

Craven Local Plan

Hearing Statement

**Matter 4: Spatial Strategy and Housing
Growth**

Submitted on behalf of Giggleswick School

September 2018



**GIGGLESWICK
SCHOOL**

Turley

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Contact

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Client

Giggleswick School

Our reference

GIGM3002

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1. Matter 4: Spatial Strategy and Housing Growth (SP4)

Issue 1 – Settlement Hierarchy – Policy SP4

Q2. Does it take into account sufficient factors? Is the hierarchy of settlements consistent with the Framework which seeks to 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?

- 1.1 The hierarchy proposed takes into consideration the sustainability of each settlement and has sought to focus development on those areas which contain the most services, amenities and connections to public transport in accordance with the presumption in favour of sustainable development within the Framework (2012).

Q3. Have settlements been appropriately identified in the hierarchy?

- 1.2 Giggleswick is appropriately identified in the hierarchy. When considered alone the settlement contains basic services and is therefore correctly identified as a tier 4 settlement. However, Giggleswick is within close proximity to Settle and benefits from the services, amenities and transport connections this Key Service Centre has to offer. It is therefore evident that Giggleswick is inherently more sustainable than the other tier 4 settlements and subsequently could accommodate a greater level of growth than currently anticipated. This matter is discussed further within Issue 2 Q2 below.

Issue 2 – Housing Growth

Q2. How does the distribution of housing growth take into account the proximity of settlements to one another? For example, how has the location of services in Settle been taken into account when considering housing growth in Giggleswick?

- 1.3 As discussed above, Giggleswick is located adjacent to Settle and subsequently benefits from the services and amenities Settle has to offer such as Settle College (400m), Booths Supermarket (1km) and Settle railway station (1.5km). Despite this, the requirement apportioned to Giggleswick is lower than other Tier 4 settlements which are less sustainable. Giggleswick School objects to the requirement currently included within the draft Local Plan.
- 1.4 The draft Local Plan allocates the school's land at Lord's Close for residential development and identifies that the site is an "exception" as it would lead to development over and above the requirement figure. The school supports the Council's allocation but disagrees with the conclusion that the site is an exception. The allocation of Lord's Close and other small scale opportunities will increase the level of delivery

proposed in Giggleswick to an appropriate level due to its sustainability which is inherently linked to its proximity to Settle.

- 1.5 Giggleswick School therefore objects to the requirement within Policy SP4 and requests that the requirement be increased to include the proposed delivery of Lord's Close.

Q3. Are the levels of growth appropriate and justified having regard to the size, role, function and accessibility of each settlement to employment, services and facilities?

- 1.6 Policy SP4 of the draft Local Plan seeks to focus growth in the key settlements of Skipton, Settle, and Low and High Bentham, whilst directing lower levels of growth to other locations. 0.8% of the housing requirement is proposed to be delivered in Giggleswick, equating to 1.84 dpa and an overall requirement for just 37 dwellings over the 20-year plan period. This equates to an annual growth rate of 0.33%. This is much lower than the average rate of growth for the District (0.85%). We have set out our position in relation to this matter within our representations to the publication draft Local Plan.
- 1.7 On the basis that completions to date and extant commitments total 36 dwellings, the draft Local Plan identifies that there is no baseline need to allocate any further land development in the village. The draft Local Plan does allocate the school's land at Lord's Close for a residential development, with an estimated yield of 35 dwellings which exceeds the 1 dwelling residual requirement referred to above, it identifies that the site is an "exception".
- 1.8 Giggleswick School supports the increased level of delivery proposed within Giggleswick mindful of its sustainability and access to public transport. The school requests that the requirement for Giggleswick included within Policy SP4 is amended to reflect the allocation of the Lord's Close site and other small scale development opportunities.
- 1.9 To summarise, Giggleswick School supports the allocation of additional housing within Giggleswick above the drafted requirement. The school objects to the requirement currently within Policy SP4 and proposes that the requirement be amended to reflect the suitability and sustainability of the settlement to accommodate additional growth.

Q4. Considering the predominantly rural geography of the District, is it appropriate to focus 50% of the housing growth in Skipton, and almost 72% across Skipton, Low and High Bentham and Settle?

- 1.10 The school disagrees with the requirement proposed for Giggleswick and considers that a greater proportion of the housing growth can be accommodated in the village. The requirement is significantly lower than the delivery rates which have been achieved in the recent past. For example, census data shows that between 2001 and 2011 the dwelling stock of the village increased by 69 dwellings, an average rate of 7 dpa. The draft Local Plan requirement for Giggleswick would therefore represent a significant reduction in the rate of delivery. This vast reduction in delivery will impact

on the vitality and viability of the settlement and could lead undermine the role and sustainability of the village.

- 1.11 The allocation of Lord’s Close is supported as it will result in a higher rate of delivery in the village. The requirement should therefore be amended to reflect the suitability and sustainability of the settlement to accommodate additional growth, in accordance with the identified allocations. In addition to this it is asserted that the housing target provided for each settlement within Policy SP4 should be clearly identified as a minimum, to enable and encourage the development of sustainable sites which could assist the Council in meeting their housing target and maintaining a five year supply of deliverable housing.

Q5. How will the spatial distribution of housing support sustainable communities in the Local Service Centres and Villages? Is Policy SP4 consistent with paragraph 55 of the Framework? Will there be enough growth in small, medium and large villages to help support sustainable rural communities?

- 1.12 As is discussed above, the historic rate of delivery within Giggleswick has been greater than the draft Local Plan proposes which actually result in a significant reduction in housing delivery. Such a significant reduction could result in a decline in the significance of Giggleswick and its position within the hierarchy which may result in the settlement being ‘left behind’.

Q7. What is the justification for the level of housing growth proposed in each of the Tier 4 settlements?

- 1.13 The draft Local Plan proposes to focus growth in the larger settlements on the basis that they are the most sustainable location for growth. However, some of the lower tier settlements are as demonstrably sustainable.
- 1.14 Giggleswick is one of the largest tier 4 settlements and is a demonstrably sustainable location for the development of new homes. It adjoins the town of Settle immediately to the east of the village and subsequently local residents have access to a wide range of shops, services and facilities – including food stores, a library, doctors surgery, dentist, schools and extensive areas of public open space, all of which are located within or approximately 1km from Giggleswick. The village lies approximately 600m to the north east of the A65 highway and the majority of it is within a 1km walking distance of Settle railway station. The range of services and facilities in Giggleswick and its accessibility means that it is demonstrably more sustainable than several of the other Tier 4 settlements in the District, some of which – such as Embsay – have a significantly larger housing requirement.
- 1.15 It is therefore inappropriate to restrict the requirement within Policy SP4 to the level currently proposed. Giggleswick School asserts that the level of growth should be increased to reflect the suitability and sustainability of the settlement to accommodate growth, in accordance with the identified allocations as a minimum.

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