dwellings, incorporating vehicular and pedestrian access points, affordable housing, public open space (including equipped children’s play space) and new landscaping.

1.3 This Concept Statement demonstrates that Site HB030 comprises an immediately available, sustainable and deliverable housing allocation capable of making a positive contribution to the future housing needs of the district.

1.4 Figure 1 below shows the location of the site in relation to the immediate site context.

1.5 This statement is structured in the form of a Design and Access Statement which would normally form an essential component of a formal planning submission, helping to explain and justify the design rationale for the site.

1.6 This Concept Statement incorporates a series of iterative drawings which emphasise key design concept elements of the scheme, including focal green spaces, fusion with prevailing development pattern and form and access and connectivity.

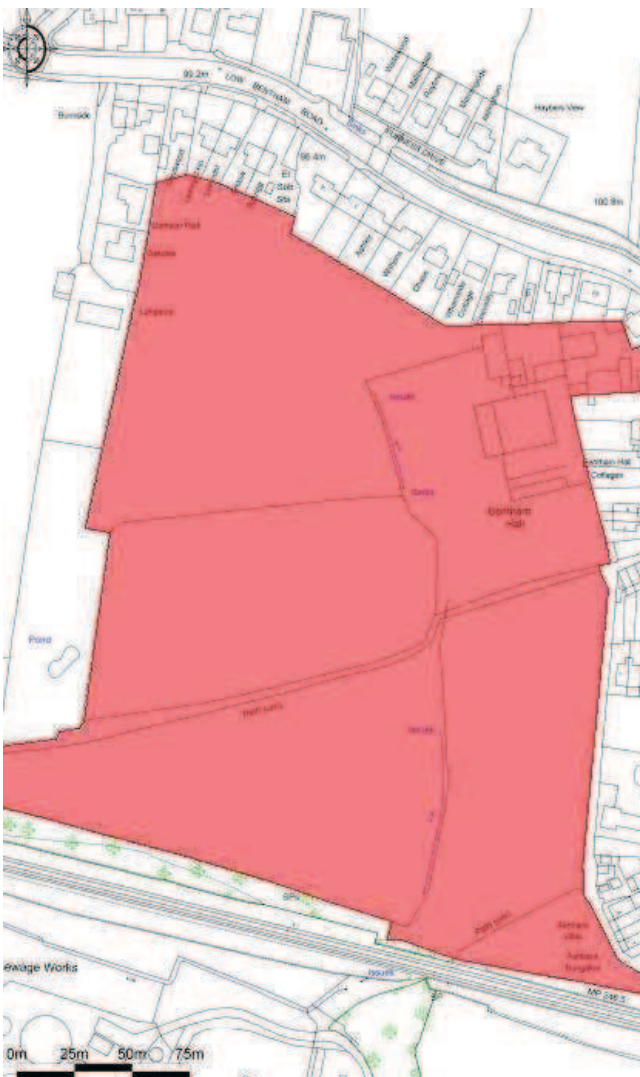


Figure 1: Location of Site



Figure 2: Aerial View of Site

2.0 Site Location and Description

2.1 Site HB030 is located on the South Western edge of High Bentham (See Fig 2).

2.2 The site comprises an area of 6.287 hectares of Grade 3 Agricultural Land and the majority of the site is Greenfield.

2.3 In the North Eastern corner of the site there is an array of agricultural buildings and associated hard standing currently in agricultural use. It is proposed that these existing buildings are removed to create space to accommodate a new primary vehicular access to the site and an attractive focal gateway to the development (See Appendix 1).

2.4 To the North and North West of the site there is a linear arrangement of residential properties fronting onto Low Bentham Road. This existing development wraps around the North Western corner of the site. Beyond these existing properties to the North West there is a new Primary School under construction. Site HB030 would be located in close proximity and highly accessible to this educational facility and to the town centre generally.

2.5 The site has a variable topography. The Northern half is flatter in nature and is closer to the existing built form of the town. It is logical that this Northern flatter zone should accommodate the highest density of development.

2.6 The Southern half of the site is characterised by an obvious slope down to the Southern boundary which borders the railway line. This Southern area will be more difficult to develop without undertaking considerable engineering works which may have a harmful impact on the character and appearance of the site. It is therefore proposed that this area of the

site remains largely undeveloped. Keeping this area free from development will also mitigate against any nuisance and disturbance from the adjacent railway line and the waste water treatment works further South.

2.7 Within the site there are some important mature hedgerows which form an important component of landscape character and visual amenity. The indicative layout shows that these important hedgerows can be largely retained within the site (See Appendix 3).

2.8 There is a public right of way which dissects the site from East to West, providing connections out into the open countryside. The indicative layout shows that this existing feature can be safeguarded within the site and new development accommodated around it. There are also existing pedestrian connections to Duke Street to the East.

2.9 The railway to the South forms an obvious constraint to the development and any houses would need to be sited with appropriate physical relief from this source of potential noise nuisance and disturbance. Coincidentally, and as has been described above, this Southern part of the site suffers from topographical constraints, therefore there will be no development proposed on the South side of the site next to the railway line in any case.

2.10 Figure 3 below provides a detailed site analysis and visual illustration of the site's existing opportunities and constraints.

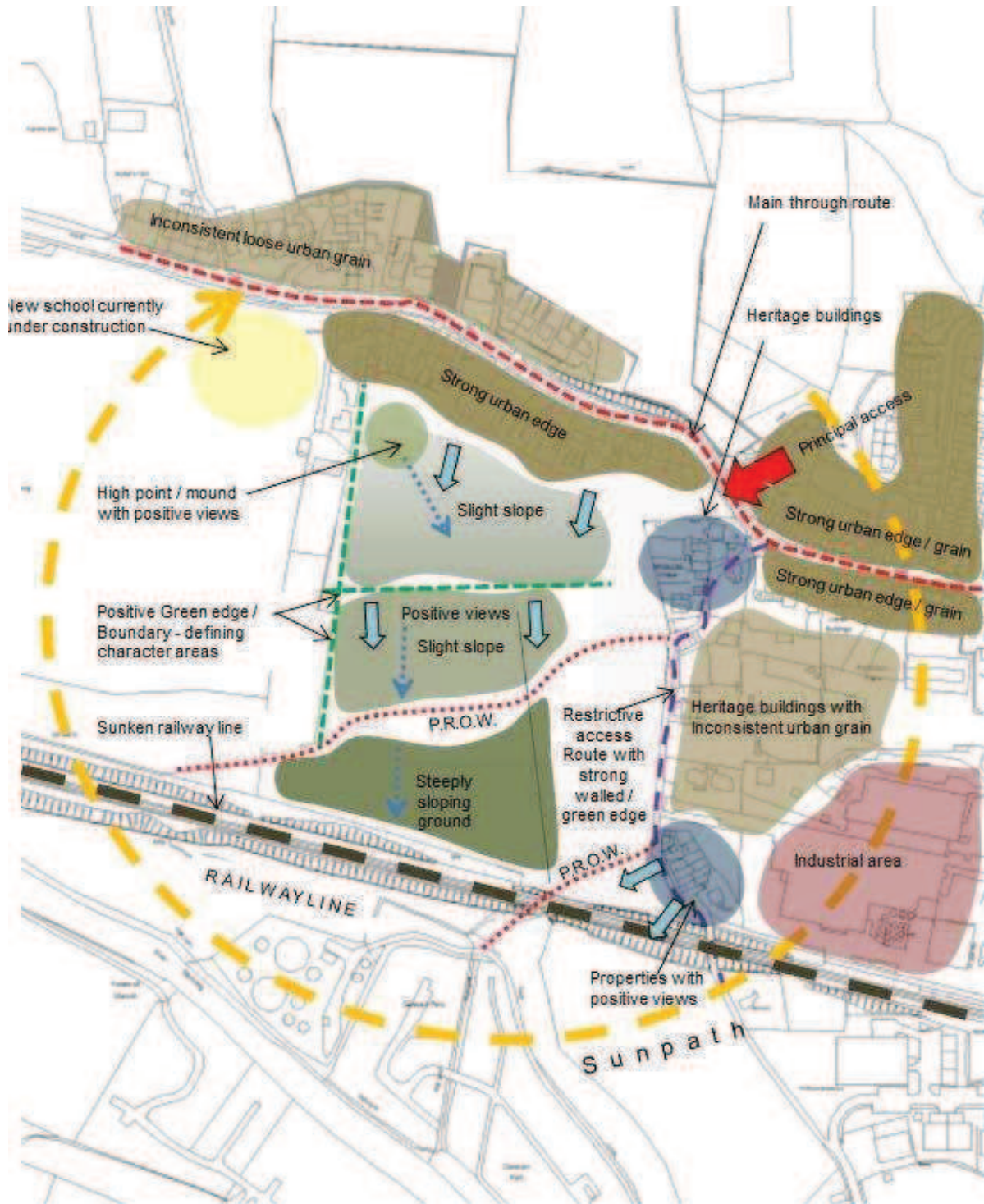


Figure 3: Opportunities and Constraints

3.0 Design and Access Statement

Use

3.1 The site will be developed for residential use, including houses, estate roads, equipped play and other landscaped open spaces, landscaping and connections to the wider area.

Amount

3.2 The overall area of Preferred Allocation HB030 is 6.287 hectares, however the proposed area to be developed as shown on the Proposed Layout is approximately 3.7 hectares (See Appendix 1). This reduced developable area takes account of important site constraints such as topography, proximity to the railway line and a waste water treatment works to the South and the need to protect the visual amenity and the landscape character of the western edge of Bentham.

3.3 73 units on 3.7 hectares of land equates to a density of approximately 20 units per hectare. This is considered to be an appropriate density for this site, taking account of the edge of settlement context and the prevailing pattern and density of development elsewhere in Bentham.

3.4 The Proposed Layout Plan proposes the following schedule of house types to ensure an appropriate mix of house types and sizes to meet the broad needs and demands of the local community. This mix has been informed by planning policy and the Council's latest Housing Needs Assessment. Whilst this layout and schedule of house types is indicative at this stage it demonstrates that the site has clear capabilities of delivering an appropriate mix of housing, including affordable housing.

| House Type | Number |
|--------------------------------|-----------|
| 4-Bed Detached Market | 7 |
| 3-Bed Semi-detached Market | 30 |
| 3-Bed Semi-detached Affordable | 4 |
| 2-Bed Terraced Affordable | 26 |
| 2-Bed Bungalow | 6 |
| Total | 73 |

3.5 The proposed layout also provides details of the location and amount of public open space to serve the needs of future residents and the wider community. This will include provision of on-site equipped children's open space and youth / adult play space. The scheme proposes 2880 square metres of children's play space. The minimum policy requirements for this scale of development are 523 square metres of equipped play space and 872 square metres of informal play space. The proposed layout can deliver and exceed this requirement.

3.6 The layout proposes 3166 square metres of youth and adult play space, which exceeds the 3140 square metres required for this scale of development.

Layout

3.7 The proposed layout takes account of a number of factors, including localised topography informed by a topographical survey, the relationship with the existing built up area of High Bentham, feasible access points, the need to protect and safeguard existing residential amenity, the need to protect and safeguard landscape character and visual amenity, consideration of the setting of Bentham Hall (a Listed Building), provision of on-site open space and new landscaping and consideration of any on-site natural landscape features and protected species (See Figure 3 and Appendix 1).

3.8 The layout of the proposed houses ensures adequate plot sizes to achieve satisfactory provision of off-street parking and private amenity areas commensurate in size with the size of the proposed dwellings. This consists of minimum rear garden lengths of 10 metres and back to back distances of a minimum of 20 metres (for both the existing and proposed dwellings).

3.9 The proposed layout locates the equipped children's play space at a central location where it can be suitably overlooked and be accessed safely and conveniently. The Youth and Adult space is located in a remoter location in the interests of overall residential amenity but remains accessible to the development. Green spaces form a critical element of the design philosophy for the site (See Appendix 2).

3.10 The proposed estate road design seeks to deliver a simple and legible street pattern with clear delineation of properties and private and public spaces. The road design incorporates corners to control traffic speeds and can be designed to a suitable specification to create a shared access environment. There is scope to provide on-street parking and highway trees to break up the development and create an informal but legible environment (See Appendix 4).

3.11 The layout incorporates a new green corridor gateway entrance to the whole site. The removal of the existing farm buildings and hard standing in the North Eastern corner of the site will have significant improvements for the setting of Bentham Hall and for the settings and amenities of the other existing properties on Duke Street and Low Bentham Road (See Appendices 2 and 4).

3.12 The layout offers an opportunity to create a pedestrian link to the new school currently under construction to the North West. A green wedge is illustrated on the proposed layout plan to show a potentially feasible location for this connection (See Appendix 4).

Appearance

3.13 At this stage there are no details of the proposed property types, however it is proposed that the house types will reflect and incorporate characteristics of the best quality local vernacular, including fenestration, building forms, roof styles, architectural details and materials.

3.14 Green open spaces, green connecting corridors and green edges are considered an important element of the proposed layout, to both soften the development and promote biodiversity gain within the site (See Appendix

Scale

3.15 At this stage the scale of the house types has not been set out in detail however the indicative schedule of house types provides reasonable clues as to the envisaged scale of the future built development. It is anticipated that the proposals will consist of a mixture of single, one-and-a-half and two-storey scale properties. It is unlikely that three storey properties would be suitable for the site taking account of context, settlement edge and relationships to the existing built development. The layout offers physical relief from built development around Bentham

Access

3.16 It is proposed that the primary access to the site will be from the North East via Bentham Road. Consideration has been given to a vehicular access from Duke Street however this street is considered to be too narrow and circuitous to serve this scale of development and there may also be impacts for residential amenity and local character if attempts to formalise Duke Street were proposed (See Appendices 1 and 4).

3.17 There may be scope to secure an alternative / secondary access point from the North off Low Bentham Road (See Appendix 4).

3.18 The scheme proposes several sustainable pedestrian / cycle connections to the wider area, linking up with existing public rights of Way and Duke Street. There may also be scope to explore a pedestrian / cycle link to the new school to the North West (See Appendix 4).

3.19 The scheme proposes safe and legible vehicular, pedestrian and cycle access into and out of the site and also within, to achieve quality linkages to the on-site play and open spaces.

Landscaping

3.20 The scheme proposes substantial areas of new landscaping and planting, including tree lined streets, a green gateway entrance to the site, focal open spaces, green corridor linkages and quality green boundaries. Appropriate native species will be utilised in liaison with the Council's Trees and Landscape Section.

3.21 The site contains a number of existing mature trees and native species hedges. The proposed design seeks to retain these important existing natural landscape features and build the new development around and within these. A number of existing stone walls are also important to defining the character and distinctiveness of the site and it is proposed to retain these and incorporate them into the development.
Infrastructure

3.22 It is proposed that foul ware from the development would connect to the existing mains sewer system, subject to confirmation of adequate capacity from the relevant utility company.

3.23 There are a variety of potential options to deal with the discharge of surface water, including the use of on-site Sustainable Urban Drainage Systems (SuDS), which would be the preferred and most sustainable method of discharge management, followed by connection to the localised river watercourse to the South at a restricted agricultural run-off rate. Any future planning application would be accompanied by detailed drainage proposals informed by pre-submission liaison with the drainage authorities and the Environment Agency.

4.0 Conclusion

4.1 This Concept Statement exemplifies in some detail how preferred Housing Allocation HB030 may be developed to deliver a high quality, sustainable new housing environment for High Bentham.

4.2 This Concept Statement incorporates details of the location, character and existing site specific and wider contextual opportunities and constraints that the site has to offer and includes an illustrative proposed site layout which confirms that a mixed housing scheme of up to 73 units can be satisfactorily accommodated on the site.

4.3 The illustrative layout demonstrates that the site has adequate capacity to deliver valuable community planning gains, including provision of public open space, affordable housing, a good mix of market housing, sustainable, safe and accessible linkages to the town and the surrounds and a quality environment appropriate for this location.

4.4 The illustrative layout demonstrates that careful consideration and regard has been had to the localised topography and other adjacent land

uses, to the existing built form and pattern of development, to adjacent residential properties, to existing on site natural landscape features, to the need to ensure safe and suitable access and to the needs of the existing and future community.

4.5 The Concept Plan also demonstrates that significant benefits to the setting of Bentham Hall can be delivered through the removal of several existing farm buildings which currently undermine the important setting of this important local Heritage Asset.

4.6 In considering this Concept Statement the Council and the local community should have no doubts that Site BB030 is sustainable, immediately available and deliverable and thus can make a significant beneficial contribution to delivering the housing needs of the district without compromising the character and amenity of the existing host community and environment.

5.0 Appendices



NOTES

| | |
|--------------------|--|
| Affordable housing | - 30 no. properties |
| Private housing | - 43 no. properties |
| TOTAL | - 73 no. properties |
| P.O.S. (childrens) | - 2880 sq. m (minimum requirement 1395 sq. m - consisting of 523 sq.m equipped and 872 sq.m informal play) |
| Adult Outdoor Play | - 3166 sq. m (minimum requirement 3140 sq. m) |

Note: for schedule of properties, see key below

NOTES
 Do not scale from this Drawing.
 It is the Contractor's responsibility to check all governing dimensions with the Engineer and client and verify all dimensions on site before commencing any work or making any other drawings.
 This drawing to be read in conjunction with structural, mechanical and electrical drawings prepared by others and other relevant information and any discrepancies are to be reported to the Architect/Project Manager.
 Work and materials to be in accordance with the Building Regulations where appropriate and to comply with relevant British Standards. Materials to agree with Planning Conditions.
 This drawing is the copyright of Edwardson Associates Ltd and should not be reproduced in whole or in part without their written permission.

- NOTES**
- Position of access from Main Street to be influenced by Manual for Streets and informed by a Transport Assessment by specialists.
 - Pedestrian and cycle links to be provided to link through to existing network and P.R.O.W. routes in and around the site as indicated.
 - New landscaping to be provided to compliment and enhance the existing as indicated, forming a green link through to existing established routes. Existing trees to be retained where feasible
 - Foul water to be connected to existing mains network to Drainage Consultant's details - to cater for an indicative 73 no. dwellings. Surface water to discharge to a local SUDS Drainage system to Drainage Consultant's details - to cater for an indicative 73 no. dwellings.
 - Outdoor play space for children, youth and adults to be provided as indicated - see schedule.

KEY

- 4 Bed Detached - Market Housing - 7 no.
- 3 Bed Semi-detached - Market Housing - 30 no.
- 3 Bed Semi - Affordable Housing - 4 no.
- 2 Bed Terraced - Affordable Housing - 26 no.
- 2 Bed Bungalow - Market Housing - 6 no.
- Existing hedge
- Existing tree
- Proposed trees
- New green space
- Existing green space - to remain
- Pedestrian access point
- Potential pedestrian access point

APPENDIX 1 - INDICATIVE SITE LAYOUT

rev: notes: date: by:

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EDWARDSON ASSOCIATES

project: Application for Outline Planning Permission for the erection of 73 no. dwellings at land off Duke Street, High Bentham.

client: [REDACTED]
 drawing title: Site Plan - As Proposed
 scale @ A2: 1:1000 date: July 2014
 drawn: KSL checked:
 job no: MART 2014.01 drawing no: 101
 issue status: Preliminary revision:



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Site Plan - As Proposed



APPENDIX 2 - GREEN SPACE STRATEGY

KEY

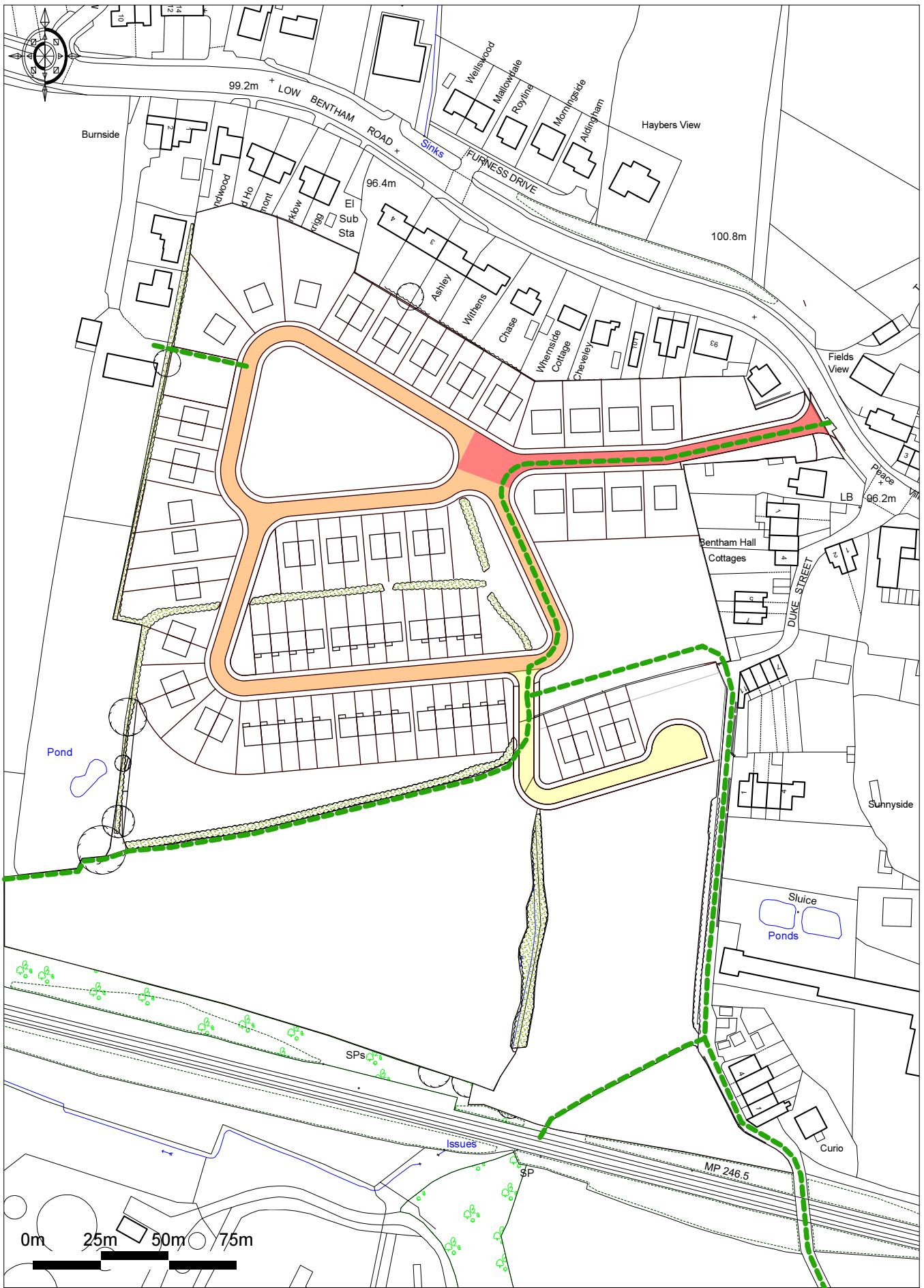
-  Controlled formal integrated green space
-  Natural open green space



APPENDIX 3 - URBAN FORM

KEY

- High-density historic built form
- Low-density - edge of urban / transition to open countryside



APPENDIX 4 - ACCESS AND CONNECTIVITY

KEY

- Primary access road
- Secondary access road
- Tertiary access road
- Green link