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# Craven Local Plan Examination

## Matter 1

# Appendix 1

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**Matter 1** – Compliance with the Act and Regulations, the Habitat Regulations and the Strategic Flood Risk Assessment

**Hearing Day 1** – Tuesday 9th October 2018 (Week 1)

September 2018

## **Matter 1 - Appendix 1 to the Council's Hearing Statement**

**Supporting Text for SA of Site Ref SG064, Settle : Land south of Runley Bridge Farm and west of B6480; 5.039 ha.**

### **Landscape and Visual Impact**

1. The statutory body Natural England has raised concerns regarding the landscape and visual impact of the proposed employment site SG064. Natural England believes that the proposed development will have significant and adverse impact on the setting of the Yorkshire Dales National Park. The statutory body is of the opinion that the development sits on a raised embankment and is very prominent in the landscape, and it hence believes views of the development looking towards the National Park would have considerable visual impact. The landscape and visual impact of this site has been assessed in a document produced by Craven District Council, entitled Landscape Visual Impact Assessment (La007) at section 6.10, pages 56 to 58, and section 6.12, pages 62 to 65 and the analysis is outlined in the following paragraphs.
2. The proposed site SG064 is a relatively large site at the entrance to Settle, adjacent to the roundabout where the A65 joins the B6480. The site is currently in agricultural use. The site is bordered by the track to Runley Mill to the north, the B6480 to the east, the A65 to the south and agricultural land to the west. There are no Public Rights on Way on the site. The site is close to the Yorkshire Dales National Park boundary, which follows the railway line, then runs eastwards along Lodge Road. There are dry-stone wall field boundaries within and around the site boundary.
3. The Landscape Visual Impact Assessment (La007) concluded that although the site is in a prominent location at the entrance to Settle, it is not highly visible from the viewpoints chosen in the assessment from within the Yorkshire Dales National Park (apart from one close range view right on the boundary of the National Park) as it was hidden by Anley Crag plantation, a thick band of trees which occupy the hill side to the east of the site between the B6480 and the railway line. However, whilst the site is not visible in its current undeveloped state, any buildings on the site would obviously be at a higher level and may well be visible above the hill top.
4. It is conceded in the assessment that the site does have long-distance views into the National Park, and due its large size, it is likely that it will be visible from the National Park in places other than the viewpoints used in the assessment. For this reason, the assessment recommended that further visual assessment work is

undertaken for the site prior to development. This should include measures to mitigate against and reduce the identified negative visual impacts through:

- The use of site boundary treatments that respect the landscape character and incorporate dry-stone walls. Existing dry-stone wall boundaries should be retained;
- Landscaping and planting of native trees at the southern end of the site to shield the site from the road and railway and to create an attractive entrance to Settle;
- A restriction on building heights to two-storeys to reduce the visibility of development from the National Park, above the rise of Anley Crag Plantation. Consideration should be given to the use of 'green roofs' to minimise the impact of development;
- The requirement for development proposals to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area.

5. The assessment concluded that in the context of views into and out of the Yorkshire Dales National Park, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to the implementation of the recommended mitigation measures above.

### **Overriding Socio-Economic Reasons for Site Selection**

6. At this stage, it is clear there are alternative perspectives regarding this site from Craven District Council and Natural England on the extent of landscape and visual impacts into and out of the National Park. Whilst Craven District Council recognises that there is likely to be some visual impact resulting from allocating this site, it is believed that the extent of such impacts can be sufficiently reduced with further design and landscaping work within the site. In contrast, Natural England is of the opinion that the subsequent development of the site would have significant and adverse impact on the setting of the National Park, and the landscape character of this entry point into the National Park. Furthermore, whereas Natural England believe that the proposed site's development would create an urban form in a rural setting, Craven District Council are of the view that the site has good strategic and local accessibility with the A65 (Settle bypass) bordering the south of the site, with the potential for direct access to be formed from the site to the B6480 and rail links in nearby Settle.
7. In light of these differing perspectives on the landscape and visual impacts, Craven District Council believe there are overriding social and economic reasons for allocating this site for an employment selection. From the sites deemed suitable in the Employment Land Review document (Ec002), the choice of these suitable employment sites was comparatively limited relative to the range of potential residential sites. Instead, with the employment sites chosen for

allocation, they are often examined in terms of what effective mitigation measures can be utilised to sufficiently reduce any negative impacts on such landscape and ecological impacts, such as the National Park. In this case of SG064, due to the limited choice of sites available for employment, there is a requirement to balance social, environmental, and economic requirements. Other potential employment site options in Settle were not considered sustainable either in the Employment Site Review assessment (Ec002) or the Sustainability Appraisal (SA004).

- On a broader scale, the general objective for employment provision in the Craven Local Plan is to put forward employment sites on a broadly even geographical spread within the local plan area. Hence, there are proposed employment sites in Skipton in the south-east, Settle in the central mid area, and Ingleton to the northwest. This allows local employment provision to go some way towards according with the allocation of residential sites throughout the local plan area. On this basis, and in the absence of other suitable sites in Settle, it is believed that there are over-riding social and economic reasons for allocating the proposed site SG064 for development in the Craven Local Plan.

**SA of Site Ref SG064, Settle SG064: Land south of Runley Bridge Farm and west of B6480; 5.039 ha.**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>Settle</b>																						
SG064:Land south of Runley Bridge Farm and west of B6480; 5.039 ha.	++	++	--	--	--	+	+	++	+	-	--	0	0	(-)	+	-	0	-	+	-	The Employment Land Review recommends that this site is allocated for employment use, in the context of an assessment of the appropriate level of employment land required at Settle, and in the context of the potential suitability of land at Brackenber Lane. The site is a greenfield site, which is detached from the settlement of Settle. The site has good strategic and local accessibility with the A65 (Settle bypass) bordering the south of the site with the potential for direct access to be formed from the site to the B6480 and rail links in nearby Settle. Adjacent to the western boundary of the site is Flood Zone 2 & 3, however site SG064 does fall within Flood Zone 1. The south western part of the site is at high risk of surface water flooding. The site has grade 3 agricultural land. The Settle-Carlisle Conservation Area Appraisal 2016 states that this site makes some contribution to the character and appearance of this conservation area. The site is within a sand and gravel mineral safeguarding area.	1b, 2, 5a, 5b, 7, 9

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## Craven District Council

1 Belle Vue Square | Skipton | BD23 1FJ | [www.cravencd.gov.uk](http://www.cravencd.gov.uk)

**Planning Policy Team** | 01756 706472 | [localplan@cravencd.gov.uk](mailto:localplan@cravencd.gov.uk)



If you would like to have this information in a way that's better for you, please telephone **01756 700600**.

