

From: [REDACTED]
To: [Local Dev. Framework](#)
Subject: Representation on Publication Draft of Local plan: Site SK088
Date: 13 February 2018 11:53:50
Attachments: [009.EH.PublicationDraftRep.pdf](#)

Good Morning,

Please find attached our representation on the Publication Draft of Local plan, in support of draft allocation SK088.

[REDACTED]
Planner

Pegasus Group

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Cert no. FS 577092

009.EH/YOR.2621

12th February 2018

Planning Policy
Craven District Council
1 Belle Vue Square
Broughton Road
Skipton
BD23 1FJ

Dear Sirs,

Re: Publication Draft Local Plan Consultation

We are writing on behalf of our client [REDACTED] in response to the consultation on the Craven Draft Local Plan documents and in support of the inclusion of site SK088 (Hawbank Fields, North of Otley Road and South of A6132) as an allocation for residential development.

There is a pending outline planning application on this site (App Ref 2017/18237/OUT), which was discussed at the Planning Committee meeting of 12th February 2018. Members voted in favour of the Officer's recommendation to delegate approval to officers, subject to a S106 agreement and relevant conditions. The scheme has already attracted a significant level of developer interest and will be taken to market once the Section 106 agreement and planning Permission are secured.

Skipton Draft Residential Allocations – SK088

Draft policy SP5 sets out the draft residential allocations for the settlement of Skipton, including the site at Hawbank Fields, allocated as site SK088. The supporting text for the policy sets out development principles for any proposal on the site which are summarised below:

- Application to be supported by a Flood Risk Assessment;
- Provide public open space and green infrastructure links;
- Consider landscape and biodiversity impacts, protect existing assets and include mitigation where necessary;
- Include green space along the northern boundary;
- Consider heritage and archaeological assets;
- Be accessed from the A6131;
- Relate well to the existing built form;

- Provide a mix of house types, including affordable units;
- Be accessible by sustainable modes of transport including pedestrians; and
- Be designed to protect residential amenity of existing and future residents.

The site is earmarked to be brought forward within the first phase of the Local Plan (years 1-5), it is expected that the site will yield roughly 143 dwellings. The site is located in a good position in terms of access to transport options and services. It is roughly 1km from the centre of Skipton and is within a short distance of the A65 which provides good access to the regional road network. There are also good pedestrian links and access to bus services.

The development principles above set out requirements for any application for development of the site to ensure that the proposed development is in accordance with National Policy and the emerging Local Plan and represents an appropriate form of sustainable development.

The pending application shows how development could be accommodated on site in accordance with the development principles and demonstrates that the landowner is willing and actively pursuing the development of the site in the short term. The site can therefore be considered readily available. The indicative layout submitted with our outline application shows that the site can be developed in a high quality, sensitive manner while addressing the Council's recommendations.

As set out in the Council's assessment of the site, its location and characteristics provide an opportunity to provide high quality public open space, as required by local and national policy. Our layout provides for a significant amount of green space which has been designed to provide landscape and ecological buffers along with recreation and play space, additional planting and footpath links. It also incorporates affordable housing provision, in line with emerging policy.

Conclusion

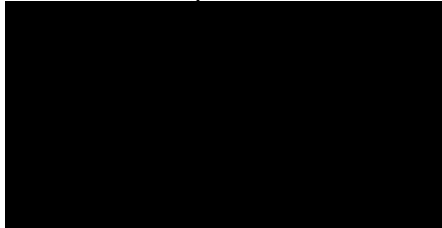
As set out within the Draft Local Plan, our application and previously submitted representations, site SK088 is a sustainable and deliverable location for residential development.

Crucially the application demonstrates that a layout can be designed to ensure that the development would not be at a high risk of flooding; that it would not have a detrimental impact upon the ecological assets and valuable habitats to the south of the site and that a design which enhances the settlement edge of Skipton and positively contributes to local landscape character can be readily achieved.

In conclusion, we strongly support the inclusion of the site SK088 as an Allocation for residential development in the emerging plan and trust that on this basis it will continue to be included as the plan progresses.

I trust that our comments will be taken into account in progressing the preparation of the local plan and I would be grateful if we could be notified of any further consultations.

Yours sincerely



Executive Director

E-mail: 