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Planning Services  
Craven District Council  
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Our Ref: IS/VB  
Date: 25 September 2018

Dear Mr Blackburn

**Re : Response to the Planning Inspector's Matters, Issues & Questions document.  
Site SK113 - Land south of Skipton Auction Mart**

You recently wrote advising that my Client, Craven Cattle Marts, was entitled to comment on these issues raised by the Planning Inspector. Set out below are our comments. All comments relate to the Inspector's questions on the proposed allocation of Site SK113 - Land south of Skipton Auction Mart, which is set out at Pages 38 & 39 of the Planning Inspector's document.

**Question 22 Is it clear to decision makers, developers and local communities what uses will be permitted on the site, including the amount of potential Class B1/B2/B8 uses?**

**Question 23 What is the justification for restricting use of the site to proposals falling within use classes B1/B2/B8, and not for use by Craven College or Craven Cattle Marts?**

Response of CCM

There appears to be no reasonable justification to limiting the site to just class B1/B2/B8 uses. Craven Cattle Marts, as the owner of the site, welcome B1/B2/B8 uses, but also need to secure greater flexibility for the site. In particular, the land may be required by Craven Cattle Marts themselves (as owner of the site), which as an Auction Mart is generally held to be a sui generis use. Alternatively, Craven College have their main campus adjacent to the Auction Mart site. They already have a presence on the Auction Mart with their existing equestrian facilities. These facilities include a small indoor arena, classrooms and workshops for land based teaching.

The College now finds itself in a position where it needs improved facilities, and the site that is allocated as SK113 seems suitable for this intended use. An application for planning permission has already been submitted to Craven District Council on the land to be allocated as site SK113. That application has been given the reference 2018/19525/FUL. At the time of writing the application has not yet been determined, but it is in the process of being considered by the Council.

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Whilst the use of the site by Craven College is one potential future option, Craven Cattle Marts are extremely keen not to limit the site allocation to just use by the College. Firstly, it is not envisaged that the College would require all of the site, and secondly the proposal may not come to fruition. A designation that therefore allows B1/B2/B8 uses, as well as a D1 educational purposes use, or a sui generis use by Craven Cattle Marts is therefore requested.

The B1/B2/B8 allocation has probably been arrived at by Craven District Council simply because detailed consideration has not been given to alternative uses of the land. As owners of the site, Craven Cattle Marts are likely to retain control of the occupiers of the buildings. This is because they need to ensure that any eventual end users are compatible with their existing operations and business, and do not prejudice the continued use of the site as an Auction Mart.

**Question 24 How has the effect of the proposal and the character and appearance of the area been considered, having particular regard to the type of uses permitted and proximity to the Skipton Conservation Area?**

**Question 25 What is the justification for requiring buildings to be set back at least 15 metres from the Leeds & Liverpool Canal?**

Response of CCM

The site is not within Skipton Conservation Area, but the land to the south of the canal and east of the site is within it. Craven Cattle Marts therefore fully understand that any development will need to take into account the impact on the character and appearance of the Conservation Area and its setting. It is expected that mitigation measures, such as landscaping, will need to be provided.

However, a 15 metre set back from the Leeds & Liverpool Canal appears to be completely arbitrary. Any application for development will need to be considered by the Council. It is therefore suggested that the details of a scheme, and its impacts on the Conservation Area, would be best assessed on a case by case basis rather than the introduction of an arbitrary set back distance.

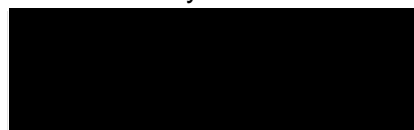
**Question 26 What are the fluvial and surface water hazards identified in the supporting text to Policy SP5? Is the allocation consistent with Paragraph 100 of the Framework, which states that Local Plans should apply a sequential, risk based approach to the location and development to avoid, where possible, flood risk to people and property?**


Response of CCM

The Environment Agency Flood Risk maps identify only a small part of the site within Flood Zone 3. The vast majority of the site is not at risk from flooding and is therefore suitable for development. There is no reason why the site should not be allocated for employment uses, and the specific impacts of any flood risk concerns will be addressed through the consideration of subsequent planning applications.

If any further information is required in response to the questions asked by the Planning Inspector, please do not hesitate to contact me.

Yours faithfully



 MRTPI  
for WBW Surveyors Ltd

email: 