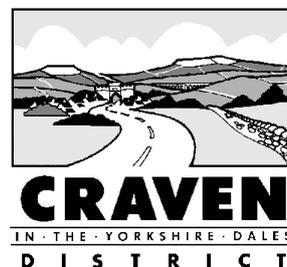


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Mr Matthew Birkinshaw  
Planning Inspector  
c/o Tony Blackburn  
Programme Officer

Telephone: 01756 706462

e-mail: [swatson@cravenc.gov.uk](mailto:swatson@cravenc.gov.uk)  
Mrs Sian Watson  
Spatial Planning Manager

Date: 17<sup>th</sup> December 2018

Dear Mr Birkinshaw,

**Council Response to Inspector's letter dated 13.11.2018 on Further Main Modifications to the Craven Local Plan re: Local Green Space Sites Refs SK-LGS64 and HE-LGS1**

Thank you for your letter of 13.11.2018 informing the Council of your initial conclusions on the above sites, following your site visits to them, that they form extensive tracts of land which conflicts with paragraph 77 of the Framework and the advice contained within the PPG, and should be deleted.

In response to this, the Council proposes further Main Modifications that seek to address the concerns you have in respect of these sites conflicting with the Framework and the PPG.

**Further Main Modifications**

The Council proposes that the plan is further modified to designate smaller areas of Local Green Space at these locations.

**North Skipton – Proposed Main Modifications**

Replace Local Green Space designation SK-LGS64 with two smaller areas (which were previously subsumed into SK-LGS64) of Local Green Space referenced SK-LGS50 (5.5ha) and SK-LGS53 (0.7ha). Attached to this letter is a map showing the location of the proposed local green space sites and their assessment under the Council's



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methodology. The assessment shows that both these sites meet the relevant tests of the Framework in that they are reasonably close to the community they serve, the sites are local in character and not extensive tracts of land. SK-LGS50 has historic significance, is rich in wildlife and has recreational value and SK-LGS53 has historic significance and is rich in wildlife.

Furthermore as you acknowledge in your letter of 13<sup>th</sup> November, the whole area of land to the north of Skipton town centre is locally important, particularly due to its historic significance and association with Skipton Castle. Whilst the Council understands your initial conclusions that the whole area constitutes an extensive tract of land, thereby rendering it unsuitable for Local Green Space designation, the Council considers that the special qualities of this area should be recognised in the local plan. The Council therefore also proposes further Main Modifications to the Vision of the Plan and Policy ENV2: Heritage as follows :-

On Page 26 of the Submission Draft Local Plan amend the final paragraph of the Vision as follows:

“As the largest settlement in the district, Skipton is the main focus for growth in Craven. New public open spaces and family facilities mean that the town centre continues to thrive. Residents, workers and visitors alike appreciate the blend of street markets, independent shops, national retailers and a wide range of other essential services in a historic setting of townscape and landscape. Skipton also offers a broad range of employment opportunities, along with a diverse evening economy and cultural offer.”

On Page 122 of the Submission Draft Local Plan amend part a) of Policy ENV2 as follows:

“a) Paying particular attention to the conservation of those elements which contribute most to the District’s distinctive character and sense of place. These include:-

- i) The legacy of mills, chimneys, and terraced housing associated with the textile industry;
- ii) The bridges and structures associated with the Settle-Carlisle Railway;
- iii) The buildings, bridges, locks and other and structures associated with the Leeds-Liverpool Canal and Thanet Canal;
- iv) The historic market towns of Skipton and Settle;
- v) Skipton Castle, the castle grounds and the castle’s extensive landscape setting, including the medieval hunting park, Skipton Woods and Civil War Battery;
- vi) The legacy of traditional barns and other buildings and structures associated with the farming industry and historic land estates.”

The above proposed modifications to the Vision and Policy ENV2 have been considered by and are supported by Historic England.

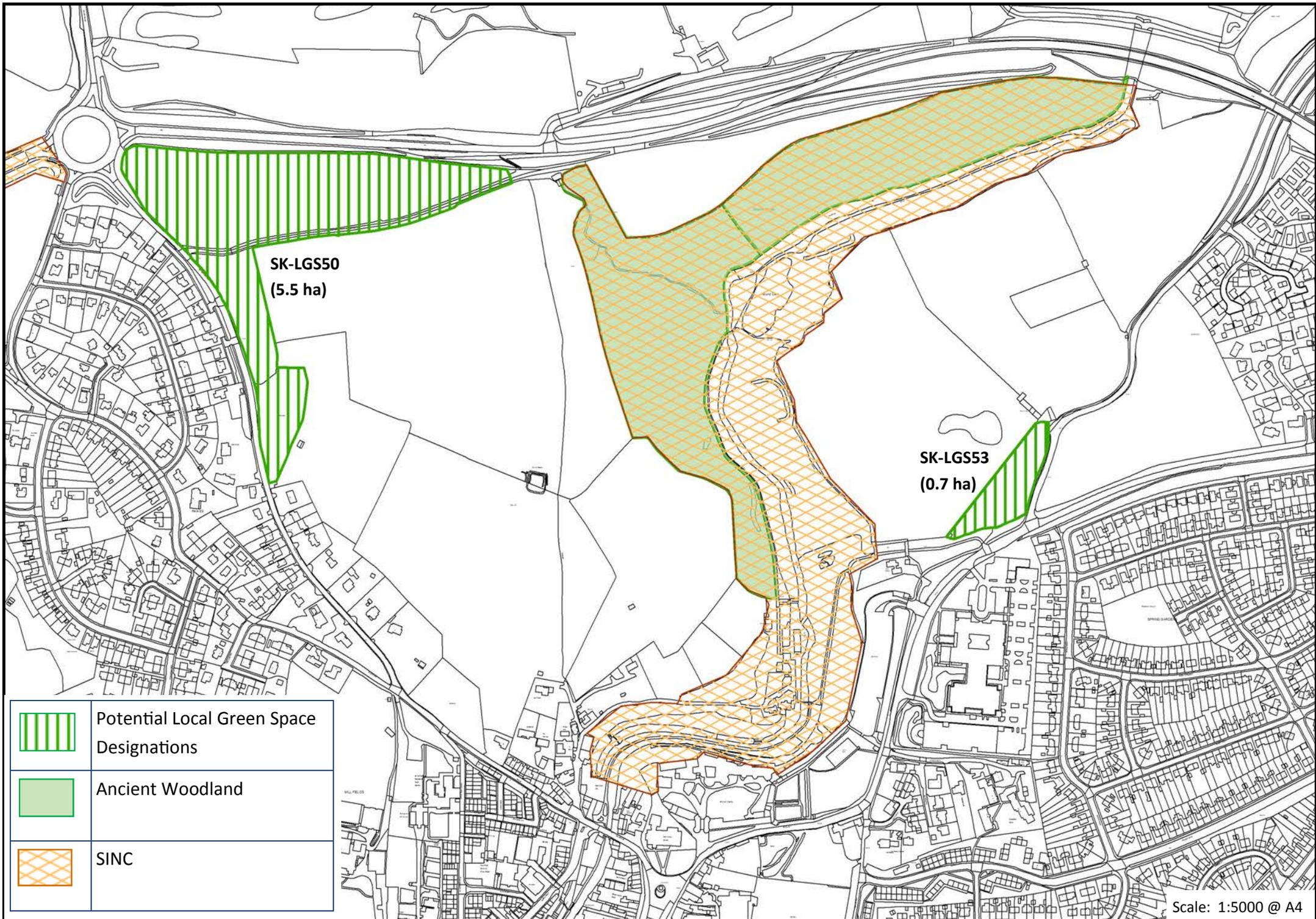
## **Land West of Hellifield – Proposed Main Modifications**

Replace Local Green Space designation HE-LGS1 with three smaller areas of Local Green Space which reflect the wetland areas or “Flashes” on the site and are referenced HE-LGS7 - Gallaber Pond (6.8ha) , HE-LGS8 -Dunbars Flash (3.3ha) and HE-LGS9 - Little Dunbars Flash (1.5ha). Attached to this letter is a map showing the location of the proposed local green space sites and their assessment under the Council’s methodology. The assessment shows that these sites meet the relevant tests of the Framework in that they are reasonably close to the community they serve, the sites are local in character and not extensive tracts of land. All the sites have historic significance, richness of wildlife, recreational value, tranquillity and beauty.

The Council understands that formal consultation with representors and hearing participants on these proposed further modifications will be necessary and that you may also wish to re-visit the sites before reaching any conclusions on this matter.

Yours sincerely

Sian Watson  
Spatial Planning Manager



Scale: 1:5000 @ A4

**Assessment of Additional Potential LGS sites (post Local Plan Examination) against Tests 1& 2**

<b>SKIPTON</b>						
<b>LGS Site Ref</b>	<b>Site Address</b>	<b>Site to be protected by INF3</b>	<b>Test 1</b> Is the site reasonably close to the community it serves? Yes or No	<b>Test 2</b> Is the site local in character and not an extensive tract of land? Yes or No	<b>Planning History on sites where LGS application received</b>	<b>Does the site pass tests 1 &amp; 2?</b> Yes or No (if 'Yes' site considered against Test 3)
SK-LGS50 (5.5 ha)	Existing protected road approach, land to south-east of Grassington Road roundabout	No	Yes	Yes		Yes
SK-LGS53 (0.7 ha)	Existing protected road approach, land to west side of Embsay Road, Skipton	No	Yes	Yes		Yes

**Assessment of Additional Potential LGS sites (post Local Plan Examination) against Test 3**

**Settlement: SKIPTON**

LGS Site Ref	Site Address	Test 3a Yes or No					Test 3b Evidence of local support	Outcome of assessment	Proposed LGS Designation Yes or No
		Historic Significance	Richness of Wildlife	Recreation Value	Beauty	Tranquillity			
SK-LGS50 (5.5 ha)	Existing protected road approach, land to south-east of Grassington Road roundabout	Yes	Yes	Yes	No	No	No	<p>The 2008 Skipton Conservation Area Appraisal specifically identifies this site as one that enhances the environment and character of the conservation area.</p> <p>Information obtained from the Ecological Data Centre indicates that this site is rich in wildlife.</p> <p>Part of the site is protected under saved Local Plan Policy BE2: Protected Road Approaches to Skipton in the 1999 Local Plan. It is considered that the existing protected road approach within this site should be designated as LGS, given its richness of wildlife.</p> <p>CPRE Tranquillity maps identify areas in red as having the lowest tranquillity scores and areas in green the highest. This site is identified as orange. Given the location of the site next to a main</p>	Yes – Site has historic significance, is rich in wildlife and has recreational value.

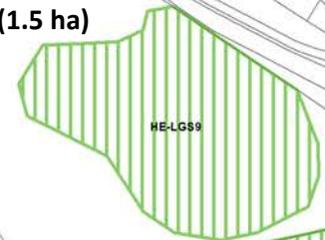
								<p>road approach to Skipton the site cannot be classed as tranquil.</p> <p>It is considered that the site is valued for its recreational value (PROW runs through the site).</p> <p>No evidence of beauty.</p>	
SK-LGS53 (0.7 ha)	Existing protected road approach, land to west side of Embsay Road, Skipton	Yes	Yes	No	No	No	No	<p>The 2008 Skipton Conservation Area Appraisal specifically identifies this site as one that enhances the environment and character of the conservation area.</p> <p>Information obtained from the Ecological Data Centre indicates that this site is rich in wildlife.</p> <p>The site is protected under saved Local Plan Policy BE2: Protected Road Approaches to Skipton in the 1999 Local Plan. It is considered that the existing protected road approach should be designated as LGS, given its richness of wildlife.</p> <p>CPRE Tranquillity maps identify areas in red as having the lowest tranquillity scores and areas in green the highest. This site is identified as yellow. However, given the location of the site next to a main road approach to Skipton</p>	Yes – Site has historic significance and is rich in wildlife.

								<p>the site cannot be classed as tranquil.</p> <p>No evidence of recreation value and beauty.</p>	
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**HE-LGS7  
(6.8 ha)**



**HE-LGS9  
(1.5 ha)**



**HE-LGS8  
(3.3 ha)**



 Potential Local Green Space Designations

Scale: 1:4000 @ A4

**Assessment of Additional Potential LGS sites (post Local Plan Examination) against Tests 1& 2**

<b>HELLIFIELD</b>						
<b>LGS Site Ref</b>	<b>Site Address</b>	<b>Site to be protected by INF3</b>	<b>Test 1</b> Is the site reasonably close to the community it serves? Yes or No	<b>Test 2</b> Is the site local in character and not an extensive tract of land? Yes or No	<b>Planning History on sites where LGS application received</b>	<b>Does the site pass tests 1 &amp; 2?</b> Yes or No (if 'Yes' site considered against Test 3)
HE-LGS7 (6.8 ha)	Gallaber Pond	No	Yes	Yes is local in character and not an extensive tract of land.	Outline permission 5/42/149/C and renewal 42/2002/2763. Reserved matters approval 42/2005/5082. Permission extant, but LGS site is outside areas of approved operational development and therefore compatible.	Yes
HE-LGS8 (3.3 ha)	Dunbars Flash	No	Yes	Yes is local in character and not an extensive tract of land.	Outline permission 5/42/149/C and renewal 42/2002/2763. Reserved matters approval 42/2005/5082. Permission extant, but LGS site is outside areas of approved	Yes

					operational development and therefore compatible.	
HE-LGS9 (1.5 ha)	Little Dunbars Flash	No	Yes	Yes is local in character and not an extensive tract of land.	Outline permission 5/42/149/C and renewal 42/2002/2763. Reserved matters approval 42/2005/5082. Permission extant, but LGS site is outside areas of approved operational development and therefore compatible.	Yes

**Assessment of Additional Potential LGS sites (post Local Plan Examination) against Test 3**

**Settlement: Hellifield**

LGS Site Ref	Site Address	Test 3a Yes or No					Test 3b Evidence of local support	Outcome of assessment	Proposed LGS Designation Yes or No
		Historic Significance	Richness of Wildlife	Recreation Value	Beauty	Tranquillity			
HE-LGS7 (6.8 ha)	Gallaber Pond	Yes	Yes	Yes	Yes	Yes	Yes*	<p>The Settle-Carlisle Conservation Area Appraisal 2016 identifies the northern part of this site as making a strong contribution to the character and appearance of the Conservation Area. It is considered, therefore that the site is valued in terms of historic significance.</p> <p>Information obtained from the Ecological Data Centre indicates that this site is rich in wildlife.</p> <p>It is considered that the site is valued for its recreational value (PROW runs along the southern boundary of the site and used for bird watching).</p> <p>CPRE Tranquillity maps identify areas in red as having the lowest tranquillity scores and areas in green the highest. This site is identified as yellow and as such is</p>	Yes - site meets criteria relating to historic significance, richness of wildlife, recreation value, recreation, tranquillity and beauty.

								considered tranquil.	
								<p>*The submitted LGS application for the wider Hellifield Flashes site is bounded by Station Road, the A65 and Waterside Lane and the railway. The three smaller proposed LGS designations (HE – LGS7, HE-LGS8 &amp; HE-LGS9) fall within the boundary of wider Hellifield Flashes site. The LGS application for the Hellifield Flashes site states that the site is recognised as a significant site in Craven for wildlife and is valued in term of beauty. Further public consultation on the three smaller proposed LGS designations will be carried out.</p> <p>The wildlife interest on the wider Hellifield Flashes site can be recognised by designating three smaller areas as LGS corresponding to the existing three Flashes, which also have historic interest, beauty, tranquillity and recreation value.</p>	
HE-LGS8 (3.3 ha)	Dunbars Flash	Yes	Yes	Yes	Yes	Yes	Yes*	The Settle-Carlisle Conservation Area Appraisal 2016 identifies the northern and eastern part of this site as making a strong contribution to the character and appearance of the Conservation	Yes - site meets criteria relating to historic significance, richness of

								<p>Area. It is considered, therefore that the site is valued in terms of historic significance.</p> <p>Information obtained from the Ecological Data Centre indicates that this site is rich in wildlife.</p> <p>It is considered that the site is valued for its recreational value (PROW runs through the site and site used for bird watching).</p> <p>CPRE Tranquillity maps identify areas in red as having the lowest tranquillity scores and areas in green the highest. This site is identified as yellow and as such is considered tranquil.</p> <p>*The submitted LGS application for the wider Hellifield Flashes site is bounded by Station Road, the A65 and Waterside Lane and the railway. The three smaller proposed LGS designations (HE – LGS7, HE-LGS8 &amp; HE-LGS9) fall within the boundary of wider Hellifield Flashes site. The LGS application for the Hellifield Flashes site states that the site is recognised as a significant site in Craven for wildlife and is valued in</p>	<p>wildlife, recreation value, recreation, tranquillity and beauty.</p>
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								<p>term of beauty. Further public consultation on the three smaller proposed LGS designations will be carried out.</p> <p>The wildlife interest on the wider Hellifield Flashes site can be recognised by designating three smaller areas as LGS corresponding to the existing three Flashes, which also have historic interest, beauty, tranquillity and recreation value.</p>	
HE-LGS9 (1.5 ha)	Little Dunbars Flash	Yes	Yes	Yes	Yes	Yes	Yes*	<p>The Settle-Carlisle Conservation Area Appraisal 2016 identifies this site as making a strong contribution to the character and appearance of the Conservation Area. It is considered, therefore that the site is valued in terms of historic significance.</p> <p>Information obtained from the Ecological Data Centre indicates that this site is rich in wildlife.</p> <p>It is considered that the site is valued for its recreational value (PROW runs to the west of the site and used for bird watching).</p> <p>CPRE Tranquillity maps identify areas in red as having the lowest tranquillity scores and areas in</p>	<p>Yes - site meets criteria relating to historic significance, richness of wildlife, recreation value, recreation, tranquillity and beauty.</p>

								<p>green the highest. This site is identified as yellow and as such is considered tranquil.</p> <p>*The submitted LGS application for the wider Hellifield Flashes site is bounded by Station Road, the A65 and Waterside Lane and the railway. The three smaller proposed LGS designations (HE – LGS7, HE-LGS8 &amp; HE-LGS9) fall within the boundary of wider Hellifield Flashes site. The LGS application for the Hellifield Flashes site states that the site is recognised as a significant site in Craven for wildlife and is valued in term of beauty. Further public consultation on the three smaller proposed LGS designations will be carried out.</p> <p>The wildlife interest on the wider Hellifield Flashes site site can be recognised by designating three smaller areas as LGS corresponding to the existing three Flashes, which also have historic interest, beauty, tranquillity and recreation value.</p>	
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