

**Town and Country Planning Act 1990
(As Amended)**

Local Plan Examination Hearing Statement

Matter 14 - Economic Development (Policies
SP2, EC1 and EC2)

CLIENT: Glusburn Holdings Limited

REF: GLU3/1/HS/M14

DATE: September 2018

CONTENTS

1.	INTRODUCTION.....	2
2.	RESPONSE TO MATTER 14 QUESTIONS	2

1. INTRODUCTION

- 1.1 This statement is provided in response to the Inspector's Matters, Issues and Questions for Examination in connection with the Craven Local Plan and should be read in conjunction with our representations regarding the emerging Local Plan on behalf of Glusburn Holdings Limited.
- 1.2 This statement has been prepared in connection with Matter 14 and separate statements have been prepared in connection with Matter 4 and Matter 5.
- 1.3 We have not considered it necessary to respond to all of the Inspector's questions in connection with Matter 14, but have set out our response to those questions we wish to comment on in section 2 below.
- 1.4 We and Glusburn Holdings Limited do not intend to appear in person at the Matter 14 hearing session and therefore the content of this Hearing Statement and our previous representations to the emerging Local Plan should be relied upon.

2. RESPONSE TO MATTER 14 QUESTIONS

Issue 4 - Safeguarding Existing Employment Areas - Policy EC2

Question 1

- 2.1 Our interpretation of Policy EC2 is that it applies only to sites within 'B' Class Uses identified on the Policies Map and we support that approach.
- 2.2 In relation to specific sites identified on the Policies Map we note that, despite our previous representations to highlight that land to the south and west of Hayfield Mills (i.e. omission site reference SC014 in its entirety) is surplus to requirements, not used for employment purposes and has not been for several years, land to the west of Hayfield Mills remains included in the area marked as an '*Existing Employment Area*' on the Policies Map of the Submission Draft Local Plan.
- 2.3 We would therefore encourage modification of the Policies Map to exclude the land to the west of Hayfield Mills that is not used for employment purposes and has not been for some time. The land in question is readily available for redevelopment for alternative uses, hence our promoting it for allocation for residential development as detailed in our representations on other elements of the Local Plan.
- 2.4 Removing the land in question from the Existing Employment Area designation would enable it to be allocated for residential development, or at least facilitate it coming forward as a windfall site on previously developed land in a highly sustainable location should it not be allocated for residential development (subject to demonstrating that the proposed development is acceptable from a flood risk perspective - and in all other respects - at the time of a future planning application).

- 2.5 It is considered that inclusion of the land in question in the Existing Employment Area is not justified and that modifying the Local Plan in the manner proposed above would ensure the Local Plan is more positively prepared, by removing an unnecessary policy hurdle to a potential housing development that would be inherently sustainable and could deliver a range of planning benefits (not least a further contribution to the sustainable growth of the Local Service Centre of Glusburn and Crosshills and sustainability of its local services, but also other factors such as improving the setting for existing adjoining residential development and making a more effective use of land).

Question 3

- 2.6 It is considered that Policy EC2 and the explanatory text as drafted do not make it clear to decision-makers, developers and local communities how applicants for planning permission should demonstrate there is no reasonable prospect of a site being retained, reused or redeveloped for 'B' use classes.
- 2.7 Taking account of past experience of involvement in planning applications for alternative uses of employment land/premises we consider that the Local Plan would be more effective if this policy/text were amended to provide more information and clarity in this respect.

Knights plc

September 2018