

CRAVEN LOCAL PLAN EXAMINATION: HEARING STATEMENT

MAIN MATTER 5: RESIDENTIAL ALLOCATIONS

FOR 

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 **PLANNING**  **DESIGN**  **ENVIRONMENT**  **ECONOMICS**

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1. INTRODUCTION

- 1.1 The following hearing statement is provided by Pegasus Group on behalf of [REDACTED]. This statement responds to selected questions set out within Matter 5, Issue 2 of the Inspector’s Matters, Issues and Questions (“MIQs”) for Examination. The statement supports the inclusion of site SK088 (Hawbank Fields) as an allocation for residential development.
- 1.2 Pegasus Group has also expressed a desire to attend and participate in the Examination hearing session relating to this Matter.

2. MAIN MATTER 5 - Issue 2: Residential Allocations, Strategy for Skipton (Policy SP5)

Q25. What is the current status regarding planning application Ref 2017/18237/OUT?

2.1 Application 2017/18237/OUT is an outline proposal for residential development on the site along with associated works and including details of access. The application is accompanied by an illustrative masterplan which shows how 140 units could be accommodated on the site.

2.2 The application was submitted in July 2017 and was presented to Planning Committee on 12th February 2018 with a recommendation for approval subject to conditions and a S106. Members voted in line with the officer's recommendation and the applicant and LPA are now in the process of securing the legal agreement. The agreement will secure affordable housing provision and public open space contributions. The agreement has been drafted and comments have been provided by both parties, so it is envisaged that permission will be secured shortly, certainly by the end of the year.

Q26. What is the fluvial and/or surface water hazard 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 of development to avoid where possible flood risk to people and property?

2.3 The supporting text for Policy SP5 – Site SK088 states that:

"A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible."

2.4 This refers to Skibeden Beck which runs east-west across the southern portion of the site. A small area of land on either side of the beck is categorised as Flood Zones 2 & 3. This area was not included in the developable area of application 2017/18237/OUT, the masterplan for which shows that the site can accommodate 140 units without the need for any development within the land categorised as Flood Zone 2 or 3.