

Craven Local Plan Examination Note

Residential Site Allocation – GA009 – Land off Eshton Road , North of Canal, Gargrave

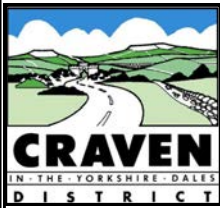
On Hearing day 5, in relation to Matter 5 on Residential Site Allocations, the Inspector requested the provision of a sketch scheme or outline plan and evidence to show how the 60 extra care dwellings proposed for site GA009 can be accommodated, given its irregular shape and the areas of flood risk on the site.

The Council has identified a roughly rectangular area for the proposed extra care accommodation which avoids the area of flood risk on the site within the rather irregular shaped site of GA009. This area is shown on the accompanying plan with a black dotted line within the overall boundary of the site. The area shown is 0.96 hectares, which is intended to deliver 60 Extra Care units. This is a realistic size of area to develop for this type of accommodation as evidenced by other similar schemes that have been developed or have an extant consent on similar sized sites in Craven District. For example, full planning permission (Ref 8/2017/18715) was granted in February 2018 for 72 extra care dwellings (comprising 64 apartments and 8 bungalows) at the former High Bentham Primary School site at Robin Lane in High Bentham. The size of the site for the development of the approved Extra Care scheme in Bentham is 0.97 ha. An extra care housing scheme completed in 2014 at Lower Greenfoot in Settle for 50 apartments was developed on a site of 0.69ha.

The Council has contacted North Yorkshire County Council regarding the proposed area for Extra Care units within site GA009. The County Council have expressed their support for the area indicated for Extra Care units on the site, and they have referenced it favourably in comparison to the Extra Care site in Bentham, and the Extra Care site in Settle.






The County Council have also stated that it is their intention to seek proposals for a scheme on this site via a procurement exercise through its Extra Care Housing Framework in the near future. Subject to finalising requirements and obtaining approvals, this procurement would include details of this site and require those providers who express interest in developing a scheme in Gargrave to provide proposed designs for a scheme as part of their submissions. As this procurement has not yet been undertaken, the County Council do not have at this stage any specific design and layout proposals for a scheme on this site.

However the County Council have undertaken some soft market testing with providers on their Extra Care Housing Framework in April 2018 in respect of Site GA009 and the development principles for the site set out within the Submission Draft Craven Local Plan (including the proposed green infrastructure requirements). Those providers that responded indicated that in principle the whole site would support the development of a viable extra care scheme with potential to deliver other supported housing or older persons accommodation dependent on demand and requirements. At this stage the County Council state that they are not able to indicate which connection(s) to Eshton Road could be formed as this depends on the nature of the scheme proposed, likely traffic generation and the requirements of NYCC Highways regarding access from Eshton Road.



GA009—Land off Eshton Road, north of Canal, Gargrave

Scale—1:1750 @ A4

-  Site Boundary
-  Area of Green Infrastructure
-  Flood Zone 2
-  Flood Zone 3a
-  Yorkshire Dales National Park

