

Roy Banks

From: Robert Bryan [REDACTED]
Sent: 05 December 2018 10:44
To: Ruth Parker
Subject: Re: Further Questions Gargrave NDP

Ruth
I acknowledge receipt.
thank you
Robert
Robert Bryan, BA Hons., MRTPI.
Town Planning Consultant.

On 5 Dec 2018, at 09:45, Ruth Parker <rparker@cravencd.gov.uk> wrote:

Robert

Thank you for your email.

In terms of the point you raised regarding whether the requirement to deliver 116 dwellings within the settlement boundary can be achieved in the event that sites G2/1 & G2/3 cannot access the public highway, this is dependent on whether Gargrave Parish Council can provide evidence to show that these two sites are deliverable in terms of their access. In the event that these two sites are not deliverable I set out below the views of Craven District Council as to whether the housing figure of 116 dwellings can be achieved and whether any shortfall can be addressed by windfall sites granted during the plan period:

Excluding sites G2/1 & G2/3 from residential site allocations included in the Gargrave Neighbourhood Plan, the remaining sites would yield the following:

- G2/2 Neville House, Neville Crescent – 14 dwellings
- G2/4 Land to the west of Walton Close – 44 dwellings (a total of 58 dwellings)

Gargrave Parish Council has indicated that they would be willing to allocate site GA009 (Craven Local Plan site reference), Eshton Road for extra care accommodation, if necessary. Craven District Council has allocated this site in the Local Plan and would support allocation of the site within the Gargrave Neighbourhood Plan. The Craven Local Plan estimates that site GA009 would yield approximately 60 dwellings. Extra care accommodation falls within Use Class C3 and therefore the yield from this site would contribute towards meeting the housing requirement for the plan area and specifically housing provision in the settlement of Gargrave.

If site GA009 was allocated in the Gargrave Neighbourhood Plan this would result in a total yield from sites G/2, G2/4 & GA009 of 118 dwellings, which is 2 dwellings more than the gross residual housing requirement for allocation in Gargrave of 116 dwellings.

If, however, there was a shortfall in achieving the figure of 116 dwellings, Craven District Council considers that a shortfall could be addressed through the allowance for small sites and open countryside identified in Policy SP4 of the Submission Draft Craven Local Plan (March 2018) as being 6% of the overall housing growth at 230 net dwellings per annum throughout the plan area.

The evidence CDC has relating to the net gain of dwellings on small sites less than 5 dwellings, based on past trends over an 11 year period from 1.4.2007 to 31.3.2018 for Gargrave is 3 dwellings per year

overall. This can be broken down to an average annual rate of 2 per year within the settlement of Gargrave and approximately 1 per year for the entire parish. It is therefore considered that based on a continuation of these past trends, the net gain of dwellings on small sites over the plan period up to 2032 is estimated to be 39 dwellings (3 per year for remainder of plan period up to 2032. $3 \times 13 \text{ years} = 39 \text{ dwellings}$). It is considered therefore that any shortfall in meeting the figure of 116 for Gargrave could be addressed through the allowance made in the Craven Local Plan relating to small sites and dwellings in the open countryside.

Small sites below 5 dwellings may come forward either within or outside the settlement boundary for Gargrave, as defined in the Gargrave Neighbourhood Plan. Policy G1 of the Gargrave Neighbourhood Plan supports housing development within the defined settlement boundary and any proposals would be assessed against that NP policy in addition to any other relevant neighbourhood and local plan policies. The NP does not include a policy that relates to proposals for residential development outside this settlement boundary and therefore any future proposals for residential that is located outside this boundary would be assessed against Craven Local Plan Policy SP4: Spatial Strategy and Housing Growth and any other relevant Craven Local Plan policies.

In conclusion, therefore it is considered that if site GA009 was allocated in the Gargrave Neighbourhood Plan the total yield from sites GA009, G2/2 & G2/4 would be 118 dwellings, which is two dwellings more than the gross residual housing requirement for allocation in Gargrave of 116 dwellings. If, however there was any shortfall, CDC considered that, based on past trends of the net gain of dwellings on small sites below 5 dwellings in Gargrave, any shortfall could be addressed through the allowance made in the Craven Local Plan relating to small sites and dwellings in the open countryside.

I hope the above information is useful.

Kind regards
Ruth

Ruth Parker
Planning Officer (Planning Policy Team)

t: 01756706232

e: rparker@cravencd.gov.uk

<image5bc799.PNG>

1 Belle Vue Square, Broughton Road, Skipton, BD23 1FJ
www.cravencd.gov.uk

This e-mail, including any attachments, is confidential and intended only for the attention and use of the named addressee(s). It may contain information covered by legal, professional or other privilege. If you are not an addressee, please inform the sender immediately and destroy this e-mail. Do not read, copy, use, retain or disclose this e-mail or any part of it. Its contents do not necessarily represent the views or opinions of Craven District Council. All reasonable precautions have been taken to ensure no viruses are present in this e-mail. Craven District Council cannot accept responsibility for loss or damage arising from the use of this e-mail or attachments and recommend that you subject these to virus checking procedures prior to use.

Please be aware that all communications sent to or from Craven District Council may be subject to recording and/or monitoring in accordance with relevant legislation.

From: Robert Bryan [REDACTED]
Sent: 04 December 2018 12:06
To: Ruth Parker
Subject: Further Questions Gargarve NDP

Dear Ruth,

It is necessary that the site allocations are proven to be available and developable. I have the following concerns:

Site allocation G2/1 land to the east of West Street- The Plan should indicate how access is to be achieved to West Street or any other adopted highway. If the access land is a 3rd party landowner I need written confirmation that the landowner is happy to grant access.

Similarly allocation G2/3 shows no access onto the A65 and appears to be dependent on the demolition of a property. The Plan needs to show the access onto the A65 and, again, I need written clarification that the owner of the access (dwelling) is willing to accept the demolition and access.

I also need clarification that North Yorkshire County Council Highways are satisfied with the clarified(amended) access arrangements.

If these requirements can be met I need amended plans to represent the extended sites with access to the public highway.

In the event these two sites cannot access the public highway are not deliverable then I need to consider whether the requirement to deliver 116 dwelling units within the settlement boundary can be achieved without the need to allocate a further deliverable site. I would in that instance appreciate the views of the District council as to whether that may be achieved by windfall sites granted during the Plan period.

Please forward this email to the Parish Council and place it on the District Council's web site and ask the Parish to do the same on their web site.

regards
Robert Bryan, BA Hons., MRTPI.
Town Planning Consultant.