

# **Gargrave Submission Neighbourhood Development Plan (NDP)**

## **Paragraph 8 of Schedule 4b**

### **'Basic Conditions' Statement**

**May 2018**



## 1.0 INTRODUCTION

- 1.1 Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)<sup>1</sup> sets out that only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:
- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
  - b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.
  - c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.
  - d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
  - e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
  - f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.
  - g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).
- 1.2 This Basic Conditions Statement sets out how the Gargrave NDP has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the NDP independent Examiner.

## **2.0 Legal Requirements**

### **2.1 The Submission Plan is being submitted by a qualifying body**

This Submission Plan is being submitted by a qualifying body, namely Gargrave Parish Council.

### **2.2 What is being proposed is a neighbourhood development plan**

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

### **2.3 The proposed Neighbourhood Plan states the period for which it is to have effect**

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from 2012 up to 2032 (the same period as the emerging Craven Local Plan).

### **2.4 The policies do not relate to excluded development**

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

### **2.5 The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.**

The Neighbourhood Plan proposal relates to the Gargrave Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

### 3.0 Basic Conditions

#### 3.1 a. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan

The Gargrave Neighbourhood Development Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Plan has been drafted with regard to the planning policies of Craven District Council, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Gargrave Neighbourhood Plan does not undermine the strategic policies of Craven District Council; the Plan aims to support these policies by identifying site allocations and including policies to guide new housing within the settlement boundary, protecting local built and natural heritage assets from insensitive new development, and supporting new small scale employment and tourist development appropriate to the rural area, taking into account Gargrave’s position in the Craven settlement hierarchy.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

**Table 1 NPPF Core Planning Principles and the Gargrave Submission Neighbourhood Development Plan**

NPPF Core Planning Principle	Regard that Gargrave Neighbourhood Development Plan has to guidance
<p>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>The Parish Council has produced the Submission Plan in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals through informal and formal consultation, the Plan will empower local people to shape their surroundings. The vision, objectives, policies and proposals in the Plan have been developed through a thorough process of community engagement and consultation. The Plan sets out a positive vision for the area up to 2032. The Neighbourhood Plan sets out a concise and practical suite of policies (17 in total) to guide development management decisions.</p>

<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The Submission Neighbourhood Plan offers the local community the opportunity to shape the future development of Gargrave Parish in a creative way, ensuring that the quality of the place is enhanced by including policies which protect the sensitive landscape setting of Gargrave as a traditional Yorkshire Dales village nestled within a wide river valley with views towards the National Park. The Plan recognises the importance of protecting natural and built heritage assets and supporting high quality design in new development. It allocates housing sites to meet at least the minimum requirement set out in the emerging new Local Plan for Craven (a residual figure of 116 new houses), and the site allocation process has included an extensive process of informal community engagement. The site allocations are presented as a more locally appropriate alternative to the large scale preferred sites identified by Craven District Council in the early drafts of the new Local Plan.</p>
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>The Submission Neighbourhood Plan supports appropriate tourism and rural business development in the wider rural area in Policy G5.</p> <p>NDP Objective 2 sets out that the scale of any employment development should be based on the employment needs of Gargrave and the immediate surrounding area. It should be small scale and in keeping with the character of the village. The type of employment development permitted should be determined by the Neighbourhood Plan. The neighbourhood plan and the emerging Craven Local Plan do not identify any future employment land allocations in Gargrave over the plan period 2012 - 2032.</p>
<p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The Submission Neighbourhood Plan sets out policies to protect and enhance local landscape character in Policies G6 Protecting Local Heritage Assets, G7 New Development in the Conservation Area, G8 Promoting High Quality Design, G9 Planning Out Crime, G10 Local Green Spaces, G11 Protecting and Enhancing Local Recreational Facilities and G12 Protecting and Enhancing the Rural Landscape Setting and Wildlife of Gargrave.</p>

<p>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p>	<p>The Plan recognises the rural character of the Parish and its particular sensitivity to new development by reason of its location on the edge of the Yorkshire Dales National Park.</p> <p>The identification of a settlement boundary and site allocations for new housing should help with steering development towards the existing built up area of the village and protecting the wider countryside and setting of the settlement in a river valley and drumlin landscape. A number of significant views are identified within and around the conservation area and these are protected in Policy G13.</p> <p>The Plan supports the area’s role as a recreation and tourism destination by protecting and seeking to enhance routes such as the canal towpath and improved routes for walking and cycling (Policy G14 Supporting Improvements in Accessibility).</p>
<p>Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>	<p>The Plan includes a suite of Policies (G15, G16, G17) which recognise the settlement’s location in a river valley (of the River Aire) and the need to ensure new development is sited and designed appropriately to reduce flood risk from both water courses and surface water flooding.</p>
<p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</p>	<p>Policy G1 encourages the re-development and re-use of empty and unused buildings and resists development on land outside the settlement boundary and in the open countryside. Policy G12 protects and enhances local habitats and wildlife such as in hedgerows, along watercourses and areas of ancient woodland.</p> <p>The site assessment process included an independent assessment of areas of agricultural land in terms of potential for food production.</p>

<p>Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.</p>	<p>Policy G1 supports the re-use of brownfield land and buildings for new development.</p>
<p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).</p>	<p>The Plan protects local green spaces (Policy G10) recognising their multi-purpose role of recreational and wildlife use, and their significance in terms of the intrinsic local character and distinctiveness of the village.</p>
<p>Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</p>	<p>The Submission Neighbourhood Plan is fully in line with this principle.</p> <p>The Plan notes the existing built heritage assets in the Parish including the listed buildings, scheduled monuments and conservation area and promotes high quality design which enhances the distinctive local character of existing settlements and buildings (Policies G6 and G7).</p>
<p>Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</p>	<p>The Submission Neighbourhood Plan seeks to promote and improve public transport, walking and cycling in Policy G14. This supporting text for this Policy lists priorities for improved local infrastructure provision to be funded through developer contributions and other funding sources; these include traffic calming, safe cycle, walking routes and landscaping.</p>
<p>Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs</p>	<p>The Neighbourhood Plan is fully in accord with this principle. Policy G11 seeks to improve local community facilities and open spaces to enhance quality of life and wellbeing.</p>

**3.2 b. Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest**

The Submission Neighbourhood Plan has special regard to the desirability of preserving features of architectural or historic interest within the Parish through Policies G6, G7 and G8 which seek to ensure designs for new buildings are sensitive to local character.

**3.3 c. Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area**

The Plan area has a Conservation Area and this is recognised in Policy G7 which seeks to protect and enhance historic character and to promote appropriate high quality design.

**3.4 d. Contributes to the Achievement of Sustainable Development**

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- ❑ "an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ❑ a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- ❑ an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."



In Paragraph 6, the NPPF states that “the policies in paragraphs 18-219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system”.

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below summarises how the policies and allocations in the Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

**Table 2 Submission Plan’s contribution to the economic, social and environmental aspects of sustainable development.**

<b>Sustainable Development Role</b>	<b>Neighbourhood Development Plan’s Contribution</b>
<b>Economic</b>	The Submission Neighbourhood Plan seeks to support appropriate local economic development in rural areas through supporting re-use of a brownfield employment site and supporting tourism and rural business development.
<b>Social</b>	The Plan protects local community facilities and recognises the role of the landscape and countryside in supporting health and wellbeing of Parish residents and visitors.  The Plan supports appropriately sited and designed new housing in the settlement boundary as part of the overall Craven District Council strategy to provide new housing focussed on identified rural settlements such as Gargrave.
<b>Environmental</b>	The Submission Neighbourhood Plan sets out policies that protect local and enhance local landscape character and existing settlements and built heritage assets.

### **3.5 e. In General Conformity with Strategic Policies in the Development Plan**

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the adopted Craven Local Plan 1999 Saved Policies and the Adopted Yorkshire Dales National Park Local Plan 2015 - 2030.

Planning Practice Guidance 2014 para 009 advises that *“Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its Local Plan. A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.”*

**Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic policies from the Adopted Craven Local Plan as identified by Craven District Council. Note is also made of the relevant policies in the emerging new Craven Local Plan, although this Plan has little weight in decision making at the time of Submission of the Neighbourhood Plan.**

**Table 3 Conformity with Local Strategic Policy** - Relevant extracts from local plan policies are provided in **Bold**.

Please note this assessment of conformity has been informed by the list of Strategic Policies from the saved Craven Local Plan, prepared by Planning Policy Team and emailed to Gargrave PC on 05/02/2018.

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
All Policies	Strategy Statements:  <b>2. Sustainable development</b>	Draft Policy Presumption in favour of sustainable development.	SP1 Presumption in favour of sustainable development  SP2 National Park Purposes	The NDP promotes sustainable development through a range of social policies which support new housing and protect local facilities, economic policies which support appropriate rural business growth and environmental policies which protect landscape character, biodiversity and green spaces.
Policy G1 New Housing within the Settlement Boundary	Strategy Statements:  <b>3. Development restraint</b>  <i>A general aim of development restraint will</i>	<b>DRAFT POLICY SP1: MEETING HOUSING NEED</b>  To meet the housing needs of Craven, provision is made	N/A	NDP Policy G1 provides a criteria based policy to guide appropriate new housing development within the settlement

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<p>Within the defined settlement boundary for Gargrave village (see Map 1 Policies Map) new housing development proposals will be permitted when they meet all of the following criteria.</p> <p>1. Sites are well related to the existing village, capable of good integration with the existing grain of Gargrave and adjoin the built up area.</p> <p>2. Sites have good accessibility, having consideration for relevant footpaths, pavements and cycle ways;</p>	<p><i>apply across the Plan area. There will be an increased emphasis on meeting the needs of district residents in both urban and rural areas and, as far as possible, on reducing the extent to which development generated from outside the district is met.</i></p> <p><b>4. Settlement strategy</b></p> <p>New development i.e. Homes, places of work, and facilities required in the plan area will be provided mainly in and around the main centres of population. The majority of this will take place in and around the district centre of Skipton. With a lesser level of development in and around</p>	<p>for <b>4,600</b> net additional dwellings in the plan area over the period 1 April 2012 to 31 March 2032. This is a <i>minimum</i> provision and equates to an annual average housing requirement of <b>230</b> net additional dwellings per annum. The housing requirement will be provided through all of the following:-</p> <p>a) Net dwellings completed since 1 April 2012;</p> <p>b) Sites with planning permission or under construction</p> <p>c) New site allocations identified in the local plan at Policies SP5, SP6, SP7,</p>		<p>boundary. This supports strategic housing need as set out in the emerging new Draft Craven Local Plan Draft Policy SP1 and the Spatial Strategy as set out in Draft Policy SP4. It provides locally relevant criteria to support Craven Adopted Local Plan Policies H2, H3 and H4.</p>

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<p>3. They do not have an adverse effect on areas or buildings of historic or architectural interest, or areas of nature conservation value or archaeological importance;</p> <p>4. They do not lead to the loss of open spaces and recreational areas;</p> <p>5. They do not lead to the loss of local employment opportunities, including tourism;</p> <p>6. They are not at risk of flooding and they can demonstrate they will not increase the risk of flooding elsewhere;</p>	<p>the selection of small market towns and service villages of Ingleton, High Bentham, Settle, Giggleswick, Hellifield, <b>Gargrave</b>, Cononley, Cowling, Sutton-in-Craven and Glusburn/Cross Hills. The villages of Bradley, Burton-in Lonsdale, Carleton and Embsay will be specifically protected from large-scale developments which would be detrimental to their basic form and character.</p> <p><b>5. General development principles</b></p> <p>When considering proposals for all new development, the council will not only assess each application</p>	<p>SP8, SP9, SP10 and SP11 in accordance with the distribution strategy set out at Policy SP4;</p> <p>d) Housing allowance for Tier 5 settlements, open countryside and small sites across the plan area identified in accordance with the distribution strategy set out at Policy SP4.</p> <p>Housing Monitoring shows that 768 net dwellings have been completed between 1 April 2012 and 30 September 2017, the balance of the housing provision for the remainder of the plan period to be provided through b), c) and</p>		

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<p>7. They have suitable provision for vehicular access and do not impact adversely on existing highway networks and particularly narrow lanes in the village centre;</p> <p>8. Where possible they re-use empty and unused buildings;</p> <p>9. They do not impede important views of adjoining landscapes or buildings of note</p> <p>10. They are of good design quality and of a character that relates well to the local vernacular architecture.</p> <p>11. Local residential amenity is protected and</p>	<p>against the policies in the following chapters but will also expect the following general development principles to have been incorporated within each scheme (various).</p> <p><b>H2. New residential development</b></p> <p>The majority of new residential development will be located in Skipton and the local service centres of High Bentham, Cononley, Cowling, <b>Gargrave</b>, Glusburn/Cross Hills, Hellifield, Ingleton, Settle, Giggleswick and Sutton-in-Craven.</p> <p><b>H3. Residential development within the</b></p>	<p>d) above is therefore 3,832 net additional dwellings.</p> <p><b>Settlement Hierarchy</b></p> <p>Gargrave is identified as a Tier 3 Local Service Centre.</p> <p>Table 2 – Settlement Hierarchy</p> <table border="1" data-bbox="965 767 1294 919"> <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> <tr> <td>3</td> <td>Local Service Centres</td> <td>Gargrave Glusburn and Crosshills Ingleton</td> </tr> </tbody> </table> <p><b>DRAFT POLICY SP4: SPATIAL STRATEGY AND HOUSING GROWTH</b></p> <p>A sustainable pattern of growth will be promoted to deliver the spatial strategy of the plan over the plan period 2012 to 2032. This will be achieved by:-</p>	Tier	Role and Function	Settlement	1	Principal Town Service Centre	Skipton	2	Key Service Centres	High and Low Bentham, Settle	3	Local Service Centres	Gargrave Glusburn and Crosshills Ingleton		
Tier	Role and Function	Settlement														
1	Principal Town Service Centre	Skipton														
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<p>new development does not have an unacceptable impact on neighbouring properties through disturbance from traffic, noise, overlooking etc.</p> <p>Developments which support opportunities for self-build projects will be encouraged, subject to other planning policies.</p>	<p><b>development limits of Skipton, and the named local service centres</b></p> <p>Within the Development Limits of the District Centre, Skipton, and the local service centres of High Bentham, Cononley, Cowling, <b>Gargrave</b>, Glusburn/Cross Hills, Hellifield, Ingleton, Settle, Giggleswick and Sutton-in-Craven residential development will be permitted where it involves infilling, small scale conversions, small scale development of neglected, derelict or under used land or the redevelopment of land or premises and where the development: (various)</p>	<p>A. Directing most growth towards Skipton as the Tier 1 settlement (Principal Town Service Centre);</p> <p>B. Directing a level of growth to Settle and Bentham to underpin and enhance their roles as Tier 2 settlements (Key Service Centres);</p> <p><b>C. Directing a proportionate level of growth to Glusburn/Crosshills, Gargrave and Ingleton to underpin their roles as Tier 3 settlements (Local Service Centres); ....</b></p>		

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	<p><b>H4. Residential development within the development limits of villages</b></p> <p>In order to conserve and protect the quality of the environment within the Development Limits of villages, other than local service centres, residential development will be limited to infilling, conversions or small-scale development which is in accordance with the following criteria: (various)</p>			
<p><b>Policy G2 Site Allocations – New Housing</b></p> <p>The following sites are identified for new housing development up to 2032:</p>	N/A	<p><b>DRAFT POLICY SP10: STRATEGY FOR GARGRAVE –TIER 3</b></p> <p>Located astride the A65 and benefitting from rail</p>		<p>NDP Policy G2 includes 2 of the proposed site allocations in the emerging new Craven Local Plan (GA004 and GA031) and includes a couple of</p>



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<ul style="list-style-type: none"> <li>• <b>Site Allocation G2/1 Land to the east of West Street</b>  Site Area: 0.05 ha  Potential Capacity: 2 dwellings</li> <li>• <b>Site Allocation G2/2 Neville House, Neville Crescent</b>  Site Area: 0.425 ha  Potential Capacity: 16 dwellings</li> <li>• <b>Site Allocation G2/3 Paddock at Knowles House</b>  Site Area: 0.222 ha  Potential Capacity: 8 dwellings</li> </ul>		<p>connections with Skipton, Settle, Lancaster and beyond, Gargrave provides employment opportunities and has an active community set within a high quality built environment. A neighbourhood plan is in preparation. A proportionate level of growth is directed towards Gargrave to underpin and bolster its' role and function as a local service centre as follows:</p> <p>Sets out detailed policies for allocated sites:</p> <p>GA004 Neville House, Neville Crescent, Gargrave 0.423</p>		<p>additional smaller site allocations which came through the NDP process.</p> <p>Site GA009 was a late addition to the Local Plan and it was not considered appropriate to add it at such a late stage to the NDP. However development is supported on the site through the inclusion of the site within the settlement boundary and a criteria based policy for care home provision (Policy G4, as well as other relevant policies in the NDP).</p>

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<ul style="list-style-type: none"> <li>• <b>Site Allocation G2/4 Land to the west of Walton Close</b></li> </ul> <p>Area: 1.5 hectares</p> <p>Capacity: 45 dwellings</p> <p>A buffer or landscaping scheme should be provided to mitigate any adverse impacts on the Pennine Way, which runs within close proximity of the site.</p>		<p>GA009 Land off Eshton Road, north of Canal, Gargrave 2.542</p> <p>GA031 Land to the west of Walton Close, Gargrave.</p>		
<p><b>Policy G3 Ensuring an Appropriate Range of Tenures, Types and Sizes of Housing</b></p> <p>Residential development of at least 116 units will be</p>	N/A	<p><b>DRAFT POLICY SP3: HOUSING MIX AND DENSITY</b></p> <p>The mix and density of new housing developments will ensure that land is used in</p>	N/A	<p>NDP Policy G3 provides a range of locally relevant principles to ensure a suitable range of mix of housing is provided which is relevant to the Gargrave NDP area. This provides</p>

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<p>supported over the plan period, subject to policies G1 and G2 above.</p> <p>All proposals for new housing development will have to demonstrate how they contribute to maintaining a mix of tenures, types and size of dwelling in the Parish.</p> <p>Market housing should preferably be one or two bedroomed to meet the needs of first time buyers and small families, with a suitable proportion of three or more bedroom properties. On sites of one and two dwellings the contribution such sites make to housing variety and</p>		<p>an effective and efficient manner to address local housing needs. This will be achieved in the following ways:</p> <p>a) The local planning authority will use the housing mix set out below as a general guide for achieving an appropriate overall mix of new housing across the plan area and across all tenures;</p> <ul style="list-style-type: none"> <li>● Homes with 1-2 bedrooms – 39%</li> <li>● Homes with 3 bedrooms – 44%</li> <li>● Homes with 4 or more bedrooms – 17%</li> </ul>		<p>local detail to emerging New Draft Craven Local Plan Draft Policy SP3.</p>

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<p>mix will be monitored over time.</p> <p>Proposals that could cumulatively lead over time to an over provision of one tenure, type or size of dwelling will not be permitted.</p> <p>Support will be also given to affordable housing and properties designed to be suitable for the elderly, which are located close to key facilities.</p> <p><b>Affordable Housing</b></p> <p>On housing schemes of 6 to 10 units a financial or off site contribution to affordable housing will be required. On schemes of 11 or more units, on site</p>		<p>b) The local planning authority will use 32 dwellings per hectare (net) as a general guide for achieving an appropriate overall housing density across the plan area and across all tenures;</p> <p>c) The local planning authority will apply the general guides, set out in parts a) and b) above, flexibly to ensure that individual proposals across the plan area are able to take account of local variations in housing need, scheme viability or other site-specific circumstances, which may indicate that a different housing mix or density is required in order</p>		

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan Regulation 19 Draft Document For Publication January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030 Adopted December 2016	General Conformity
<p>contributions for affordable housing will be required. A target of 30% affordable housing will be sought in all schemes but this will be subject to viability.</p> <p>On sites containing vacant buildings, where a vacant building is brought back into lawful use or is demolished to be replaced by a new building, the developer will be offered a financial credit equivalent to the existing gross floor space of relevant buildings, as part of calculations for affordable housing contributions. Affordable housing contributions may be required for any increase in floor space.</p>		<p>to achieve local plan objectives.</p> <p><b>DRAFT POLICY H2: AFFORDABLE HOUSING</b></p> <p>a) Local affordable homes that are needed in the plan area will be delivered by:</p> <p>I. the provision of a minimum of <b>30% of proposed new dwellings as affordable housing on greenfield sites of 11 dwellings</b> or more, and on any site with a combined gross floor area of more than 1000 sqm. In designated rural areas, proposals on greenfield sites of 6 to 10 dwellings, will be required to make an</p>		

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan Regulation 19 Draft Document For Publication January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030 Adopted December 2016	General Conformity
		<p>equivalent financial contribution. Development proposals that seek to provide a lower level of affordable housing contribution will not be acceptable unless it can be clearly demonstrated that exceptional circumstances exist which justify a reduced affordable housing contribution.</p> <p>It negotiating with developers and landowners on brownfield sites to secure a proportion of new dwellings as affordable housing or to secure an equivalent financial contribution. In negotiating schemes the local planning authority will look to</p>		

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan Regulation 19 Draft Document For Publication January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030 Adopted December 2016	General Conformity
		<p>maximise provision having regard to the circumstances of individual sites and scheme viability. Developers will be expected to conduct negotiations on a transparent and ‘open book’ basis. In appropriate circumstances, the local planning authority will apply vacant building credit and will reduce on-site and/or financial contributions accordingly.</p> <p>III. supporting registered providers in bringing forward wholly affordable schemes within Craven’s market towns and villages;</p>		

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
		<p>IV supporting in principle, the release of rural exception sites.</p> <p>b) Affordable homes will also be provided in conjunction with registered providers through the purchase and repair of existing dwellings, alterations and improvements to the existing affordable housing stock and through the re-use of empty homes.</p> <p>c) The size, type and tenure of affordable units will be expected to reflect the most up-to-date evidence of affordable housing needs, including the Council's latest Strategic Housing Market Assessment.</p>		



Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan Regulation 19 Draft Document For Publication January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030 Adopted December 2016	General Conformity
		<p>Affordable housing contributions should comprise either social or affordable rent tenures as well as intermediate tenure types. Providing an off-site contribution in lieu of an on-site contribution will only be supported where there are clear advantages or overriding reasons for doing so and it is agreed that an off-site contribution is preferable in terms of achieving housing and planning objectives.</p> <p>d) Affordable housing contributions will be sought from proposed developments that are phased or are brought forward in a piecemeal</p>		

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan Regulation 19 Draft Document For Publication January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030 Adopted December 2016	General Conformity
		<p>fashion and where the total combined, or 'holistic' development exceeds the relevant threshold</p> <p>e) The provision of affordable housing will be secured via a planning obligation (section 106 agreement). The obligation will seek to ensure that affordable units are maintained in perpetuity for households in affordable housing need or that the affordable housing subsidy is recycled.</p>		

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
<p><b>Policy G4 Supporting Care Home Provision in Gargrave</b></p> <p>Proposals for a new care home facility in Gargrave will be supported. The new facility will be required to:</p> <ul style="list-style-type: none"> <li>• Be located in an accessible location with good access to facilities and amenities; and</li> <li>• Support the re-provision of accommodation for residents in the existing facility at Neville House; and</li> <li>• Be located within the settlement boundary; and</li> <li>• Respond positively to design and other</li> </ul>	N/A	<p><b>DRAFT POLICY SP10: STRATEGY FOR GARGRAVE –TIER 3</b></p> <p><b>Site Ref. Location Uses GA009 Land off Eshton Road, north of Canal, Gargrave C3 Residential</b></p> <p>(Development principles)</p> <p>GA009 Land off Eshton Road, north of Canal, Gargrave 2.542 60</p>	N/A	<p>NDP Policy G4 provides a supportive framework for the proposed site allocation in the emerging new Draft Craven Local Plan Draft Policy SP10 G009.</p> <p>As indicated above, this site was a late addition in the Local Plan process and there was no suitable evidence for its inclusion in the Gargrave NDP. (The County Council did not propose the site as part of the NDP’s preparation and did not submit the site for consideration as part of the site allocation process.) Therefore the NDP aims to provide a supportive framework for extra care home provision in Gargrave</p>

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
<p>planning policies in the Plan; and</p> <ul style="list-style-type: none"> <li>• Protect the environment through impact avoidance or where necessary impact mitigation measures.</li> </ul>				<p>by including the proposed site within the settlement boundary and including a criteria based policy (G4).</p>
<p><b>Policy G5 Tourism and Rural Business Development</b></p> <p>Appropriate tourism related development which is in keeping with the village’s rural location, setting and historic character will be supported.</p> <p>Development for small scale business and tourism related activities will be supported where:</p>	<p><b>Strategy Statements:</b></p> <p><b>5. General development principles</b></p> <p><b>EMP14. Rural buildings for tourism related use</b></p> <p>The conversion of rural buildings for tourism related uses will be permitted provided that:</p> <p>1. The building is not in an exposed or prominent location whereby conversion would cause</p>	<p><b>DRAFT POLICY SP2: ECONOMIC ACTIVITY AND BUSINESS GROWTH</b></p> <p>The local economy will grow, diversify and generate new employment and productivity opportunities. This will be achieved by:</p> <p>....</p> <p><b>b) Supporting sustainable economic activity within towns, villages and the rural areas ...</b></p>	<p><b>T4 Visitor facilities</b></p> <p>Development that provides facilities or services that directly help visitors to enjoy the Special Qualities of the National Park will be permitted subject to conformity with other Local Plan policies.</p> <p>Development of facilities or services that utilise the area’s natural resources in a sustainable way and which will offer visitors wider enjoyment of the National</p>	<p>NDP Policy G5 supports suitable investment in tourism and rural business development in line with Adopted Local Plan Policy EMP14 and emerging new Draft Craven Local Plan Policy SP2 and Draft Policy EC4 and YDNPLP Policy T4. It provides a set of locally relevant criteria to ensure such development is appropriate to the Gargrave NDP context.</p>

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
<p>1. Development is appropriate to the village setting in terms of design and materials; and</p> <p>2. Proposals demonstrate consideration of impact on infrastructure and incorporate appropriate mitigation measures to minimise any adverse impacts; and</p> <p>3. Adequate car parking is provided for employees and visitors; and</p> <p>4. Development enhances and complements the existing important tourism industry in Gargrave, and does not impact negatively on the</p>	<p>harm to the character and appearance of the area.</p> <p>2. The character, appearance or positive contribution of the building to the landscape makes it worthy of retention for further use.</p> <p>3. The building is structurally sound and capable of the proposed re-use without major rebuilding. Craven District Council reserves the right to require a full structural survey.</p> <p>4. The impact of the proposal or additional elements likely to be required for the proper operation of the building</p>	<p><b>DRAFT POLICY EC3: RURAL ECONOMY</b></p> <p>Craven’s rural economy will be supported, so that it may grow and diversify in a sustainable way to provide long term economic, environmental and social benefits for local communities. This will be achieved in the following ways:</p> <p>a) Enabling enterprise, welcoming innovation and supporting economic development proposals that will benefit the local economy, environment and quality of life, including culture and community proposals;</p>	<p>Park without any harm to its Special Qualities, will also be permitted subject to conformity with other policies in the Local Plan.</p>	

<b>Gargrave Neighbourhood Development Plan</b>	<b>Craven Adopted Local Plan 1999</b>	<b>Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018</b>	<b>Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016</b>	<b>General Conformity</b>
<p>character and rural feel of the village; and</p> <p>5. Proposals are for small scale business / start up units and facilities which support local tourism linked to the enjoyment of the countryside; and</p> <p>6. Protect the environment through impact avoidance or where necessary impact mitigation measures.</p> <p>Proposals which include the redevelopment or re-use of existing buildings or previously used sites will be given priority over proposals using green field locations.</p>	<p>will not harm the appearance and character of the existing building, or the surrounding area in which it is located. The scheme of alterations to the appearance of the building should be kept to a minimum.</p> <p>5. Any curtilage is minimal, unobtrusive and capable of being screened.</p> <p>6. The development is well related to the highway network and would not give rise to unacceptable highway access or service provisions.</p> <p>7. The development will not adversely affect sites of nature conservation value,</p>	<p>b) Recognising opportunities to use farmland and farm buildings in new and different ways to support individual farm businesses and to diversify the wider rural economy;</p> <p>c) 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> <p>d) Enabling farm, forestry and other land-based businesses to build the new and replacement buildings and infrastructure they</p>		

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
	<p>or archaeological or historic importance.</p> <p>8. Can provide sufficient and adequate off road vehicle parking in accordance with the adopted standards unless Policy T3 “Parking Standards in New Development” is fully satisfied.</p> <p>The Council will require a full application, with detailed elevations showing the impact of the conversion on the building and its setting.</p> <p>Permitted development rights for alterations will normally be withdrawn.</p>	<p>need to function efficiently, including dwellings where they are fully justified on functional and financial grounds;</p> <p>e) Acknowledging the potential social, economic, environmental benefits of reusing existing buildings by supporting proposals for the conversion of barns and other vernacular buildings for residential and/or employment uses within sustainable rural locations, providing opportunities for people to live and work locally.</p> <p>f) Protecting existing live/work units for the valuable contribution they make to the rural economy.</p>		

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
		<p>Proposals of the type described above will be supported provided they accord with all relevant local plan policies and any relevant neighbourhood plan policies, and will help to achieve sustainable development.</p> <p><b>DRAFT POLICY EC4: TOURISM</b></p> <p>Tourism will grow in a sustainable way, so that it helps to improve the economy, environment and quality of life. Such growth will be achieved by:</p> <p>a) Enabling established destinations to become even better through the</p>		



Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan Regulation 19 Draft Document For Publication January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030 Adopted December 2016	General Conformity
		<p>development of new and improved facilities;</p> <p>b) Helping up-and-coming destinations to establish themselves and become successful;</p> <p>c) Recognising opportunities to bring tourism into new areas that have untapped potential, including new types of activity and new destinations;</p> <p>d) Acknowledging the range of sporting, recreational, cultural, arts, wildlife and leisurely activities that people may wish to engage in as tourists;</p> <p>e) Ensuring that tourism development provides easy access to the network of</p>		

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		<p>public transport services, footpaths and cycle routes (including canal towpaths) in the area and, wherever possible, secures the improvement and expansion of that network;</p> <p>f) Realising opportunities, where they arise, to secure additional knock-on benefits from placing tourism development and other forms of business and commercial development together in the same location, thereby achieving synergies of co-location;</p> <p>g) Supporting, in principle, proposals for tourism development and for achieving synergies of co-location, in the following</p>		

<b>Gargrave Neighbourhood Development Plan</b>	<b>Craven Adopted Local Plan 1999</b>	<b>Publication Draft Craven Local Plan</b>  <b>Regulation 19 Draft Document For Publication</b>  <b>January 2018</b>	<b>Yorkshire Dales National Park Local Plan 2015 – 2030</b>  <b>Adopted December 2016</b>	<b>General Conformity</b>
		key locations for tourism development identified on the policies map; Gargrave – canal area		
<b>Policy G6 Protecting Local Heritage Assets</b>  Designated and non-designated heritage assets enhance local distinctiveness and should be preserved in a manner appropriate to their significance.  All development should seek to protect and, where	N/A	<b>DRAFT POLICY ENV2: HERITAGE</b>  Craven’s historic environment will be conserved and, where appropriate, enhanced and its potential to contribute towards the economic regeneration tourism and education of the area fully	<b>L1 Heritage assets</b>  All development proposals that affect a heritage asset will need to be accompanied by a proportionate assessment of the significance of those parts of the asset that would be directly or indirectly affected by the proposal, together with an assessment of the impact of	NDP Policy G6 has been prepared to support Draft Craven Local Plan Policy ENV2 and YDNPLP Policy L1.  The supporting text notes the many significant heritage assets in Gargrave including listed buildings and the conservation area.

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan Regulation 19 Draft Document For Publication January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030 Adopted December 2016	General Conformity
possible enhance, both designated and non-designated heritage assets and historic landscape character, and put in place measures to avoid or minimise impact or mitigate damage.		<p>exploited. This will be achieved through:-</p> <p>a) Paying particular attention to the conservation of those elements which contribute most to the District’s distinctive character and sense of place. These include:-</p> <p>i) The legacy of mills, chimneys, and terraced housing associated with the textile industry</p> <p>ii) The bridges and structures associated with the Settle-Carlisle Railway</p> <p>iii) The buildings, bridges, locks and other and structures associated with</p>	<p>the proposal upon that significance.</p> <p>Designated heritage assets Development proposals affecting a designated heritage asset will be permitted provided they conserve or enhance its significance.</p> <p>Proposals that result in substantial harm to or loss of a scheduled monument, grade I or II* listed building, or grade I or II* registered park and garden, will only be permitted in wholly exceptional circumstances.</p> <p>Proposals that result in substantial harm to or loss of a grade II listed building, grade II registered park and</p>	

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
		<p>the Leeds-Liverpool Canal and Thanet Canal ...</p> <p>v) The legacy of traditional barns and other buildings and structures associated with the farming industry and historic land estates</p> <p>b) Ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance) conserve those elements which contribute to its significance. The more important the asset , the greater the weight that will be given to its conservation. Harm to such elements will be permitted only where this is outweighed by the public benefits of the</p>	<p>garden, or a structure that makes a positive contribution to the character and appearance of a conservation area, will only be permitted in exceptional circumstances.</p> <p>Where a proposal results in substantial harm to or loss of a designated heritage asset it must be clearly justified, demonstrating that:</p> <p>a) there is no less harmful, viable option, and;</p> <p>b) the amount of harm has been reduced to the minimum possible, and;</p>	

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan Regulation 19 Draft Document For Publication January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030 Adopted December 2016	General Conformity
		<p>proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only where it can be demonstrated that there are substantial public benefits.</p> <p>c) Supporting proposals that would preserve or enhance the character or appearance of a Conservation Area, especially those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.</p> <p>d) Ensuring that proposals affecting an archaeological</p>	<p>c) there are other significant public benefits that outweigh any harm caused.</p> <p>Provision must be made for full recording in advance of any substantial harm or loss.</p> <p>Proposals that result in less than substantial harm to a designated heritage asset will only be permitted where it can be demonstrated that the public benefits of the proposal clearly outweigh the loss of significance.</p> <p>Undesignated heritage assets</p> <p>Development proposals affecting undesignated heritage assets that are</p>	

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
		<p>site of less than national importance conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.</p> <p>e) Supporting proposals which conserve Craven’s</p>	<p>demonstrably of equivalent significance to designated heritage assets, will be determined in accordance with the policy for designated assets.</p> <p>Development proposals affecting other undesignated heritage assets will be permitted where their significance will be conserved. Where harm or loss would result from a development proposal, applicants should demonstrate that reasonable efforts have been made to minimise harm and</p>	

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
		<p>non-designated heritage assets. Developments which would remove, harm or undermine the significance of such assets, or their contribution to the character of a place will only be permitted where the benefits of the development would outweigh the harm having regard to the scale of the harm and the significance of the heritage asset.</p> <p>f) Supporting proposals which will help to secure a sustainable future for Craven’s heritage assets, especially those identified as being at greatest risk of loss or decay.</p>	<p>make provision for suitable recording prior to the development taking place.</p>	



Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
<p><b>Policy G7 New Development in the Conservation Area</b></p> <p>New development in the Conservation Area is required to respond positively to the area’s distinctive character and should be designed to enhance the setting of existing buildings and open spaces.</p> <p>Designs should seek to maintain the existing height and scale of buildings in the two character areas as described in the Gargrave Conservation Area Appraisal. In Character Area 1, buildings should consider carefully the surrounding buildings and be of 2 or 3</p>	N/A	<p><b>DRAFT POLICY ENV2: HERITAGE</b></p> <p>As above and in particular:</p> <p><b>c) Supporting proposals that would preserve or enhance the character or appearance of a Conservation Area,</b> especially those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.</p>	N/A	NDP Policy G7 has been prepared to provide locally relevant detail in relation to the Gargrave Conservation Area, in line with emerging new Draft Craven Local Plan Draft Policy ENV2.

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan Regulation 19 Draft Document For Publication January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030 Adopted December 2016	General Conformity
<p>storeys, with pitched roofs and front the back of pavement or be set behind low stone walls and small front gardens. In Character Area 2 development should be less dense and more rural in character, with a maximum of two storeys.</p> <p>Use of traditional materials is encouraged including incorporation of the following:</p> <ul style="list-style-type: none"> <li>- Yorkshire gritstone for walls, set in random courses</li> <li>- Tooled gritstone around windows and for gateposts</li> <li>- Grey slates for roofing such as Yoredale</li> </ul>				

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
<p>sandstone and Westmoreland slates</p> <p>- Timber framed windows. UPVC replacement windows detract from the character of the Conservation Area and are not encouraged.</p>				
<p><b>Policy G8 Promoting High Quality Design</b></p> <p>All new development proposals will be required to demonstrate how they have taken account of the following:</p> <p>1. New development must enhance and reinforce the local distinctiveness of the area and proposals must show clearly how the general character, scale,</p>	<p><b>Strategy Statements:</b></p> <p><b>2. Sustainable development</b></p> <p><b>5. General development principles</b></p> <p>When considering proposals for all new development, the council will not only assess each application against the policies in the following chapters but will also expect the following general development</p>	<p><b>DRAFT POLICY ENV3: GOOD DESIGN</b></p> <p>Good design will help to ensure that growth in Craven results in positive change, which benefits the local economy, environment and quality of life, including health and wellbeing. This will be achieved by following the general design principles set out in broad terms below:</p>	<p><b>SP4 Development quality</b></p> <p>All development proposals should conform to the following criteria:</p> <p>Design</p> <p>a) the design is informed by, and responds positively to the site, its surrounding context and landscape setting, so that the scale, height,</p>	<p>NDP Policy G8 has been prepared to provide locally relevant detail to the general development principles set out in the Adopted Craven Local Plan and emerging new Draft Craven Local Plan Draft Policy ENV3.</p>

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
<p>mass, and layout of the site, building or extension fits in with the “grain” of the surrounding area within design and access statements.</p> <p>2. New development must be of a scale, mass and built form which responds to the characteristics of the site and its surroundings. Care must be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views. Proposals must not feature designs specific to a generic scheme</p>	<p>principles to have been incorporated within each scheme: -</p> <ul style="list-style-type: none"> <li>- A high standard of building and landscape design which respects the local context provided by buildings, street patterns, building frontages, topography, roof details and other townscape elements.</li> <li>- Proposals for development should be designed to minimise heat loss and maximise energy conservation.</li> <li>- Proposals should respect the density, scale, height, proportion, massing and materials of surrounding buildings.</li> </ul>	<p>Context</p> <p>a) Development should respond to the context and proposals should be based on a proper understanding and appreciation of environmental features, including both natural and built elements such as landscape, topography, vegetation, open space, microclimate, tranquillity, light and darkness</p> <p>b) Designs should respect the form of surrounding buildings including density, scale, height, massing and use of high quality materials which should be locally sourced wherever possible;</p>	<p>proportions, massing, form, materials and</p> <p>appearance of buildings and structures are sympathetic and complementary;</p> <p>b) it conserves or enhances the archaeological, architectural and historical character and appearance of the site and its setting;</p> <p>c) the design is high quality, has visual interest and reinforces local distinctiveness;</p> <p>d) the design ensures a development that is environmentally sustainable, minimises the consumption of resources,</p>	

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
<p>and must display how they take account of the locally distinctive character of the area in which they are to be sited within design and access statements.</p> <p>3. Extensions must be small in scale and subordinate in scale to the original building.</p> <p>4. New buildings must follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials must be chosen to complement the design of a development and add to the quality or character of the surrounding environment. Where possible materials must include traditional</p>	<ul style="list-style-type: none"> <li>- Building materials used in new development should be appropriate to the locality and where possible recycled/recyclable.</li> <li>- Satisfactory car parking, access, servicing and turning facilities.</li> <li>- Protection of the amenities of neighbouring residents and occupiers.</li> <li>- Satisfactory landscaping and boundary treatments with careful consideration for safeguarding any existing natural site features such as trees and hedgerows.</li> <li>- New development proposals, or renovation/refurbishment</li> </ul>	<p>c) Development should be legible and create a sense of place by maintaining, enhancing and creating good townscapes with beneficial elements like views, vistas, enclosures, focal points, public art, backcloths and landmarks;</p> <p>d) Development should seek to enhance local distinctiveness through maintaining good aspects of the local environment, improving poorer aspects and adding new aspects that benefit the local environment;</p> <p>e) Development should protect the amenity of existing residents and business occupiers as well</p>	<p>and is long lasting and adaptable;</p> <p>e) it maintains or enhances the ecological, geological and geomorphological value of the site;</p> <p>f) it will be accessible for all users including those with a range of mobility needs;</p> <p>Transport</p> <p>g) it does not prejudice highway safety or cause unacceptable levels of traffic that would harm the environment or capacity of the local road network;</p> <p>h) it contains adequate provisions for connection to public transport;</p>	

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
<p>York stone for elevations, welsh slate for roofs, wooden doors and window frames and timber frames. Reclaimed materials must be used where possible.</p> <p>5. Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish must be sensitive to their distinctive character, materials and form.</p> <p>6. Proposals must minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution must be minimised wherever possible and security</p>	<p>of an existing development, should make adequate provision for access by people with disabilities.</p> <p>- To be located so as to maximise the efficiency of vehicular travel and hence minimise related emissions</p>	<p>as create acceptable amenity conditions for future occupiers;</p> <p>f) Proposed development of sensitive uses adjacent to existing sources of pollution should demonstrate through the submission of appropriate impact assessments that there would be no detrimental impact on future residential amenity. Infrastructure g) Designs should anticipate the need for external storage space within new developments, including space for the storage and collection of non-recyclable and recyclable waste;</p> <p>h) Necessary services and infrastructure should be</p>	<p>i) where the proposal would generate significant movements of traffic a Transport Statement will be required. For large scale proposals, a Transport Assessment will be required to</p> <p>indicate methods to manage the scale of movement and avoid congestion;</p> <p>j) it will not obstruct, damage or lead to an unacceptable use of a public right of way unless an agreed alternative route has been provided;</p> <p>k) it will have appropriate access and parking provision;</p>	

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<p>lighting must be appropriate, unobtrusive and energy efficient.</p> <p>7. Appropriate use of hard and soft landscaping will be required using locally appropriate materials such as York stone and local species in landscaping schemes to enhance local biodiversity.</p> <p>8. At canal side locations, developments need to achieve a character which strikes a balance between the canal and rural settings. They should also take into account site ground levels and accommodation needs to be configured appropriately and</p>		<p>able to be accommodated without causing harm to retained features, or result in visual clutter;</p> <p>Ensuring Development is Accessible</p> <p>i) Development proposals including changes of use should be accessible and inclusive to everyone, ensuring a means of access for people with physical disabilities;</p> <p>j) Development should be permeable and should make getting around easier— especially for pedestrians, cyclists and people with disabilities— by improving existing routes, adding new ones and creating</p>	<p>Human safety and amenity</p> <p>l) it is located in an area identified as being at the lowest risk of flooding unless it satisfies relevant sequential and exception tests and it can be demonstrated that the development will remain safe for users without increasing the risk of flooding elsewhere;</p> <p>m) if located near to land known or suspected of being contaminated or unstable, a full assessment demonstrates that it will not give rise to unacceptable risks to human health or the environment. This may</p>	

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<p>orientated towards the waterfront.</p> <p>9. Overall development should be designed to maximise sustainability in terms of energy and resource consumption including siting and design to maximise solar gain and minimise impacts of prevailing adverse weather in exposed locations.</p>		<p>connections to enhance the local network;</p> <p>k) Access roads should be designed as streets—they should form part of the public realm, be people-friendly, safe and active, allow natural surveillance and help to create a network of easy-to-use routes;</p> <p>l) Schemes should seek to incorporate secure storage for bicycles to encourage sustainable modes of travel;</p> <p>m) Developers are encouraged to build new homes to the ‘Lifetime Homes’ standard so that they can be readily adapted to meet the needs of those</p>	<p>require suitable remedial works to be carried out in advance of development;</p> <p>n) it respects the amenity of neighbours and the adequate level of amenity for its future occupants in relation to nearby uses;</p> <p>o) it will be safe and not vulnerable to crime;</p> <p>p) it will be served by appropriate and adequate storage, waste management and other infrastructure;</p> <p>Environmental safeguarding</p> <p>It will not give rise to unacceptable, adverse impacts in terms of any of the following:</p>	



Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan Regulation 19 Draft Document For Publication January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030 Adopted December 2016	General Conformity
		<p>with disabilities and the elderly as well as assisting independent living at home;</p> <p>Art And Culture</p> <p>n) Development should promote socialising, recreation, art, health and wellbeing, by maintaining and improving existing public spaces and by creating new public spaces, such as parks, squares and other areas of public realm;</p> <p>o) The provision of public art will be encouraged from the outset for all major development schemes; Designing Out Crime</p> <p>p) The design of all new developments will be required to promote safe</p>	<p>q) the quality or quantity or flow of surface or ground water;</p> <p>r) the quality of the air, land or soil;</p> <p>s) the level of noise and dust/particulates, vibration or natural light;</p> <p>t) the darkness of the night sky; and,</p> <p>u) important public views.</p>	

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		<p>living environments, reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour.</p> <p>Shop Fronts/Advertisements</p> <p>q) Traditional shop fronts which make a valuable contribution to the distinctive character of their local area should, wherever practicable, be refurbished and retained in development proposals;</p> <p>r) New/alterations to shop fronts will only be permitted if the design is consistent with the character and scale of the existing building, if it is of high quality and uses materials that are deemed</p>		

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		<p>acceptable to the area. The shop fascia must be designed in scale, in its depth and width, with the façade and the street scene of which it forms part; s</p> <p>) Proposals for advertisements will be assessed having regard to issues of highway/transport safety and the characteristics of the locality, including features of scenic, historic, architectural, cultural or other special interest;</p> <p>Sustainable Design and Construction</p> <p>t) To require non-residential developments of 1,000 or more square metres where</p>		

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		<p>feasible to meet at least the BREEAM standard 'Very Good' for non-residential buildings requirement. Non-residential development should seek to achieve BREEAM 'Very Good' or better unless it has been demonstrated through an economic viability assessment that it is not viable to do so;</p> <p>u) Sustainability should be designed in, so that development takes the opportunity to reduce energy use and water use, carbon emissions and minimise waste and ensure future resilience to a changing climate. Developments should also</p>		

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		take the opportunity wherever possible to generate power through solar or other means. This should include industrial and commercial developments.		
<p><b>Policy G9 Planning Out Crime</b></p> <p>Proposals will be expected to demonstrate how the design has been influenced by the need to plan positively to reduce crime and the fear of crime and how this will be achieved. The advice should be sought of a Police Designing out Crime representative for all developments of 10 or more dwellings.</p>		<p><b>DRAFT POLICY ENV3: GOOD DESIGN</b></p> <p>....</p> <p><b>p) The design of all new developments will be required to promote safe living environments, reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour</b></p> <p>....</p>	<p><b>SP4 Development quality</b></p> <p><b>Human safety and amenity</b></p> <p><b>o) it will be safe and not vulnerable to crime ....</b></p>	<p>NDP Policy G9 supports emerging new Draft Craven Local Plan Draft Policy ENV3 (p) and YDNPLP Policy SP4.</p> <p>(This policy was included on the advice of the police who noted that Gargrave has a relatively high crime rate.)</p>

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
<p><b>Policy G10 Local Green Spaces</b></p> <p>The following sites as shown on Map 8 are designated as local greenspace:</p> <ol style="list-style-type: none"> <li>1. High Green</li> <li>2. Middle Green</li> <li>3. Low Green</li> <li>4. Grounds to St Andrews Church</li> <li>5. Field and part of field north of Church Close Farm, off Marton Road</li> <li>6. Fields and field west of old School House / Cottage</li> <li>7. Smaller linear pasture bounded by Church</li> </ol>	N/A	<p><b>DRAFT POLICY ENV10: LOCAL GREEN SPACE</b></p> <p>The sites identified in the table below, and as identified on the Policies Map, are proposed for designation as Local Green Space:</p> <p><b>Gargrave LGS sites assessed as part of Neighbourhood Plan preparation.</b></p> <p>Sites designated as Local Green Space and identified on the Policies Map will be protected from incompatible development that would adversely impact on their open character and the particular local significance placed on such green areas which make</p>	N/A	<p>Policy G10 has been prepared through the NDP process with close consultation with local residents.</p> <p>Emerging new Craven Draft Local Plan Draft Policy ENV10 notes that the proposed LGSs in the NDP have been assessed as part of the NDP preparation.</p>

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<p>Street, Church Lane and Riverside</p> <p>8. Field bounded by Chew Lane, Mark House Lane, Eshton Road and Leeds Liverpool Canal.</p>		<p>them valued by their local community. Incompatible development is harmful to areas designated as Local Green Space and should not be approved except in very special circumstances. The construction of new buildings or structures on land designated as Local Green Space will be regarded as incompatible development with the following exceptions:</p> <p>a) Buildings for agriculture and forestry;</p> <p>b) Appropriate facilities for outdoor sport, outdoor recreation and cemeteries, provided openness of the Local Green Space is preserved and there is no</p>		

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		<p>conflict with the purpose of designating the site as Local Green Space;</p> <p>c) The extension or alteration of a building on the site, provided it does not result in disproportionate additions over and above the size of the original building;</p> <p>d) The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;</p> <p>e) Other forms of development, including, engineering operations, local transport infrastructure, and the re-use of buildings, providing</p>		



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		they preserve the open character of the Local Green Space and the local significance placed on such green areas which make them valued by their local community.		
<b>Policy G11 Protecting and Enhancing Local Recreational Facilities</b>  The following local recreational facilities are protected: <ul style="list-style-type: none"> <li>• Cricket Club</li> <li>• Football Pitch</li> <li>• Children’s playground</li> <li>• Bowling green</li> </ul>	N/A	<b>DRAFT POLICY INF3: SPORT, OPEN SPACE AND RECREATION FACILITIES</b>  <b>Craven's growth will promote health, wellbeing and equality by safeguarding and improving sport, open space and built sports facilities.</b> This will be achieved in the following ways.  a) <b>Supporting proposals for the provision of new sport,</b>	N/A	NDP Policy G11 identifies and protects local recreational facilities in Gargrave in line with emerging new Draft Crave Local Plan Draft Policy INF3.

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
<ul style="list-style-type: none"> <li>• Playing field, Gargrave Primary School</li> <li>• Tennis Courts</li> <li>• Croquet Lawn</li> </ul> <p>There will be a presumption in favour of the re-use of such facilities for recreational, health, community type uses. The change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:</p> <p>1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking</p>		<p><b>open space and built sports facilities, or for the improvement of existing sport, open space and built sports facilities</b>, including facilities for temporary events, provided the proposals are of a scale in keeping with the location, are well located and accessible and accord with all relevant local plan policies and any relevant neighbourhood plan policies.</p> <p>b) The provision or contribution towards new or improved sport, open space and built sports facilities is required in the following circumstances:</p>		

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<p>and cycling and have adequate car parking; or</p> <p>2. There is no longer a need for the facility, and this can be demonstrated to the satisfaction of the Parish Council.</p> <p>Development which contributes towards the improvement of existing, or provision of new recreational facilities will be encouraged.</p> <p>A Green Infrastructure (GI) approach will be promoted for all new public open space proposals in order to support community access and protect and enhance the natural and historic</p>		<p>1. All new housing and mixed-use developments of 11 or more dwellings and where the maximum combined gross floor space of development does not exceed 1000m<sup>2</sup>, including those on sites allocated under local plan policies SP5 to SP11. Contributions will not be sought from developments of 10 units or less, or which have a maximum combined gross floor space of no more than 1000sqm (gross internal area).</p> <p>2. In designated rural areas all new housing and mixed use developments yielding between 6 to 10 dwellings and from developments of</p>		

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<p>environment. Proposals must be designed to provide open space, sport and recreation uses which:</p> <ul style="list-style-type: none"> <li>• Are accessible to all;</li> <li>• Safeguard and enhance the natural and historic environment; and</li> <li>• Protect priority species and enhance habitats and sites of special biodiversity interest.</li> </ul>		<p>less than 6 dwellings but more than 1000m2 combined gross floorspace. In designated rural areas, contributions will not be sought from developments of 5 units or less.</p> <p>c) Where a quantity deficiency exists in a location, the Council will seek, where possible, on-site provision of facilities and will expect appropriate arrangements to be made for their on-going maintenance. Where the locality has a deficiency in the quality of existing open space or sports facilities, the Council will require a contribution to be made to address that deficiency ...</p>		

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		<b>d) Safeguarding existing sport, open space and built sports facilities from unnecessary and avoidable loss.</b> This means that development proposals involving the loss of sport, open space or built sports facilities will only be supported in the following limited circumstances. ...		
<b>Policy G12 Protecting and Enhancing the Rural Landscape Setting and Wildlife of Gargrave</b>  Enhancing Landscape Setting and Wildlife  New development is required to take into careful consideration the landscape	<b>Strategy Statements:</b>  <b>2. Sustainable development</b>  <b>3. Development restraint</b>  <b>4. Settlement strategy</b>  <b>5. General development principles</b>	<b>DRAFT POLICY ENV1: COUNTRYSIDE AND LANDSCAPE</b>  <b>Sustainable growth will ensure that the quality of Craven’s countryside and landscape is conserved for future generations to enjoy; and that</b>	<b>SP4: Design</b>  All development proposals should conform to the following criteria:  Design  a) the design is informed by, and responds positively to the site, its surrounding	NDP Policy G12 identifies and protects features of local landscape value in Gargrave in line with Adopted Local Plan Policy ENV10 which protects trees and woodlands which contribute to landscape diversity and emerging new Draft Craven Local Plan

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
<p>setting of Gargrave. Proposals should demonstrate a positive contribution to the following landscape design principles:</p> <p>1. The open, undeveloped nature of the floodplain landscape should be conserved and development proposals will not be acceptable in areas prone to flooding (Flood Zone 3).</p> <p>2. The open countryside to the north of the village is protected from new development in order to conserve the setting of the village, views towards and from the Yorkshire Dales National Park, and the</p>	<p>ENV10. PROTECTION OF TREES AND WOODLANDS</p> <p>In considering proposals for development, the Council will seek to safeguard the following from harm or unjustifiable loss:</p> <p>1. A tree or hedgerow protected by a preservation order; or</p> <p>2. A tree within a Conservation Area; or</p> <p>3. An area of recognised Ancient Woodland;</p> <p>4. Any trees or tree belts which do or will, when mature, contribute significantly to any of the following:</p>	<p><b>opportunities to restore and enhance the landscape are taken wherever possible.</b></p> <p>To achieve this, the Council will:</p> <p>a) <b>Expect new development proposals, in those areas not subject to national landscape designations, to respect, safeguard, and wherever possible, restore or enhance the landscape character of the area.</b> Proposals should have regard to the relevant Landscape Character Appraisal, and specifically to the different landscape character types that are present in the plan area. Regard should also be had</p>	<p>context and landscape setting, so that the scale, height, proportions, massing, form, materials and appearance of buildings and structures are sympathetic and complementary;</p> <p>b) it conserves or enhances the archaeological, architectural and historical character and appearance of the site and its setting;</p> <p>c) the design is high quality, has visual interest and reinforces local distinctiveness;</p> <p>d) the design ensures a development that is environmentally sustainable, minimises the</p>	<p>Draft Policy ENV1 which protects countryside and landscape at the strategic level. The NDP also makes reference to the need to conserve and enhance the YDNP and for development to consider impacts on the Pennine Way. YDNPLP Policy SP4 also provides a strategic framework to protecting the landscape of the national park.</p> <p>NDP Policy G12 also aims to protect and enhance local wildlife. Emerging new Craven Local Plan Draft Policy ENV4 provides a strategic framework for protecting wildlife and</p>

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<p>key amenity corridors of the Leeds Liverpool Canal and the Pennine Way.</p> <p>3. Lost field boundaries should be restored to strengthen the existing landscape structure; this could include for instance reinstatement of lost field boundary hedgerows, including replanting hedgerow trees, and reinforcement of existing hedgerows with replanting and management; and reinstatement of dry-stone walls.</p> <p>4. Landscaping schemes should incorporate opportunities for habitat creation along the River Aire</p>	<p><b>a) The landscape diversity</b></p> <p><b>b) The setting of nearby existing or proposed buildings</b></p> <p><b>c) A wildlife habitat</b></p> <p><b>d) Visual amenity.</b></p> <p>Where the Council approves the loss of a tree or hedgerow with reference to the criteria at Policy ENV 9, it will require suitable replacement planting either within the same site or on land within the applicant's control.</p>	<p>to the relevant Natural England Character Area Profiles (listed at para 5.5) and the North Yorkshire and York Landscape Characterisation Project (2011) (or successor documents). Proposals will show how they respond to the particular character type they are located within.</p> <p>b) Support proposals that secure the restoration of degraded landscapes, in ways that also help to achieve biodiversity and heritage objectives.</p> <p>c) Support proposals that secure the restoration, preservation and where possible enhancement of</p>	<p>consumption of resources, and is long lasting and adaptable;</p> <p>e) it maintains or enhances the ecological, geological and geomorphological value of the site;</p> <p>f) it will be accessible for all users including those with a range of mobility needs;</p> <p>....</p> <p><b>W1 Wildlife sites, species and networks</b></p> <p>Development proposals that would be likely to result in an adverse effect on: the population of a European protected species; the population of a UK priority species; the integrity of a</p>	<p>YDNPLP Policy W1 protects wildlife sites.</p>

Gargrave Neighbourhood Development Plan	Craven Adopted Local Plan 1999	Publication Draft Craven Local Plan  Regulation 19 Draft Document For Publication  January 2018	Yorkshire Dales National Park Local Plan 2015 – 2030  Adopted December 2016	General Conformity
<p>and other watercourses, to reinforce existing riverside planting and restore riverside vegetation.</p> <p>5. Development proposals should support the preservation, enhancement and creation of priority habitats where these opportunities exist. Proposals should support opportunities for provision of riverside and canalside walks to enhance access to, and enjoyment of, the floodplain landscape.</p> <p>6. Proposals are encouraged to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of</p>		<p>natural and historic man-made features.</p> <p><b>d) In determining proposals which affect the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and its setting or the setting of the Yorkshire Dales National Park, the Council will give great weight to conservation of their landscape (including their intrinsically dark landscapes for the enjoyment and experience of dark skies) and scenic beauty.</b> In addition, proposals will be considered on a needs basis, should be in scale with, and have respect for their</p>	<p>‘core’ habitat area or ‘stepping stone’ within the ecological networks identified on the Policies Map; or the integrity of a regionally important geological or geomorphological site, will only be permitted in exceptional circumstances.</p> <p><b>W2 Biodiversity enhancement</b></p> <p>New development that would have an impact on biodiversity will be required to make a proportionate on-site contribution to wildlife enhancement in accordance with Table 7 and the Yorkshire Dales</p>	



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<p>roosting opportunities for bats or the installation of bird nest boxes.</p> <p>7. Historic stone bridges such as Gargrave Bridge, Holme Bridge and Aqueduct Bridge should be protected and enhanced as important features of the landscape.</p> <p>8. Areas of Ancient Woodland and other woodland should be conserved and enhanced.</p> <p>9. The conservation, enhancement and restoration of historic parks and gardens and associated features is encouraged.</p>		<p>surroundings and be in line with the AONB or National Park Management Plan objectives.</p> <p>e) Support proposals that secure the restoration, preservation and where possible enhancement of the public rights of way network, including the improvement of existing public rights of way, the creation of new public rights of way and the promotion of disabled access to the countryside</p> <p><b>f) The impacts of obtrusive lighting will be minimised within proposals for new development..</b></p>	<p>supplementary Design Guide.</p> <p>Large-scale development may be required to fund wildlife enhancement off-site, if it is considered that would make a better contribution to improving biodiversity than wholly on-site provision.</p>	

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<p>Soils</p> <p>The area’s soils are valued as a finite multi-functional resource which underpins well-being and prosperity. Development proposals should take full account of their impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver.</p> <p>Yorkshire Dales National Park</p> <p>Great weight is given to the need to conserve and enhance the Yorkshire Dales National Park for its landscape and scenic beauty. Development proposals within the 2 km</p>		<p>g) <b>Enable settlements to grow in ways that respect their form, distribution and landscape setting.</b></p> <p>Important considerations will include; allowing the countryside to permeate built-up areas; maintaining gaps between settlements in order to preserve their separate identities; and preserving and creating connections between built-up areas and the countryside, including existing and new public rights of way.</p> <p><b>DRAFT POLICY ENV4: BIODIVERSITY</b></p> <p><b>Growth in housing, business and other land uses will be accompanied</b></p>		

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<p>buffer of the Yorkshire Dales National Park Boundary should consider the potential impacts on the natural beauty and special qualities of the National Park. Proposals should set out how any adverse effects on wildlife sites such as Haw Crag Quarry SSSI, and the National Park will be avoided or mitigated.</p> <p>Pennine Way</p> <p>Proposals within the 2km buffer of the Pennine Way National Trail should consider the potential impacts on the National Trail with adverse effects avoided or mitigated for.</p>		<p><b>by improvements in biodiversity.</b> This means that:</p> <p>a) <b>Wherever possible, development will make a positive contribution towards achieving a net gain in biodiversity</b> and in particular will:</p> <p>i) Ensure that there is no adverse impact on any international designated site, unless the IROPI test under Article 6(4) of the EU Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (The Habitats Directive) has been passed and compensatory measures provided.</p>		

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Overall, development should be located away from the most sensitive areas to minimise any negative environmental impacts. Mitigation measures should be considered only when this is not possible.		<p>ii) <b>Ensure that there is no adverse impact on any national or local designated sites and their settings, unless it has been demonstrated to the satisfaction of the local planning authority that the benefit of, and need for the development clearly outweighs the impact on the importance of the designation.</b></p> <p>iii) <b>Avoid the loss of, and encourage the recovery or enhancement of ecological networks, habitats and species populations ...</b></p> <p>iv) <b>Conserve and manage the biodiversity and/or geodiversity value of land</b></p>		

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		<p>and buildings within the site;</p> <p>v) <b>Increase trees and woodlands ...;</b></p> <p>vi) Ensure there is no deterioration in the Water Framework Directive ecological status of surface or ground waterbodies as a result of the development;</p> <p>vii) <b>Enable wildlife to move more freely</b> and easily throughout the local environment, including both the natural and built elements.</p> <p>b) <b>Development proposals should achieve benefits in biodiversity that are equal to, or where possible exceed the biodiversity</b></p>		

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		<p><b>value of the site prior to development.</b></p> <p>c) Development proposals that result in a significant loss in, or harm to, biodiversity on site, and where no compensatory measures are proposed, will be resisted.</p> <p>d) Would-be developers should be aware that compensation through replacement of biodiversity assets may not be practical or realistic in every case (e.g. recreating ancient woodland) and that any development scheme based on such impractical or unrealistic proposals will not be acceptable.</p>		

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		<p>e) The loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland would be wholly exceptional</p> <p>f) The following allocated sites will be accompanied by guiding development principles which will identify areas within each site where significant contributions to a net gain in biodiversity are to be made, via the introduction of green infrastructure routes: ..</p> <p><b>SP10: GARGRAVE GA009 Land off Eshton Road, north of canal, Gargrave 14</b></p>		

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<p><b>Policy G13 Significant Views</b></p> <p>Significant Views</p> <p>The following views are identified as significant in the Conservation Area Appraisal and are indicated on Map 8.</p> <p>Development should be sited and designed to enhance and better reveal these views and should not obstruct them. The approach should be set out clearly in any design and heritage statements.</p> <p>The Significant Views are:</p> <p>View 1 (HD1 in Conservation Area Appraisal) View out of the Conservation Area looking north along West</p>	N/A	<p><b>DRAFT POLICY ENV3: GOOD DESIGN</b></p> <p>Good design will help to ensure that growth in Craven results in positive change, which benefits the local economy, environment and quality of life, including health and wellbeing. This will be achieved by following the general design principles set out in broad terms below:</p> <p><b>Context</b></p> <p>....</p> <p><b>c) Development should be legible and create a sense of place by maintaining, enhancing and creating good townscapes with beneficial elements like</b></p>	<p><b>SP4 Development quality</b></p> <p>...</p> <p>Environmental safeguarding</p> <p>It will not give rise to unacceptable, adverse impacts in terms of any of the following:</p> <p><b>u) important public views.</b></p>	<p>NDP Policy G13 identifies and protects significant local views in line with emerging new Draft Craven Local Plan Policy ENV3 and public views as noted in YDNPLP Policy SP4.</p>



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<p>Street just south of Higherlands Bridge over the Canal with open fields beyond.</p> <p>View 2 (MF1 in Conservation Area Appraisal) From Gargrave Bridge looking along the course of the river to east and west.</p> <p>View 3 (MF2 in Conservation Area Appraisal) North towards Gargrave Bridge from just north of St Andrew’s Church.</p> <p>View 4 (MF3 in Conservation Area Appraisal) Along the Canal east and west from Higherlands Bridge.</p>		<p><b>views, vistas, enclosures, focal points, public art, backcloths and landmarks;</b></p>		

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<p>View 5 (MD1 in Conservation Area Appraisal) Views east and west from the Canal towpath along the Canal.</p> <p>View 6 (MD2 in Conservation Area Appraisal) The View of the Canal and village from Eshton Road looking south west with fields in the foreground.</p> <p>View 7 (MD3 in Conservation Area Appraisal) Views towards the Conservation Area along Church Street and leaving the village along the same road going south.</p> <p>View 8 (MD4 in Conservation Area</p>				

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<p>Appraisal) View east over Middle Green from Church Lane.</p> <p>View 9 (MD5 in Conservation Area Appraisal) View from Marton Road looking south towards the Scheduled Monument.</p> <p>View 10 (MD6 in Conservation Area Appraisal) View from Marton Road south east towards St Andrew’s Church (across the fields south of Marton Road).</p>				
<p><b>Policy G14</b></p> <p><b>Supporting Improvements in Accessibility</b></p>	<p><b>Strategy Statements:</b></p> <p><b>2. Sustainable development</b></p> <p><b>SRC11. The Leeds &amp; Liverpool Canal</b></p>	<p><b>DRAFT POLICY ENV3: GOOD DESIGN</b></p> <p>.....</p>	<p><b>T4 Visitor facilities</b></p> <p>Development that provides facilities or services that</p>	<p>NDP Policy G14 supports improvements in accessibility and walking and cycling routes in line with adopted Craven Local</p>

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Proposals to improve existing public transport links to local towns and facilities, and to improve routes and networks for walking and cycling in the Parish will be supported.	<p>Planning permission will be granted for proposals associated with canal-based recreation and the interpretation of the historical significance of the Leeds and Liverpool Canal, provided that: -</p> <ol style="list-style-type: none"> <li>1. The development will not adversely affect the character and landscape of the canal corridor;</li> <li>2. New development occurs at or adjacent to settlements where there are other services, for example shops, public payphones, restaurants and public houses;</li> </ol>	<p><b>Ensuring Development is Accessible</b></p> <p><b>Ensuring Development is Accessible</b></p> <p><b>i) Development proposals including changes of use should be accessible and inclusive to everyone, ensuring a means of access for people with physical disabilities;</b></p> <p><b>j) Development should be permeable and should make getting around easier—especially for pedestrians, cyclists and people with disabilities—by improving existing routes, adding new ones and creating connections to enhance the local network;</b></p>	<p>directly help visitors to enjoy the Special</p> <p>Qualities of the National Park will be permitted subject to conformity with other Local Plan policies.</p> <p>Development of facilities or services that utilise the area’s natural resources in a sustainable way and which will offer visitors wider enjoyment of the National Park without any harm to its Special Qualities, will also be permitted subject to conformity with other policies in the Local Plan.</p>	<p>Plan Policy SRC11 which encourages canal based recreation linked to the Leeds and Liverpool canal, SRC12 which protects public rights of way and T6 which encourages public transport provision.</p> <p>Policy ENV3 in the emerging new Craven Local Plan promotes accessible development and INF1 provides a framework for planning obligations linked to infrastructure improvements.</p> <p>YDNPLP Policy T4 encourages facilitiesw and services that help visitors enjoy the national park.</p>

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	<p>3. Access and parking arrangements are satisfactory;</p> <p>4. The development does not adversely affect sites of nature conservation value or of archaeological or historic importance;</p> <p>5. The proposal only includes buildings or structures which are of a good standard of design and satisfactorily blend into the landscape in terms of their siting, design and materials.</p> <p><b>SRC12. Protection of public rights of way</b></p> <p>Where existing public rights of way cross a proposed</p>	<p><b>k) Access roads should be designed as streets—they should form part of the public realm, be people-friendly, safe and active, allow natural surveillance and help to create a network of easy-to-use routes;</b></p> <p><b>l) Schemes should seek to incorporate secure storage for bicycles to encourage sustainable modes of travel;</b></p> <p><b>DRAFT POLICY INF1: PLANNING OBLIGATIONS</b></p> <p><b>Where necessary, planning obligations will help to mitigate the impact of Craven’s growth, support the provision of local</b></p>		

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	<p>development site they will be incorporated into the scheme in a sensitive manner which ensures their attractiveness to users.</p> <p>In cases where disruption to existing rights of way is unavoidable, the Council will require alternative public access routes to be provided as an integral element of the development.</p> <p><b>T6. Encourage provision of effective public transport services</b></p> <p>The Council will encourage the provision of effective bus and rail services and support proposals for</p>	<p><b>infrastructure as identified under policies H2, INF2, INF3, INF5 and INF6, secure community benefits and achieve sustainable development. This will be done in the following ways.</b></p> <p><b>a) Planning obligations will be required where the form of development needs to be prescribed or where proposed development needs to be accompanied by new or improved infrastructure, facilities or services, or by environmental improvements.</b></p> <p><b>b) Contributions secured through planning obligations may be required on-site or off-site</b></p>		

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	improved public transport facilities in the Plan area.	<b>or via the payment of funds; may be linked to the phasing of development and may be co-ordinated in partnership with infrastructure providers, service providers or other relevant bodies</b>		
<b>Policy G15 Development in Areas of Flood Risk from Water Courses and Surface Water</b>  Until adequate surface water drainage measures / waste water treatment facilities have been installed to protect both existing properties and any new development, proposals for new development in Gargrave will only be considered acceptable in	N/A	<b>DRAFT POLICY ENV6: FLOOD RISK</b>  <b>Growth in Craven will help to avoid and alleviate flood risk in the following ways:</b>  <b>a) Development will take place in areas of low flood risk wherever possible and always in areas with the lowest acceptable flood risk, by taking into account the development’s vulnerability to flooding</b>	<b>CC2 Flood risk</b>  All developments should be located in areas identified as being at the lowest risk of flooding as identified in Table 8.  Where a development is proposed in an area identified as being at risk of flooding, the procedure set out in Table 8 must be followed, demonstrating as appropriate that:	NDP Policies G15, G16 and G17 note Gargrave’s issues related to flooding and encourages development to address local issues linked to surface water drainage and waste water treatment in line with emerging new Draft Local Plan Draft Policy ENV6 and YDNPLP Policy CC2.

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<p>flood zone 1 and areas at low or very low risk from surface water or any other source with low or very low risk as identified on the most up to date Environment Agency flood maps for planning.</p> <p>Development proposals will be required to provide effective surface water drainage measures to protect existing and future residential areas from flooding. Opportunities will be sought to reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of</p>		<p><b>and by applying any necessary sequential and exception test;</b></p> <p><b>b) Development will safeguard waterways and benefit the local environment (aesthetically and ecologically) by incorporating sustainable drainage systems (SuDS); where the use of SuDS is not possible, feasible or appropriate other means of flood prevention and water management should be used. All surface water drainage systems (SuDS or other) should be economically maintained for the lifetime of the development.</b></p>	<p>a) there are no appropriate alternative sites available with a lower probability of flooding (the sequential test) and/or;</p> <p>b) the flood risks have been assessed and can be managed so that the development remains safe throughout its lifetime and will not increase the risk of flooding elsewhere, taking the vulnerability of its users and climate change into account (evidenced through a site-specific flood risk assessment<sup>50</sup>), and/or;</p> <p>c) the development provides wider sustainability benefits to the community that outweigh</p>	



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<p>sustainable drainage systems.</p> <p>Proposals for new residential development in flood zone 3, high risk from surface water or any other source with high risk will be resisted.</p> <p><b>Policy G16 Design for Flood Resilience and Resistance</b></p> <p>All new development in Gargrave is required to be flood resilient. Development must be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding.</p>		<p><b>c) Development will maintain adequate and easy access to watercourses and flood defences, so that they may be managed and maintained by the relevant authority.</b></p> <p><b>d) Development will avoid areas with the potential to increase flood resilience, and seek to enhance as far as possible the natural capacity of soils, vegetation, river floodplains, wetland and upland habitats to reduce flood risk.</b></p> <p><b>e) Development will minimise the risk of surface water flooding by ensuring adequate provision for foul</b></p>	<p>flood risk (the exceptions test).</p> <p>In flood zones 3a(i) and 3b, only essential infrastructure or water compatible development may be permitted in accordance with Table 8 and the three policy tests above. Any other forms of development will not be permitted under any circumstances.</p> <p>Where essential infrastructure or water compatible development is proposed in flood zones 3a(i) and 3b, it must be designed and constructed to:</p>	

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<p>Such measures must include the following:</p> <ul style="list-style-type: none"> <li>• The use of water-resistant materials for floors, walls and fixtures</li> <li>• The siting of electrical controls, cables and appliances at a higher than normal level</li> <li>• Setting the ground floor level where practical / feasible sufficiently high not to be affected by the flood</li> <li>• Raising land to create high ground where</li> </ul>		<p><b>and surface water disposal in advance of occupation (as per standards set out by the Environment Agency, see Appendix D). Surface water should be managed at the source and not transferred, and every option should be investigated before discharging surface water into a public sewerage network.</b></p> <p><b>f) Development will maximise opportunities to help reduce the causes and impacts of flooding by ensuring adequate sufficient attenuation and long term storage is provided to accommodate storm water on site</b></p>	<p>a) remain operational and safe for users in times of flood;</p> <p>b) result in no net loss of floodplain storage, including securing compensatory provision where relevant; and,</p> <p>c) avoid impeding water flows in times of flood.</p> <p>Attenuating surface water run off With the exception of minor developments<sup>51</sup>, all developments will demonstrate that they have incorporated measures to attenuate surface water run-off in accordance with a drainage hierarchy for rainwater so that, in order of priority, they:</p>	

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<p>this would not result in increased flood risk elsewhere</p> <p>The lowest floor level must be raised above the predicted flood level, and consideration must be given to providing access for those with restricted mobility.</p> <p>New development must also incorporate flood-resistant construction to prevent entry of water or to minimise the amount of water that may enter a building, where there is flooding outside. This could include boundary walls and</p>		<p><b>without risk to people or property and without overflowing into a watercourse (as per standards set out by the Environment Agency, see Appendix D).</b></p> <p><b>In all of the above, it will be important to refer to the latest and best flood risk information from Craven’s strategic flood risk assessment and any relevant site-specific flood risk assessment, plus advice from the Environment Agency and the contents of the NPPF.</b></p>	<ul style="list-style-type: none"> <li>a) continue natural discharge processes;</li> <li>b) store water for later use;</li> <li>c) adopt infiltration techniques in areas of suitable porosity;</li> <li>d) store water in open water features for gradual release to a watercourse;</li> <li>e) store water in sealed water features for gradual release to a watercourse;</li> <li>f) discharge direct to a watercourse;</li> <li>g) discharge direct to a surface water drain;</li> <li>h) discharge direct to a combined sewer.</li> </ul>	

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<p>fencing such as solid gates with waterproof seals, and where possible integral drains or fencing where the lower levels are constructed to be more resistant to flooding.</p> <p><b>Policy G17 Design to Reduce Surface Water Run Off</b></p> <p>New development must be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (suds) must be implemented wherever possible.</p>				

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<p>The design of new buildings and infrastructure must take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities. Water attenuation facilities such as lagoons, ponds and swales must be provided within development sites.</p> <p>Sustainable design of buildings such as use of “green” or “living” roofs and “blue roofs” which support rain water harvesting are supported. Storage of rain</p>				

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water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.				

### **3.6 f. Be Compatible with EU Obligations**

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The Neighbourhood Plan has been subjected to an SEA Screening Assessment undertaken by Craven District Council.

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK’s statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual’s rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that “The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.” The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

**The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).**

The Neighbourhood Plan has been subjected to a separate Screening Process for Strategic Environmental Assessment Scoping and Habitat Regulations Assessment Screening prepared by Craven District Council and published for consultation with Natural England, Environment Agency and English Heritage. Plans that may have a significant effect on European Sites have to undertake a Habitat Regulations Assessment (HRA).

The Gargrave Neighbourhood Development Plan SEA and HRA Screening Report was undertaken by Craven District Council in December 2015. The Screening Report concluded that *“that there would be no likely significant effects on any of the relevant European sites from the policies included within the Gargrave Neighbourhood Development Plan. As such a full HRA (that is, the appropriate assessment stage that ascertains the effect on integrity of the European site) of the Gargrave Neighbourhood Development Plan is not required.”*

The responses from consultation bodies to the first Screening Report are set out below:



Table 4 SEA / HRA Screening Assessment v1 Responses

Consultation Body	Response to Craven District Council
<p><b>Natural England</b></p>	<p>Dear Henry</p> <p>Date: 25 February 2016 Our ref: 176555</p> <p><b>Planning consultation: Gargrave Neighbourhood Development Plan SEA and HRA Screening Report</b></p> <p>Thank you for your consultation on the above dated 19 January 2016 which was received by Natural England on the same date. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p><b>Gargrave Neighbourhood Development Plan SEA and HRA Screening Report Habitats Regulations Assessment (HRA) Screening Report</b></p> <p>Where a neighbourhood plan could potentially affect a European protected site, it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2010), as amended (the ‘Habitats Regulations’). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the Habitats Directive, which is transposed into the Habitats Regulations.</p> <p>In accordance with Schedule 2 of The Neighbourhood Planning (General) Regulations 2012, a neighbourhood plan cannot be made if the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) cannot be ruled out. Therefore, measures may need to be incorporated into the neighbourhood plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations.</p> <p>It is Natural England’s view that there is not yet enough information provided to state that likely significant effects cannot be ruled out, particularly as the neighbourhood plan is to progress before a local plan has been adopted and so it is not possible to rely on the mitigation included within it and the neighbourhood plan proposes development which has not been included in the Habitats Regulations Assessment (HRA) for the local plan. It is possible to draw upon the evidence base for the Local Plan HRA. Our main concerns are as follows:</p>

- It is not possible to state that as none of the policies in the Gargrave Neighbourhood Plan are likely to have a significant effect alone and that therefore there will be no in-plan in combination effects as there may be residual impacts from each policy that in combination lead to a likely significant effect. We therefore advise that further assessment is required before a conclusion on likely significant effect in-plan in combination can be reached.
- We recommend that the in combination assessment with other plans should assess the effects of Ribble Valley Core Strategy which covers an area of a similar distance from Gargrave as some of the other plans or strategies assessed.
- For Yorkshire Dales National Park and Pendle Core Strategy, there may be residual impacts from each Core Strategy that in combination with Gargrave Neighbourhood Development Plan lead to a likely significant effect. Therefore further assessment is required before a conclusion of likely significant effect in combination can be reached for each Core Strategy.
- The in combination assessment with Craven Local Plan appears to have been deferred because Craven District Council have yet to complete their HRA. Deferring a decision is not the same as concluding no likely significant effect and so a conclusion to this effect cannot yet be reached. Therefore this needs to be assessed.
- The screening needs to explain why Gargrave Neighbourhood Development Plan will not raise significant effects over and above those proposed through the Bradford Core Strategy.

It may be possible for likely significant effects to be ruled out in combination but this needs to be clearly demonstrated.

#### **Strategic Environmental Assessment (SEA) Screening Report**

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils), that it cannot be ruled out that there would likely to be significant environmental effects from the proposed plan.

Guidance on the assessment of Neighbourhood Plans in light of the SEA Directive is contained within the National Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/does-a-neighbourhood-plan-require-a-sustainability-appraisal/>). The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan

- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, in our view it cannot be ruled out that the allocations contained within the plan will have significant effects on sensitive sites that Natural England has a statutory duty to protect as these have not been assessed in sufficient detail. As we have no evidence of these effects having been assessed within a Local Plan, we consider that there should now be an assessment in order to determine the potential impact on these sensitive sites and what possibilities exist for the avoidance/mitigation of the effects.

The following sites have been identified as being potentially significantly affected by the plan allocations:

- Yorkshire Dales National Park
- Pennine Way National Trail

Natural England is able to rule out significant effects for all but the Draft Site Allocation G 2/5 *Land to the west of Walton Close* which is in very close proximity to the Pennine Way National Trail as well as the wider setting of Yorkshire Dales National Park and so your assessment should focus on this site.

We are not aware of significant populations of protected species which are likely to be affected by the policies/proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets.

As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

	<p>For any queries relating to the specific advice in this letter only please contact Alastair Welch on 0208 0265530. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.</p> <p>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.</p> <p>Yours sincerely Alastair Welch Yorkshire and northern Lincolnshire Team</p>
<p><b>Historic England</b></p>	<p><b>Gargrave Neighbourhood Plan</b></p> <p><b>Strategic Environmental Assessment Screening Opinion Consultation</b></p> <p>We write in response to your e-mail and letter of Tuesday 19 January 2016, seeking a Screening Opinion for the Gargrave Neighbourhood Plan. For the purposes of this consultation, Historic England will confine its advice to the question, “Is it likely to have a significant effect on the environment?” in respect to our area of concern, cultural heritage. Our comments are based on the information supplied with the draft Gargrave Neighbourhood Plan and the associated SEA and Habitat Regulations Screening Report, December 2015.</p> <p>The Draft Neighbourhood Plan and Screening Report indicate that within the plan area there is a wide range and number of designated cultural heritage assets. There is also likely to be other features of local historic, architectural or archaeological value, and consideration should also be given to the wider historic landscape.</p> <p>The Screening Report indicates that the Council considers that the SPD will not affect any ‘special natural characteristics or cultural heritage’ in the area.</p> <p>On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of ‘SEA’ Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.</p> <p>The views of the other three statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.</p>

	<p>I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.</p> <p>We should like to stress that this opinion is based on the information provided by you with your letter dated 19 January 2016. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan/guidance) where we consider that, despite the SEA, these would have an adverse effect upon the environment.</p> <p>Historic England strongly advises that the conservation and archaeological staff of the Craven Council and the North Yorkshire County Council Archaeological Service are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the HER (formerly SMR); how the policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of historic assets.</p> <p>We would appreciate it if you forwarded a copy of this letter to Gargrave Parish Council and/or their consultants.</p> <p>Yours sincerely  Craig Broadwith  Historic Places Adviser  E-mail: <a href="mailto:Craig.Broadwith@HistoricEngland.org.uk">Craig.Broadwith@HistoricEngland.org.uk</a></p>
<b>Environment Agency</b>	No response

Following revisions to the Submission NDP in response to concerns about one of the housing sites and potential impacts on the Pennine Way and Yorkshire Dales National Park, and from the Environment Agency, in response to flooding issues, the Screening Report was revised and referred to the Consultation Bodies for further consideration in June 2016. The responses to the revised reports from the Consultation Bodies are set out below:

**Table 5 SEA / HRA Screening Assessment v2 Responses**

Consultation Body	Response to Craven District Council
<p><b>Natural England</b></p>	<p>Date: 29 June 2016            Our ref: 187921            Henry Cumbers</p> <p>BY EMAIL ONLY</p> <p>Dear Henry            Planning consultation: Gargrave Neighbourhood Development Plan SEA and HRA screening report – revised version            Thank you for your consultation on the above dated 10 June 2016 which was received by Natural England on the same date.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Habitats Regulations Assessment (HRA) Screening Report In accordance with Schedule 2 of The Neighbourhood Planning (General) Regulations 2012, a neighbourhood plan cannot be made if the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) cannot be ruled out. Therefore, measures may need to be incorporated into the neighbourhood plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations. It is Natural England’s view that there is not yet enough information provided to state that likely significant effects cannot be ruled out, particularly as the neighbourhood plan is to progress before a local plan has been adopted and so it is not possible to rely on the mitigation included within it . The neighbourhood plan also proposes development which has not been included in the Habitats Regulations Assessment (HRA) for the local plan. It is, however, possible to draw upon the evidence base for the Local Plan HRA.</p> <p>Our main concerns are as follows:</p> <ul style="list-style-type: none"> <li>- Section 9.2 of the SEA and HRA screening report states that “Given that no policies have been identified which may have likely significant effects there are therefore also no in-plan in combination effects identified.” We advise that this</li> </ul>

sentence is removed or suitably clarified. If this refers to cumulative impacts of the Neighbourhood Plan policies we believe that these are unlikely to result in likely significant effects. The in-combination impacts with other plans has been addressed separately in the table within section 9.2.

- The in-combination assessment with the Draft Craven Local Plan: We note that the assessment of Policy SP10 Strategy in the Draft Craven Local Plan HRA identifies that “The location of the preferred list of sites would need to be determined before an appropriate assessment of the likely impact is formed.” (Appendix A1) Natural England advises that this assessment should be undertaken using the allocations in the Gargrave Neighbourhood Plan and considered in-combination with the preferred option spatial strategy and housing target set out in policy SP1. We note that the Local Plan HRA identifies likely significant effects with regards to the preferred option spatial strategy, Policy SP1 and with regards to the following impact pathways on the North Pennine Moors Special Protection Area and Special Area of Conservation:
  - Recreational effects
  - Air quality effects
  - Loss of supporting sites to the SPA
  - Hydrology

These potential impact pathways should be considered in the assessment.

- There is a general lack of information provided which makes the HRA screening difficult to assess. Natural England have no significant concerns but we advise that further details should be given, particularly with regards to the Yorkshire Dales Local Plan due to its close proximity, for example:
  - How far away are the sensitive locations which have formed part of the assessment?
  - Which parts of the plans have been considered in-combination?

### **Strategic Environmental Assessment (SEA) Screening Report**

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils), significant environmental effects from the proposed plan cannot be ruled out.

We have checked our records and based on the information provided, in our view it cannot be ruled out that the allocations contained within the plan will have significant effects on sensitive sites that Natural England has a statutory duty to protect, as these have not been assessed in sufficient detail.

As these effects have not been assessed within a Local Plan, we consider that there should be an assessment in order to determine the potential impact on these sensitive sites and what possibilities exist for the avoidance/mitigation of the effects.

The following sites have been identified as being potentially significantly affected by the G 2/5 (Land to the west of Walton Close) site allocation:

- Yorkshire Dales National Park
- Pennine Way National Trail

G 2/5 is in very close proximity to the Pennine Way National Trail as well as the wider setting of Yorkshire Dales National Park. Your assessment should address visual impacts and impacts from increased usage as a result of the development. Policy G12 in the Neighbourhood Plan has been updated to include text regarding the safeguarding of the Yorkshire Dales National Park and the Pennine Way National trail by avoidance or mitigation. This could be referenced in your assessment and may allow you to rule out significant effects on sensitive sites. The assessment should also consider whether a Landscape and Visual Impact Assessment (LVIA) may be necessary.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Elisa Neame on 0208-2256-852. For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk). We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely,  
Elisa Neame



<p><b>Historic England</b></p>	<p>09 February 2016</p> <p>Dear Mr. Cumbers,</p> <p><b>Gargrave Neighbourhood Plan</b></p> <p><b>Strategic Environmental Assessment Screening Opinion Consultation</b></p> <p>We write in response to your e-mail and letter of Tuesday 19 January 2016, seeking a Screening Opinion for the Gargrave Neighbourhood Plan. For the purposes of this consultation, Historic England will confine its advice to the question, “Is it likely to have a significant effect on the environment?” in respect to our area of concern, cultural heritage. Our comments are based on the information supplied with the draft Gargrave Neighbourhood Plan and the associated SEA and Habitat Regulations Screening Report, December 2015.</p> <p>The Draft Neighbourhood Plan and Screening Report indicate that within the plan area there is a wide range and number of designated cultural heritage assets. There is also likely to be other features of local historic, architectural or archaeological value, and consideration should also be given to the wider historic landscape.</p> <p>The Screening Report indicates that the Council considers that the SPD will not affect any ‘special natural characteristics or cultural heritage’ in the area.</p> <p>On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of ‘SEA’ Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.</p> <p>The views of the other three statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.</p> <p>I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.</p>

	<p>We should like to stress that this opinion is based on the information provided by you with your letter dated 19 January 2016. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan/guidance) where we consider that, despite the SEA, these would have an adverse effect upon the environment.</p> <p>Historic England strongly advises that the conservation and archaeological staff of the Craven Council and the North Yorkshire County Council Archaeological Service are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the HER (formerly SMR); how the policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of historic assets. We would appreciate it if you forwarded a copy of this letter to Gargrave Parish Council and/or their consultants.</p> <p>Yours sincerely  Craig Broadwith  Historic Places Adviser  E-mail: <a href="mailto:Craig.Broadwith@HistoricEngland.org.uk">Craig.Broadwith@HistoricEngland.org.uk</a></p>
<b>Environment Agency</b>	<p>From: Pedder, Nick H [<a href="mailto:Nick.Pedder@environment-agency.gov.uk">mailto:Nick.Pedder@environment-agency.gov.uk</a>]  Sent: 07 June 2016 15:11  To: Henry Cumbers  Subject: RE: <a href="mailto:hcumbers@cravendc.gov.uk">hcumbers@cravendc.gov.uk</a> has sent you a file via WeTransfer</p> <p>Hi Henry,  Do you require a formal written response, i.e. on letterhead, etc.? If you do, let me know. Otherwise I can confirm that, in terms of the matters within our remit, there are likely to be no significant environmental effects as a result of this development. As such, we have no reason to believe that an SEA is required.</p> <p>Thanks,  Nick</p>

## Habitat Regulations Assessment Examination of Likely Significant Effects January 2018

Prepared in relation to the Publication of the Gargrave Neighbourhood Plan, 2018-2032

### **Update Note from Craven District Council, 30 April 2018:**

*As part of the SEA and HRA processes, a previous member of the Craven District Council's Planning Policy team undertook a joint SEA & HRA Screening Report on a draft version of the Gargrave Neighbourhood Plan in early 2016. In their response, Natural England stated that further information was required in order to determine if the contents of the Gargrave Neighbourhood Plan satisfied the Habitats Regulations requirements.*

*The document entitled an 'Examination of Likely Significant Effects' is hence the next stage in the Habitats Regulations Assessment process, which is produced in response to the aforementioned requirements of Natural England. This document represents the second iteration of the HRA report, with the first iteration sent to Natural England for their comments and suggestions in January 2018, which have been incorporated in this document. In the time period between the original Screening Report for the Gargrave Neighbourhood Plan in 2016 and this document, Craven District Council has also published and submitted their Local Plan (2012-2032), which greatly assists in the analysis of the potential environmental impacts of the Gargrave Neighbourhood Plan. It is useful to refer to the HRA documents produced for the Craven Local Plan (2012 to 2032), when reading this document.*

*The SEA Screening document deals with social and economic issues, in addition to environmental matters. A previous iteration of this document was sent to the three statutory bodies of Historic England, the Environment Agency and Natural England for their commentary in February 2018. Historic England and Environment Agency were both content with the research and conclusions. A table of SEA objectives has now been included in this iteration in response to comments of Natural England.*

*Both the HRA and SEA documents are to be included in the evidence base to support the submitted version of the Gargrave Neighbourhood Plan at examination.*

## **Extracts from Report:**

### **Notes:**

(1.) As part of the Habitats Regulations Assessment process, a previous member of the Craven District Council's Planning Policy team undertook a Screening Report on a draft version of the Gargrave Neighbourhood Plan during 2016. In their response, Natural England stated that further information was required in order to determine if the contents of the Gargrave Neighbourhood Plan satisfied the Habitats Regulations requirements;

(2.) This Examination of Likely Significant Effects document is hence the next stage in the Habitats Regulations Assessment process, which is produced in response to the aforementioned requirements of Natural England. In the time period between the Screening Report for the Neighbourhood Plan and this document, Craven District Council has published their Local Plan (2012-2032), which greatly assists in the analysis of the potential environmental impacts of the Gargrave Neighbourhood Plan.

(3.) This document has been prepared for Gargrave Parish Council by an independent planning and ecological consultant. This assessment is undertaken on behalf of the Planning Policy team of Craven District Council, as part of the district council's role in supporting the development of neighbourhood plans within the district.

### **Executive Summary**

Gargrave Parish Council has prepared a Neighbourhood Plan with the intention to guide new development in the designated neighbourhood area of Gargrave until 2032, alongside the published Local Plan (2017-2032) of Craven District Council. The Neighbourhood Plan sets out a vision and objectives and a number of planning policies. This document analyses the likely significant effects of the Neighbourhood Plan on key natural environment designations, to fulfil the requirements of the Habitat Regulations.

The Conservation of Habitats and Species Regulations 2010 (as amended) transposes the European Habitats Directive 1992 and Wild Birds Directive 2009 into English law. As of November 2017, the Conservation of Habitats and Species Regulations 2017 consolidate and update these 2010 Regulations. In accordance with requirements under the EU Habitats Directive (43/92/EEC) and EU Birds Directive (79/409/EEC), the impacts of the policies and objectives of all statutory land use plans on certain sites that are designated for the protection of nature, known as Natura 2000 sites, must be assessed as an integral part of the process of drafting of the plan.

Habitats Directive Assessment is an iterative process which runs parallel to and informs both the processes of local plan and neighbourhood plan making, and Strategic Environmental Assessment (SEA). This document involves analysis of plan strategies, policies and site allocations to ensure that their implementation will not significantly adversely impact on sites designated for nature conservation, nor on their habitats or species.

Gargrave is mostly located in the local authority area of Craven District Council, and thus the Craven Local Plan area. A small part of the Neighbourhood Plan area to the north east is located within the Yorkshire Dales National Park boundary. The Yorkshire Dales National Park Authority is a separate planning authority that produces a park-wide local plan, which encompasses part of Craven District.

The surrounds of Gargrave and the Craven plan area in general have an important natural environment, which is reflected in biodiversity and landscape designations together with other heritage assets. The Craven plan area has distinctive rural landscapes which provide a high quality landscape setting for the National Park, including the Forest of Bowland Area of Outstanding Natural Beauty (AONB), which covers an extensive part of the plan area.

The identification of designated European and Ramsar sites to be considered within this report was undertaken in consultation with Natural England. European sites are considered that lie close to the boundaries of the Gargrave Neighbourhood Plan area, and also those European sites that may be affected by development within the administrative boundary. Information relating to their qualifying features and conservation objectives are described to better understand potential development impacts on these sites.

A neighbourhood plan sets out local planning policies and identifies how some land is to be used, assisting the local plan in influencing what will be built where. Development principles should be consistent with the National Planning Policy Framework (NPPF). Like local plans, neighbourhood plans must be positively prepared, justified, effective and consistent with national policy in accordance with the NPPF and the Planning and Compulsory Purchase Act 2004 (as amended).

The Gargrave Neighbourhood Plan proposes four housing sites for new residential development in the village up to 2032, with a total yield of at least 61 units. This number has the intention of building a degree of flexibility should one or more sites not come forward for various reasons. The proposed housing sites will contribute towards meet the objectively assessed housing need for Gargrave required by Craven District Council.

The Gargrave Neighbourhood Plan must be considered in combination with other relevant development plans in the proximity of the Craven area to assess any cumulative effects. Craven District Council, Bradford Metropolitan District Council, Harrogate Borough Council, Lancaster City Council, Pendle Borough Council, Ribblesdale Borough Council, and Yorkshire Dales National Park Planning Authority have all planning jurisdictions and development plans adjoining or close to the Gargrave Neighbourhood Plan. The local plans associated with these planning jurisdictions are examined with the published version of the Gargrave Neighbourhood Plan, in order to determine possible in-combination effects.

The published Craven Local Plan is the most significant, and it has an accompanying Appropriate Assessment which concludes that there is an unlikely to be any significant cumulative effects arising from the proposals within it. Bradford Core Strategy is also important, as it proposes a large number of dwellings over its plan period. Analysis of the effective mitigation measures in its Appropriate Assessment, along with green infrastructure provision and development avoidance measures in the southeast of the Craven Local Plan area, shows that there are unlikely to be any significant cumulative effects from the neighbouring plans in the area.

Potentially adverse impact pathways on designated European sites are examined. These are the following: recreational impacts on designated European sites, loss of supporting feeding sites to development, air quality impacts near SPAs and SACs, impacts on water supply and quality, and urban edge effects. There are a range of impact avoidance and mitigation mechanisms described alongside the development proposed. Overall, with a relatively low number of planned dwellings and an effective spatial strategy for development in the neighbourhood plan, it is shown that significant adverse effects for any of these impact pathways on European designated sites are unlikely to arise.

This document coincides with the publication version of the Gargrave Neighbourhood Plan. The document is sent to Natural England for their comments as part of the representations stage of the published Neighbourhood Plan.



**Gargrave Parish Council**

**May 2018**