



## Craven Local Plan Examination

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# Draft Schedule of Main Modifications

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Public Consultation: 19 February to 1 April 2019

## Schedule of Main Modifications

### Introduction

1. This schedule sets out the proposed Main Modifications to the Publication Draft Craven Local Plan, submitted for examination on the 27<sup>th</sup> March 2018. Text that is proposed to be deleted is indicated by ~~strikethrough~~ notation, and text that is proposed to be inserted is underlined.
2. Alongside this schedule of Main Modifications the Council have also made available:
  - Sustainability Appraisal
  - Habitat Regulation Assessment
  - Schedule of Additional Modifications to the Local Plan, which are minor changes to the text that are not included in the consultation exercise, but are published for completeness.
3. Also published is a Schedule of Policy Map Changes which details where modifications to the Local Plan have resulted in consequential changes to the policies maps, or where corrections need to be made, for example where a site has been deleted. The Policies Map is not a development plan document but a geographical illustration of the policies contained within the Local Plan. As such, the Inspector cannot recommend main modifications to it.
4. All policy, page number, paragraph and table references relate to the numbering used in the Submission Draft Local Plan. Further Additional Modifications are likely to be made prior to adoption of the Local Plan to ensure that consistency exists between the plan references.
5. **At this stage of the examination process:**
  - **Comments can only be made on the proposed Main Modifications.**
  - **This is not the opportunity to make comments on other aspects of the Plan.**
  - **If you submitted representations during consultation on the Publication Draft Craven Local Plan undertaken between Tuesday 2nd January 2018 and Tuesday 13<sup>th</sup> February 2018, these have already been forwarded to the Inspector and there is no need to submit them again. Representations which do not relate to the Main Modifications proposed to the Local Plan will be returned.**

### Consultation Period: 19 February to 1 April 2019

**Availability of documents:** The above documents are available to view during the public consultation period on the Council's website at <https://www.cravencd.gov.uk/planning/planning-policy/new-local-plan/craven-district-council-local-plan-examination/> and will also be available for inspection at the Council's offices at Belle Vue Square, Broughton Road, Skipton, North Yorkshire, BD23 1FJ. Opening Hours: 9.00am to 5.00pm Monday to Thursday, 9.00am to 4.30pm Friday. The Submission Draft Craven Local Plan and accompanying documents will also be available to view at local libraries located within the plan area at Skipton, Settle, Bentham, Ingleton, Crosshills, Gargrave and Embsay with Eastby, and on the Supermobile library. Opening times for these libraries can be viewed at <https://www.northyorks.gov.uk/local-libraries>

**Making Representations:** Representations should preferably be made on the prescribed form. The use of the standard representation form is strongly recommended. All representations received regarding Main Modifications will be submitted to and taken into account by the Inspector.

Ref	Page	Policy/ Para/Site.	Main Modification	Justification
MM1	5	Introduction Para 1.1	This Local Plan sets out a spatial strategy and policies for change, development and conservation in Craven District outside the Yorkshire Dales National Park (YDNP) for the period 2012 to 2032. It is used to decide planning applications and sets out how land is to be used for things like housing, business, recreation and conservation; how the right development is to be achieved in the right location at the right time; and how sustainable development can be achieved overall. <u>A number of policies from the Craven Local Plan (1999) were saved in 2007. The majority of these saved policies have been replaced in this Local Plan. Appendix D details which saved policies have been replaced by those within this Local Plan.</u>	In the interests of clarity.
MM1a	26	Vision for Craven in 2032 Mid Area first paragraph and South Area final paragraph	<p>The market town of Settle is the focus of most new homes and jobs in the mid area supporting a balanced population that includes working people and families. <u>The growth of the town will have been achieved in a manner which has retained both its intimate feel and its distinctive character.</u> The smaller villages of Clapham Giggleswick, Rathmell and Hellifield are also thriving local communities.</p> <p>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 <u>of townscape and landscape.</u> Skipton also offers a broad range of employment opportunities, along with a diverse evening economy and cultural offer.</p>	In the interests of clarity and consistency with representations from Historic England and proposed MM75 to Policy ENV2.
MM2	35	Supporting Text for Policy SP1 Paras 4.12 and 4.14	<p>4.12 This housing requirement will more than meet the FOAN of the plan area of 206 dpa. <del>Furthermore when the housing requirement for the Craven Local Plan (230 dpa) is combined with the likely housing delivery of 27 dpa in that part of the Craven District lying within the Yorkshire Dales National Park (257 dpa), the FOAN of the HMA (242 dpa) will be more than met.</del></p> <p>4.14. The SHMA 2017 Update identifies a need for 126 dpa affordable homes across the HMA (Craven District). Plan preparation has considered whether the Local Plan could be expected to fully meet the need for affordable housing. The viability of providing for a proportion of market</p>	In the interests of clarity

			<p>housing, along with other planning obligations, for affordable housing has been assessed. The minimum proportion for affordable housing <u>that should be required on greenfield these sites</u> has been assessed as 30%. This is evidenced in the Craven Local Plan Viability Assessment Addendum: (November 2017). This proportion means that 230 dpa housing requirement will not meet the full need for affordable housing. However, the higher growth options assessed in the Local Plan Housing Growth Options Paper have been rejected because of their conflict with the plan's spatial strategy and the significant uncertainty over their deliverability. <del>Notwithstanding this decision, if 30% of the 230 dpa provided in the plan area was affordable housing then, combined with the provision in the National Park (within Craven District), about 66% of the HMA's affordable housing need would be met. It is estimated that just less than 60% of the Craven District's affordable housing need would be met from new housing provision in this plan and the Yorkshire Dales National Park Plan (2016).</del> In addition to this provision the Council seeks to increase the provision of affordable housing through its action plans and strategies and on all opportunity sites, including existing properties.</p>	
MM3	37	<p>Policy SP1 Meeting Housing Need Final paragraph</p>	<p>Housing Monitoring shows that <del>768</del> <u>924</u> net dwellings have been completed between 1 April 2012 and <del>30 September 2017</del> <u>31 March 2018</u>, the balance of the housing provision for the remainder of the plan period to be provided through b), c) and d) above is therefore <del>3,832</del> <u>3,676</u> net additional dwellings.</p>	<p>In the interests of clarity to reflect the updated housing monitoring position at Submission of the Local Plan.</p>
MM4	40	<p>Policy SP2 Economic Activity and Business Growth Part a) and a) ii)</p>	<p>a) Making provision for a minimum of 32 hectares <u>gross</u> of employment land over the plan period for B1, B2 and B8 Uses through:</p> <p>ii) Allocating 15.63ha <u>gross</u> of additional employment land for B1,B2 and B8 Uses in Skipton (Policy SP5), Settle (Policy SP6) and Ingleton (Policy SP9)</p>	<p>In the interests of clarity and to make the policy effective.</p>

MM5	41	Supporting Text to Policy SP3 Housing Mix and Density Paras 4.30, 4.34 and 4.35	<p>4.30 The NPPF (para 50), expects local authorities to identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. In response, the Council's <u>latest</u> Strategic Housing Market Assessment (SHMA) Update 2017 provides the following general view on the overall housing mix the local population is likely to need over the plan period:</p> <ul style="list-style-type: none"> <li>● <del>Homes with 1-2 bedrooms – 39.4%</del></li> <li>● <del>Homes with 3 bedrooms – 43.7%; and</del></li> <li>● <del>Homes with 4 or more bedrooms – 16.9%.</del></li> </ul> <table border="1" data-bbox="568 464 1776 807"> <thead> <tr> <th colspan="4" style="text-align: left;"><u>SHMA Update 2017</u> <u>Suggested dwelling mix by market and affordable dwellings (Page 89, Table 7.3)</u></th> </tr> <tr> <th><u>Overall dwelling size mix</u></th> <th><u>Market (%)</u></th> <th><u>Affordable (%)</u></th> <th><u>Overall (%)</u></th> </tr> </thead> <tbody> <tr> <td><u>1/2 Beds</u></td> <td><u>18.9</u></td> <td><u>87.4</u></td> <td><u>39.4</u></td> </tr> <tr> <td><u>3 Beds</u></td> <td><u>57.3</u></td> <td><u>11.8</u></td> <td><u>43.7</u></td> </tr> <tr> <td><u>4 Beds</u></td> <td><u>23.8</u></td> <td><u>0.8</u></td> <td><u>16.9</u></td> </tr> </tbody> </table> <p>The overall mix is <del>across all tenures and</del> assumes a broad tenure split of 70% market and 30% affordable.</p> <p>4.34 In determining planning applications, the council will have regard to the overall need to deliver a mix and range of house types and sizes and <u>will have regard to</u> the most up to date evidence of need/demand, <del>including from</del> <u>from the SHMA and any other relevant sources, such as the local Housing Register (which is a continually updated waiting list for rented affordable housing).</u> Where applicants propose a mix of housing that does not appear to take account of identified needs, they will be expected to provide credible reasons and robust evidence to support their proposals.</p> <p>4.35 Policy SP3, which follows, will help to guide the mix and density of new homes provided in Craven, in order <u>to promote balanced mixed communities and</u> to ensure that overall provision matches overall needs as closely as possible, land resources are used effectively and efficiently, and proper account is taken of evidence, scheme viability and site-specific circumstances</p>	<u>SHMA Update 2017</u> <u>Suggested dwelling mix by market and affordable dwellings (Page 89, Table 7.3)</u>				<u>Overall dwelling size mix</u>	<u>Market (%)</u>	<u>Affordable (%)</u>	<u>Overall (%)</u>	<u>1/2 Beds</u>	<u>18.9</u>	<u>87.4</u>	<u>39.4</u>	<u>3 Beds</u>	<u>57.3</u>	<u>11.8</u>	<u>43.7</u>	<u>4 Beds</u>	<u>23.8</u>	<u>0.8</u>	<u>16.9</u>	In the interests of clarity
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MM6	42 and 43	Policy SP3 Housing Mix and Density	<p>The mix and density of new housing developments will ensure that land is used in an effective and efficient manner to address local housing needs. This will be achieved in the following ways:</p> <p><del>a) The local planning authority will use the housing mix set out below as a general guide for achieving an appropriate overall mix of new housing across the plan area and across all tenures;</del></p> <ul style="list-style-type: none"> <li><del>● Homes with 1-2 bedrooms — 39%</del></li> <li><del>● Homes with 3 bedrooms — 44%</del></li> <li><del>● Homes with 4 or more bedrooms — 17%</del></li> </ul> <p><u>a) The local planning authority will require new housing developments to provide an appropriate mix of housing having regard to the dwelling size and mix recommended in the SHMA, its successor or other appropriate and up to date evidence of local housing need.</u></p> <p><del>b) The local planning authority will use 32 dwellings per hectare (net) as a general guide for achieving an appropriate overall housing density across the plan area and across all tenures;</del></p> <p><u>b) The local planning authority will require new housing developments to be developed at appropriate densities, which make effective and efficient use of land and have regard to local and site-specific circumstances. In typical greenfield developments or in brownfield developments with no significant element of conversion, the appropriate housing density should be approximately 32 dwellings per hectare (net).</u></p> <p><del>c) The local planning authority will apply the general guides, set out in parts a) and b) above, flexibly to ensure that individual proposals across the plan area are able to take account of local variations in housing need, scheme viability or other site-specific circumstances, which may indicate that a different housing mix or density is required in order to achieve local plan objectives.</del></p> <p><u>c) The local planning authority will be flexible in its requirements for housing mix and density where this is necessary to ensure scheme viability, to take account of local variations in housing need, to better promote balanced mixed communities or to achieve other local plan objectives.</u></p>	In the interests of clarity and to make the policy effective.
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MM7	44, 45, 46, 47, and 48	Supporting Text to Policy SP4 Spatial Strategy and Housing Growth Paras 4.40, 4.41 Table 2, 4.45, 4.46, 4.47, 4.49, 4.50, 4.51, 4.52, and 4.53	<p>4.40 At the next level, are villages with basic services and <u>some of these villages with basic services that are bisected by the Yorkshire Dales National Park boundary. They these are Tier 4 settlements and they provide a minor service role within the rural areas.</u> <u>Smaller villages and hamlets and farmsteads in open countryside fall within Tier 5 of the settlement hierarchy. Their service role is generally limited to the residents of the settlement itself and the local rural community.</u></p> <p><u>Tier 5 settlements are all those villages and hamlets in the plan area which have 15 or more residential properties closely grouped together and not classified as a Tier 4 settlement and above. Villages and hamlets which do not have this level of closely grouped buildings relate more to the countryside than a built up area.</u></p> <p>4.41 The settlements included in the settlement hierarchy are presented in Table 2 below:</p> <p><b>Table 2 – Settlement Hierarchy</b></p> <table border="1" data-bbox="584 759 1792 1318"> <thead> <tr> <th>Tier</th> <th>Role and Function</th> <th>Settlement</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Principal Town Service Centre</td> <td>Skipton</td> </tr> <tr> <td>2</td> <td>Key Service Centres</td> <td>High and Low Bentham, Settle</td> </tr> <tr> <td>3</td> <td>Local Service Centres</td> <td>Gargrave, Glusburn and Crosshills, Ingleton</td> </tr> <tr> <td>4a</td> <td>Villages with Basic Services</td> <td>Burton-in-Lonsdale, Carleton, Cononley, Cowling, Farnhill and Kildwick, Hellifield, Low Bradley, Sutton-in-Craven</td> </tr> <tr> <td>4b</td> <td>Villages with Basic Services Bisected by Yorkshire Dales National Park boundary</td> <td>Bolton Abbey, Clapham, Embsay, Giggleswick, Long Preston</td> </tr> </tbody> </table>	Tier	Role and Function	Settlement	1	Principal Town Service Centre	Skipton	2	Key Service Centres	High and Low Bentham, Settle	3	Local Service Centres	Gargrave, Glusburn and Crosshills, Ingleton	4a	Villages with Basic Services	Burton-in-Lonsdale, Carleton, Cononley, Cowling, Farnhill and Kildwick, Hellifield, Low Bradley, Sutton-in-Craven	4b	Villages with Basic Services Bisected by Yorkshire Dales National Park boundary	Bolton Abbey, Clapham, Embsay, Giggleswick, Long Preston	In the interests of clarity
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5	Small villages and hamlets and open countryside	Broughton, Bell Busk, Coniston Cold, Draughton, Eastby (bisected by Yorkshire Dales National Park boundary), East Marton, Halton East, Kildwick Grange, Lothersdale, Lower Westhouse, Newby, Rathmell, Stirton (bisected by Yorkshire Dales National Park boundary), Thornton-in-Craven, Tosside, West Marton and Wigglesworth
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4.45 As set out above, Tier 4 settlements comprise villages with basic services (4a) and villages with basic services that are bisected by the YDNP boundary (4b). Overall, a limited level of growth is directed towards Tier 4 settlements (the spatial strategy of the plan, accompanied by its sustainability appraisal, supported up to 2.5% of the plan area's growth for each Tier 4 settlement). However a ~~Allocated~~ growth is not directed to Bolton Abbey and Long Preston as Tier 4b settlements for the following reasons:-

- The majority of the built settlement of Long Preston is located within the Yorkshire Dales National Park and no land has been made available to allocate growth in the very small part of the village located in the Craven Plan area;
- Bolton Abbey is not ~~to be~~ allocated a specific planned level of housing growth in the spatial strategy in view of ~~the significance and sensitivity of its heritage assets~~. Instead, limited housing growth is supported by Policy EC4A as part of a comprehensive masterplan for additional tourism-led, mixed use development at Bolton Abbey.

4.46 ~~Growth at Tier 5 level of the strategy relates to those villages not identified in this policy and also the open countryside. Low levels of growth are directed towards these areas. The plan seeks to deliver limited growth in the Tier 5 settlements which comprise small villages and hamlets, some of which have no shops or services. To allow a limited, but proportionate amount of new residential development the plan therefore supports around 1.5% of the total housing growth in the lowest tier of the hierarchy~~

About 4.5% of the plan's total housing growth is supported in the countryside and on small sites across the plan area. This reflects the rural nature of the plan area and the number of agricultural workers dwellings, residential conversions of redundant or disused rural buildings, rural affordable housing schemes and small self- build projects, as evidenced by past completions.

4.47 In order to ensure that the plan's balanced sustainable spatial strategy is implemented, the focus of growth will be through the delivery of the plan's land allocations for housing and employment, and any opportunities that come forward during the plan period on previously developed land or other appropriate land within Tier 1 to 5 2, 3, 4a and 4b settlements. However, in the light of the spatial strategy's low levels of growth planned for Tier 5 settlements as a whole and their relatively small size, housing proposals within their built up area is to be limited to around 4 dwellings unless special circumstances justify a higher figure.

4.49 Nevertheless it ~~may~~ will still be appropriate to support the release of land for housing on land outside a settlement's main built up area in addition to the plan's land allocations in Tier 1 to 4 settlements. ~~and previously developed land within the areas main built up areas in certain circumstances. For example e~~ Circumstances may change in relation to the availability of, and likely yield from, the plan's land allocations, and planning permissions may lapse due to changed circumstances. If these or other circumstances mean that land will may not come forward during the plan period, and the planned growth for a settlement is clearly not being delivered, then other sustainable housing development on land adjoining within that settlement will, in principle, be supported. Set out below is how the Council will monitor the delivery of each settlements' planned level of growth.

The planned level of growth in a particular settlement is the amount of dwellings which the plan estimates should be built in that settlement by the end of the plan period. This figure is provided in the right hand column of the policy table below e.g. Skipton, Settle and Gargrave (2,300, 501 and 160 dwellings respectively). The Council will assess, on a regular basis, usually quarterly, the performance of each relevant settlement in meeting its planned growth levels. This assessment will be a 'live' document published on the Council's website. For each settlement in the plan with a planned level of growth, (this excludes Bolton Abbey, Long Preston and Tier 5 settlements) the assessment will provide, in a simple tabular form, the latest data and a commentary on dwelling

delivery.

This monitoring and management of housing growth seeks to ensure that each settlement's sustainable growth is delivered and the plan's housing requirement is met in the event of changed circumstances over the plan period. Furthermore, as referenced in Section 9: Monitoring, the plan's housing trajectory will be updated on an annual basis in the Council's Annual Monitoring Report.

4.50 Rural exception sites in accordance with Policy H2 will also be supported on land outside and well related to the main built up area of Tier 2 to 5 settlements. Furthermore, for Tier 1 to 4 settlements, tThere may be special environmental, economic and/or social circumstances that mean the benefits of a proposal to the local environment, economy or community indicate land release for development on unallocated land ~~on~~ adjoining the edge of a main built up area should be supported. ~~Housing need, economic prosperity and environmental enhancement may be relevant to the consideration of these proposals.~~ Such circumstances might include where a proposal makes a significant contribution to addressing a particular housing need which cannot be met elsewhere, or where the proposal leads to substantial environmental benefits, for example, through the re-use of previously developed land and buildings.

4.51 All proposals on unallocated land for new homes on land adjoining the edge of Tier 1 to 4 , 2, 3, 4a and 4b settlements, will need to accord with all relevant policies of this local plan and any 'made' neighbourhood plans. In addition there are criteria that are particularly relevant to assess proposals on the edge of on land adjoining settlements against (Policy SP4 I a) to c) and i) to vi). These seek to avoid a significant increase in the planned level of growth that could undermine the spatial strategy and the role of settlements in the settlement hierarchy. Other criteria are given in this policy to ensure that the impact of the proposal on the character and appearance of the settlement and countryside is acceptable. Impact on settlement form and size are also considered appropriate to assess. ~~The traffic impact of proposals on the local highway network must be acceptable and prospective applicants should seek advice from North Yorkshire County Council, the Highways Authority, on the evidence required to demonstrate the extent of the traffic impact of the proposal.~~

4.52 The plan does not allocate land for housing in the small Tier 5 settlements. These

			<p><u>settlements only have access to few or no services and sustainable growth to them is limited compared to the higher order settlements.</u> The majority of suitable housing sites in these villages are likely to be below the plan's threshold for allocation (less than 5 dwellings) <u>and within the settlement's main built up area.</u> <u>However, H-housing adjoining the main built up area of</u> <del>in</del> these settlements is <del>to be</del> supported <u>in principle where it is an affordable housing scheme on a rural exception site in accordance with Policy H2 of the plan.</u> <del>can be demonstrated that it is necessary to maintain a sustainable, vibrant and healthy rural economy and communities, but clearly these settlements' only have access to few or no services and sustainable growth to them is very limited. For this reason proposals should be small in scale compared to the size of the settlement, unless there are environmental, social and economic reasons why not. Compliance with other relevant policies in this plan, in particular those in relation to good design (Policy ENV3) and the countryside and landscape (Policy ENV1), will ensure that the local impact of such proposals will be acceptable. Rural exception sites in accordance with Policy H2 of this plan will also be supported</del></p> <p>4.53 Land not adjoining a Tier 1 <u>to 5</u> , <del>2, 3, 4a and 4b</del> settlements' main built up area (as defined in this policy) and not <del>well related-allocated for development in this plan, to a Tier 5 settlement</del> will be classified as open countryside. <u>In the open countryside</u> <del>Here</del>, support for <u>individual</u> housing proposals will be limited to <u>those which meet</u> the special circumstances identified in the NPPF and the criteria in this policy. Compliance with other relevant policies of this plan will ensure the local impact of these types of proposals will be acceptable.</p>	
MM8	48, 49, 50, 51, and 52	Policy SP4 Spatial Strategy and Housing Growth	<p>A sustainable pattern of growth will be promoted to deliver the spatial strategy of the plan over the plan period 2012 to 2032. This will be achieved by:-</p> <p>A. Directing most growth towards Skipton as the Tier 1 settlement (Principal Town Service Centre);</p> <p>B. Directing a level of growth to Settle and Bentham to underpin and enhance their roles as Tier 2 settlements (Key Service Centres);</p> <p>C. Directing a proportionate level of growth to Glusburn/Crosshills, Gargrave and Ingleton to underpin their roles as Tier 3 settlements (Local Service Centres);</p>	In the interests of clarity and to make the policy effective.

		<p>D. Directing limited growth towards Tier 4a settlements (Villages with Basic Services) to sustain their vitality and function;</p> <p>E. Directing limited growth towards Tier 4b settlements (Villages with Basic Services Bisected by the National Park Boundary) to reflect their roles as tourism hubs or gateways on the edge of the Yorkshire Dales National Park;</p> <p>F. Directing a low level of growth to Tier 5 settlements and <u>the</u> open countryside to support a sustainable, vibrant and healthy rural economy and communities;</p> <p>G. Delivering growth on sites that have planning permission and sites that are allocated for development under Policies SP5 to SP11;</p> <p><u>Tiers 1 – 4</u></p> <p>H. Supporting proposals for additional housing growth on non-allocated <del>previously developed</del> land for housing within the main built up areas** of Tier 1, 2, 3, 4a and 4b settlements provided they accord with all other relevant local plan and neighbourhood plan policies;</p> <p>I. Supporting the release of non-allocated sites for housing that adjoin the main built up area** of <u>Tier 1 to 4 settlements</u> where:-</p> <p>a) it can be demonstrated that the planned growth in the spatial strategy for the settlement will not be delivered during the plan period, <u>with the exception of Bolton Abbey (where Policy EC4A of this plan provides for limited new housing) and Long Preston</u>, or</p> <p>b) it is a rural exception site in accordance with Policy H2 of the local plan, or</p> <p>c) development is justified by special economic, environmental and /or social circumstances</p> <p>Proposals justified under a), b), or c) above, will be supported provided <u>that they</u> proposals:-</p> <p>i) are consistent with the role and function of the settlement in the spatial strategy;</p> <p>ii) are proportionate to the size of the settlement;</p>	
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		<p>iii) are complementary to the settlement's form, character and appearance;</p> <p>iv) would conserve the character and appearance of the countryside;</p> <p>v) would avoid contributing towards the coalescence of settlements; <u>and</u></p> <p><del>vi) would generate traffic that can be satisfactorily accommodated by the highway network; and</del></p> <p>vii) accord with all other relevant local plan policies or neighbourhood plan policies.</p> <p><u>Tier 5</u></p> <p>J. Supporting proposals for housing <u>within the main built up area** of in</u> Tier 5 settlements which is necessary to maintain a sustainable, vibrant and healthy rural economy and communities, <del>and</del> provided <u>that the proposal is in accordance with criteria I i) to vi) above and is:-</u></p> <p>a) small in scale compared to the size of the settlement <u>and limited to around 4 dwellings</u>, unless justified by special economic, environmental and/or social circumstances, or</p> <p>b) for an affordable housing rural exception site in accordance with Policy H2; or</p> <p>c) required in order to secure significant improvements to the environment or conservation of designated heritage assets <del>in accordance with the National Enabling Policy</del>; or</p> <p>d) justified through the neighbourhood planning process, and</p> <p>e) <del>the proposal</del> accords with all other relevant policies in the local plan.</p> <p><u>Residential Development in the Countryside</u></p> <p>K. <del>Supporting individual</del> <u>Limiting</u> proposals for new homes in the countryside away from existing settlements. <u>Unless permitted by criteria G, I or J above, or allocated for alternative uses by other local plan policies, land outside the main built up areas of Tier 1 – 5 settlements will be defined as open countryside. Within the open countryside residential development will be supported provided that it:-</u></p> <p>a) <del>the proposal accords with the NPPF</del>;</p> <p>b) <del>the proposal accords with all other relevant local plan and neighbourhood plan policies; and</del></p>	
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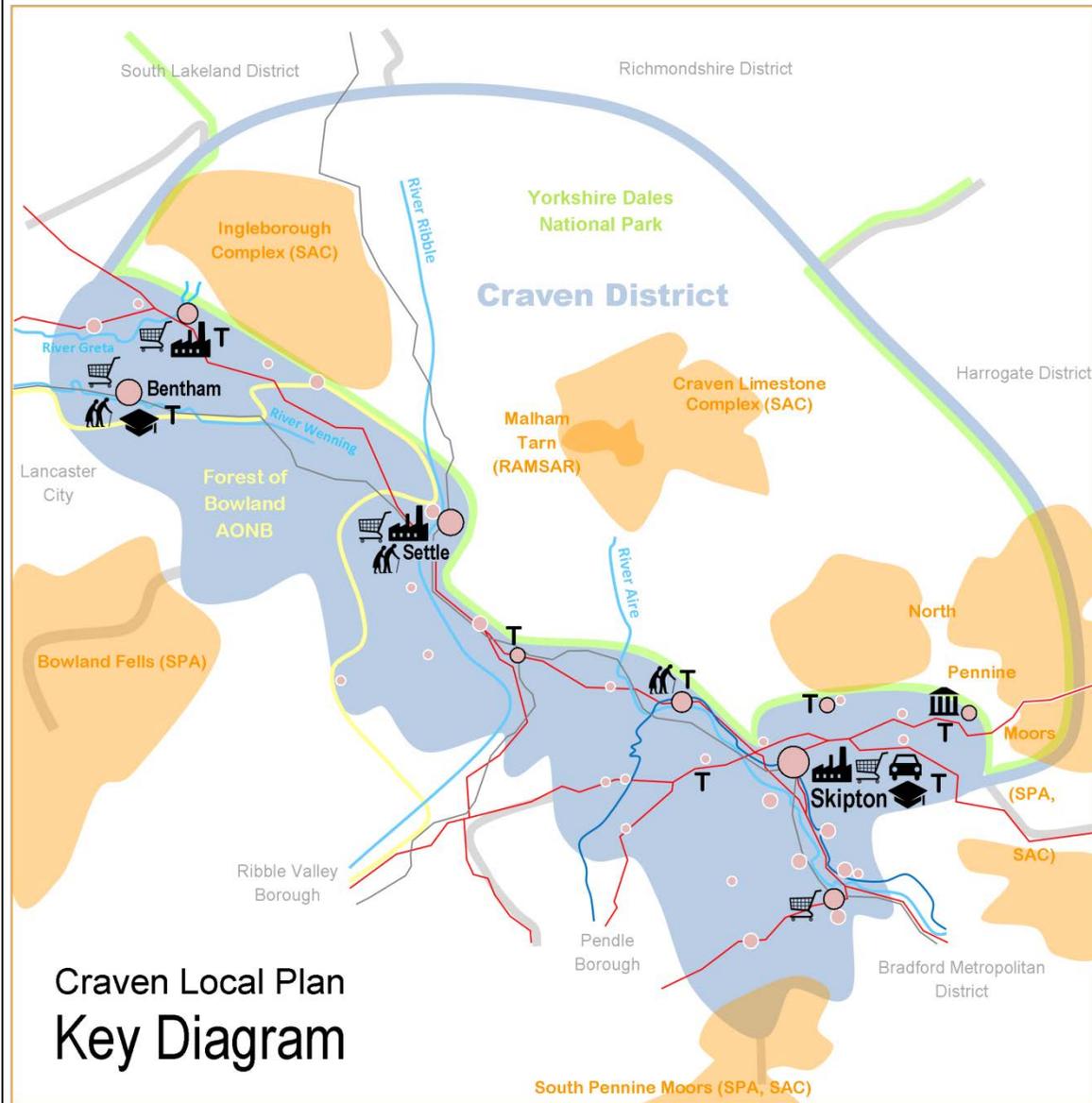
		<p>c) b) one or more of the following special circumstances apply:</p> <p>i) the proposal would meet an essential need for a rural worker to live permanently at or near their place of work in the countryside;</p> <p>ii) the proposal is required in order to secure significant improvements to the environment or conservation of a designated heritage asset <del>in accordance with the National Enabling Policy</del>, <u>and such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.</u></p> <p>iii) the proposal is for the re-use of one or more redundant or disused buildings and would enhance the immediate setting; <u>or</u></p> <p>iv) <u>the design is of exceptional quality and in accordance with the National Planning Policy Framework</u></p> <p><i>**The main built up area is defined as the <u>settlement's closely grouped and visually well related buildings and any associated spaces between these buildings</u>, <del>continuous built form of the settlement</del> and excludes:</i></p> <ol style="list-style-type: none"> <li><i>1. Individual buildings, or groups of dispersed buildings <u>or ribbon developments</u> which are clearly detached from the <u>main</u> <del>continuous</del> built up area of the settlement, <u>and ribbon developments attached to the main built up area but where the housing relates more to the surrounding countryside than to the main built up area of the settlement, and</u></i></li> <li><i>2. Gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to surrounding countryside than to the <u>main</u> built up area of the settlement, and</i></li> <li><i>3. Agricultural buildings and associated land on the edge of the settlement, and</i></li> <li><i>4. Outdoor sports and recreational facilities and other formal open spaces on the edge of the settlement.</i></li> </ol> <p>Guidelines for the distribution of new dwellings to deliver the spatial strategy is set out in the table below:-</p>	
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Tier	Settlement	Proportion of housing growth (%) at 230 net dwellings pa	Housing Provision (Approx number of NET dwellings pa)
1	Skipton (Principal Town Service Centre)	50%	<u>2,300</u> <del>445</del>
2	Settle (Key Service Centre for mid sub area)	10.9%	<u>501</u> <del>25</del>
2	Low and High Bentham (Key Service Centre for north sub area)	10.9%	<u>501</u> <del>25</del>
3	Glusburn/Crosshills (Local Service Centre)	3.5%	<u>160</u> <del>8</del>
3	Ingleton (Local Service Centre)	3.5%	<u>160</u> <del>8</del>
3	Gargrave (Local Service Centre)	3.5%	<u>160</u> <del>8</del>
Tier	Settlement	Proportion of housing growth (%) at 230 net dwellings pa	Housing Provision (Approx number of NET dwellings pa)
4a	Villages with Basic Services		
4a	Burton in Lonsdale	0.4%	<u>18</u> <del>4</del>

4a	Carleton	1.2%	<u>55</u> 3
4a	Cononley	2.5%	<u>115</u> 6
4a	Cowling	0.8%	<u>37</u> 2
4a	Farnhill and Kildwick	0.4%	<u>18</u> 4
4a	Hellifield	0.8%	<u>37</u> 2
4a	Low Bradley	0.8%	<u>37</u> 2
4a	Sutton in Craven	1.2%	<u>55</u> 3
4b	Villages with Basic Services that are bisected by the National Park boundary		
4b	Bolton Abbey	0%	0
4b	Clapham	0.8%	<u>37</u> 2
4b	Embsay	2%	<u>92</u> 5
4b	Giggleswick	0.8%	<u>37</u> 2
4b	Long Preston	0%	0
<u>5</u>	<u>Villages and hamlets</u>		

			<table border="1"> <tr> <td>5</td> <td> <p><del>Tier 5 settlements: Other villages and open countryside and plan area small site allowance</del></p> <p><u>Broughton, Bell Busk, Coniston Cold, Draughton, Eastby, East Marton, Halton East, Kildwick Grange, Lothersdale, Lower Westhouse, Newby, Rathmell, Stirton (bisected by the Yorkshire Dales National Park Boundary), Thornton-in-Craven, Tosside, West Marton and Wigglesworth</u></p> </td> <td>6%–<u>1.5%</u></td> <td><u>14-69</u></td> </tr> <tr> <td></td> <td> <p><u>Open Countryside and Small Site Allowance</u></p> </td> <td><u>4.5%</u></td> <td><u>207</u></td> </tr> </table>	5	<p><del>Tier 5 settlements: Other villages and open countryside and plan area small site allowance</del></p> <p><u>Broughton, Bell Busk, Coniston Cold, Draughton, Eastby, East Marton, Halton East, Kildwick Grange, Lothersdale, Lower Westhouse, Newby, Rathmell, Stirton (bisected by the Yorkshire Dales National Park Boundary), Thornton-in-Craven, Tosside, West Marton and Wigglesworth</u></p>	6%– <u>1.5%</u>	<u>14-69</u>		<p><u>Open Countryside and Small Site Allowance</u></p>	<u>4.5%</u>	<u>207</u>	
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MM9	53, 54, 55, 56 and 57	Supporting text for Policies SP5 to SP11 Paras 4.54 and New Key Diagram, 4.55, 4.56, 4.57, 4.58, 4.59, 4.60, 4.61, 4.62, 4.63 and Table 3, 4.64 and Table 4, 4.65 and	<p>Spatial Strategy for Housing and Economic Growth – Key Diagram and <del>Preferred</del> <u>Allocated Sites</u></p> <p>4.54 The <del>draft</del> strategic policies SP1 to SP4 set out the overall spatial strategy of the local plan for housing and economic growth in terms of the scale and distribution of housing and employment development to meet objectively assessed needs over <del>the next 15 years of the plan period 2012-</del> 2032. <u>The Key Diagram below provides a geographic representation of the broad locations of the plan’s spatial strategy and land uses identified in the plan policies.</u> To realise the spatial strategy of the local plan, specific <del>preferred</del>-allocated sites are identified in <del>draft</del> Policies SP5 to SP11 to deliver the sustainable development that is needed.</p>	For effectiveness; to comply with national planning policy and to ensure that the Plan is up to date upon adoption.								

Table 5.



-  Craven District boundary
-  Craven District in the Yorkshire Dales National Park
-  Craven Local Plan area
-  Neighbouring local authority boundaries
-  Road connections
-  Rail connections
-  Rivers
-  Leeds and Liverpool Canal
-  Principal Town Service Centre - Tier 1 growth
-  Key Service Centres - Tier 2 growth
-  Local Service Centres - Tier 3 growth
-  Villages with Basic Services - Tier 4 growth
-  Small Villages and Hamlets - Tier 5 growth
-  Employment growth
-  Growth in older people's housing
-  Growth in education provision
-  Town/village centres
-  Heritage-led tourism development
-  Key locations for tourism development
-  Road infrastructure improvements

~~4.55. The NPPF (para 159 ) says that local planning authorities should prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. Reviews of land available for economic development should also be undertaken at the same time.~~

~~4.56. The council has prepared and maintained a SHLAA from the outset of preparing the local plan and following an earlier 'Calls for Sites', has encouraged the submission of sites as an ongoing process as the plan has evolved and progressed through informal consultation and engagement. The council also commissioned consultants Lichfields to undertake a review of available and suitable employment land (March and November 2017).~~

~~4.57. The sites put forward by landowners/developers for inclusion in the SHLAA have been subject to a series of analyses (which are set out in detail in the Residential Site Selection Process Background Paper accompanying the draft local plan) to assess their suitability for housing allocation. The first of those analyses used four criteria to examine the initial appropriateness of the sites to undergo Sustainability Appraisal (SA). These were:-~~

- ~~i) The site is located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy;~~
- ~~ii) The site is at least 0.1 hectares in size and is capable of accommodating at least five dwellings;~~
- ~~iii) The site has an initial advantage because it contains at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1);~~
- ~~iv) The site is located outside areas protected nationally or internationally for key habitats and plant and animal species (i.e. Sites of Special Scientific Interest, Special Areas of Conservation & Special Protection Areas).~~

~~4.58. Sites that did not meet one or more of the aforementioned four criteria above stayed at **Level 1** of the SA. The sites which passed each of these four criteria moved on to analysis under twenty~~

socio-economic and environmental SA objectives. Under each of the twenty objectives, sites could receive five different judgements based on their perceived influence on a social, economic, and/or environmental objective. These are strongly positive, positive, neutral (no or negligible effect, or uncertainty regarding effect), negative, or strongly negative. Sites which were considered not to perform to a satisfactory level remained at **Level 2** in the SA, whereas those sites which were considered to perform to a satisfactory level proceeded to **Level 3** and were included in the **Pool of Sites**. All of the above analyses are referred to as **Stage 1**, or the **Settlement Level Analysis**.

4.59. The next stage, **Stage 2 (District Level Analysis)**, features selecting the sites which are judged to be the most appropriate and best residential sites from the Pool of Sites. There are four criteria to analyse sites which reach Stage 2, listed as follows:

- Viability of Affordable Housing Provision;
- Site Proximity to Designated Landscape Features;
- Site Proximity to Designated Natural Environment Features;
- Site Position to Health & Safety Executive (HSE) Zone.

4.60. If sites in a settlement pass all four criteria of the District Level Analysis, and collectively there are more sites in a settlement than are required to meet the balance of the housing provision required by Policy SP1 in line with the distribution strategy of Policy SP4 and after utilising the most appropriate housing densities for each site in accordance with Policy SP3, a further step is necessary within Stage 2. In these circumstances the sites within a settlement are compared and a judgement reached on which sites are preferred for allocation in the draft local plan. The judgements reached on each site are detailed in the Residential Site Selection Process Background Paper which accompanies the draft local plan.

4.61. For each proposed Preferred Site, a narrative of site analysis and description, including a net developable area, number of dwellings generated, and development principles is prepared and these are set out in the draft local plan within draft Policies SP5, SP6, SP7, SP8, SP9, SP10 and SP11.

4.62. To achieve the delivery of the balance of the housing requirement in Policy SP1 of 3,832 net

additional dwellings within the plan period 2012 to 2032, account has to be taken of likely future losses to the existing housing stock and consequently what level of gross completions may need to be delivered to ensure that the net housing requirement is achieved. Losses to the existing housing stock can occur through demolitions, changes of use from residential to other uses and conversion of residential properties resulting in a reduced number of dwellings (for instance by converting two cottages into a single dwelling).

4.63. Research into gross and net housing completions over a 10 year period from 2007 to 2016 shows that on average 12% of gross completions were offset by net losses through conversions or subdivisions and losses in the existing housing stock as Table 3 below shows.

Table 3 – Gross and Net Completions in Craven from January 2007 to December 2016	
Total Gross Completions	1596
Total Net Completions	1403
Annual average gross completions	159.6
Annual Average Net completions	140.3
% difference	12%

4.64 This evidence suggests that an allowance of 12% should made to the residual housing requirement of 3,832 ~~net~~ additional dwellings to ensure the net figure is delivered within the plan period, as illustrated in Table 4.

Table 4 – Housing Loss Allowance	

<b>A</b>	<b>NET</b> Additional Dwellings Required 2012-2032 in Policy SP1	4600
<b>B</b>	<b>NET</b> Completions 1 Apr 12 to 30 September 2017	768
<b>C</b>	<b>NET</b> Residual Housing Requirement for the remainder of the plan period. (A – B)	3832
<b>D</b>	Add 12% allowance for housing losses 2017 to 2032	460
<b>E</b>	Gross Housing Requirement for remainder of plan period (C + D)	4292
<b>F</b>	Extant planning permissions at 01 October 2017	1549
<b>G</b>	Gross Residual Requirement for Allocation /Small Site Allowance in Local Plan (E – F)	2743

4.65. Table 5 below illustrates in summary form, how the balance of the housing requirement in Policy SP1, in line with the distribution strategy in Policy SP4, is addressed by the preferred sites identified in Policies SP5 to SP11.

**Table 5 - Summary of Housing Requirement and Proposed Supply by Settlement**

Tiers 1 to 4	Settlement	Proportion of housing growth (%)	NET Housing requirement based on 230 dpe 2012 to 2012 Policy	Total NET Comps to 30/09/2017 Policy SP1	NET Residual Housing Requirement 01/10/2017 to 31/03/2022 Policy SP1 4.5 yrs	Net Housing allowance to achieve NET delivery*	GROSS Total Residual Housing Requirement 2017 to 2022*	GPPs at 30 Sept 2017	GROSS Residual Housing Allocation in Local Plan*	Approx yield of sites proposed for allocation in Plan
Tier 1	Skipton	50%	2300	334	1966	236	2202	803	1399	1402
Tier 2	Bentham	10.90%	501	13	488	59	547	54	493	494
Tier 2	Settle	10.90%	501	121	370	44	414	65	349	359
	Grusburn and									
Tier 3	Crosshills	3.50%	160	40	120	14	134	79	55	58
Tier 3	Ingleton	3.50%	160	32	128	15	143	40	103	103
Tier 3	Gargrave	3.50%	160	15	141	17	158	42	116	118
	Burton in									
Tier 4a	Lonsdale	0.40%	18	1	17	2	19	3	16	15
Tier 4a	Cartton	1.20%	55	7	48	6	54	52	2	0
Tier 4a	Conantley	2.50%	115	19	96	12	108	42	66	93
Tier 4a	Cowling	0.80%	37	38	-1	0	-1	33	-34	0
	Fernhill &									
Tier 4a	Kidwick	0.40%	18	1	17	2	19	16	3	0
Tier 4a	Hellfield	0.80%	37	11	26	3	29	38	-9	0
Tier 4a	Bradley	0.80%	37	5	32	4	36	18	18	25
Tier 4a	Sutton	1.20%	55	38	17	2	19	25	-6	0
Tier 4a	Bolton									
Tier 4a	Abbey	0%	0	0	0	0	0	6	-6	0
Tier 4b	Gephem	0.80%	37	18	19	2	21	24	-3	0
Tier 4b	Embsey	2.00%	92	1	91	11	102	101	1	0
Tier 4b	Giggleswick	0.80%	37	25	12	1	13	12	1	35
	Long									
Tier 4b	Preston	0%	0	2	-2	0	-2	5	-7	0
	Total	94.00%	4320	735	3585	430	4015	1458	2557	2702
	Other									
	villages and									
	open									
	countryside									
	and plan									
	area small									
	site									
Tier 5	allowance	6.00%	280	33	247	30	277	91	186	186
Grand Total		100.00%	4600	768	3832	460	4292	1549	2743	2888

\*Note: Individual figures may not sum to total figure due to rounding

MM10	58 and 59	Policy SP5 Strategy for Skipton – Tier 1	<p><del>DRAFT</del> POLICY SP5: STRATEGY FOR SKIPTON –TIER 1</p> <p>Skipton is the primary focus for growth and provision is made for the following development areas to meet the housing needs, commercial and employment space in the town:</p> <p>Housing Sites:</p> <table border="1" data-bbox="586 475 1794 1225"> <thead> <tr> <th data-bbox="586 475 757 603">Site Ref</th> <th data-bbox="757 475 1339 603">Location</th> <th data-bbox="1339 475 1585 603"><del>Net Dev</del> <u>Approx</u> Area (Ha)</th> <th data-bbox="1585 475 1794 603"><u>Approx</u> Yield</th> </tr> </thead> <tbody> <tr> <td data-bbox="586 603 757 715">SK013</td> <td data-bbox="757 603 1339 715">Land east of Aldersley Avenue and south of Moorview Way, Skipton</td> <td data-bbox="1339 603 1585 715"><del>3.112</del> <u>5.7</u></td> <td data-bbox="1585 603 1794 715">100</td> </tr> <tr> <td data-bbox="586 715 757 799">SK015</td> <td data-bbox="757 715 1339 799">Cefn Glas, Shortbank Road, Skipton</td> <td data-bbox="1339 715 1585 799"><del>0.442</del> <u>0.4</u></td> <td data-bbox="1585 715 1794 799">14</td> </tr> <tr> <td data-bbox="586 799 757 911">SK044</td> <td data-bbox="757 799 1339 911">Former allotments and garages, Broughton Road, Skipton</td> <td data-bbox="1339 799 1585 911"><del>0.591</del> <u>0.6</u></td> <td data-bbox="1585 799 1794 911">19</td> </tr> <tr> <td data-bbox="586 911 757 995">SK058</td> <td data-bbox="757 911 1339 995">Whitakers Chocolate Factory Site, Skipton</td> <td data-bbox="1339 911 1585 995"><del>0.492</del> <u>0.3</u></td> <td data-bbox="1585 911 1794 995"><del>46</del> <u>10</u></td> </tr> <tr> <td data-bbox="586 995 757 1118">SK060</td> <td data-bbox="757 995 1339 1118">Business premises and land, west of Firth Street, Skipton</td> <td data-bbox="1339 995 1585 1118"><del>1.323</del> <u>1.3</u></td> <td data-bbox="1585 995 1794 1118"><del>123</del> <u>121</u></td> </tr> <tr> <td data-bbox="586 1118 757 1225">SK061</td> <td data-bbox="757 1118 1339 1225">East of canal, west of Sharpaw Avenue, Skipton</td> <td data-bbox="1339 1118 1585 1225"><del>2.781</del> <u>3.7</u></td> <td data-bbox="1585 1118 1794 1225">89</td> </tr> </tbody> </table>	Site Ref	Location	<del>Net Dev</del> <u>Approx</u> Area (Ha)	<u>Approx</u> Yield	SK013	Land east of Aldersley Avenue and south of Moorview Way, Skipton	<del>3.112</del> <u>5.7</u>	100	SK015	Cefn Glas, Shortbank Road, Skipton	<del>0.442</del> <u>0.4</u>	14	SK044	Former allotments and garages, Broughton Road, Skipton	<del>0.591</del> <u>0.6</u>	19	SK058	Whitakers Chocolate Factory Site, Skipton	<del>0.492</del> <u>0.3</u>	<del>46</del> <u>10</u>	SK060	Business premises and land, west of Firth Street, Skipton	<del>1.323</del> <u>1.3</u>	<del>123</del> <u>121</u>	SK061	East of canal, west of Sharpaw Avenue, Skipton	<del>2.781</del> <u>3.7</u>	89	For effectiveness and to reflect the most up to date evidence concerning site delivery.
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			SK081, SK082 & SK108	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber , Skipton	C3 <del>10.119</del> <u>10.6</u> D1 1.8	<del>324</del> 339	
			SK087	Land to north of A6131 and south of A65, Skipton	4.104 <u>1.1</u>	35	
			SK088	Hawbank Fields north of Otley Road and south of A6131, Skipton	4.484 <u>8.6</u>	143	
			SK089 & SK090	Land to the north of Airedale Avenue & Elsey Croft and east of railway line, Skipton	C3 <del>6.807</del> <u>6.8</u> D1 1.8	218 <u>211</u>	
			SK094	Land bounded by Carleton Road, railway line and A629, Skipton	<del>3.082</del> <u>10.5</u>	99	
			SK101	East of Keighley Road and south of Cawder Lane, Skipton	<del>3.422</del> <u>4</u>	110	
			SK114 & SK124	Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton	<del>3.489</del> <u>4.6</u>	112	
			Total		C3 <del>41.048</del> <u>58.2</u> D1 – 3.6	1402	
			Mixed Use Regeneration Sites:				

Site Ref	Location	Net-Dev <u>Approx</u> Area (Ha)	
SK139	East and west of Cavendish Street, Skipton	4.995 <u>2</u>	
SK140	Skipton Station Areas A, and B, Carleton New Road, Sandylands Business Centre, Skipton	5.632 <u>5.6</u>	
Total		7.627 <u>7.6</u>	
Employment Sites			
Site Ref	Location	Use Class	<u>Approx</u> Area (Ha)
SK049	Land east of Skipton bypass, Skipton	B1,B2 and B8	6.02 <u>6</u>
SK113	Land south of Skipton Auction Mart, Skipton	B1,B2 and B8	3.01 <u>3</u>
SK135	Skipton Rock Quarry, Skipton	B2 and B8	1.064 <u>1.1</u>
Total		10.094 <u>10.1</u>	

MM11	60	Policy SP5 Site SK013	<table border="1" data-bbox="593 255 1780 654"> <thead> <tr> <th data-bbox="593 255 734 327">Site Ref.</th> <th data-bbox="734 255 1361 327">Location</th> <th data-bbox="1361 255 1780 327">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="593 327 734 438">SK013</td> <td data-bbox="734 327 1361 438">Land east of Aldersley Avenue and south of Moorview Way, Skipton</td> <td data-bbox="1361 327 1780 438">C3 Residential</td> </tr> <tr> <td colspan="3" data-bbox="593 438 1780 550"> <del>Site Allocation</del> <u>Approx. Area: 5.746 5.7 ha [net developable area 3.112 3.1 ha; (including approximately 2.6ha of green infrastructure) area 2.634 2.6 ha].</u> </td> </tr> <tr> <td colspan="3" data-bbox="593 550 1780 654"> <u>Approx. Number of Dwellings Generated: 100 dwellings [3.112 ha x 32 dwellings per ha].</u> </td> </tr> </tbody> </table> <p data-bbox="548 654 1848 774"><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</del></p> <p data-bbox="548 845 1848 1085">Development proposals for this site will incorporate <u>an area of approximately 2.6ha of green infrastructure in the west, south and south east of the site to provide a buffer to the open moorland to the south and east to enhance biodiversity; to provide recreation mitigation for the North Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC) and to provide a new PROW connection with the existing residential area at Aldersley Avenue and the play park to the north west of the site.</u></p> <p data-bbox="548 1157 1848 1422"><del>A Flood Risk Assessment is required, as a fluvial and/or A surface water flood risk hazard has been identified within the western part of the site. area. Proposals for development on this site</del> <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p>	Site Ref.	Location	Uses	SK013	Land east of Aldersley Avenue and south of Moorview Way, Skipton	C3 Residential	<del>Site Allocation</del> <u>Approx. Area: 5.746 5.7 ha [net developable area 3.112 3.1 ha; (including approximately 2.6ha of green infrastructure) area 2.634 2.6 ha].</u>			<u>Approx. Number of Dwellings Generated: 100 dwellings [3.112 ha x 32 dwellings per ha].</u>			In the interests of clarity and to make the policy effective
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MM12	61	Policy SP5 Site SK015	<table border="1"> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> <tr> <td>SK015</td> <td>Cefn Glas, Shortbank Road, Skipton</td> <td>C3 Residential</td> </tr> </table>	Site Ref.	Location	Uses	SK015	Cefn Glas, Shortbank Road, Skipton	C3 Residential	In the interests of clarity and to make the policy effective
			Site Ref.	Location	Uses					
			SK015	Cefn Glas, Shortbank Road, Skipton	C3 Residential					
			<p><del>Site Allocation</del> <u>Approx. Area: 0.442 0.4 ha</u></p>							
<p><del>Approx. Number of Dwellings Generated:</del> <u>14 dwellings [0.442 ha x 32 dwellings per ha].</u></p>										
<p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</del></p>										
MM13	61	Policy SP5 Site SK044	<table border="1"> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> <tr> <td>SK044</td> <td>Former allotments and garages, Broughton Road, Skipton</td> <td>C3 Residential</td> </tr> </table>	Site Ref.	Location	Uses	SK044	Former allotments and garages, Broughton Road, Skipton	C3 Residential	In the interests of clarity and to make the policy effective
			Site Ref.	Location	Uses					
			SK044	Former allotments and garages, Broughton Road, Skipton	C3 Residential					
			<p><del>Site Allocation</del> <u>Approx. Area: 0.591 0.6 ha</u></p>							
<p><del>Approx. Number of Dwellings Generated:</del> <u>19 dwellings [0.591 ha x 32 dwellings per ha].</u></p>										
<p><del>A Flood Risk Assessment is required, as a fluvial and/or A fluvial and surface water flood risk hazard has been identified within the southern and eastern part of the site. area. Proposals for development on this site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</del></p>										
MM14	62	Policy SP5 Site SK058	<table border="1"> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </table>	Site Ref.	Location	Uses	To take account of the withdrawal of			
Site Ref.	Location	Uses								

			<table border="1" data-bbox="584 185 1753 400"> <tr> <td data-bbox="584 185 741 256">SK058</td> <td data-bbox="741 185 1379 256">Whitakers Chocolate Factory Site, Skipton</td> <td data-bbox="1379 185 1753 256">C3 Residential</td> </tr> <tr> <td colspan="3" data-bbox="584 256 1753 328"><b>Site Allocation</b> <u>Approx. Area:</u> <del>0.492</del> <u>0.3</u> ha</td> </tr> <tr> <td colspan="3" data-bbox="584 328 1753 400"><u>Approx. Number of Dwellings Generated:</u> <del>46</del> <u>10</u> dwellings [<del>0.492 ha x 32 dwellings per ha</del>].</td> </tr> </table> <p data-bbox="555 419 1816 603">Proposals for the redevelopment of this site <del>including the demolition of existing buildings will conserve</del> <u>should preserve or enhance</u> the character <del>and or</del> <u>or</u> appearance <del>of this part of the Skipton Conservation Area.</del> Any redevelopment proposals will <u>be required to</u> retain <del>and convert the two villa style houses, the boundary walls on Upper Union Street, and will not exceed the scale and massing of the existing buildings on the site.</del></p> <p data-bbox="555 632 1816 738"><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</del></p>	SK058	Whitakers Chocolate Factory Site, Skipton	C3 Residential	<b>Site Allocation</b> <u>Approx. Area:</u> <del>0.492</del> <u>0.3</u> ha			<u>Approx. Number of Dwellings Generated:</u> <del>46</del> <u>10</u> dwellings [ <del>0.492 ha x 32 dwellings per ha</del> ].			part of site SK058 by the landowner at examination, and in the interests of clarity and to make the policy effective			
SK058	Whitakers Chocolate Factory Site, Skipton	C3 Residential														
<b>Site Allocation</b> <u>Approx. Area:</u> <del>0.492</del> <u>0.3</u> ha																
<u>Approx. Number of Dwellings Generated:</u> <del>46</del> <u>10</u> dwellings [ <del>0.492 ha x 32 dwellings per ha</del> ].																
MM15	63	Policy SP5 Site SK060	<table border="1" data-bbox="584 799 1771 1118"> <thead> <tr> <th data-bbox="584 799 741 871">Site Ref.</th> <th data-bbox="741 799 1379 871">Location</th> <th data-bbox="1379 799 1771 871">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="584 871 741 943">SK060</td> <td data-bbox="741 871 1379 943">Business premises and land, west of Firth Street, Skipton</td> <td data-bbox="1379 871 1771 943">C3 Residential</td> </tr> <tr> <td colspan="3" data-bbox="584 943 1771 1015"><b>Site Allocation</b> <u>Approx. Area:</u> <del>4.323</del> <u>1.3</u> ha</td> </tr> <tr> <td colspan="3" data-bbox="584 1015 1771 1118"><u>Approx. Number of Dwellings Generated:</u> <del>121</del> <u>123</u> including approximately <del>dwellings in total;</del> 23 units from building conversion + <del>400</del> <u>98</u> units from new build <del>{(0.094 ha x 250 dwellings per ha = 23 units) + (1.22 ha x 82 dwellings per ha = 100 units)}.</del></td> </tr> </tbody> </table> <p data-bbox="555 1190 1816 1334">Proposals for the redevelopment of this site <del>will conserve</del> <u>should preserve or enhance</u> the character <del>and or</del> <u>or</u> appearance <del>of this part of the Skipton Conservation Area.</del> The historic Mill Buildings identified in the Heritage Impact Assessments will be retained and converted and the stone boundary wall along Firth Street shall also be retained.</p> <p data-bbox="555 1366 1816 1398"><del>Ground work assessment will be required as part of the on-site works to investigate areas thought</del></p>	Site Ref.	Location	Uses	SK060	Business premises and land, west of Firth Street, Skipton	C3 Residential	<b>Site Allocation</b> <u>Approx. Area:</u> <del>4.323</del> <u>1.3</u> ha			<u>Approx. Number of Dwellings Generated:</u> <del>121</del> <u>123</u> including approximately <del>dwellings in total;</del> 23 units from building conversion + <del>400</del> <u>98</u> units from new build <del>{(0.094 ha x 250 dwellings per ha = 23 units) + (1.22 ha x 82 dwellings per ha = 100 units)}.</del>			To take account of a revised approximate site area for Site SK060 following discussion at examination, and in the interests of clarity and to make the policy effective
Site Ref.	Location	Uses														
SK060	Business premises and land, west of Firth Street, Skipton	C3 Residential														
<b>Site Allocation</b> <u>Approx. Area:</u> <del>4.323</del> <u>1.3</u> ha																
<u>Approx. Number of Dwellings Generated:</u> <del>121</del> <u>123</u> including approximately <del>dwellings in total;</del> 23 units from building conversion + <del>400</del> <u>98</u> units from new build <del>{(0.094 ha x 250 dwellings per ha = 23 units) + (1.22 ha x 82 dwellings per ha = 100 units)}.</del>																

			<p><del>to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</del></p> <p><del>A Flood Risk Assessment is required, as a fluvial and/or A surface water flood risk hazard has been identified within along the western boundary part of the site area. Proposals for development on this site Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</del></p> <p>A Traffic Impact Assessment will be required</p>							
MM16	64	Policy SP5 Site SK061	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SK061</td> <td>East of canal, west of Sharpaw Avenue, Skipton</td> <td>C3 Residential</td> </tr> </tbody> </table> <p><del>Site Allocation <u>Approx.</u> Area: 3.663 3.7 ha [net developable area 2.781 <del>2.8</del> ha; (including approximately 0.9ha of green infrastructure) <del>area 0.882</del>].</del></p> <p><del><u>Approx.</u> Number of Dwellings Generated: 89 dwellings [2.781 ha x 32 dwellings per ha].</del></p> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</del></p> <p>Development on this site should be set back from the Leeds &amp; Liverpool Canal to mirror the residential development located immediately to the north of the site and to <del>create</del> provide an area of green infrastructure <del>within the site;</del> of approximately 0.9ha. A PROW will be created along the <u>proposed green infrastructure corridor to promote urban short walks for exercise and recreation</u></p>	Site Ref.	Location	Uses	SK061	East of canal, west of Sharpaw Avenue, Skipton	C3 Residential	In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses								
SK061	East of canal, west of Sharpaw Avenue, Skipton	C3 Residential								

			<p><u>and to provide pedestrian links from the site to the surrounding footpath network;</u></p> <p><del>A PROW will be created along the proposed green infrastructure corridor to promote urban short walks for exercise and recreation and to provide pedestrian links from the site to the surrounding footpath network;</del></p> <p><del>A Flood Risk Assessment is required, as a <u>A fluvial and/or surface water flood risk</u> hazard has been identified within <u>the south and western</u> part of the site area. <del>Proposals for development on this site</del> <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></del></p> <p>Access to the site is to be gained from Cawder Lane. Access to <u>Cawder Lane from</u> Keighley Road <del>from Cawder Lane</del> is <u>currently taken</u> via the existing Horse Close Bridge, which is <del>currently</del> restricted in terms of <u>by its</u> width. Development proposals for the site will <del>must</del> therefore demonstrate how <u>vehicular</u> access to the site <del>via Horse Close Bridge</del> can be <del>improved</del> gained from a new crossing over the Leeds &amp; Liverpool Canal <del>(by either widening the existing bridge or the provision of a new bridge)</del> to serve the new housing. A traffic impact assessment will be required;</p> <p><u>Development proposals will be required to contribute towards the provision of highway improvements , in accordance with Policy INF7, at the following locations:</u></p> <p><u>a) the A65/Gargrave Road/A629/A59 junction; and</u></p> <p><u>b) the A6131/A65 junction.</u></p>								
MM17	65	Policy SP5 Site SK081, SK082 and SK108 (incorporating SK080a)	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SK081, SK082 &amp; SK108 (incorporating site SK080a)</td> <td>Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton</td> <td>C3 Residential D1 Education</td> </tr> </tbody> </table>	Site Ref.	Location	Uses	SK081, SK082 & SK108 (incorporating site SK080a)	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton	C3 Residential D1 Education	To take account of a revised approximate site area for Site SK081.SK082 &	
Site Ref.	Location	Uses									
SK081, SK082 & SK108 (incorporating site SK080a)	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton	C3 Residential D1 Education									

		<p><del>Site Allocation</del> <u>Approx. Area: 15.918 16 ha [net developable area 10.119 10.6 ha; (including approximately 3.5ha of green infrastructure and 1.8 ha for the provision of a new school in Skipton) ; green infrastructure area 3.999 ha.]</u></p> <p><del>Approx. Number of Dwellings Generated: 339 324 dwellings [10.119 ha x 32 dwellings per ha].</del></p> <p>An area of land (1.8ha) in the north east corner of the site is <del>allocated for the provision of a new primary school.</del> <u>safeguarded for a new primary school, unless this identified educational need is met elsewhere in the town. If this safeguarded area is no longer required for a primary school, as determined by the Local Education Authority and in accordance with Policy INF6, additional residential development will be acceptable in principle subject to meeting other local plan policies.</u></p> <p><del>The site-</del> <u>This is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary and a SINC. Development proposals for this site will incorporate a green infrastructure corridor measuring approximately 3.5ha along the entire north and western boundary of the site to provide landscape mitigation for the Yorkshire Dales National Park, and the SINC and the adjoining Skipton Conservation Area . It will also to provide a new PROW connections through the site with the existing residential area at Rockwood, Aireville Park and the Railway Station beyond to deliver recreational walking opportunities aimed at relieving pressure on the North Pennines Special Protection Area (SPA) &amp; Special Area of Conservation (SAC).</u></p> <p>The <del>two</del> existing tree copses in the south east of the site will be protected, <del>as areas of green infrastructure.</del> These areas will be retained and improved through suitable management in order to retain existing wooded areas within the site and along the Gargrave Road approach into Skipton.</p> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.</del> <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u></p> <p><del>A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible</del></p>	<p>SK108 as a result of discussions at examination, and in the interests of clarity and to make the policy effective</p>
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			<p>Before any development takes place, a comprehensive Masterplan for the site <del>including the incorporation of the development and design principles detailed above,</del> shall be produced in <del>collaboration</del> <u>consultation</u> with <u>relevant stakeholders</u> and to the satisfaction of the local planning authority <del>and other key stakeholders,</del> to ensure that development of the site comes forward in a <u>coordinated way</u>. The Masterplan will define areas of green infrastructure based on the <u>second development principle set out above; show land safeguarded for a new primary school, if required; demonstrate connectivity of the site with the surrounding area and PROW network and will demonstrate how all the development principles for this site are to be addressed</u> <del>Development proposals will be expected to accord with the principles of the Masterplan.</del></p> <p><u>Development proposals will be required to contribute towards the provision of highway improvements , in accordance with Policy INF7, at the following locations:</u></p> <p><u>a) the A65/Gargrave Road/A629/A59 junction; and</u></p> <p><u>b) the A6131/A65 junction.</u></p>													
MM18	66 and 67	Policy SP5 Site SK087	<table border="1" data-bbox="584 831 1771 1126"> <thead> <tr> <th data-bbox="584 831 757 887">Site Ref.</th> <th data-bbox="757 831 1509 887">Location</th> <th data-bbox="1509 831 1771 887">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="584 887 757 1002">SK087</td> <td data-bbox="757 887 1509 1002">Land to the north of A6131 and south of A65, Skipton</td> <td data-bbox="1509 887 1771 1002">C3 Residential</td> </tr> <tr> <td colspan="3" data-bbox="584 1002 1771 1058"><u>Site Allocation</u> <u>Approx Area:</u> 1.104 ha 1.1ha</td> </tr> <tr> <td colspan="3" data-bbox="584 1058 1771 1126"><u>Approx Number of Dwellings Generated:</u> 35 dwellings [1.104 ha x 32 dwellings per ha].</td> </tr> </tbody> </table> <p><del>A Flood Risk Assessment is required,</del> as a fluvial and/or <u>A surface water flood risk</u> hazard has been identified within <u>the south part</u> of the site area. <del>Proposals for development on this site</del> <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or</u></p>	Site Ref.	Location	Uses	SK087	Land to the north of A6131 and south of A65, Skipton	C3 Residential	<u>Site Allocation</u> <u>Approx Area:</u> 1.104 ha 1.1ha			<u>Approx Number of Dwellings Generated:</u> 35 dwellings [1.104 ha x 32 dwellings per ha].			In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses														
SK087	Land to the north of A6131 and south of A65, Skipton	C3 Residential														
<u>Site Allocation</u> <u>Approx Area:</u> 1.104 ha 1.1ha																
<u>Approx Number of Dwellings Generated:</u> 35 dwellings [1.104 ha x 32 dwellings per ha].																

			<p>feasible;</p> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</del></p> <p>Development proposals for this site must accord with local plan policies ENV10, H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.</p>							
MM19	67 and 68	Policy SP5 Site SK088	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SK088</td> <td>Hawbank Fields north of Otley Road and south of A6131, Skipton</td> <td>C3 Residential</td> </tr> </tbody> </table> <p><del>Approx Site Allocation Area: 8.598 8.6 ha [net developable area 4.484 4.5 ha;</del>  (including approximately 4.1 ha of green infrastructure) 4.114 ha</p> <p><del>Approx Number of Dwellings Generated: 143 dwellings [4.484 ha x 32 dwellings per ha].</del></p> <p><del>A Flood Risk Assessment is required, as a A fluvial and /or surface water flood risk hazard has been identified within the south part of the site area. Proposals for development on this site</del>  <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p><del>The site</del> <u>This</u> is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park. Development proposals for this site will incorporate</p>	Site Ref.	Location	Uses	SK088	Hawbank Fields north of Otley Road and south of A6131, Skipton	C3 Residential	In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses								
SK088	Hawbank Fields north of Otley Road and south of A6131, Skipton	C3 Residential								

			<p>landscape mitigation(s) including – approximately 4.1-44- ha of green infrastructure in the north, south and east of the site <u>to ensure that built development avoids areas of the site at risk of flooding; to provide landscape mitigation for the Yorkshire Dales National Park and to deliver recreational walking opportunities aimed at relieving pressure on the North Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC) .which shall include the protection of the existing area of woodland in the south west of the site.</u></p> <p><u>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site’s archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u></p>							
MM20	68 and 69	Policy SP5 Site SK089 and SK090	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SK089 &amp; SK090</td> <td>Land to the north of Airedale Avenue &amp; Elsey Croft and east of railway line, Skipton</td> <td>C3 Residential <u>D1 Education</u></td> </tr> </tbody> </table> <p><u>Approx Site Allocation Area: 10.594 10.6 ha [net developable area 6.807 6.8 ha; (including approximately 2 ha of green infrastructure and 1.8 ha for the provision of a new school in Skipton); green infrastructure area 1.984 2 ha].</u></p> <p><u>Approx Number of Dwellings Generated: 211 248 dwellings [6.807 ha x 32 dwellings per ha].</u></p> <p>A new primary school will be provided on 1.8ha of the total site area of sites SK089 &amp; SK090 to meet the educational requirements for Skipton over the plan period, <u>unless this identified educational need is met elsewhere in the town. If a new primary school is no longer required on this site, as determined by the Local Education Authority and in accordance with Policy INF6, residential development will be acceptable in principle subject to meeting other local plan policies.</u></p> <p><u>A Flood Risk Assessment is required, as a fluvial and /or surface water flood risk hazard has</u></p>	Site Ref.	Location	Uses	SK089 & SK090	Land to the north of Airedale Avenue & Elsey Croft and east of railway line, Skipton	C3 Residential <u>D1 Education</u>	To take account of a re-assessment of potential yield from Site SK089 and SK090 as a result of discussion at examination and in the interests of clarity and to make the policy effective
Site Ref.	Location	Uses								
SK089 & SK090	Land to the north of Airedale Avenue & Elsey Croft and east of railway line, Skipton	C3 Residential <u>D1 Education</u>								

		<p>been identified within <u>the west and south</u> part of the site area. <del>Proposals for development on this site</del> <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p><del>The site</del> <u>This</u> is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park. <del>boundary.</del> Development proposals for this site will incorporate <del>landscape mitigation(s) including a green infrastructure corridors. A green infrastructure corridor along the northern and western boundary of the site along Otley Road will be provided to maintain the existing open, rural feel of this the Otley Road approach to Skipton up to the railway bridge. A green infrastructure corridor will also be provided to the south west of site SK090 incorporating</del> <u>It will also incorporate an existing footpath running within the site adjacent to the south west boundary, providing links to the east of Skipton and beyond. A further green infrastructure corridor will also be provided adjacent to the southern boundary to provide a buffer between existing residential development at Elsey Croft and new residential development on sites SK089 and SK090. This area will also maintain an open feel to the existing PROW running along the southern boundary of the site, provide opportunities for safe walking routes to the new primary school and deliver recreational walking opportunities aimed at relieving pressure on the North Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC).</u></p> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</del></p> <p><del>Access to the site SK090 is to be gained from Wensleydale Avenue, Airedale Avenue Otley Road and Elsey Croft.</del></p> <p><u>Development proposals will be required to contribute towards the provision of highway improvements , in accordance with Policy INF7, at the following locations:</u></p> <p><u>a) the A65/Gargrave Road/A629/A59 junction; and</u></p>	
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			<u>b) The A6131/A65 junction.</u>			
MM21	69	Policy SP5 Site SK094	Site Ref.	Location	Uses	In the interests of clarity and to make the policy effective
			SK094	Land bounded by Carleton Road, railway line and A629, Skipton	C3 Residential	
			<u>Approx Site Allocation Area: 10.487 10.5 ha [net developable area 3.082 3.1 ha; (including approximately 7.4 ha of green infrastructure) area 7.406 ha].</u>			
			<u>Approx Number of Dwellings Generated: 99 dwellings [3.082 ha x 32 dwellings per ha].</u>			
<p><del>A Flood Risk Assessment is required, as a fluvial and/or surface water flood risk hazard has been identified within the south and east part of the site area. Proposals for development on this site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</del></p> <p><del>The site. This is a greenfield site in a prominent location on the edge of Skipton. Development proposals for this site will incorporate landscape mitigation(s) including an area of approximately 7.4 ha of green infrastructure in the east, west and south of the site, providing an opportunity for an area of open space/green infrastructure to be created, potentially incorporating a closed road cycle circuit track and to ensure that built development avoids areas of the site at risk from flooding. This part of the site lies within flood risk zone 2 &amp; 3, which incorporates an existing PROW along the southern boundary of the site. Proposals. Green infrastructure on the site will incorporate the route of this an existing PROW along the southern boundary of the site in order to maintain this existing link from the site to the wider area and deliver recreational walking opportunities aimed at relieving pressure on the North Pennine Moors Special Protection Area (SPA) and Special Area of</del></p>						

			<p><u>Conservation (SAC).</u></p> <p><u>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u></p>								
MM22	70	Policy SP5 Site SK101	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SK101</td> <td>East of Keighley Road and south of Cawder Lane, Skipton</td> <td>C3 Residential</td> </tr> </tbody> </table>	Site Ref.	Location	Uses	SK101	East of Keighley Road and south of Cawder Lane, Skipton	C3 Residential	<p><u>Approx Site Allocation Area: 3.999 4 ha [net developable area 3.422 3.4 ha; (including approximately 0.6 ha of green infrastructure area 0.569 ha).</u></p> <p><u>Approx Number of Dwellings Generated: 109 dwellings [3.422 ha x 32 dwellings per ha].</u></p>	<p>In the interests of clarity and to make the policy effective</p>
Site Ref.	Location	Uses									
SK101	East of Keighley Road and south of Cawder Lane, Skipton	C3 Residential									
<p><u>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u></p> <p><u>Development on this site will be set back from the Leeds &amp; Liverpool Canal to provide create an area of green infrastructure of approximately 0.6ha. within the site A PROW will be created along the proposed green infrastructure corridor which will to promote urban short walks for exercise and recreation and to provide pedestrian links from the site to the surrounding footpath network;</u></p> <p><u>A Flood Risk Assessment is required. as a A fluvial and /or surface water flood risk hazard has been identified within the south east part of the site area. Proposals for development on this site Development proposals must therefore be supported by a Flood Risk Assessment and drainage</u></p>											

			<p><u>strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p>Access to the site is to be gained from Cawder Lane. Access to <u>Cawder Lane from</u> Keighley Road <del>from Cawder Lane</del> is <u>currently taken</u> via the existing Horse Close Bridge, which is <del>currently</del> restricted in <del>terms of</del> <u>by its</u> width. Development proposals <del>for the site will</del> <u>must</u> therefore demonstrate how <u>vehicular</u> access to the site <del>via Horse Close Bridge</del> can be <del>improved</del> gained from a new crossing over the Leeds &amp; Liverpool Canal <del>(by either widening the existing bridge or the provision of a new bridge)</del> to serve the new housing. A traffic impact assessment will be required;</p> <p><u>Development proposals will be required to contribute towards the provision of highway improvements , in accordance with Policy INF7, at the following locations:</u></p> <p><u>a) the A65/Gargrave Road/A629/A59 junction; and</u></p> <p><u>b) The A6131/A65 junction.</u></p>							
MM23	71	Policy SP5 Site SK114 and SK124	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SK114 &amp; SK124</td> <td>Land to east of North Parade &amp; Cawder Road garage site, Horse Close, Skipton</td> <td>C3 Residential</td> </tr> </tbody> </table> <p><u>Approx Site Allocation Area: 4.571 <del>4.6</del> ha [net developable area 3.489 <del>3.5</del> ha; (including approximately 1.1 ha of green infrastructure area) 1.082 ha].</u></p> <p><u>Approx Number of Dwellings Generated: 112 dwellings [3.489 ha x 32 dwellings per ha].</u></p> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be</del></p>	Site Ref.	Location	Uses	SK114 & SK124	Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton	C3 Residential	In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses								
SK114 & SK124	Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton	C3 Residential								

		<p><u>required with appropriate mitigation incorporated into development proposals where necessary.</u></p> <p><del>The site-</del><u>This</u> is a greenfield site in a prominent location on the edge of Skipton. Development proposals for this site will incorporate <u>landscape mitigation(s) including three green infrastructure corridors, an area of approximately 1.1 ha of green infrastructure to recognise the <del>Two</del> existing wooded ghylls on the site in the north and central part of the site and their role in <del>are identified as areas of green infrastructure,</del> providing links to the existing PROW network, to the north and to provide a landscape buffer <del>To the most north eastern part of the site which</del> is steeply sloping and characterised by open moorland. <u>The area of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the North Pennine Moors Special Protection Area (SPA) &amp; Special Area of Conservation (SAC). This area is proposed as a green infrastructure corridor linking to the area of GI running east to west across the northern boundary of the site.</u></u></p> <p><del>A Flood Risk Assessment is required. as a fluvial and/or A</del> surface water <u>flood risk</u> hazard has been identified within <u>the south east</u> part of the site area. <u>Proposals for development on this site Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p>Access to the site is to be gained from <del>the</del> Cawder Road, <u>such as the</u> garage site located in the south west of the site. <del>Alternatively there is the potential to A possible additional access point is access the site via the</del> existing reservoir track from Whinny Gill Road, which provides access to a residential scheme with consent to the north of the site. Access to <u>Cawder Road from</u> Keighley Road <del>from Cawder Lane</del> is <u>currently taken</u> via the existing Horse Close Bridge, which is currently restricted in terms of <u>by its</u> width. Development proposals <del>for the site will</del> <u>must</u> therefore demonstrate how <u>vehicular</u> access to the site <del>via Horse Close Bridge can be improved</del> gained from a new crossing over the Leeds &amp; Liverpool Canal <del>(by either widening the existing bridge or the provision of a new bridge) to serve the new housing. A traffic impact assessment will be required;</del></p> <p><u>Development proposals will be required to contribute towards the provision of highway</u></p>	
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			<p><u>improvements , in accordance with Policy INF7, at the following locations:</u></p> <p><u>a) the A65/Gargrave Road/A629/A59 junction; and</u></p> <p><u>b) The A6131/A65 junction.</u></p>							
MM24	72 and 73	Policy SP5 Site SK139	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SK139</td> <td>East and west of Cavendish Street, Skipton</td> <td>Retail (A1) and commercial led mixed use</td> </tr> </tbody> </table> <p><u>Approx Site Allocation Area: 1.995-2ha</u></p> <p><u>Overall A retail-led <del>commercially led</del> mixed use regeneration opportunity. <del>with a focus on commercial and retail uses</del></u></p> <p><u>A <del>retail/commercial led</del> This site is a retail-led mixed use regeneration opportunity area on land east and west of Cavendish Street, Skipton offering potential to enhance this part of the town and meet the majority or all of the retail need for Skipton identified in Policy EC5. The site also provides opportunities to address <del>identified retail capacity</del> leisure requirements in Skipton, provide improvements to environmental quality and enhance connections in the town. Proposals will also take account of the following development principles:</u></p> <p><u>The site will be redeveloped for retail and commercial uses that complement and underpin the role and function of this part of Skipton whilst supporting the town centre as a whole;</u></p> <p><u>Proposals will <del>provide for retail-led floorspace that takes account of the convenience and comparison retail capacity as identified in the 2016 Retail and Leisure Study</del> will accord with the provisions of Policy EC5;</u></p>	Site Ref.	Location	Uses	SK139	East and west of Cavendish Street, Skipton	Retail (A1) and commercial led mixed use	In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses								
SK139	East and west of Cavendish Street, Skipton	Retail (A1) and commercial led mixed use								

			<p>A masterplan for the opportunity area, including the incorporation of the development and design principles above, will be produced in <del>collaboration</del> <u>consultation</u> with <u>key stakeholders</u> and to the satisfaction of the local planning authority. <del>and key stakeholders</del> Development proposals will be expected to accord with the principles of the Masterplan. Regeneration <del>will</del> should not occur on a piecemeal basis and a comprehensive approach is expected.</p>			
MM25	73 and 74	Policy SP5 Site SK140	Site Ref.	Location	Uses	In the interests of clarity and to make the policy effective
			SK140	Land at Skipton Station, Broughton Road, Carleton New Road, Sandylands Business Centre, Skipton	Commercially led including employment and an element of <u>retail and</u> community uses.	
			<u>Approx Site Allocation Area: <del>5.632</del> <u>5.6</u> ha</u>			
			Overall: A commercially led regeneration opportunity, with a focus on commercial and employment led mixed uses, and an element of community use.			
<p>The site will be developed for commercial and employment-led mix of uses <u>which may include an element of ancillary retail</u>, that complement and underpin the commercial, employment, transport, and community functions of this part of Skipton;</p> <p>A masterplan for the regeneration opportunity area, including the incorporation of the development and design principles above, will be produced in <del>collaboration</del> <u>consultation</u> with <u>key stakeholders</u> and to the satisfaction of the local planning authority. <del>and key stakeholders</del> Development proposals will be expected to <del>then</del> accord with the principles of the Masterplan. Regeneration should not occur on a piecemeal basis and a comprehensive approach to redevelopment is expected.</p>						
MM26	75	Policy SP5 Site SK049	Site Ref.	Location	Uses	In the interests of clarity and to make

			<table border="1"> <tr> <td>SK049</td> <td>Land east of Skipton bypass, Skipton</td> <td>B1, B2, B8 Employment</td> </tr> </table> <p><u>Approx Site Allocation Area: 6.02-6ha</u></p> <p>Development of the site will be employment led (B1, B2, B8) to ensure the delivery of socio economic objectives set out in the Local Plan.</p> <p>High flood risk is likely to be reduced on completion of the Skipton Flood Alleviation Scheme. However, a Flood Risk Assessment is likely to be required in order to assess any residual fluvial or surface water hazard within the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible. <u>Development proposals must be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. The Flood Risk Assessment shall incorporate the findings of both the Environment Agency's Skipton Flood Alleviation Post-Scheme Modelling Report for Eller Beck and Waller Hill Beck and the District Council's Post Scheme Modelling Report for the Ings Beck and Gallow Syke Water Management Project and demonstrate that the proposed B1, B2 and B8 uses can be accommodated on land falling outside Flood Zone 3b. Should it become apparent that the Skipton Flood Alleviation Schemes have not taken the site out of Flood Zone 3b, the Council will work with relevant stakeholders to take appropriate action. This may include the preparation of a partial or full review of the Local Plan.</u></p> <p><u>Access to the site will be gained from Ings Lane. A possible additional access point is via the Wyvern Park development scheme which has consent for business/employment floorspace and residential dwellings to the south east of the site.</u></p>	SK049	Land east of Skipton bypass, Skipton	B1, B2, B8 Employment	the policy effective
SK049	Land east of Skipton bypass, Skipton	B1, B2, B8 Employment					
MM27	76	Policy SP5 Site SK113	<table border="1"> <tr> <td>Site Ref.</td> <td>Location</td> <td>Uses</td> </tr> </table>	Site Ref.	Location	Uses	In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses					

			<table border="1"> <tr> <td data-bbox="555 185 730 416">SK113</td> <td data-bbox="730 185 1346 416">Land south of Skipton Auction Mart, Skipton</td> <td data-bbox="1346 185 1771 416"><del>B1, B2, B8</del> Employment <u>Mixed employment development including B1, B2, B8 and/or expansion of Craven Cattle Mart Ltd and Craven College.</u></td> </tr> <tr> <td colspan="3" data-bbox="555 416 1771 517"><u>Approx Site Allocation Area:</u> <del>3.01</del> 3ha</td> </tr> </table> <p data-bbox="555 584 1832 852">The site adjoins the Skipton Conservation Area and is in a prominent location on the Leeds &amp; Liverpool Canal at an important gateway to the town. Therefore, the developer is required to carry out a detailed assessment of the likely impact of development on the character and appearance of area, including the conservation area and its setting, and to incorporate any necessary mitigation measures into the proposals. Special attention will be paid to the proposed siting, design, layout and landscaping of development to ensure that the character and appearance of the area is not adversely affected <del>with</del> <u>and</u> any buildings <u>should be</u> set back from the canal. <del>by at least 15 metres.</del></p> <p data-bbox="555 884 1816 995"><u>Development of this site will be a mix of employment and economic development including B1, B2 &amp; B8 uses and potential for expansion of adjoining existing employment area to the north to accommodate the expansion of Craven Cattle Mart Ltd and Craven College.</u></p>	SK113	Land south of Skipton Auction Mart, Skipton	<del>B1, B2, B8</del> Employment <u>Mixed employment development including B1, B2, B8 and/or expansion of Craven Cattle Mart Ltd and Craven College.</u>	<u>Approx Site Allocation Area:</u> <del>3.01</del> 3ha						
SK113	Land south of Skipton Auction Mart, Skipton	<del>B1, B2, B8</del> Employment <u>Mixed employment development including B1, B2, B8 and/or expansion of Craven Cattle Mart Ltd and Craven College.</u>											
<u>Approx Site Allocation Area:</u> <del>3.01</del> 3ha													
MM28	77	Policy SP5 Site SK135	<table border="1"> <thead> <tr> <th data-bbox="555 1054 730 1129">Site Ref.</th> <th data-bbox="730 1054 1453 1129">Location</th> <th data-bbox="1453 1054 1771 1129">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="555 1129 730 1259">SK135</td> <td data-bbox="730 1129 1453 1259">Skipton Rock Quarry, Skipton</td> <td data-bbox="1453 1129 1771 1259">B2, B8 Employment</td> </tr> <tr> <td colspan="3" data-bbox="555 1259 1771 1334"><u>Approx Site Allocation Area:</u> <del>1.064</del> 1.1ha</td> </tr> </tbody> </table>	Site Ref.	Location	Uses	SK135	Skipton Rock Quarry, Skipton	B2, B8 Employment	<u>Approx Site Allocation Area:</u> <del>1.064</del> 1.1ha			In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses											
SK135	Skipton Rock Quarry, Skipton	B2, B8 Employment											
<u>Approx Site Allocation Area:</u> <del>1.064</del> 1.1ha													

			<p><del>A Flood Risk Assessment is required. as a fluvial and/or A surface water <u>flood risk</u> hazard has been identified within <u>the central</u> part of the site area. <u>Proposals for development on this site</u> <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></del></p>									
MM29	78 and 79	Policy SP6 Strategy for Settle – Tier 2	<p><del>DRAFT</del> POLICY SP6: STRATEGY FOR SETTLE – TIER 2</p> <p>Settle is a secondary location for growth in the plan area, providing serviced employment land and housing growth to reflect the role of Settle as a rail connected key service centre for the mid sub area. Development will provide housing to meet local needs whilst employment development will ensure that a medium to long term supply of serviced employment land is delivered to provide opportunities for entrepreneurs and businesses to expand and locate in the mid sub area. Provision is made for the following sites and locations to meet these aims:</p> <p>Housing Sites:</p> <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Location</th> <th><del>Net Dev</del> <u>Approx.</u> Area (Ha)</th> <th><u>Approx.</u> Yield</th> </tr> </thead> <tbody> <tr> <td>SG021, SG066, SG080</td> <td>Land to the north-west and south-west of Penny Green, Settle</td> <td><del>2.487</del> <u>3.7</u></td> <td>80</td> </tr> </tbody> </table>	Site Ref	Location	<del>Net Dev</del> <u>Approx.</u> Area (Ha)	<u>Approx.</u> Yield	SG021, SG066, SG080	Land to the north-west and south-west of Penny Green, Settle	<del>2.487</del> <u>3.7</u>	80	For effectiveness and to reflect the most up to date evidence concerning site delivery.
Site Ref	Location	<del>Net Dev</del> <u>Approx.</u> Area (Ha)	<u>Approx.</u> Yield									
SG021, SG066, SG080	Land to the north-west and south-west of Penny Green, Settle	<del>2.487</del> <u>3.7</u>	80									

			SG025	Land to the south of Ingfield Lane, Settle	<del>3.94</del> <u>11.4</u>	125
			SG027, SG068	Land to the south of Brockhole View and west of Brockhole Lane, Settle	<del>1.775</del> <u>2.6</u>	57
			SG032	Car park, off Lower Greenfoot and Commercial Street, Settle	<del>0.412</del> <u>0.4</u>	13
			SG035	F H Ellis Garage, Settle	<del>0.162</del> <u>0.2</u>	32
			SG042	NYCC Depot, Kirkgate, Settle	<del>0.245</del> <u>0.3</u>	<del>8</del> <u>10</u>
			SG079	Land to the north of Town Head Way, Settle	<del>0.802</del> <u>1.7</u>	26
			LA004	Land to north of Barrel Sykes, Settle	<del>0.56</del> <u>0.6</u>	18
			Total		<del>10.353</del> <u>20.9</u>	<del>359</del> <u>361</u>
			<b>Employment/Mixed Use <u>Regeneration</u> Sites:</b>			
			Site Ref	Location	<del>Net Dev</del> <u>Approx.</u> Area (Ha)	<u>Approx.</u> Yield
			SG060	Northern part of Sowarth Industrial Estate, Settle	<del>1.654</del> <u>1.7</u>	<u>N/A</u>

			<table border="1"> <tr> <th colspan="4"><u>Employment-Led Mixed Use Sites:</u></th> </tr> <tr> <td>SG064</td> <td>Land south of Runley Bridge Farm and west of B6480</td> <td><del>5.039</del> Minimum 2.6ha for B1, B2 and B8</td> <td><u>19</u></td> </tr> <tr> <td><b>Total</b></td> <td></td> <td><b>6.723</b></td> <td></td> </tr> <tr> <td colspan="4"></td> </tr> </table>	<u>Employment-Led Mixed Use Sites:</u>				SG064	Land south of Runley Bridge Farm and west of B6480	<del>5.039</del> Minimum 2.6ha for B1, B2 and B8	<u>19</u>	<b>Total</b>		<b>6.723</b>						
<u>Employment-Led Mixed Use Sites:</u>																				
SG064	Land south of Runley Bridge Farm and west of B6480	<del>5.039</del> Minimum 2.6ha for B1, B2 and B8	<u>19</u>																	
<b>Total</b>		<b>6.723</b>																		
MM30	79 and 80	Policy SP6 Site SG021, SG066 and SG080	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SG021, SG066, SG080</td> <td>Land to the north-west and south-west of Penny Green, Settle</td> <td>C3 Residential</td> </tr> </tbody> </table> <p><del>Site Allocation Area: 4.297 ha (net developable area 2.487 ha; green infrastructure area 1.581 ha; 0.229 for potential access road to B6480).</del> <u>Approx. Area: 3.7 ha (including approx. 1.2 ha of additional green infrastructure)</u></p> <p><del>Number of Dwellings Generated: 80 dwellings (2.487 hectares x 32 dwellings per hectare).</del> <u>Approx. Number of Dwellings: 80</u></p> <p><del>The site-</del> <u>This</u> is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate biodiversity and landscape mitigation(s) including a green infrastructure area <del>corridor</del> <u>of approximately 1.2 ha</u> along the south-eastern border of the <del>net developable area</del> of the site, to mitigate impact on the Settle-Carlisle Railway Conservation Area to the east, and wider views of the site from the National Park. <u>The area of green infrastructure will</u></p>	Site Ref.	Location	Uses	SG021, SG066, SG080	Land to the north-west and south-west of Penny Green, Settle	C3 Residential	In the interests of clarity and to make the policy effective										
Site Ref.	Location	Uses																		
SG021, SG066, SG080	Land to the north-west and south-west of Penny Green, Settle	C3 Residential																		

			<p><u>also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC).</u> Existing dry stone boundary walls to be retained on site.</p> <p>Siting and design of development on the site to conserve the significance of the Settle-Carlisle Railway Conservation Area. <del>heritage assets near the site and their settings.</del></p> <p><del>A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;</del></p> <p><del>Access to the site is to be gained from Penny Green. and/or the B6480. Any new access road from the B6480 will not be included in the net developable area of the site and will be sensitively designed and extensively landscaped including tree planting to minimise and mitigate impact on the nearby conservation area and the B6480, as a main road approach into Settle.</del></p>							
MM31	80 and 81	Policy SP6 Site SG025	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SG025</td> <td>Land to the south of Ingfield Lane, Settle</td> <td>C3 Residential</td> </tr> </tbody> </table> <p><del>Site Allocation Area: 11.43 ha [net developable area 3.91 ha; green infrastructure area 7.52 ha (including an approved surface water management scheme in the south-east section of the site)]. <u>Approx. Area: 11.4 ha (including approx. 7.5 ha of additional green infrastructure, which incorporates an approved surface water management scheme in the south-east section of the site).</u></del></p> <p><del>Number of Dwellings Generated: 125 dwellings (3.91 ha x 32 dwellings per ha)- <u>Approx. Number of Dwellings: 125</u></del></p> <p><del>The site-</del><u>This</u> is a greenfield site in a prominent location on the edge of Settle. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and</p>	Site Ref.	Location	Uses	SG025	Land to the south of Ingfield Lane, Settle	C3 Residential	In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses								
SG025	Land to the south of Ingfield Lane, Settle	C3 Residential								

			<p>appearance of the area. Development proposals for this site will incorporate landscape <u>and recreation</u> mitigation(s) including green infrastructure <u>areas corridors of approximately 7.5 ha</u> through the centre of the site; the western edge of the site and connecting to the approved 'water meadows' surface water management scheme to the south and east of the site. Mitigation along the south-eastern boundary will include a softening of the built form with gaps and planting of tree blocks between clusters of dwellings which will be front facing towards the YDNP. Dwelling heights will be restricted to two storeys in height. Mitigation measures are to mitigate impact on the special qualities of the YDNP, the Settle-Carlisle Railway Conservation Area and the heritage assets of the Falcon Manor Hotel and Ingfield Lodge. <u>The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Craven Limestone Complex Special Area of Conservation (SAC).</u></p> <p><del>A Flood Risk Assessment is required. as a fluvial and/or</del> <u>A surface water flood risk hazard has been identified within to the southern and western parts of the site area. Proposals for development on this site</u> <del>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</del></p> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</del></p>										
MM32	81 and 82	Policy SP6 Site SG027 and SG068	<table border="1"> <thead> <tr> <th data-bbox="555 1145 743 1219">Site Ref.</th> <th data-bbox="743 1145 1404 1219">Location</th> <th data-bbox="1404 1145 1789 1219">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="555 1219 743 1331">SG027, SG068</td> <td data-bbox="743 1219 1404 1331">Land to the south of Brockhole View and west of Brockhole Lane, Settle</td> <td data-bbox="1404 1219 1789 1331">C3 Residential</td> </tr> <tr> <td colspan="3" data-bbox="555 1331 1789 1385"><u>Site Allocation Area: 2.631 ha (net developable area 1.775 ha; and green infrastructure area</u></td> </tr> </tbody> </table>	Site Ref.	Location	Uses	SG027, SG068	Land to the south of Brockhole View and west of Brockhole Lane, Settle	C3 Residential	<u>Site Allocation Area: 2.631 ha (net developable area 1.775 ha; and green infrastructure area</u>			In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses											
SG027, SG068	Land to the south of Brockhole View and west of Brockhole Lane, Settle	C3 Residential											
<u>Site Allocation Area: 2.631 ha (net developable area 1.775 ha; and green infrastructure area</u>													

0.856 ha)- Approx. Area: 2.6 ha (including approx. 0.8 ha of additional green infrastructure)

Number of Dwellings Generated: 57 dwellings (1.775 ha x 32 dwellings per ha)- Approx. Number of Dwellings: 57

~~The site~~ This is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate landscape and recreation mitigation(s) including fingers areas of green infrastructure of approximately 0.8 ha in the southern, western and eastern parts of the site and connecting to the approved 'water meadows' surface water management scheme to the west of the site. Green infrastructure will also be incorporated along the eastern boundary of the site to protect the rural nature of Brockhole Lane. Mitigation-The provision of green infrastructure along the southern and eastern boundaries will protect the rural nature of Brockhole Lane and provide landscape mitigation for the Yorkshire Dales National Park will result in a by softening of the built form; and will include including the planting of tree blocks of native species, and providing gaps between clusters of dwellings which will be front facing towards the YDNP. Dwelling heights will be restricted to two storeys in height. Existing dry stone boundary walls to be retained on site and new dry stone boundary walls to be created to enclose the southern and eastern boundaries of the site to respect the character of Brockhole Lane and surrounding fields. Mitigation measures are to mitigate impact on the special qualities of the YDNP. The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Craven Limestone Complex Special Area of Conservation (SAC).

~~Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.~~

~~A Flood Risk Assessment is required. A surface water flood risk hazard has been identified within the southern part of the site. Proposals for development on this site-Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the~~

			<p><u>design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not <u>where possible or feasible</u>;</u></p>									
MM33	82	Policy SP6 Site SG032	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SG032</td> <td>Car park, off Lower Greenfoot and Commercial Street, Settle</td> <td>C3 Residential</td> </tr> </tbody> </table> <p><del>Site Allocation Area: 0.412 ha (net developable area 0.412 ha).</del> <u>Approx. Area: 0.4 ha</u></p> <p><del>Number of Dwellings Generated: 13 dwellings (0.412 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 13</u></p> <p><u>A surface water flood risk hazard has been identified within the western part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), where possible;</u></p>			Site Ref.	Location	Uses	SG032	Car park, off Lower Greenfoot and Commercial Street, Settle	C3 Residential	In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses										
SG032	Car park, off Lower Greenfoot and Commercial Street, Settle	C3 Residential										
MM34	83	Policy SP6 Site SG035	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SG035</td> <td>F H Ellis Garage, Settle</td> <td>C3 Residential</td> </tr> </tbody> </table> <p><del>Site Allocation Area: 0.162 ha (net developable area 0.162 ha).</del> <u>Approx. Area: 0.2 ha</u></p> <p><del>Number of Dwellings Generated: 32 dwellings (specialist accommodation for older people) (0.162 ha x 200 dwellings per ha).</del> <u>Approx. Number of Dwellings: 32 (specialist accommodation for older people)</u></p>			Site Ref.	Location	Uses	SG035	F H Ellis Garage, Settle	C3 Residential	In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses										
SG035	F H Ellis Garage, Settle	C3 Residential										

			Siting and design of development on the site to conserve the significance of heritage assets ( <del>listed buildings and conservation areas</del> ) on and adjacent to the site and their settings ( <u>the grade II listed buildings to the north west of the site: The Terrace, No. 3 Windyridge and The Croft; and Settle Conservation Area</u> ).							
MM35	84	Policy SP6 Site SG079	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SG079</td> <td>Land to the north of Town Head Way, Settle</td> <td>C3 Residential</td> </tr> </tbody> </table> <p><del>Site Allocation Area: 1.745 ha (net developable area 0.802 ha; green infrastructure area 0.943 ha);</del> <u>Approx. Area: 1.7 ha (including approx. 0.9 ha of additional green infrastructure).</u></p> <p><del>Number of Dwellings Generated: 26 dwellings (0.802 ha x 32 dwellings per ha);</del> <u>Approx. Number of Dwellings: 26</u></p> <p><del>The site</del> <u>This is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate landscape and recreation mitigation(s) including a green infrastructure corridor area of approximately 0.9 ha along the eastern and northern boundaries of the site to provide landscape mitigation for the Yorkshire Dales National Park mitigate impact on the National Park and the adjacent grade II listed building, Barrel Sykes Farm. The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Craven Limestone Complex Special Area of Conservation (SAC) by providing footpath links to the railway tunnel footpath to the north and the National Park highway/footpath and PROW to the east.</u> The layout of the site will be designed to leave gaps through the site <del>from east to west</del> to retain views from the National Park to the <u>Grade II listed</u> Barrel Sykes Farm and the undesignated heritage asset of Watershed Mill chimney beyond. The layout of the site will also</p>	Site Ref.	Location	Uses	SG079	Land to the north of Town Head Way, Settle	C3 Residential	In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses								
SG079	Land to the north of Town Head Way, Settle	C3 Residential								

			<p>ensure that views from Town Head Way north towards Barrel Sykes Farm and the Watershed Mill chimney are retained.</p> <p>The existing dry stone boundary walls will be retained. A new dry stone boundary wall will be created east to west across the site to enclose the northern <del>strip</del> <u>area</u> of green infrastructure in order to maintain the setting of the adjacent heritage asset of the grade II listed Barrel Sykes Farm and to provide a clear definable edge to the development.</p> <p><del>A Flood Risk Assessment is required. A surface water flood risk hazard has been identified within the northern part of the site. Proposals for development on this site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</del></p>													
MM36	85	Policy SP6 Site SG042	<table border="1" data-bbox="555 735 1812 1066"> <thead> <tr> <th data-bbox="555 735 743 810">Site Ref.</th> <th data-bbox="743 735 1404 810">Location</th> <th data-bbox="1404 735 1812 810">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="555 810 743 885">SG042</td> <td data-bbox="743 810 1404 885">NYCC Depot, Kirkgate, Settle</td> <td data-bbox="1404 810 1812 885">C3 Residential</td> </tr> <tr> <td colspan="3" data-bbox="555 885 1812 960"> <del>Site Allocation Area: 0.245 ha (net developable area 0.245 ha).</del> <u>Approx. Area: 0.3 ha</u> </td> </tr> <tr> <td colspan="3" data-bbox="555 960 1812 1066"> <del>Number of Dwellings Generated: 8 dwellings (0.245 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 10</u> </td> </tr> </tbody> </table> <p>Siting and design of development on the site to conserve the significance of heritage assets (<del>listed buildings and conservation areas</del>) on <u>and adjacent to</u> the site and their settings (<u>the grade II listed buildings to the south of the site: Victoria Hall, Kirkgate; Bond End, Kirkgate; the grade II* listed building to the south of the site: Friends Meeting House, Kirkgate; and Settle Conservation Area and the Settle Carlisle Railway Conservation Area</u>).</p> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought</del></p>	Site Ref.	Location	Uses	SG042	NYCC Depot, Kirkgate, Settle	C3 Residential	<del>Site Allocation Area: 0.245 ha (net developable area 0.245 ha).</del> <u>Approx. Area: 0.3 ha</u>			<del>Number of Dwellings Generated: 8 dwellings (0.245 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 10</u>			To take account of a revised approximate site area for Site SG042 as a result of discussion at examination and in the interests of clarity and to make the policy effective
Site Ref.	Location	Uses														
SG042	NYCC Depot, Kirkgate, Settle	C3 Residential														
<del>Site Allocation Area: 0.245 ha (net developable area 0.245 ha).</del> <u>Approx. Area: 0.3 ha</u>																
<del>Number of Dwellings Generated: 8 dwellings (0.245 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 10</u>																

			<p><del>to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</del></p> <p><u>A surface water flood risk hazard has been identified within the central part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), where possible;</u></p>																
MM37	86	Policy SP6 Site LA004	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>LA004</td> <td>Land to the north of Barrel Sykes, Settle</td> <td>C3 Residential</td> </tr> <tr> <td colspan="3">Site Allocation Area: <del>0.557 ha (net developable area 0.557 ha).</del> <u>Approx. Area: 0.6 ha</u></td> </tr> <tr> <td colspan="3"><u>Number of Dwellings Generated: 18 dwellings (0.557 ha x 32 dwellings per ha).</u> <u>Approx. Number of Dwellings: 19</u></td> </tr> <tr> <td colspan="3"> <p><del>The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate biodiversity and landscape mitigation(s);</del></p> <p><u>A Flood Risk Assessment is required. A surface water flood risk hazard has been identified within the southern part of the site. Proposals for development on this site Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> </td> </tr> </tbody> </table>	Site Ref.	Location	Uses	LA004	Land to the north of Barrel Sykes, Settle	C3 Residential	Site Allocation Area: <del>0.557 ha (net developable area 0.557 ha).</del> <u>Approx. Area: 0.6 ha</u>			<u>Number of Dwellings Generated: 18 dwellings (0.557 ha x 32 dwellings per ha).</u> <u>Approx. Number of Dwellings: 19</u>			<p><del>The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate biodiversity and landscape mitigation(s);</del></p> <p><u>A Flood Risk Assessment is required. A surface water flood risk hazard has been identified within the southern part of the site. Proposals for development on this site Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p>			In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses																	
LA004	Land to the north of Barrel Sykes, Settle	C3 Residential																	
Site Allocation Area: <del>0.557 ha (net developable area 0.557 ha).</del> <u>Approx. Area: 0.6 ha</u>																			
<u>Number of Dwellings Generated: 18 dwellings (0.557 ha x 32 dwellings per ha).</u> <u>Approx. Number of Dwellings: 19</u>																			
<p><del>The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate biodiversity and landscape mitigation(s);</del></p> <p><u>A Flood Risk Assessment is required. A surface water flood risk hazard has been identified within the southern part of the site. Proposals for development on this site Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p>																			
MM38	87 and 88	Policy SP6 Site SG060	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Site Ref.	Location	Uses				In the interests of clarity and to make the policy effective									
Site Ref.	Location	Uses																	

			<table border="1"> <tr> <td>SG060</td> <td>Northern part of Sowarth Industrial Estate, Settle</td> <td><del>Commercially led</del> Commercial mixed use including employment, retail <u>and</u> leisure uses</td> </tr> <tr> <td colspan="3"><del>Site Allocation Area: 1.654</del> <u>Approx. Area: 1.7 ha</u></td> </tr> </table> <p><del>Opportunity for a limited amount of residential use, in keeping with the residential areas to the north of the site, and incorporating pedestrian links to the town centre where possible;</del></p> <p>A Masterplan for the regeneration opportunity area, including the incorporation of the development and design principles detailed above, shall be produced in-collaboration with <u>key stakeholders</u>, and to the satisfaction of the local planning authority. <del>and other key stakeholders</del> Development proposals will be expected to accord with the principles of the Masterplan. Regeneration should not occur on a piecemeal basis and a comprehensive approach to redevelopment is expected.</p>	SG060	Northern part of Sowarth Industrial Estate, Settle	<del>Commercially led</del> Commercial mixed use including employment, retail <u>and</u> leisure uses	<del>Site Allocation Area: 1.654</del> <u>Approx. Area: 1.7 ha</u>									
SG060	Northern part of Sowarth Industrial Estate, Settle	<del>Commercially led</del> Commercial mixed use including employment, retail <u>and</u> leisure uses														
<del>Site Allocation Area: 1.654</del> <u>Approx. Area: 1.7 ha</u>																
MM39	88 and 89	Policy SP6 Site SG064	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SG064</td> <td>Land south of Runley Bridge Farm and west of B6480</td> <td>Employment led mixed use development</td> </tr> <tr> <td colspan="3"><del>Site Allocation Area: 5.039 hectares.</del> <u>Approx. Area: 5 ha (minimum 2.6 ha for B1, B2 and B8 and approx. 1.6 ha of additional green infrastructure )</u></td> </tr> <tr> <td colspan="3"><u>Approx. Number of Dwellings: 19</u></td> </tr> </tbody> </table> <p>The site is allocated as employment led mixed use site with an element of residential. A minimum of 2.6 ha shall be for B1, B2 and B8 uses, <u>with approximately 1.6ha of green infrastructure. Low density residential development will be permitted on the northern part of the site to limit views from the Yorkshire Dales National Park.</u></p>	Site Ref.	Location	Uses	SG064	Land south of Runley Bridge Farm and west of B6480	Employment led mixed use development	<del>Site Allocation Area: 5.039 hectares.</del> <u>Approx. Area: 5 ha (minimum 2.6 ha for B1, B2 and B8 and approx. 1.6 ha of additional green infrastructure )</u>			<u>Approx. Number of Dwellings: 19</u>			In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses														
SG064	Land south of Runley Bridge Farm and west of B6480	Employment led mixed use development														
<del>Site Allocation Area: 5.039 hectares.</del> <u>Approx. Area: 5 ha (minimum 2.6 ha for B1, B2 and B8 and approx. 1.6 ha of additional green infrastructure )</u>																
<u>Approx. Number of Dwellings: 19</u>																

		<p>Siting and design of high quality development on the site to conserve the significance of heritage assets (<del>listed buildings and scheduled ancient monuments</del>) <u>on near the site (the grade II listed building to the north of the site: Anley House; and Settle-Carlisle Railway Conservation Area) and their settings. A suitable density of development will be incorporated on more visually sensitive parts of the site.</u></p> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</del></p> <p>As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. New proposals will include <u>green infrastructure areas of approximately 1.6 ha which will incorporate a comprehensive landscaping scheme to filter views of the development from the south, east and west. Semi mature trees will be planted for immediate effect. The residential element in the northern part of the site will be a low density, landscape-led scheme, and dwelling heights will be restricted to two storeys to protect views from the Settle Carlisle Railway Conservation Area and the Yorkshire Dales National Park to the east. The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC)</u></p> <p><del>A Flood Risk Assessment is required. A fluvial and surface water flood risk hazard has been identified within the southern part of the site. Proposals for development on this site Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</del></p> <p><u>Development proposals must be accompanied by a phasing and delivery schedule to ensure that the proposed employment uses come forward prior to the commencement of any residential development.</u></p>	
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MM40	90	Policy SP7 Strategy for Bentham –Tier 2	<p><del>DRAFT</del> POLICY SP7: STRATEGY FOR BENTHAM –TIER 2</p> <p>Bentham is a secondary location for growth in the plan area, reflecting its role as a key service centre in the north sub area and providing serviced employment land and housing growth to underpin growing prosperity in the town; capitalise on linkages with the rail connected university city of Lancaster, and the tourism potential of the Forest of Bowland AONB. Provision is made for the following development areas to meet housing needs and bolster prosperity and resilience in the town:</p> <p>Housing Sites:</p> <table border="1" data-bbox="555 754 1733 1385"> <thead> <tr> <th data-bbox="555 754 698 940">Site Ref</th> <th data-bbox="698 754 1155 940">Location</th> <th data-bbox="1155 754 1326 940">Net Dev <u>Approx.</u> Area (Ha)</th> <th data-bbox="1326 754 1733 940"><u>Approx.</u> Yield</th> </tr> </thead> <tbody> <tr> <td data-bbox="555 940 698 1091">HB011</td> <td data-bbox="698 940 1155 1091">Primary school, east of Robin Lane, west of Lowcroft, High Bentham</td> <td data-bbox="1155 940 1326 1091"><del>0.962</del> <u>1.0</u></td> <td data-bbox="1326 940 1733 1091"><del>70</del> <u>72</u></td> </tr> <tr> <td data-bbox="555 1091 698 1203">HB023</td> <td data-bbox="698 1091 1155 1203">North of Low Bentham Road, High Bentham</td> <td data-bbox="1155 1091 1326 1203">1.648 <u>1.7</u></td> <td data-bbox="1326 1091 1733 1203">53</td> </tr> <tr> <td data-bbox="555 1203 698 1315">HB024</td> <td data-bbox="698 1203 1155 1315">North of Lakeber Drive, High Bentham</td> <td data-bbox="1155 1203 1326 1315"><del>0.872</del> <u>0.9</u></td> <td data-bbox="1326 1203 1733 1315"><del>27</del> <u>29</u></td> </tr> <tr> <td data-bbox="555 1315 698 1385">HB025</td> <td data-bbox="698 1315 1155 1385">East of Butts Lane, High</td> <td data-bbox="1155 1315 1326 1385">1.015 <u>1.0</u></td> <td data-bbox="1326 1315 1733 1385">32</td> </tr> </tbody> </table>	Site Ref	Location	Net Dev <u>Approx.</u> Area (Ha)	<u>Approx.</u> Yield	HB011	Primary school, east of Robin Lane, west of Lowcroft, High Bentham	<del>0.962</del> <u>1.0</u>	<del>70</del> <u>72</u>	HB023	North of Low Bentham Road, High Bentham	1.648 <u>1.7</u>	53	HB024	North of Lakeber Drive, High Bentham	<del>0.872</del> <u>0.9</u>	<del>27</del> <u>29</u>	HB025	East of Butts Lane, High	1.015 <u>1.0</u>	32	For effectiveness and to reflect the most up to date evidence concerning site delivery.
Site Ref	Location	Net Dev <u>Approx.</u> Area (Ha)	<u>Approx.</u> Yield																					
HB011	Primary school, east of Robin Lane, west of Lowcroft, High Bentham	<del>0.962</del> <u>1.0</u>	<del>70</del> <u>72</u>																					
HB023	North of Low Bentham Road, High Bentham	1.648 <u>1.7</u>	53																					
HB024	North of Lakeber Drive, High Bentham	<del>0.872</del> <u>0.9</u>	<del>27</del> <u>29</u>																					
HB025	East of Butts Lane, High	1.015 <u>1.0</u>	32																					

	Bentham		
HB026	North of Springfield Crescent and east of Butts Lane, High Bentham	<del>2.577</del> <u>2.6</u>	82
HB036	<del>Land to the East of Robin Lane, High Bentham</del>	0.502	16
HB038	Land south of Low Bentham Road, High Bentham	C3 <del>0.591</del> <u>0.6</u> D1 <del>0.300</del> <u>0.3</u>	19
HB044	Land to west of Goodenber Road, High Bentham	<del>4.870</del> <u>1.9</u>	<del>59</del> <u>61</u>
HB052	Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham	<del>3.688</del> <u>5.7</u>	118
LB012	Wenning View, Low Bentham Road, Low Bentham	<del>0.566</del> <u>0.6</u>	18
<u>Approx. Total</u>		<del>14.602</del> <u>14.2</u>	<del>494</del> <u>484</u>

MM41	91	Policy SP7 Site HB011	Site Ref.	Location	Uses	To take account of the recent granting of planning consent for Site HB011 and in the interests of clarity and to make the policy effective
			HB011	Primary school, east of Robin Lane, west of Lowcroft, High Bentham	C3 Residential	
			<del>Site Allocation Area: 0.962 ha (net developable area 0.962 ha).</del> <u>Approx. Area: 1.0 ha</u>			
			<del>Number of Dwellings Generated: 70 extra care dwellings</del> <u>Approx. Number of Dwellings: 72 extra care</u>			
			<p>The site will provide approximately <del>70</del> <u>72</u> units of extra care or other specialist housing for older people or people with disabilities to meet identified local needs;</p> <p>Development will <del>conserve heritage assets, including those revealed</del> <u>have regard to the character and appearance of the area and the characteristics identified</u> in the Assessment of High Bentham for Conservation Area designation (August 2016);</p> <p>The design of proposals <del>will shall take account of impacts on</del> <u>conserve the landscape and scenic beauty of</u> the Forest of Bowland AONB;</p> <p>Access to the site <del>may</del> <u>will</u> be gained from Robin Lane and/or Low Croft;</p> <p>Development proposals for this site must accord with local plan policies H2 and INF6<u>3</u> (which set out requirements for contributions towards affordable housing and sport, open space and</p>			

			recreation facilities) and all other relevant local plan policies.													
MM42	91	Policy SP7 Site HB023	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>HB023</td> <td>North of Low Bentham Road, High Bentham</td> <td>C3 Residential</td> </tr> <tr> <td colspan="3">Site Allocation Area: 1.648 ha (net developable area 1.648 ha). <u>Approx. Area: 1.7 ha</u></td> </tr> <tr> <td colspan="3"><del>Number of Dwellings Generated: 53 dwellings (1.648 ha x 32 dwellings per ha)</del> <u>Approx. Number of Dwellings: 54</u></td> </tr> </tbody> </table> <p><del>A Flood Risk Assessment is required as a-</del> <u>A surface water flood risk hazard has been identified within the southwest corner part of the site. Surface water flood risk will be addressed</u>  <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the development site, and the development Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p>The design of proposals <del>will shall take account of impacts on</del> <u>conserve the landscape and scenic beauty of the Forest of Bowland AONB;</u></p>	Site Ref.	Location	Uses	HB023	North of Low Bentham Road, High Bentham	C3 Residential	Site Allocation Area: 1.648 ha (net developable area 1.648 ha). <u>Approx. Area: 1.7 ha</u>			<del>Number of Dwellings Generated: 53 dwellings (1.648 ha x 32 dwellings per ha)</del> <u>Approx. Number of Dwellings: 54</u>			In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses														
HB023	North of Low Bentham Road, High Bentham	C3 Residential														
Site Allocation Area: 1.648 ha (net developable area 1.648 ha). <u>Approx. Area: 1.7 ha</u>																
<del>Number of Dwellings Generated: 53 dwellings (1.648 ha x 32 dwellings per ha)</del> <u>Approx. Number of Dwellings: 54</u>																

MM43	92	Policy SP7 Site HB024	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>HB024</td> <td>North of Lakeber Drive, High Bentham</td> <td>C3 Residential</td> </tr> </tbody> </table>			Site Ref.	Location	Uses	HB024	North of Lakeber Drive, High Bentham	C3 Residential	To take account of a revised approximate site area for Site HB024 as a result of discussion at examination and in the interests of clarity and to make the policy effective
			Site Ref.	Location	Uses							
HB024	North of Lakeber Drive, High Bentham	C3 Residential										
<p><del>Site Allocation Area: 0.872 ha (net developable area 0.872 ha).</del> <u>Approx. Area: 0.9 ha</u></p> <p><del>Number of Dwellings Generated: 27 dwellings (0.872 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 29</u></p> <p><u>Access to the site will be provided via the adjoining allocated site HB052 unless access can be provided from Lakeber Drive. In either circumstance, development of the site will provide a means for emergency vehicles to access between Lakeber Drive and the adjoining allocated site HB052. 7 from Lakeber Drive</u></p> <p>The design of proposals <del>will shall take account of impacts on</del> <u>conserve the landscape and scenic beauty of the Forest of Bowland AONB;</u></p>												
MM44	93	Policy SP7 Site HB025	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>HB025</td> <td>East of Butts Lane, High Bentham, High Bentham</td> <td>C3 Residential</td> </tr> </tbody> </table>			Site Ref.	Location	Uses	HB025	East of Butts Lane, High Bentham, High Bentham	C3 Residential	In the interests of clarity and to make the policy effective
			Site Ref.	Location	Uses							
HB025	East of Butts Lane, High Bentham, High Bentham	C3 Residential										
<p><del>Site Allocation Area: 1.015ha (net developable area 1.015 ha).</del> <u>Approx. Area: 1.0 ha</u></p> <p><del>Number of Dwellings Generated: 32 dwellings (1.015 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 32</u></p>												

			<p><del>A Flood Risk Assessment is required as a-</del> <u>A surface water flood risk hazard has been identified along the eastern site boundary part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site.</u> Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), <del>unless this is not</del> <u>where possible or feasible;</u></p> <p>The design of proposals <del>will shall take account of impacts on</del> <u>conserve the landscape and scenic beauty of the Forest of Bowland AONB;</u></p>	
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MM45	93	Policy SP7 Site HB026	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>HB026</td> <td>North of Springfield Crescent and east of Butts Lane, High Bentham</td> <td>C3 Residential</td> </tr> <tr> <td colspan="3"><b>Site Allocation Area:</b> 2.577 ha (net developable area 2.577 ha). <b>Approx. Area:</b> 2.6 ha</td> </tr> <tr> <td colspan="3"><b>Number of Dwellings Generated:</b> 82 dwellings (2.577 ha x 32 dwellings per ha). <b>Approx. Number of Dwellings:</b> 82</td> </tr> </tbody> </table> <p>A Flood Risk Assessment is required as a. <u>A surface water flood risk hazard adjoins the northwest corner part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p>The design of proposals <del>will shall take account of impacts on</del> <u>conserve the landscape and scenic beauty of the Forest of Bowland AONB;</u></p>			Site Ref.	Location	Uses	HB026	North of Springfield Crescent and east of Butts Lane, High Bentham	C3 Residential	<b>Site Allocation Area:</b> 2.577 ha (net developable area 2.577 ha). <b>Approx. Area:</b> 2.6 ha			<b>Number of Dwellings Generated:</b> 82 dwellings (2.577 ha x 32 dwellings per ha). <b>Approx. Number of Dwellings:</b> 82			In the interests of clarity and to make the policy effective
			Site Ref.	Location	Uses													
HB026	North of Springfield Crescent and east of Butts Lane, High Bentham	C3 Residential																
<b>Site Allocation Area:</b> 2.577 ha (net developable area 2.577 ha). <b>Approx. Area:</b> 2.6 ha																		
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MM46	94	Policy SP7 Site HB036	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>HB036</td> <td>Land to the East of Robin Lane, High Bentham</td> <td>C3 Residential</td> </tr> <tr> <td colspan="3"><del>Site Allocation Area: 0.502 ha (net developable area 0.502 ha).</del></td> </tr> <tr> <td colspan="3"><del>Number of Dwellings Generated: 16 dwellings (0.502 ha x 32 dwellings per ha).</del></td> </tr> </tbody> </table>			Site Ref.	Location	Uses	HB036	Land to the East of Robin Lane, High Bentham	C3 Residential	<del>Site Allocation Area: 0.502 ha (net developable area 0.502 ha).</del>			<del>Number of Dwellings Generated: 16 dwellings (0.502 ha x 32 dwellings per ha).</del>			To take account of the withdrawal of Site HB036 by the landowner at the examination and in the interests of clarity and to make the policy effective
Site Ref.	Location	Uses																
HB036	Land to the East of Robin Lane, High Bentham	C3 Residential																
<del>Site Allocation Area: 0.502 ha (net developable area 0.502 ha).</del>																		
<del>Number of Dwellings Generated: 16 dwellings (0.502 ha x 32 dwellings per ha).</del>																		

			<p>Development Principles:</p> <p>A Flood Risk Assessment is required as there is some risk of groundwater emergence within the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;</p> <p>The site's prominent location at the town's northern entrance will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution;</p> <p>The design of proposals will take account of impacts on the Forest of Bowland AONB;</p> <p>Access to the site will be gained from Robin Lane, at the south end of the site;</p> <p>Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.</p>	
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MM47	94	Policy SP7 Site HB038				In the interests of clarity and to make the policy effective
			Site Ref.	Location	Uses	
			HB038	Land south of Low Bentham Road, High Bentham	C3 Residential D1 Education	
			<p><del>Site Allocation Area: 0.891 ha (net developable area 0.891 ha including 0.591 ha for the provision of new housing and 0.3 ha for the provision of an extension to Bentham Primary School).</del> <u>Approx. Area: 0.9 ha</u></p>			
			<p><del>Number of Dwellings Generated: 19 dwellings (0.591 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 19</u></p>			
<p>The eastern part of the site (0.3 ha of land) is <del>allocated</del> <u>safeguarded</u> for the provision of an extension to Bentham Primary School. <u>In the event that the eastern part of the site (0.3 ha of land) is not required for such provision, additional residential development will be acceptable in principle;</u></p> <p>The design of proposals <del>will shall take account of impacts on</del> <u>conserve the landscape and scenic beauty of the Forest of Bowland AONB;</u></p>						

MM48	95	Policy SP7 Site HB044				To take account of a revised approximate site area for Site HB044 as a result of discussion at the examination and in the interests of clarity and to make the policy effective
			Site Ref.	Location	Uses	
			HB044	Land to west of Goodenber Road, High Bentham	C3 Residential	
			<del>Site Allocation Area: 1.870 ha (net developable area 1.870 ha).</del> <u>Approx. Area: 1.9 ha</u>			
			<del>Number of Dwellings Generated: 59 dwellings (1.870 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 61</u>			
<p><del>Development will provide a means of access between the site and the adjoining allocated site, HB052; Access to the site will be provided via the adjoining allocated site HB052 unless access can be provided from Barghs Meadow;</del></p> <p>The adjacent public right of way, <u>which runs along the southwest boundary of the site,</u> will be protected;</p> <p>The design of proposals <del>will shall take account of impacts on</del> <u>conserve the landscape and scenic beauty of</u> the Forest of Bowland AONB;</p> <p><del>A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;</del></p>						

MM49	95 and 96	Policy SP7 Site HB052				In the interests of clarity and to make the policy effective
			Site Ref.	Location	Uses	
			HB052	Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham	C3 Residential	
			<p><del>Site Allocation Area: 5.742 ha (including a net developable area of 3.688 ha and 2.054 ha of additional green infrastructure).</del> <u>Approx. Area: 5.7 ha (including approx. 2 ha of additional green infrastructure)</u></p>			
			<p><del>Number of Dwellings Generated: 118 dwellings (3.688 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 118</u></p>			
<p><del>Development will provide a means of access between the site and each of the adjoining allocated sites, HB024 and HB044;</del> <u>Development will provide access to the adjoining allocated sites HB024 and HB044, unless access can be taken from Lakeber Drive and Barghs Meadow respectively;</u></p>						
<p><del>Development of the site will contribute to the improvement and growth of green infrastructure and to achieving net gains in biodiversity. Existing public rights of way that cross the site will form a framework for the design of s</del> <u>Substantial areas of additional on-site public green space, totalling approximately 2 ha, will be provided in order to mitigate landscape impact, enhance local green infrastructure, achieve a net gain in biodiversity, provide a connection to the open countryside, and secure well-being benefits. The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Bowland Fells Special Protection Area (SPA). Such green space will be designed to take account of existing public rights of way that cross the site and to maintain a natural or semi-natural setting to those public rights of way.</u> Development of this site and adjoining allocated sites HB024 and HB044 will take the opportunity to secure additional benefits by creating green infrastructure linkages across all three sites;</p>						

			<p><del>A Flood Risk Assessment is required as a-</del> A surface water <u>flood risk</u> hazard has been identified in the <u>western</u> part of the site. <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site.</u> Proposals <del>for development on this site</del> will incorporate Sustainable Urban Drainage Systems (SUDS), <del>unless this is not</del> <u>where possible or feasible</u>;</p> <p>The design of proposals <del>will shall take account of impacts on</del> <u>conserve the landscape and scenic beauty of</u> the Forest of Bowland AONB;</p> <p>Access to the site will be gained from Robin Lane <u>and an emergency access will be provided from Lakeber Drive via the adjoining allocated site HB024</u>;</p>	
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MM50	96	Policy SP7 Site LB012	<table border="1" data-bbox="555 231 1760 608"> <thead> <tr> <th data-bbox="555 231 736 304">Site Ref.</th> <th data-bbox="736 231 1357 304">Location</th> <th data-bbox="1357 231 1760 304">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="555 304 736 421">LB012</td> <td data-bbox="736 304 1357 421">Wenning View, Low Bentham Road, Low Bentham</td> <td data-bbox="1357 304 1760 421">C3 Residential</td> </tr> <tr> <td colspan="3" data-bbox="555 421 1760 494"><del>Site Allocation Area: 0.566 (net developable area 0.566 ha).</del> <u>Approx. Area: 0.6 ha</u></td> </tr> <tr> <td colspan="3" data-bbox="555 494 1760 608"><del>Number of Dwellings Generated: 18 dwellings (0.566 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 18</u></td> </tr> </tbody> </table> <p data-bbox="555 647 1845 850"><del>The developer is required to arrange an investigation and assessment of the site's archaeological interest, which may necessitate the carrying out of ground works before and/or during development. The findings of the investigation and assessment will be taken into account in the proposals and any necessary mitigation measures will be incorporated into the development, in the interests of archaeological conservation. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</del></p> <p data-bbox="555 884 1845 957">The design of proposals <del>will shall take account of impacts on</del> <u>conserve the landscape and scenic beauty of the Forest of Bowland AONB;</u></p>	Site Ref.	Location	Uses	LB012	Wenning View, Low Bentham Road, Low Bentham	C3 Residential	<del>Site Allocation Area: 0.566 (net developable area 0.566 ha).</del> <u>Approx. Area: 0.6 ha</u>			<del>Number of Dwellings Generated: 18 dwellings (0.566 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 18</u>			In the interests of clarity and to make the policy effective
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<del>Number of Dwellings Generated: 18 dwellings (0.566 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 18</u>																
MM51	97	Policy SP8 Strategy for Glusburn and Crosshills – Tier 3	<p data-bbox="555 1029 1568 1061"><del>DRAFT</del> POLICY SP8: STRATEGY FOR GLUSBURN/CROSSHILLS – TIER 3</p> <p data-bbox="555 1086 1845 1310">Located between Skipton and Steeton/Silsden in Bradford district, Glusburn/Crosshills is a substantial centre of population in Craven and is a service centre. There are however physical constraints to growth that influence future growth and direction. A proportionate level of growth is directed towards to Glusburn/Crosshills which takes account of this role, recognises associated infrastructure constraints and accounts for development opportunities. Provision is made for the following sites to secure growth that underpins the role and function of Glusburn/Crosshills:</p>	For effectiveness and to reflect the most up to date evidence concerning site delivery.												

			<p>Housing Sites:</p> <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Location</th> <th>Net Dev <u>Approx. Area</u> (Ha)</th> <th><u>Approx. Yield</u></th> </tr> </thead> <tbody> <tr> <td>SC085</td> <td>Land at Malsis, Glusburn</td> <td><del>12.66</del> <u>12.7</u></td> <td><del>Minimum 33</del> <u>67</u></td> </tr> <tr> <td>SC037(a)</td> <td>Land at Ashfield Farm, Skipton Road, Crosshills</td> <td><del>0.79</del> <u>0.8</u></td> <td>25</td> </tr> <tr> <td colspan="2"><u>Approx. Total</u></td> <td><del>13.45</del> <u>13.5</u></td> <td><del>84</del> <u>92</u></td> </tr> <tr> <td colspan="2"></td> <td></td> <td></td> </tr> </tbody> </table>			Site Ref	Location	Net Dev <u>Approx. Area</u> (Ha)	<u>Approx. Yield</u>	SC085	Land at Malsis, Glusburn	<del>12.66</del> <u>12.7</u>	<del>Minimum 33</del> <u>67</u>	SC037(a)	Land at Ashfield Farm, Skipton Road, Crosshills	<del>0.79</del> <u>0.8</u>	25	<u>Approx. Total</u>		<del>13.45</del> <u>13.5</u>	<del>84</del> <u>92</u>					
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MM52	98	Policy SP8 SC085	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SC085</td> <td>Land at Malsis, Glusburn</td> <td>Heritage-led conversion and new build development to include an element of C2 institutional and C3 residential.</td> </tr> </tbody> </table> <p><del>Site Allocation Area: 12.66 ha (net developable area 12.66 ha). </del><u>Approx. Area: 12.7 ha (including approximately 8.6ha of additional green infrastructure area)</u></p> <p><del>Number of Dwellings Generated: Minimum 33</del> <u>Approx. Number of Dwellings: 67</u></p>		Site Ref.	Location	Uses	SC085	Land at Malsis, Glusburn	Heritage-led conversion and new build development to include an element of C2 institutional and C3 residential.	<p>To take account of the recent planning consent granted for development on SC085 and in the interests of clarity and to make the policy effective</p>															
Site Ref.	Location	Uses																								
SC085	Land at Malsis, Glusburn	Heritage-led conversion and new build development to include an element of C2 institutional and C3 residential.																								
<p>A Heritage Impact Assessment will be carried out and the proposed development will be to the</p>																										

			<p>satisfaction of Historic England;</p> <p>An Ecological Impact Assessment will be carried out <del>and the proposed development will be to the</del> satisfaction of Natural England. Any necessary biodiversity mitigation is to be designed into the scheme;</p> <p>The site is within the 2.5km buffer zone of the South Pennine Moors SPA/SAC. To relieve <u>recreational</u> pressure on the SPA/SAC and to protect the parkland setting of the Grade II Listed Building, the site will include extensive areas of green infrastructure <u>of approximately 8.6 ha</u>. A PROW will be created through the site to link to existing PROWs on Malsis Lane to the south and High Corn Mill to the north-east;</p> <p><del>A Flood Risk Assessment is required, as a</del> <u>A fluvial and/or surface water flood risk hazard has been identified within the northern part of the site. area. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p>													
MM53	99	Policy SP8 Site SC037(a)	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SC037(a)</td> <td>Land at Ashfield Farm, Skipton Road, Crosshills</td> <td>C3 Residential</td> </tr> <tr> <td colspan="3"><del>Net Developable Area: 0.79 ha</del> <u>Approx. Area: 0.8 ha</u></td> </tr> <tr> <td colspan="3"><del>Number of Dwellings Generated: 25 dwellings [0.79 ha x 32 dwellings per ha]</del> <u>Approx. Number of Dwellings: 25</u></td> </tr> </tbody> </table>	Site Ref.	Location	Uses	SC037(a)	Land at Ashfield Farm, Skipton Road, Crosshills	C3 Residential	<del>Net Developable Area: 0.79 ha</del> <u>Approx. Area: 0.8 ha</u>			<del>Number of Dwellings Generated: 25 dwellings [0.79 ha x 32 dwellings per ha]</del> <u>Approx. Number of Dwellings: 25</u>			In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses														
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MM54	100	Policy SP9 Strategy for Ingleton – Tier 3	<del>DRAFT</del> POLICY SP9: STRATEGY FOR INGLETON –TIER 3			For effectiveness and to reflect the most up to date evidence concerning site delivery.	
			Located to the north of Low and High Bentham and adjacent to the A65, Ingleton is a tourist and employment centre, with a village centre that is struggling for vitality. A proportionate level of growth is directed towards Ingleton to bolster its' role and function as a local service centre, and provision is made for the following sites to achieve this:				
			Housing Sites:				
			Site Ref	Location	<del>Net Dev</del> <u>Approx.</u> Area (Ha)		<u>Approx.</u> Yield
			IN006	CDC car park, Backgate, Ingleton	<del>0.179</del> <u>0.2</u>		6
			IN010	Caravan Park, north of River Greta, Ingleton	<del>0.35</del> <u>0.4</u>		44 <u>13</u>
			IN028	Between Ingleborough Park Drive and Low Demense, Ingleton	<del>0.872</del> <u>0.9</u>		29
			IN029	East of New Village and south of Low Demense, Ingleton	4.115 <u>1.2</u>		36
IN049	Former playing fields, Ingleton Middle School, Ingleton	<del>0.653</del> <u>0.7</u>	21				

			<table border="1"> <tr> <td colspan="2"><u>Approx. Total</u></td> <td><del>3.169</del> <u>3.4</u></td> <td><del>403</del> <u>105</u></td> </tr> <tr> <td colspan="4">Employment Sites:</td> </tr> <tr> <td colspan="4"> </td> </tr> <tr> <td>Site Ref</td> <td>Location</td> <td>Net Dev Area (Ha)</td> <td>Uses</td> </tr> <tr> <td>IN022 and IN035</td> <td>Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane (<u>Extensions to existing employment area</u>)</td> <td>2.94</td> <td>B1, B2 and B8</td> </tr> <tr> <td><b>Total</b></td> <td></td> <td><b>2.94</b></td> <td></td> </tr> </table>	<u>Approx. Total</u>		<del>3.169</del> <u>3.4</u>	<del>403</del> <u>105</u>	Employment Sites:								Site Ref	Location	Net Dev Area (Ha)	Uses	IN022 and IN035	Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane ( <u>Extensions to existing employment area</u> )	2.94	B1, B2 and B8	<b>Total</b>		<b>2.94</b>		
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MM55	101	Policy SP9 Site IN006	<table border="1"> <tr> <td>Site Ref.</td> <td>Location</td> <td>Uses</td> </tr> <tr> <td>IN006</td> <td>CDC carpark, Backgate, Ingleton</td> <td>C3 Residential</td> </tr> <tr> <td colspan="3"><del>Site Allocation Area: 0.179 ha (net developable area 0.179 ha). Approx. Area: 0.2 ha</del></td> </tr> <tr> <td colspan="3"><del>Number of Dwellings Generated: 6 dwellings</del> <u>Approx. Number of Dwellings: 6</u></td> </tr> </table> <p>Siting and design of development on the site to conserve the significance of heritage assets (<del>conservation area and listed buildings</del>) on <u>and adjacent to</u> the site and their settings (<u>the grade II listed building to the west of the site: Panwell Cottage, Backgate, and Ingleton Conservation Area</u>);</p> <p><del>A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within art of the site. Proposals for development on this site will incorporate Sustainable Urban</del></p>	Site Ref.	Location	Uses	IN006	CDC carpark, Backgate, Ingleton	C3 Residential	<del>Site Allocation Area: 0.179 ha (net developable area 0.179 ha). Approx. Area: 0.2 ha</del>			<del>Number of Dwellings Generated: 6 dwellings</del> <u>Approx. Number of Dwellings: 6</u>			In the interests of clarity and to make the policy effective												
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			Drainage Systems (SUDS), unless this is not possible or feasible;			
MM56	101	Policy SP9 Site IN010	Site Ref.	Location	Uses	To take account of a revised approximate site area for Site IN010 as a result of discussion at the examination and in the interests of clarity and to make the policy effective
			IN010	Caravan Park, north of River Greta, Ingleton	C3 Residential	
			<del>Site Allocation Area: 0.35 ha (net developable area 0.35 ha). <u>Approx. Area: 0.4 ha</u></del>			
			<del>Number of Dwellings Generated: 11 dwellings <u>Approx. Number of Dwellings: 13</u></del>			
<p>Siting and design of development on the site to conserve the significance of heritage assets (<del>conservation area and listed buildings</del>) on <u>and adjacent to</u> the site and their settings (<u>the grade II listed bridges to the south and north of the site: Ingleton Viaduct and Bridge to the north east of Broadwood Cottage, Bridge End respectively; and Ingleton Conservation Area</u>);</p> <p><del>Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;</del></p> <p><del>A Flood Risk Assessment is required, as a A fluvial and/or surface water flood risk hazard has been identified within the <u>western</u> part of the site. <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></del></p>						
MM57	102	Policy SP9 Site IN028	Site Ref.	Location	Uses	In the interests of clarity and to make the policy effective
			IN028	Between Ingleborough Park Drive and Low Demense, Ingleton	C3 Residential	

			<table border="1"> <tr> <td colspan="3">Site Allocation Area: 0.9 ha (net developable area 0.9 ha). <u>Approx. Area: 0.9 ha</u></td> </tr> <tr> <td colspan="3">Number of Dwellings Generated: 29 dwellings <u>Approx. Number of Dwellings: 29</u></td> </tr> </table> <p>Siting and design of development on the site to conserve the significance of heritage assets (<del>listed buildings and conservation area</del>) near <u>and adjacent</u> to the site and their settings <u>(the grade II listed buildings to the north-west and west of the site: Police Station, High Street and Panwell Cottage, Back Gate respectively; and Ingleton Conservation Area);</u></p> <p><del>Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;</del></p> <p><del>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;</del></p>	Site Allocation Area: 0.9 ha (net developable area 0.9 ha). <u>Approx. Area: 0.9 ha</u>			Number of Dwellings Generated: 29 dwellings <u>Approx. Number of Dwellings: 29</u>									
Site Allocation Area: 0.9 ha (net developable area 0.9 ha). <u>Approx. Area: 0.9 ha</u>																
Number of Dwellings Generated: 29 dwellings <u>Approx. Number of Dwellings: 29</u>																
MM58	103	Policy SP9 Site IN029	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>IN029</td> <td>East of New Village and south of Low Demense, Ingleton</td> <td>C3 Residential</td> </tr> </tbody> </table> <table border="1"> <tr> <td colspan="3">Site Allocation Area: 1.196 ha (net developable area 1.115 ha). <u>Approx. Area: 1.2 ha</u></td> </tr> <tr> <td colspan="3">Number of Dwellings Generated: 36 dwellings (1.115 ha x 32 dwellings per ha) <u>Approx. Number of Dwellings: 36</u></td> </tr> </table> <p><del>Siting and design of development on the site to conserve the significance of heritage assets (listed</del></p>	Site Ref.	Location	Uses	IN029	East of New Village and south of Low Demense, Ingleton	C3 Residential	Site Allocation Area: 1.196 ha (net developable area 1.115 ha). <u>Approx. Area: 1.2 ha</u>			Number of Dwellings Generated: 36 dwellings (1.115 ha x 32 dwellings per ha) <u>Approx. Number of Dwellings: 36</u>			In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses														
IN029	East of New Village and south of Low Demense, Ingleton	C3 Residential														
Site Allocation Area: 1.196 ha (net developable area 1.115 ha). <u>Approx. Area: 1.2 ha</u>																
Number of Dwellings Generated: 36 dwellings (1.115 ha x 32 dwellings per ha) <u>Approx. Number of Dwellings: 36</u>																

			<p>buildings and conservation area) near the site and their settings appropriate;</p> <p><del>Opportunity to incorporate social infrastructure related to community parks and other green infrastructure-</del> <u>Development proposals are required to maintain the existing PROW or provide an alternative PROW connection through the site to connect with the PROW network to the south of the site in the open countryside and shall be designed to have a natural or semi-natural setting to deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Bowland Fells Special Protection Area (SPA);</u></p> <p><del>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;</del></p>													
MM59	103 and 104	Policy SP9 Site IN049	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>IN049</td> <td>Former playing fields, Ingleton Middle School, Ingleton</td> <td>C3 Residential</td> </tr> <tr> <td colspan="3"><del>Site Allocation Area: 0.653 ha (not developable area 0.653 ha).</del> <u>Approx. Area: 0.7 ha</u></td> </tr> <tr> <td colspan="3"><del>Number of Dwellings Generated: 21 dwellings (0.653 ha x 32 dwellings per ha)</del> <u>Approx. Number of Dwellings: 21</u></td> </tr> </tbody> </table> <p>Siting and design of development on the site to conserve the significance of heritage assets (<del>listed buildings and conservation area</del>) near the site and their settings <u>(the grade II listed building to the west of the site: The Laurels, Laundry Lane);</u></p> <p><del>Opportunity to incorporate social infrastructure related to community parks and other green</del></p>	Site Ref.	Location	Uses	IN049	Former playing fields, Ingleton Middle School, Ingleton	C3 Residential	<del>Site Allocation Area: 0.653 ha (not developable area 0.653 ha).</del> <u>Approx. Area: 0.7 ha</u>			<del>Number of Dwellings Generated: 21 dwellings (0.653 ha x 32 dwellings per ha)</del> <u>Approx. Number of Dwellings: 21</u>			In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses														
IN049	Former playing fields, Ingleton Middle School, Ingleton	C3 Residential														
<del>Site Allocation Area: 0.653 ha (not developable area 0.653 ha).</del> <u>Approx. Area: 0.7 ha</u>																
<del>Number of Dwellings Generated: 21 dwellings (0.653 ha x 32 dwellings per ha)</del> <u>Approx. Number of Dwellings: 21</u>																

			<p>infrastructure;</p> <p><del>A Flood Risk Assessment is required, as a</del> <u>A surface water hazard has been identified within to the southern and western parts of the site.area.</u> <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site.</u> <del>Proposals for development on this site</del> will incorporate Sustainable Urban Drainage Systems (SUDS), <del>unless this is not</del> <u>where possible or feasible;</u></p>										
MM60	104	Policy SP9 Site IN022 and IN035	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>IN022 and IN035</td> <td>Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane. <u>(Extensions to existing employment area)</u></td> <td>B1,B2 &amp; B8</td> </tr> <tr> <td colspan="3">Site Allocation Area: 2.94 ha <u>Approx. Area: 2.9 ha</u></td> </tr> </tbody> </table> <p><del>A Flood Risk Assessment is required, as a</del> <u>A surface water hazard has been identified within the eastern and western parts of the site IN035.area, and a small area adjacent to the western boundary of site IN022.</u> <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site.</u> <del>Proposals for development on this site</del> will incorporate Sustainable Urban Drainage Systems (SUDS), <del>unless this is not</del> <u>where possible or feasible;</u></p>	Site Ref.	Location	Uses	IN022 and IN035	Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane. <u>(Extensions to existing employment area)</u>	B1,B2 & B8	Site Allocation Area: 2.94 ha <u>Approx. Area: 2.9 ha</u>			In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses											
IN022 and IN035	Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane. <u>(Extensions to existing employment area)</u>	B1,B2 & B8											
Site Allocation Area: 2.94 ha <u>Approx. Area: 2.9 ha</u>													

		<p><del>Air quality, noise pollution and/or light pollution measures to be addressed as far as possible in the design and layout of the scheme</del> <u>Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. This is particularly important in terms of mitigating impact on public viewpoints from Tatterthorn Lane;</u></p> <p>Access to the site is to be gained from <del>Enter Lane</del> <u>Tatterthorn Lane</u> and from the A65 via <del>Warth Lane</del> <u>the existing industrial estate road.</u></p>	
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MM61	105	Policy SP10 Strategy for Gargrave Tier 3	<del>DRAFT</del> POLICY SP10: STRATEGY FOR GARGRAVE –TIER 3			In the interests of clarity and to make the policy effective	
			Located astride the A65 and benefitting from rail connections with Skipton, Settle, Lancaster and beyond, Gargrave provides employment opportunities and has an active community set within a high quality built environment. A neighbourhood plan is in preparation. A proportionate level of growth is directed towards Gargrave to underpin and bolster its' role and function as a local service centre as follows:				
			Housing Sites:				
			Site Ref	Location	Net Dev <u>Approx.</u> Area (Ha)		<u>Approx.</u> Yield
			GA004	Neville House, Neville Crescent, Gargrave	<del>0.423</del> <u>0.4</u>		14
			GA009	Land off Eshton Road, north of Canal, Gargrave	<del>2.542</del> <u>3.8</u>		60
			GA031	Land to the west of Walton Close, Gargrave	<del>1.38</del> <u>1.4</u>		44
<u>Approx.</u> Total		4.345 <u>5.6</u>	118				
MM62	105	Policy SP10 Site GA004	Site Ref.	Location	Uses	In the interests of clarity and to make the policy effective	
			GA004	Neville House, Neville Crescent, Gargrave	C3 Residential		

			<p><del>Site Allocation Area: 0.423 ha</del> <u>Approx. Area: 0.4 ha</u></p> <p><del>Number of Dwellings Generated: 14 dwellings</del> <u>Approx. Number of Dwellings: 14</u></p>								
MM63	106	Policy SP10 Site GA009	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>GA009</td> <td>Land off Eshton Road, north of Canal, Gargrave</td> <td>C3 Residential</td> </tr> </tbody> </table>	Site Ref.	Location	Uses	GA009	Land off Eshton Road, north of Canal, Gargrave	C3 Residential	<p><del>Site Allocation Area: 3.759 ha (net developable area 2.542 ha).</del> <u>Approx. Area: 3.8 ha (including approx. 1.2 ha of additional green infrastructure)</u></p> <p><del>Number of Dwellings Generated: 60 extra care dwellings</del> <u>Approx. Number of Dwellings: 60 extra care</u></p> <p><del>Siting and design of development on the site to conserve the significance of heritage assets (conservation area) on the site and their settings (the grade II listed bridge to the east of the site: Ray Bridge No. 173, Leeds and Liverpool Canal; and Gargrave Conservation Area):</del></p> <p><del>Opportunity to incorporate social infrastructure related to a community parks and other green infrastructure adjacent to the Leeds &amp; Liverpool Canal; Development proposals for this site will incorporate an area of green infrastructure measuring approximately 1.2 ha to the south and east of the site to provide a landscape buffer to the Yorkshire Dales national Park and improve access to the Leeds &amp; Liverpool Canal, including for people with limited mobility;</del></p> <p><del>A Flood Risk Assessment is required, as a Δ fluvial and/or surface water flood risk hazard has been identified within the southern part of the site. Area</del> <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals for development on this site will incorporate</u></p>	In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses									
GA009	Land off Eshton Road, north of Canal, Gargrave	C3 Residential									

			Sustainable Urban Drainage Systems (SUDS), <del>unless this is not</del> <u>where possible or feasible</u> ;													
MM64	107	Policy SP10 Site GA031	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>GA031</td> <td>Land to the west of Walton Close, Gargrave</td> <td>C3 Residential</td> </tr> <tr> <td colspan="3"><del>Site Allocation Area: 1.38 ha (net developable area 1.38 ha). <u>Approx. Area: 1.4 ha</u></del></td> </tr> <tr> <td colspan="3"><del>Number of Dwellings Generated: 44 dwellings <u>Approx. Number of Dwellings: 44</u></del></td> </tr> </tbody> </table> <p>Siting and design of development on the site to conserve the significance of heritage assets (<del>conservation area and scheduled ancient monuments</del>) near the site and their settings (<u>the scheduled ancient monument to the west of the site: Moated site west of Paget Hall; the grade II listed building to the north-west of the site: Milton House, Marton Road; and Gargrave Conservation Area</u>);</p> <p><del>Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;</del></p> <p><del>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</del> <u>where possible or feasible</u>;</p>	Site Ref.	Location	Uses	GA031	Land to the west of Walton Close, Gargrave	C3 Residential	<del>Site Allocation Area: 1.38 ha (net developable area 1.38 ha). <u>Approx. Area: 1.4 ha</u></del>			<del>Number of Dwellings Generated: 44 dwellings <u>Approx. Number of Dwellings: 44</u></del>			In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses														
GA031	Land to the west of Walton Close, Gargrave	C3 Residential														
<del>Site Allocation Area: 1.38 ha (net developable area 1.38 ha). <u>Approx. Area: 1.4 ha</u></del>																
<del>Number of Dwellings Generated: 44 dwellings <u>Approx. Number of Dwellings: 44</u></del>																
MM65	108	Policy SP11 Strategy for Tier 4a and 4b Villages with Basic Services and Bisected Villages with Basic Services	<p><del>DRAFT</del> POLICY SP11: STRATEGY FOR TIER 4A AND 4B VILLAGES WITH BASIC SERVICES AND BISECTED VILLAGES WITH BASIC SERVICES</p> <p>Tier 4 settlements will receive a limited amount of growth that underpins their role and function as settlements with basic services and to ensure ongoing sustainability. Villages with basic services and/or tourism function which are bisected by the National Park boundary also receive an appropriate level of growth on the following sites:</p>	For effectiveness and to reflect the most up to date evidence concerning site delivery.												

Housing Sites:			
Site Ref	Location	Net Dev <u>Approx.</u> Area (Ha)	<u>Approx.</u> Yield
BU012	Richard Thornton's CE Primary School, Burton in Lonsdale	<del>0.489</del> <u>0.7</u>	15
BR016	Land to west of Gilders, Langholme, Skipton Road, Low Bradley.	<del>0.77</del> <u>0.8</u>	25
SG014	Land at Lord's Close, Giggleswick	<del>1.096</del> <u>1.1</u>	35
Mixed Use Housing and Employment Site			
CN006	Station Works, north of Cononley Lane, Cononley	<del>2.168</del> <u>2.2</u>	C3 <del>93-94</del> B1 <u>0.15ha</u>
<u>Approx. Total</u>		<del>4.523</del> <u>4.8</u>	<del>168-169</del>

MM66	109	Policy SP11 Site BU012	Site Ref.	Location	Uses	In the interests of clarity and to make the policy effective
			BU012	Richard Thornton's CE Primary School, Burton in Lonsdale	C3 Residential	
			<del>Net Developable Area: 0.74 ha [including 0.251ha of green infrastructure provision]</del> <u>Approx. Area: 0.7 ha (including approximately 0.3 ha of additional green infrastructure)</u>			
			<del>Number of Dwellings Generated: 15 dwellings</del> <u>Approx. Number of Dwellings: 15</u>			
<p>Conversion of the school and siting and design of development on the site to conserve the significance of heritage assets (<del>listed buildings and scheduled ancient monuments</del>) on <u>and adjacent to the site and their settings (Grade II Listed Burton Endowed First School, Schoolmasters House, garden wall and gatepiers, Scheduled Ancient Monument Castle Hill Motte and Bailey castle, Tranquil Vale)</u>;</p> <p><u>Approximately 0.3ha of G-green infrastructure</u> shall be provided on the site to protect the setting of the Grade II Listed Building;</p>						
MM67	110	Policy SP11 Site BR016	Site Ref.	Location	Uses	In the interests of clarity and to make the policy effective
			BR016	Land to west of Gilders, Langholme, Skipton Road, Low Bradley.	C3 Residential	
			<del>Site Allocation Area: 0.77 ha (net developable area 0.77 ha).</del> <u>Approx. Area: 0.8 ha</u>			
			<del>Approx Number of Dwellings Generated: 25 dwellings (0.8 ha x 32 dwellings per ha)</del>			
Siting and design of development on the site to conserve the <del>significance</del> <u>setting</u> of the Bradley						

			<p>conservation area setting;</p> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary;</del></p> <p><u>The existing dry stone boundary walls will be retained. New dry stone boundary walls will be created along the northern and western boundaries of the site to help establish a definitive new urban edge to the village;</u></p>													
MM68	110	Policy SP11 Site SG014	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SG014</td> <td>Land at Lord's Close, Giggleswick</td> <td>C3 Residential</td> </tr> <tr> <td colspan="3"><u>Site Allocation Area: 1.096 ha (net developable area 1.096 ha). Approx. Area: 1.1 ha</u></td> </tr> <tr> <td colspan="3"><u>Approx Number of Dwellings Generated: 35 dwellings (1.1 ha x 32 dwellings per ha)</u></td> </tr> </tbody> </table> <p><del>A Flood Risk Assessment is required, as a <u>A</u> fluvial and/or surface water flood risk hazard has been identified <del>within</del> <u>along the eastern boundary part</u> of the site. <del>area</del> <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></del></p> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary;</del></p>	Site Ref.	Location	Uses	SG014	Land at Lord's Close, Giggleswick	C3 Residential	<u>Site Allocation Area: 1.096 ha (net developable area 1.096 ha). Approx. Area: 1.1 ha</u>			<u>Approx Number of Dwellings Generated: 35 dwellings (1.1 ha x 32 dwellings per ha)</u>			In the interests of clarity and to make the policy effective
Site Ref.	Location	Uses														
SG014	Land at Lord's Close, Giggleswick	C3 Residential														
<u>Site Allocation Area: 1.096 ha (net developable area 1.096 ha). Approx. Area: 1.1 ha</u>																
<u>Approx Number of Dwellings Generated: 35 dwellings (1.1 ha x 32 dwellings per ha)</u>																

			<p><u>The site is currently in use a playing field and any development proposals on this site must accord with the requirements of policy INF3, criterion (d).</u></p>								
MM69	111	Policy SP11 Site CN006	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>CN006</td> <td>Station Works, north of Cononley Lane, Cononley</td> <td>C3 Residential and B1 uses</td> </tr> </tbody> </table>	Site Ref.	Location	Uses	CN006	Station Works, north of Cononley Lane, Cononley	C3 Residential and B1 uses	<p><u>Site Allocation Area: 2.168 ha [including 1,445 sqm of B1 use provision]. Approx. Area: 2.2 ha (including approx. 0.15ha for B1 Use)</u></p> <p><u>Number of Dwellings Generated: 93 dwellings [2.02 ha (2.168ha — 1,445sqm) x 46 dwellings per hectare] Approx. Number of Dwellings: 94</u></p>	<p>To take account of the recent granting of planning consent for Site CN006 and in the interests of clarity and to make the policy effective</p>
Site Ref.	Location	Uses									
CN006	Station Works, north of Cononley Lane, Cononley	C3 Residential and B1 uses									
<p><u>Conversion of the Mill and siting and design of development on the site to conserve the significance of heritage assets (site is adjacent to Cononley Conservation area) on and adjacent to the site and their settings (Undesignated heritage asset of Cononley Mill , Mill House and Mill Chimney and Cononley Conservation Area);</u></p> <p><u>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary;</u></p> <p><u>A Flood Risk Assessment is required, as a fluvial and/or surface water flood risk hazard has been identified within the north-eastern part of the site. area Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p>											

MM70	112	Supporting Text for Policy SP12 Paras 4.67, 4.69	<p>4.67. Planning for infrastructure provision has been, and continues to be an ongoing process through the development of an Infrastructure Delivery Plan (IDP), <del>which accompanies this plan (Appendix C).</del> <u>which sits alongside the Local Plan, as part of the evidence base.</u> The IDP has been produced in collaboration with infrastructure providers and examines provision of the following broad types of infrastructure:</p> <ul style="list-style-type: none"> <li>• Physical: transport, energy, water and drainage, waste</li> <li>• Social: education, health care, leisure and recreation, community and social and emergency services</li> <li>• Green: open space</li> </ul> <p>4.69 <u>Planned</u> infrastructure provision will be funded through a number of sources. Mainstream funding sources, such as the District and County Council’s capital programmes, service providers’ investment programmes, and government grants, will continue to fund the bulk of infrastructure spending <u>required to deliver the planned growth.</u> However, other initiatives such as planning obligations and the Community Infrastructure Levy (CIL) can also provide a substantial resource for locally-determined priorities, <u>and other proposals that come forward.</u></p> <p><b><u>Other proposals</u></b></p> <p><u>In addition to the planned growth set out in the plan, it is likely that other proposals will come forward that have infrastructure requirements arising, that have not been accounted for. The Council will seek contributions from developers when considering such proposals to contribute towards a range of infrastructure arising in line with the provisions of <b>Policy INF1: Planning Obligations.</b> Policy SP12 makes provision for this and sets out a policy requirement for infrastructure provision, and mechanisms available for delivery, provided as part of additional proposals.</u></p>	In the interests of clarity.
MM71	113	Policy SP12 Infrastructure Strategy and	<p><b><u>Planned Infrastructure</u></b></p> <p>The Council will work with statutory undertakers, utility companies and other agencies to identify</p>	In the interests of clarity and to make the policy effective

		Development Delivery	<p><del>£</del><u>The infrastructure required to support arising from the delivery of the planned growth proposed in the local plan. This is set out in the Infrastructure Delivery Plan (IDP) which accompanies is part of the evidence base of the local plan (Appendix C). The IDP will be updated regularly.</u></p> <p><del>The Council will work to mitigate and minimise adverse impacts that may arise from the delivery of the local plan. Decisions on the timing of infrastructure delivery identified in the IDP are kept under review but will be tied to the timing of development growth delivery over the plan period. Associated decisions should be taken based upon an assessment of the contribution to social, economic and environmental sustainability and effect upon implementation of the strategy, not solely cost. The Council will work to mitigate and minimise adverse impacts that may arise from the delivery of the local plan in terms of infrastructure provision.</del></p> <p>Development proposals are expected to either provide, or enable the provision of, infrastructure which is directly related to, or made necessary by that development. Where infrastructure cannot be provided directly, the Council will seek developer contributions through planning obligations in accordance with Policy INF1 or Community Infrastructure Levy (CIL) <del>(only if and when a CIL charge has been adopted under the relevant Regulations).</del></p> <p>The Council expects infrastructure improvements and investments to be delivered by development, or through developer contributions secured by legal agreement or CIL. Delivery of infrastructure should be timely and to an adoptable standard, as specified by the relevant responsible statutory undertaker, organisation or authority.</p> <p><u>Proposals for the necessary maintenance, upgrading and expansion of utilities infrastructure will be supported in principle.</u></p>	
MM72	117	Supporting Text to Policy ENV1 Para 5.13	<p><del>5.13 The Institution of Lighting Professionals identifies five different Environmental Zones. National parks and Areas of Outstanding Natural Beauty are classified as E1 (the second most rigorous category). In these locations the lighting should be 'intrinsically dark'. Developers should have regard to the Forest of Bowland AONB Obtrusive Lighting Position Statement which will be</del></p>	In the interests of clarity.

			used in decision making, this sets the position that within the AONB or in locations affecting its boundaries, exterior lighting proposed as part of any new development should be the minimum required and only appropriate for its purpose, so as to protect the area's natural surroundings and intrinsic darkness.	
MM73	118 and 119	Policy ENV1 Countryside and Landscape Part a) and f)	<p>a) Expect new development proposals, in those areas not subject to national landscape designations, to respect, safeguard, and wherever possible, restore or enhance the landscape character of the area. Proposals should have regard to the relevant Landscape Character Appraisal/<u>Assessment</u> and specifically to the different landscape character types that are present in the plan area. Regard should also be had to the relevant <u>profiled</u> Natural England Character Areas <u>Profiles</u> (listed at para 5.5) and the North Yorkshire and York Landscape Characterisation Project (2011) (or successor documents). Proposals will show how they respond to the particular character <u>area and</u> type they are located within.</p> <p><del>f) The impacts of obtrusive lighting will be minimised within proposals for new development. All new proposals where external lighting is to be incorporated within a development scheme shall be subject to guidance set out in the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lighting GN01:2011. For the purposes of clarity, areas of remote open countryside and those which are identified as being sensitive to light pollution within the relevant Landscape Character Appraisal will be categorised as falling within zone E1. <u>Exterior lighting proposed as part of any new development should be the minimum required and only appropriate to its purpose, so as to protect the area's natural surroundings and intrinsic darkness. Proposals for exterior lights shall demonstrate there is no significant adverse effect, individually or cumulatively, on; the character of the area; the visibility of the night sky; biodiversity (including bats and light sensitive species); and residents, pedestrians or drivers.</u></del></p>	In the interests of clarity and to make the policy effective
MM74	121	Supporting Text to Policy ENV2 Para 5.23	5.23 Any harm to or loss of a heritage asset – through destruction, alteration or development within its setting – will require clear and convincing justification. Decisions will need to be based on informed, balanced judgements and the merits of each case. Proposals which would result in harm	In the interests of clarity

			<p>to the significance of a designated heritage asset will be weighed against the public benefits of that proposal. Where substantial harm or total loss is likely to occur, it would have to be demonstrated that the harm is necessary to achieve substantial public benefits <u>or</u>:</p> <ul style="list-style-type: none"> <li>• <u>the nature of the heritage asset prevents all reasonable uses of the site; and</u></li> <li>• <u>no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</u></li> <li>• <u>conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and</u></li> <li>• <u>the harm or loss is outweighed by the benefit of bringing the site back into use.</u></li> </ul> <p>Where any heritage assets or parts of heritage assets are likely to be lost, the assets should be properly surveyed and recorded beforehand. Requiring such records to be made, kept safe and open to the public is therefore an important element of heritage conservation.</p>	
MM75	122	Policy ENV2 Heritage Part a) and b)	<p>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:-</p> <ol style="list-style-type: none"> <li>i) The legacy of mills, chimneys, and terraced housing associated with the textile industry;</li> <li>ii) The bridges and structures associated with the Settle-Carlisle Railway;</li> <li>iii) The buildings, bridges, locks and other and structures associated with the Leeds-Liverpool Canal and Thanet Canal;</li> <li>iv) The historic market towns of Skipton and Settle;</li> <li>v) <u>Skipton Castle, the castle grounds and the castle's extensive landscape setting, including the medieval hunting park, Skipton Woods and Civil War Battery;</u></li> <li>vi) The legacy of traditional barns and other buildings and structures associated with the farming industry and historic land estates.</li> </ol> <p>b) Ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance) conserve those elements which contribute to its significance. The more</p>	In the interests of clarity and to make the policy effective

			important the asset, the greater the weight that will be given to its conservation. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. <del>Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only where it can be demonstrated that there are substantial public benefits.</del> <u>Substantial harm to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where it can be demonstrated that there are substantial public benefits that outweigh that harm or loss..</u>	
MM76	126	Supporting Text to Policy ENV3 Para 5.41 and 5.42	<p><b>Sensitive Uses</b></p> <p>5.41 Uses such as residential</p> <p><b>Existing Sources of Pollution</b></p> <p>5.42 For example. Noise, odour, traffic etc</p>	In the interests of clarity
MM77	127	Policy ENV3 Good Design Part b), f), i), m), and u)	<p>b) Designs should respect the form of <u>existing and</u> surrounding buildings including density, scale, height, massing and use of high quality materials which should be locally sourced wherever possible;</p> <p><del>f) Proposed development of sensitive uses adjacent to existing sources of pollution should demonstrate through the submission of appropriate impact assessments that there would be no detrimental impact on future residential amenity.</del> <u>Development proposals should be able to demonstrate that they will secure a good standard of amenity for all existing and future occupants of land and buildings;</u></p> <p><del>i) Development proposals including changes of use should be accessible and inclusive to everyone, ensuring a means of access for people with physical disabilities;</del></p> <p><del>m) Developers are encouraged to build new homes to the ‘Lifetime Homes’ standard so that they can be readily adapted to meet the needs of those with disabilities and the elderly as well as assisting independent living at home;</del></p>	In the interests of clarity and to make the policy effective

			<p><u>i) Reasonable provision should be made to ensure that buildings and spaces are accessible and usable and that individuals, regardless of their age, gender or disability are able to gain access to buildings and to gain access within buildings and use their facilities, both as visitors and as people who live and work in them;</u></p> <p>u) Sustainability should be designed in, so that development takes <del>the</del> all reasonable opportunities <del>y</del> to reduce energy use, <del>and</del> water use, <u>and</u> carbon-emissions and <u>to</u> minimise waste, <del>and</del> ensure future resilience to a changing climate <u>and, wherever possible,</u> <del>Developments should also take the opportunity wherever possible to generate power through solar or other means, in accordance with Building Regulations.</del> This should include <u>residential,</u> industrial and commercial developments.</p>	
MM78	130	Supporting Text to Policy ENV4 Para 5.45	<p>5.45. The above internationally, nationally and locally designated sites are mapped on the Policies Map. However, safeguarding these (relatively few) designated sites, which are often isolated pockets of rich biodiversity, will not be sufficient to preserve and enhance biodiversity overall. In order to do this, we need to make the best of all opportunities, wherever they arise, to safeguard native habitats and species and to help their recovery, expansion, adaptation to climate change and movement across the plan area. <u>The NPPF states that the planning system should minimise impacts on biodiversity and provide net gains in biodiversity where possible. As such green infrastructure routes/areas have been incorporated into greenfield site allocations where possible and these are identified under Policy ENV4 to provide opportunities for a net gain in biodiversity to be achieved and maintained on these sites.</u> Future reviews of the Local Plan will include the safeguarding of Local Geodiversity Sites which, at present, are at candidate stage and not formally designated. Geological features in the district are currently safeguarded where they form part of internationally designated SSSI.</p> <p><u>The vast majority of the plan area lies within 7km of at least one internationally designated site. These include the North Pennine Moors SPA and SAC, the South Pennine Moors Phase 2 SPA and SAC, the Ingleborough Complex SAC, the Craven Limestone Complex SAC and the Bowland Fells SPA. As identified in the Habitats Regulation Assessment – Appropriate Assessment Report, the close proximity of SPAs and SACs means that the designated sites can be vulnerable to recreational pressures emanating from the potential future occupants of new residential development. Other forms of development, such as intensive leisure or tourism proposals may also give rise to additional recreational pressure. Where new developments are</u></p>	In the interests of clarity.

			<p><u>within 2.5km of designated sites they (the SPA and/or SAC) can be particularly vulnerable to disturbance, and the development site itself could affect the foraging habitat for qualifying bird species.</u></p> <p><u>Development proposals likely to have a significant effect on a European site, when considered alone and in combination with other plans and projects, will therefore need to be subject to an Appropriate Assessment. Where the Appropriate Assessment cannot rule out adverse impacts on a site's integrity (having considered any suitable mitigation), and there are no alternative solutions, permission will be refused unless there are imperative reasons of overriding public interest (the 'IROPI test'). In the event that a development proposal passes the IROPI test, compensatory measures must still be provided, for instance the re-creation of a comparable habitat.</u></p>	
MM79	132, 133, 134 and 135	Policy ENV4 Biodiversity Part a) and f)	<p>Growth in housing, business and other land uses <u>on allocated and non-allocated sites</u> will be accompanied by improvements in biodiversity. This means that:</p> <p>a) Wherever possible, development will make a positive contribution towards achieving a net gain in biodiversity and in particular will:</p> <p>i) Ensure that there is no adverse <del>impact</del> <u>effect</u> on any international designated site's <u>integrity, either alone or in combination with other plans and projects,—which is to be demonstrated through Appropriate Assessment. In cases where Appropriate Assessment concludes that adverse effects cannot be avoided or adequately mitigated , development proposals will not be acceptable unless the IROPI test under Article 6(4) of the EU Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (The Habitats Directive) has been passed and appropriate and suitable compensatory measures are provided.</u></p> <p>f) The following allocated sites <del>will be</del> <u>are</u> accompanied by guiding development principles which <del>will identify indicative areas of green infrastructure within each site where significant contributions where an overall net gain in biodiversity are to be made, via the introduction of green infrastructure routes will be expected:</del></p>	In the interests of clarity and to make the policy effective

Site Reference	Site Address	<u>Approx Area of Green Infrastructure (Ha)</u>	Inset Map
	SP5: SKIPTON		
SK013	Land east of Aldersley Avenue and south of Moorview Way, Skipton	<u>2.6</u>	1
SK061	East of canal, west of Sharpaw Avenue, Skipton	<u>0.9</u>	1
SK081, SK082, SK108	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton	<u>3.5</u>	1
SK088	Hawbank Fields, north of Otley Road and south of A6131, Skipton	<u>4.1</u>	1
SK089, SK090	Land to the north of Airedale Avenue and Elsey Croft, east of railway line, Skipton	<u>2</u>	1
SK094	Land bounded by Carleton Road, railway line and A629, Skipton	<u>7.4</u>	1
SK101	East of Keighley Road and south of Cawder Lane, Skipton	<u>0.6</u>	1
SK114, SK124	Land to east of North Parade and Cawder Road garage site, Horse	<u>1.1</u>	1

			Close, Skipton		
			SP6: SETTLE		
		SG021, SG066, SG080	Land to the north-west and south-west of Penny Green, Settle	<u>1.2</u>	4
		SG025	Land to the south of Ingfield Lane, Settle	<u>7.5</u>	4
		SG027, SG068	Land to the south of Brockhole View and west of Brockhole Lane, Settle	<u>0.8</u>	4
		SG079	Land to the north of Town Head Way, Settle	<u>0.9</u>	4
		<u>SG064</u>	<u>Land to south of Runley Bridge Farm and west of B6480 (Employment-Led Mixed Use)</u>	<u>1.6</u>	<u>4</u>
			SP7: BENTHAM		
		HB052	Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham	<u>2</u>	5
			SP8: GLUSBURN / CROSSHILLS		
		SC085	Land at Malsis, Glusburn	<u>8.6</u>	2
			SP10: GARGRAVE		
		GA009	Land off Eshton Road, north of canal, Gargrave	<u>1.2</u>	14
			SP11: BURTON IN LONSDALE		

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MM80	137 and 138	Supporting Text to Policy ENV5 Para 5.58	<p>5.58 Policy ENV5 below aims to plan for better green infrastructure from the outset and looks to all new development to make a reasonable contribution wherever possible, including linking up to existing green infrastructure in the area. This also ties-in with other policy aims, including improvements in biodiversity, tackling climate change, <u>protecting landscape, reducing recreational impact on SPAs/SACs and ensuring a high-quality local environment and an enhanced quality of life.</u> Local plan sites, in particular, will help to create better green infrastructure <u>routes which are multi-functional and mitigate constraints on site, as well as provide</u> <del>and</del> better links between built-up areas, green space and the countryside. <u>Site specific development principles within Policies SP5, SP6, SP7, SP8, SP10 and SP11 provide clear detail about the location, purpose and functional use of green infrastructure on each site.</u></p>	In the interests of clarity.								
MM81	138, 139 and 140	Policy ENV5 Green Infrastructure Part d)	<p>d) The following allocated sites <del>will be</del> <u>are</u> accompanied by guiding development principles which <del>will</del> set out more specifically how improvements and growth to the green infrastructure network can be achieved on each site:</p> <table border="1"> <thead> <tr> <th>Site Reference</th> <th>Site Address</th> <th><u>Approx Area of Green Infrastructure (Ha)</u></th> <th>Inset Map</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Site Reference	Site Address	<u>Approx Area of Green Infrastructure (Ha)</u>	Inset Map					In the interests of clarity and to make the policy effective
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MM82	142	Policy ENV6 Flood Risk Part e) and f)	e) Development will minimise the risk of surface water flooding by ensuring adequate provision for foul and surface water disposal in advance of occupation (as per standards set out by the Environment Agency <u>and subsequent updates to the standards</u> , see Appendix D C). Surface water should be managed at the source and not transferred, and every option should be investigated before discharging surface water into a public sewerage network.	In the interests of clarity and to make the policy effective																																												

			f) Development will maximise opportunities to help reduce the causes and impacts of flooding by ensuring adequate sufficient attenuation and long term storage is provided to accommodate storm water on site without risk to people or property and without overflowing into a watercourse (as per standards set out by the Environment Agency <u>and subsequent updates to the standards</u> , see Appendix <del>D</del> <u>C</u> ).	
MM83	144	Policy ENV7 Land and Air Quality Part a) and e)	a) <u>Ensuring significant</u> <del>D</del> development <u>will avoid</u> s the plan area's best <u>and most versatile</u> agricultural land (grade 3) wherever possible, unless the need for and benefit of development justifies the scale and nature of the loss.  e)The location, layout and design of development will encourage walking, cycling <u>and</u> the use of public transport and <u>electric vehicles</u> . <u>Green</u> travel plans will promote reductions in car use.	In the interests of clarity and to make the policy effective
MM84	146	Policy ENV8 Water Resources, Water Quality and Groundwater Part b)	b) Development will <del>encourage</del> <u>maximise opportunities for</u> the incorporation of water conservation into its design, <del>to maximise opportunities to collect</del> <u>including the collection</u> and re-use water on site.	In the interests of clarity and to make the policy effective
MM85	150	Supporting Text to Policy ENV9 Paras 5.84 and 5.85	5.84 Evidence prepared as part of the plan making process has focused on turbines of 100m or over which would be strategic in nature and make a significant contribution towards energy generation. The NPPF states that evidence prepared for the Local Plan should be proportionate, <u>and</u> requiring evidence to identify the suitability of all potential areas for wind energy across the various scales is considered disproportionate. Impacts of small-scale individual turbines, <u>defined as turbines under 50m in height to the tip</u> <del>(for example around 30m in height)</del> are likely to be different from those of commercial wind turbines of 100m or more.  5.85 Therefore in order to support the needs of a farmstead or other rural business and to enable the development of community led schemes benefiting local communities including those where a neighbourhood plan has not yet been prepared, small scale turbines <del>(the definition of small scale</del>	In the interests of clarity

			being determined on a case by case basis but normally with a tower height of up to 30m) will be deemed acceptable in accordance with the criteria set out in draft policy ENV9 notwithstanding the content of the written ministerial statement.																									
MM86	150 and 152	Policy ENV9 Renewable and Low Carbon Energy Part a) and section on Small Scale Wind Turbines	<p>a) Supporting <del>well-conceived</del> projects and infrastructure proposals that offer a good balance of economic, environmental and social benefits, and are not outweighed on balance by one or more negative impacts;</p> <p>Small Scale Wind Turbines</p> <p>In the case of small-scale turbines, <del>which defined as turbines under 50m in height to the tip, require planning permission (generally 30m or under in tower height but considered on a case by case basis)</del>, proposals will be supported where they meet the criteria a) to k) listed above and;</p>	In the interests of clarity and to make the policy effective																								
MM87	154	Policy ENV10 Local Green Space	<p>The sites identified in the table below, and as identified on the Policies Map, are <del>proposed for designation</del> <u>designated</u> as Local Green Space:</p> <table border="1"> <tr> <td>High and Low Bentham</td> <td></td> </tr> <tr> <td>HB-LGS3</td> <td>Part of draft LP site HB028 East of Station Rd and south west of Pye Busk, High Bentham</td> </tr> <tr> <td colspan="2">Bradleys Both</td> </tr> <tr> <td colspan="2">LGS sites assessed as part of Neighbourhood Plan preparation.</td> </tr> <tr> <td colspan="2">Carleton in Craven</td> </tr> <tr> <td>CA – LGS2</td> <td>Heslaker Lane, Carleton</td> </tr> <tr> <td>CA – LGS6</td> <td>North of Vicars Row, Carleton</td> </tr> <tr> <td>CA – LGS8</td> <td>The Pine Trees, Westwood, Carleton</td> </tr> <tr> <td>CA – LGS9</td> <td>St. Mary’s Green, Carleton</td> </tr> <tr> <td colspan="2">Cononley</td> </tr> <tr> <td colspan="2">LGS sites assessed as part of Neighbourhood Plan preparation.</td> </tr> <tr> <td colspan="2">Embsay with Eastby</td> </tr> </table>	High and Low Bentham		HB-LGS3	Part of draft LP site HB028 East of Station Rd and south west of Pye Busk, High Bentham	Bradleys Both		LGS sites assessed as part of Neighbourhood Plan preparation.		Carleton in Craven		CA – LGS2	Heslaker Lane, Carleton	CA – LGS6	North of Vicars Row, Carleton	CA – LGS8	The Pine Trees, Westwood, Carleton	CA – LGS9	St. Mary’s Green, Carleton	Cononley		LGS sites assessed as part of Neighbourhood Plan preparation.		Embsay with Eastby		To comply with national planning policy
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EM – LGS2	Between Main Street & Shires Croft
EM – LGS3	South of Village Hall, Main Street, Embsay
EM – LGS6	East side of West Lane, Embsay
EM- LGS11	Fields adjacent to Kirk Lane, Embsay
Gargrave	
LGS sites assessed as part of Neighbourhood Plan preparation.	
Glusburn	
GLUS-LGS1	Glusburn Park
Hellifield	
<del>HE-LGS4</del>	<del>Land to the west of Hellifield (Hellifield Flashes)</del>
<u>HE-LGS7</u>	<u>Gallaber Pond, Hellifield</u>
HE-LGS5	Field adjacent St. Aidan's Church
Ingleton	
IN-LGS2	Ingleton Park off Thacking Lane, Ingleton
Kildwick	
KL-LGS2	Fields by Kildwick Bridge, Main Road, Kildwick, BD20 9BD
KL-LGS4	Parson's Walk and Glebe Field
KL-LGS5	Banks Field (Lower section), Priest Bank Road
KL-LGS6	Field south of the Recreation Ground, Priest Bank Road
Settle & Giggleswick	
SG-LGS4	The Green, Commercial Street, Settle
SG-LGS15	Bowling green off Station Road, Settle
SG-LGS22	Glebe Field, Giggleswick
Skipton	
SK-LGS1	Massa Flatts Wood
SK-LGS2	Land between Shortbank Road & allotments
SK-LGS11	South Side of The Bailey, Skipton

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SC-LGS5	Sutton Park, Main Street, Sutton-in-Craven																											
MM88	159	Supporting Text to Policy ENV12 Para 5.100	<del>Footpaths, bridleways and byways</del> (p <u>Public rights of way – PROWs</u> )	In the interests of clarity																								
MM89	164	Policy ENV13 Green Wedges	Green Wedges will help settlements to grow in ways that maintain and reinforce their individual character and identity, by safeguarding against the coalescence of separate built-up areas, and will help to maintain and, wherever possible, enhance local recreational opportunities. Therefore, within the Green Wedges listed below and defined on the Policies Map, development will be resisted where it would <del>compromise the gap between settlements</del> <u>fail to preserve the separate character and identity of settlements or would fail to preserve the sense of separation between settlements</u> . In addition, the Council will seek to consolidate, strengthen and enhance the	In the interests of clarity and to make the policy effective																								

			<p>character, appearance and, where appropriate, recreational value of these areas.</p> <ol style="list-style-type: none"> <li>1. Land between High and Low Bentham.</li> <li>2. Land between Glusburn, Crosshills, Sutton-in Craven, Farnhill and Kildwick and up to the plan area/district/county boundary, near Eastburn, West Yorkshire.</li> </ol>	
MM90	165	Supporting Text for Policy H1 Para 6.2	<p>6.2 The number of people across Craven District aged 65 or over is projected to increase from 14,000 in 2015 to 21,200 by 2037 (a 50% increase) according to ONS 2014-based population projections, so it is important that there is provision of a range of appropriate housing provision, adaptation and support for Craven's older population. Additionally, providing a wider range of older persons' accommodation has the potential to free-up larger family accommodation. <u>The two main types of this specialist 'C3' housing for older people are:</u></p> <ul style="list-style-type: none"> <li>• <u>Age Restricted-Exclusive / Sheltered / Retirement Housing – This is accommodation that is built specifically for sale or rent to older people. They comprise self-contained units (apartments) with communal facilities and a live-in or mobile scheme manager and alarm call systems in case of emergency, and</u></li> <li>• <u>Assisted Living / Extra Care / Very Sheltered Housing - This is similar to Sheltered Housing, but is designed to enable residents to retain their independence as they grow older and their need for support and/or care increases. Residents still occupy their own self-contained home within blocks of flats, estates of bungalows or retirement 'villages' but often enjoy enhanced communal accommodation and occupants may also be offered individual care and assistance from support staff, within the complex, 24 hours per day.</u></li> </ul> <p><u>The provision of affordable housing for local needs is an important objective of the plan and the Council's evidence on viability identifies that both private and public sector housing for older people can make a contribution towards affordable housing. This evidence, referenced in the supporting text to policy H2, justifies minimum levels of affordable housing for private sector schemes on site or an equivalent financial contribution for off-site provision. These minimum levels of on-site provision are set out in Policy H2: Affordable Housing of the plan. The Council will publish additional practical guidance on the provision of affordable housing for this and general open</u></p>	In the interests of clarity and for consistency with proposed modifications MM92 Supporting Text to Policy H2 and MM93 Policy H2 Affordable Housing.

			<u>market housing in the form of a Supplementary Planning Document (SPD). In consultation with stakeholders, this SPD will set out more detail on how Policy H2 will operate and be administered.</u>	
MM91	166	Policy H1 Specialist Housing for Older People Part a) and b)	<p>a) supporting the provision of specialist housing for older people across all tenures in <del>sustainable</del> <u>sustainable locations with reasonable access to local services, facilities and public transport,</u> provided proposals accord with Policy SP4, H2, and INF3 and all other relevant local plan policies;</p> <p><del>b) encouraging developers to build new homes to the ‘Lifetime Homes’ standard so that they can be readily adapted supporting proposals to adapt/extend existing residential properties to meet the needs of those with disabilities and the elderly-older people. as well as assisting independent living at home;</del></p>	In the interests of clarity and to make the policy effective
MM92	167, 168, 169, 170, 171, 172, and 173	Supporting Text for Policy H2 Para 6.8, 6.10, 6.11, 6.12, 6.13, 6.14, 6.18, 6.20, 6.21 and 6.25	<p>6.8 According to the 2017 SHMA, Craven’s net affordable housing imbalance is 126 dwellings per annum and future affordable housing provision should be approximately 15%-25% intermediate tenure <u>and 75%-85% affordable rented, with 87.4% one and two bedroom dwellings and 12.6% three (or more) bedroom dwellings. Based on the Housing Register in 2017 reported in Table 7.2 of the 2017 SHMA, the greatest need is for two bed dwellings and this is to meet the needs of newly forming households.</u> The SHMA also recommends that intermediate tenure options should continue to be actively promoted, particularly for newly-forming households, and identifies a potential market for 154 starter homes over 5 years (31 per annum). <u>In determining planning applications, the Council will have regard to the need to deliver an appropriate mix and range of affordable housing and will have regard to the most up to date evidence of need from the SHMA and any other relevant sources such as the Housing Register (which is a continually updated waiting list for rented affordable housing).</u></p> <p><del>6.10 The NPPF (2012) at paragraph 50 states that where local authorities have identified that affordable housing is needed , local plans should contain policies for meeting this need on site, unless off site provision or a financial contribution of broadly equivalent value can be justified . A Written Ministerial Statement in November 2014 and subsequent changes to national planning policy guidance (PPG) sought to bring in a number of measures intended to lift the burden imposed on small developers by affordable housing and tariff style (section 106) contributions. The</del></p>	In the interests of clarity

		<p>Government's decision to adopt new policy by way of Written Ministerial Statement was quashed in July 2015. However, that decision was overturned by the Court of Appeal in May 2016. Accordingly, the Written Ministerial Statement and amendments to the NPPG have been reinstated. The main effects on national affordable housing policy and guidance are as follows: <u>This plan has been examined against the provisions of the 2012 NPPF. This version of the NPPF combined with the NPPG included thresholds below which on site affordable housing provision and off site financial contributions should not be required. These and the reference to vacant building credit are given below:</u></p> <ul style="list-style-type: none"> <li>• A new national site-size threshold has been introduced. Local Planning Authorities should no longer seek affordable housing contributions from developments of 10-units or less, and <u>those</u> which have a maximum combined gross floor space of no more than 1,000 square metres (gross internal area)</li> <li>• In designated rural areas authorities may choose to implement a lower threshold of 5 dwellings or less. Where the lower 5-unit or less threshold is applied, affordable housing and tariff style contributions should be sought from developments of between 6 and 10 units in the form of cash payments which are commuted until after completion of units within the development</li> <li>• Vacant building credit has been introduced. Authorities should apply the credit where developments include the re-use or redevelopment of empty buildings, so that affordable housing contributions relate only to net increases in floor space.</li> </ul> <p>6.11 The Craven Local Plan Viability Assessment: Addendum (November 2017) has assessed the impact of the Council's emerging policies which seek developer contributions for open space, sport and recreation, education, highway infrastructure and affordable housing on the viability of 'typical' housing sites that are likely to come forward during the plan period. Fourteen different typologies have been assessed and tested based on different sizes and locations across the plan area, including sites between the thresholds of <u>5 to 10 dwellings</u>. The Viability Assessment concludes that <u>30% affordable housing on greenfield sites</u> is viable across all site typologies <u>for general market housing (apart from rural exception sites)</u>.</p> <p><u>The Craven Local Plan Viability Reports: Brownfield Land Update (October 2018) and the</u></p>	
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		<p><u>Supported Living for Older People Update (Oct/Nov 2018) provide the justification for the level of affordable housing contributions set out in this policy for general market housing on previously developed land and for specialist housing for older people on both greenfield and previously developed land. A definition of the two types of specialist housing for older people set out in this policy is provided in the supporting text to Policy H1 of this plan</u></p> <p>6.12 The Spatial Strategy of the local plan at Policy SP4 makes an allowance for sites to be delivered in the smaller Tier 5 settlements across the plan area, most of which are designated rural areas<sup>1</sup>. The conclusion of the Viability Assessment is that the provision of 30% affordable housing on small sites between the thresholds of 5<del>6</del> to 10 dwellings is viable. This means that developments of 6 to 10 dwellings can contribute in a small, but nevertheless important way to a key objective of the local plan to improve housing choice in terms of house type, size, tenure, price and location and to address the issue of a shortfall in affordable homes across Craven, as evidenced in the SHMA 2017. A lower threshold of 5 dwellings in the designated rural areas of Craven is therefore considered to be justified. <del>In compliance with the Written Ministerial Statement, draft local plan Policy H2 requires cash</del> <u>Financial contributions will to be required</u> made from such sites rather than on-site provision.</p> <p>6.13 To address the issue of a shortfall in affordable homes across Craven, increasing the supply of new affordable homes is a priority for the local plan. Securing new affordable homes through the planning system is an effective way of achieving this. The local plan sets out policy mechanisms which seek to <del>meet full</del> <u>maximise</u> affordable housing <u>provision</u> <del>needs</del> through a number of approaches, including: the contribution of affordable homes by housing developers, where the homes are usually taken on by registered providers (e.g. housing associations); financial contributions from housing developers, where the money is used to secure affordable homes off-site; and the release of rural exception sites. As well as registered providers, there are other affordable housing providers who may operate under equivalent arrangements or, more often, may specialise in offering innovative intermediate tenure products. In addition to increasing the supply of new affordable homes, Craven District Council, North Yorkshire County Council and registered</p>	
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		<p>providers will seek to reduce the need for affordable housing through homeless prevention measures, mortgage rescue schemes and the provision of grants and loans to support necessary alterations or energy efficiency measures to improve existing unsuitable housing. The local plan's employment policies will also help to make living in Craven more affordable for people who work in Craven, by promoting local employment opportunities.</p> <p><del>6.14 Affordable housing can comprise a number of different types of accommodation ranging from affordable (sub-market) rent products, to intermediate tenures such as shared equity (shared ownership and equity loans), discounted sale housing and rent-to-buy. Affordable housing is housing for sale or rent, for those whose needs are not met by the market and is defined in the NPPF. However, "low cost market" housing is not considered as affordable housing for planning purposes. It is important that in providing affordable housing, a range of tenure types and products is provided to help to address the range of needs of different households.</del></p> <p><del>6.18 Only in very exceptional circumstances will the local planning authority review individual sites in terms of scheme viability. In some circumstances, development proposals may seek to include a lower proportion of affordable housing. To comply with this policy these circumstances must be exceptional. For example unusual and wholly unexpected/unforeseen development costs which affect scheme viability, or where there are clear and overriding reasons to meet other planning objectives, such as the restoration of heritage assets. In these exceptional circumstances developers will be expected to conduct negotiations on a transparent and 'open book' basis<sup>44</sup>. In all cases the Council will look to maximise the provision of affordable housing having regard to the circumstances of individual sites and scheme viability"</del></p> <p>44 The Council will always want to respect the nature of information provided in confidence, however because the Council is a public authority, under the Environmental Information Regulations, any information it holds can be subject to disclosure to third parties. Obviously the Council would approach applicants where the possibility of this disclosure may arise.</p> <p>6.20 The basis of the calculation of financial contributions in lieu of on-site provision will be the difference between affordable housing transfer values and open market values for 70sqm two-</p>	
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		<p>bedroom houses assuming they are available on the same site. On flatted schemes, the commuted sum will be based on the affordable housing transfer values for similar units. The market value of dwellings will be determined having regard to the asking price and any sales where contracts have been exchanged, along with any evidence of market sales in the locality. The value of affordable housing will be determined by the Council's latest published transfer prices<sup>45</sup> (the prices a registered provider will pay to a developer for affordable units). Any financial contributions obtained will be used to secure off-site provision to help meet the district's affordable housing needs. <u>Such off-site contributions/provision will rarely be appropriate for general housing and will be acceptable only where doing so would meet wider planning or housing objectives e.g. on flatted schemes where management arrangements may make on-site affordable housing more expensive through the application of service charges.</u> The Council will publish additional practical guidance on the provision of affordable housing in the form of a supplementary planning document (SPD). This will include guidance on the limited circumstances in which off-site provision or financial contributions will be considered in lieu of on-site provision <u>and more detail on how financial contributions will be calculated.</u></p> <p><sup>45</sup> The Council's transfer prices have been reviewed in 2017. They are currently set at £1,000 per square metre</p> <p>6.21 A vacant building credit is equivalent to the existing gross floorspace of any vacant buildings on a site and is deducted from the normal affordable housing contribution required by the Council. It applies to vacant buildings that are to be brought back into use or to be demolished for re-development, but not to abandoned buildings. This <u>is national policy and</u> is intended to incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings. The Council <u>will use national policy and guidance</u> <del>bear this in mind when considering to determine</del> whether a vacant building credit should apply to a particular development and will use the credit to help bring forward brownfield development that might not otherwise occur or might be postponed indefinitely. Vacant building credit will be deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided.</p> <p>6.25 Proposals for exception sites which <u>seek to</u> include an element of market housing should be accompanied by a detailed financial appraisal to justify the need to include market housing and to</p>	
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			<p>demonstrate that the number of market homes proposed is the minimum required to deliver an appropriate mix of affordable homes whilst ensuring viability of the scheme. <u>Furthermore, no more than 30% of the units in a scheme should be for market housing. Any higher percentage of market housing would undermine the integrity of these sites being 'exception' sites where housing is not normally permitted.</u> The Council will publish additional practical guidance on the provision of affordable housing, <u>including</u> on rural exception sites in the form of a supplementary planning document (SPD). This will include for example, guidance on what a 'local area' means in the context of the policy.</p>	
MM93	174, 175 and 176	Policy H2 Affordable Housing	<p>a) <del>Local affordable homes that are needed in the plan area will be delivered by Affordable housing will be provided as part of <u>general market housing developments, as follows:</u></del></p> <p><del>I. the provision of a minimum of 30% of proposed new dwellings as affordable housing on greenfield sites- <u>On greenfield sites, developments of 11 dwellings or more, and on any site developments with a combined gross floor area of more than 1000 sqm will provide not less than 30% of new dwellings as affordable housing.</u> In designated rural areas, proposals <u>developments</u> on greenfield sites of 6 to 10 dwellings will be required to make an equivalent financial contribution <u>for affordable housing;</u> <del>Development proposals that seek to provide a lower level of affordable housing contribution will not be acceptable unless it can be clearly demonstrated that exceptional circumstances exist which justify a reduced affordable housing contribution</del></del></p> <p><del>II negotiating with developers and landowners on brownfield sites to secure a proportion of new dwellings as affordable housing or to secure an equivalent financial contribution- On brownfield sites, developments of <u>11 dwellings or more and developments with a combined gross floor area of more than 1000 sqm will provide not less than 25% of new dwellings as affordable housing.</u> In designated rural areas, developments on brownfield sites of 6 to 10 dwellings will be required to <u>make an equivalent financial contribution for affordable housing;</u> <del>In negotiating schemes the local planning authority will look to maximise provision having regard to the circumstances of individual</del></del></p>	<p>In the interests of clarity and to make the policy effective, and to reflect viability evidence in respect of brownfield land for general market housing and specialist housing for older people on greenfield sites considered at the examination and to comply with national planning policy.</p>

		<p>sites and scheme viability. Developers will be expected to conduct negotiations on a transparent and 'open book' basis. In appropriate circumstances, the local planning authority will apply vacant building credit and will reduce on-site and/or financial contributions accordingly.</p> <p>III. <del>supporting registered providers in bringing forward wholly affordable schemes within Craven's market towns and villages;</del></p> <p>IV <del>supporting in principle, the release of rural exception sites.</del></p> <p>b) <del>Affordable homes will also be provided in conjunction with registered providers through the purchase and repair of existing dwellings, alterations and improvements to the existing affordable housing stock and through the re-use of empty homes.</del></p> <p><b><u>Specialist Housing for Older People</u></b></p> <p><u>b) Affordable housing will be provided as part of specialist housing developments for older people as follows:</u></p> <p><b><u>Age Restricted/Sheltered Housing</u></b></p> <p><u>I. On greenfield sites, developments of Age Restricted/Sheltered Housing or similar housing included in Policy H1, will provide not less than 30% new dwellings as affordable housing;</u></p> <p><u>II. On brownfield sites, developments of Age Restricted /Sheltered Housing similar housing included in Policy H1, will provide not less than 25% of new dwellings as affordable housing;</u></p> <p><b><u>Assisted Living/Extra Care Housing</u></b></p> <p><u>III. On greenfield sites developments of Assisted Living/Extra Care Housing, or similar housing included in Policy H1, will provide not less than 12% of new dwellings as affordable housing;</u></p> <p><u>IV. On brownfield sites developments of Assisted Living/Extra Care Housing, or similar housing included in Policy H1, will provide not less than 7% of new dwellings as affordable housing.</u></p> <p><u>c) Providing an off-site contribution in lieu of an on-site contribution will only be supported where there are clear advantages or overriding reasons for doing so and the off-site contribution is preferable in terms of achieving housing and planning objectives and will contribute to the objective</u></p>	
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		<p><u>of creating mixed and balanced communities. In these circumstances, proposals will be expected to make a financial contribution equivalent to the on-site provision.</u></p> <p><u>d) Development proposals that seek to provide a lower level of affordable housing contribution, either on or off site, will not be acceptable unless it can be clearly demonstrated that exceptional circumstances exist which justify a reduced affordable housing contribution. In such exceptional circumstances, the local planning authority will look to maximise provision of affordable housing having regard to the circumstances of individual sites and scheme viability. Developers will be expected to conduct negotiations on a transparent and ‘open book’ basis. The local planning authority will apply vacant building credit in all appropriate circumstances, in accordance with the NPPF and the PPG and will reduce on-site and/or financial contributions accordingly.</u></p> <p><u>e) Affordable housing will also be provided by:</u></p> <p><u>I. supporting registered providers in bringing forward developments of 100% affordable housing within Tiers 1 to 5 of the spatial strategy, in accordance with Policy SP4;</u></p> <p><u>II. supporting in principle, the release of rural exception sites and</u></p> <p><u>III. supporting registered providers in the repair, alteration and improvement of the existing affordable housing stock and the re-use of empty homes.</u></p> <p><del>e) f) The size, type and tenure of affordable units will be expected to reflect the most up-to-date evidence of affordable housing needs, including from the Council’s latest Strategic Housing Market Assessment and any other robust and up to date evidence of local housing need. Affordable housing contributions should comprise either social or affordable rent tenures as well as intermediate tenure types. The 2017 Craven District Strategic Housing Market Assessment indicates that this currently should be between 15% to 25% intermediate types and 75% to 85% social or affordable rent tenures. Providing an off-site contribution in lieu of an on-site contribution will only be supported where there are clear advantages or overriding reasons for doing so and it is agreed that an off-site contribution is preferable in terms of achieving housing and planning objectives.</del></p> <p><del>d) g) Affordable housing contributions will be sought from proposed developments that are phased</del></p>	
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		<p>or are brought forward in a piecemeal fashion and where the total combined , or ‘holistic’ development exceeds the relevant threshold.</p> <p>e) <u>h</u>) the provision of affordable housing will be secured via a planning obligation (section 106 agreement). The obligation will seek to ensure that affordable <del>units</del> <u>dwelling</u>s are maintained in perpetuity for households in affordable housing need or that the affordable housing subsidy is recycled.</p> <p>f) <u>i</u>) Proposals for <u>100% affordable housing schemes</u> <del>developments in or adjoining</del> <u>outside the main built up area of Tiers 2 to 5 any settlements in the plan area (except Skipton)</u> will be supported where:</p> <p>I. <del>a scheme</del> <u>the development</u> will help to meet but not exceed proven need in the <del>local area</del> <u>parish or a combination of parishes, as appropriate; and</u></p> <p>II. the site is small and is physically and visually well related to the settlement; and</p> <p>III. provision is made for the affordable units to be maintained in perpetuity for households in affordable housing need or for the affordable housing subsidy to be recycled.</p> <p>g) <u>i</u>) <del>Very special circumstances will be required to allow any m-</del> <u>Market housing on proposed rural exception sites will only be allowed and this will be</u> where it can be demonstrated that:</p> <p>I. <del>these are</del> <u>the market housing is</u> essential to enable the delivery of the affordable <del>homes</del> <u>housing</u> by a registered provider and <del>the</del> delivery of an appropriate mix of affordable <del>house</del> <u>dwelling</u> types and tenures to reflect need in the local area; and</p> <p>II. the <del>market homes</del> proposed <u>market dwellings</u> <del>are</del> <u>represent no more than 30% of the total number of dwellings proposed on the site and are</u> the minimum number required to achieve viability in the absence of any public subsidy or with reduced public subsidy, <u>and</u></p> <p>III. <u>the developer has submitted an ‘open book’ viability assessment which shows that</u></p> <p><u>i. aspirational land values have not been used to justify a higher proportion of market value units, and</u></p> <p><u>ii. viability has been based on reasonable land values for a rural exception site</u></p>	
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MM94	179	Policy H3 Gypsies, Travellers, Showmen and Roma Part d) and g)	<p>d) The site is of sufficient size to provide a good residential environment <u>for future occupiers</u>, in terms of design, layout, spacing, provision of facilities, and amenity space; has good and safe access to the public highway and adequate space within the site for the parking and turning of vehicles;</p> <p>g) The proposal and neighbouring land uses <del>are compatible</del> can satisfactorily co-exist and the proposal relates well in scale and location to <u>existing</u> neighbouring <u>occupiers</u>. <del>settled communities</del>;</p>	In the interests of clarity and to make the policy effective
MM95	180 and 181	Supporting Text to Policy EC1 Para 7.4	<p>7.4 Draft Policy EC1 sets out a positive context within which proposals for economic/employment uses are considered. The policy seeks to facilitate the delivery of economic development and employment proposals through a criteria based policy approach that enables the delivery of economic/employment related development in the right locations, within the context of draft policy SP2 and the spatial strategy – draft Policies SP5 to SP 11. <u>As such economic/employment related development will be appropriately located to avoid emissions arising from industry and infrastructure affecting sensitive land uses including residential developments, hospitals, hotels, motels, hostels, caravan parks, schools, nursing homes, child care facilities, shopping centres, playgrounds, and some public buildings.</u></p> <p>7.7 It is though, recognised that there will be circumstances where it will not always be appropriate or desirable to retain sites and premises in employment generating uses. For example there may be <u>ongoing amenity issues for occupiers of neighbouring properties from existing industrial uses that cannot be mitigated, or the road network or access serving the employment use may be unsuitable for the continued use of the site for employment uses.</u> Such matters would need to be <u>demonstrated as part of a planning application submission.</u> Policy EC2 sets out circumstances where non employment generating uses on sites and premises currently in employment uses may be considered appropriate and/or acceptable. <del>In particular, where employment generating activities cause amenity issues to surrounding sensitive uses that cannot adequately mitigated, In such circumstances, non-employment uses may be considered favourably</del></p>	In the interests of clarity
MM96	182	Policy EC1 Employment and Economic Development	Proposals for employment/economic development in existing employment areas (Policy EC2), on land allocated for employment/mixed use ( <u>Policies SP5 to SP11</u> ), <del>or in locations that accord with the Spatial Strategy (SP4)</del> <u>within the main built up area of Tier 1 to 5 settlements, as defined in Policy SP4,</u> will be supported subject to compliance with the following criteria:-	In the interests of clarity and to make the policy effective

		First paragraph Part d), g) and h)	<p>d) The proposal being adequately served by communications infrastructure <u>i.e. broadband, where possible</u>; and</p> <p>g) There are no allocated sites or existing employment areas available in the <del>local area</del> settlement or the <u>nearest Tier 1 to 4 settlement</u> that could accommodate the proposal; <u>or</u>,</p> <p>h) The proposed activity requires a specific location in which to operate adequately; <u>or</u></p>	
MM97	181	Supporting Text to Policy EC2 Para 7.7	<p>7.7 It is though, recognised that there will be circumstances where it will not always be appropriate or desirable to retain sites and premises in employment generating uses. For example there may be <u>ongoing amenity issues for occupiers of neighbouring properties from existing industrial uses that cannot be mitigated, or the road network or access serving the employment use may be unsuitable for the continued use of the site for employment uses. Such matters would need to be demonstrated as part of a planning application submission.</u> Policy EC2 sets out circumstances where non employment generating uses on sites and premises currently in employment uses may be considered appropriate and/or acceptable. <del>In particular, where employment generating activities cause amenity issues to surrounding sensitive uses that cannot adequately mitigated, In such circumstances, non-employment uses may be considered favourably</del></p>	In the interests of clarity
MM98	183	Policy EC2 Safeguarding Existing Employment Areas First paragraph, Part b), and c)	<p>In order to ensure that there is an adequate supply of employment locations in Craven for 'B' Class Uses, sites <u>currently in 'B' class uses and sites</u> identified on the policies inset map as: existing sites and premises in 'B' Class use in existing employment areas, sites with extant commitments for 'B' Class Use, will be safeguarded from non 'B' Class uses unless:-</p> <p>b) It is demonstrated that there is no reasonable prospect of the site being retained, reused or redeveloped for a 'B' Class employment generating use; <u>and</u></p> <p>c) The proposed new use is compatible with surrounding uses, and will not result in adverse effects to new <u>and existing</u> occupiers that cannot be adequately mitigated.</p> <p><u>Existing live/work units in the plan area will be safeguarded from changes to non-employment uses</u></p>	In the interests of clarity and to make the policy effective

			<u>unless proposals meet the requirements of criterion f) of Policy EC3: Rural Economy.</u>	
MM99	184 and 185	Supporting Text to Policy EC3 Para 7.12	<p>7.12 New opportunities are likely to arise in farming, land management and support services, and in the use of farmland and buildings for things other than agriculture, for example green technology, renewable and low-carbon energy, flood management and related areas of research are potential areas of growth. Sustainable tourism projects will continue to be important; there may be further opportunities for combined living and working in rural areas; and local firms will wish to grow and expand. This policy supports the rural economy by recognising the contribution that existing live/work units make to the rural economy. <del>Existing live/work units will therefore be protected.</del></p> <p><u>For the purposes of Policy EC3, live/work units are defined as buildings of sufficient size to accommodate a genuine business use and that any residential accommodation will be ancillary to that use. Proposals for substantial residential accommodation with a token area given over to business use will be considered to be residential development and subject to the requirements of Policy SP4 and will therefore fall outside the scope of policy EC3. The proposal must relate to an employment use which is designed so that it can be used independently of the dwelling space (so that employment potential is not restricted only to occupants of the dwelling space). The occupancy of the living space will be restricted to a person directly involved with the business being operated. The exact ratio of employment to residential space and restrictions relating to the occupancy of the living space will be specified by conditions attached to any planning permission as appropriate. The continued use of existing live/work units will therefore be supported. The conversion of existing live/work units to other uses will be supported provided it can be demonstrated, through robust marketing evidence, that the existing live/work unit is no longer required or that there is no reasonable prospect of it being used for its intended purpose in the future. Marketing evidence must substantiate a robust conclusion that every reasonable attempt has been made to secure a suitable business reuse, that the building is no longer suitable for commercial activity or that it is no longer required by other occupiers.</u></p>	In the interests of clarity and to ensure consistency with Policy SP4
MM100	185	Policy EC3	e) Acknowledging the potential social, economic, environmental benefits of reusing existing	In the interests of

		Rural Economy Parts e) and f)	<p>buildings by supporting proposals for their conversion, <u>including to employment use or live/work units, of barns and other vernacular buildings for residential and/or employment uses within sustainable rural locations</u>, providing opportunities for people to live and work locally.</p> <p>f) <u>Supporting the continued use of</u> <del>Protecting</del> existing live/work units for the valuable contribution they make to the rural economy. <u>The conversion of existing live/work units to other uses will be supported provided it can be demonstrated that there is no reasonable prospect of the live/work unit being re-used.</u></p>	clarity and to make the policy effective
MM101	187	Supporting Text to Policy EC4 Para 7.19	<p>7.19 <b>Tourism Development Commitment.</b> Land <u>designated as the Tourism Development Commitment is located to the west of Hellifield (shaded grey in Diagram EC4) and is outlined by a red dashed line in Diagram EC4B. This land benefits from extant planning permission for construction of a rural environmental centre ( comprising tourism, exhibition, training, equestrian and livestock buildings, a hotel and nature conservation area )<sup>1</sup> .</u> <del>but,</del> <u>However, the extent of operational development (buildings etc.) allowed by the planning permission is limited to three areas within the red dashed line and identified by grey hatching in the diagram, with most of the land remaining as fields, a nature conservation area, open public space and a grass car park. Designation of the Tourism Development Commitment recognises the extent of operational development already approved and related Policy EC4B sets out the Council's approach to proposals for alternative sustainable tourism development, which may come forward in the future. The local plan will support s</u> <u>Such proposals will be supported,</u> in principle, provided that they <u>promote sustainable tourism and fully address important matters of landscape, heritage, local character and appearance,</u> archaeology, biodiversity, local green space and public rights of way, in accordance with local plan policies ENV1, ENV2, ENV3, ENV4, ENV10 and ENV12.</p>	In the interests of clarity and to ensure consistency with proposed modification for new Policy EC4B
MM102	194 and 195	Policy EC4 Tourism Part h)	<p><del>h) Supporting alternative sustainable tourism development of land designated as a Tourism Development Commitment, provided that the broad requirements set out below and illustrated on Diagram EC4 are met:</del></p> <p><del>i) Conservation of the landscape and of the setting and special qualities of the Yorkshire Dales National Park</del></p>	In the interests of clarity and to ensure consistency with proposed modification MM105 for a new

			<p>II) Conservation of heritage assets, including archaeological remains, the Long Preston Conservation Area and the Settle-Carlisle Conservation Area</p> <p>III) Conservation of biodiversity value</p> <p>IV) Preservation or enhancement of Local Green Space, including its open character, local significance and value to the community</p> <p>V) Preservation and enhancement of the existing public rights of way network.</p> <p>Proposals that include the development of non-designated land (shown in white on Diagram EC4) for the purposes of sustainable tourism will be supported, in principle, provided that the land adjoins the designated Tourism Development Commitment and the proposals are sensible in scale and meet the requirements of I) to V) above.</p>	Policy EC4B
MM103	190	Supporting Text to Policy EC4A Para 7.27	<p>7.27 The Council therefore proposes to include an additional, but related policy to EC4 (EC4A), to support sensitive and sustainable tourism-led, mixed-use development at Bolton Abbey, in the general locations identified at Bolton Abbey and Bolton Bridge (see Policies Inset Map No.24), subject to a comprehensive strategy and Masterplan for the Core Visitor Area being produced in collaboration with and to the satisfaction of itself (as local planning authority) and other key stakeholders, including the Yorkshire Dales National Park Authority, <u>to the satisfaction of itself and the Yorkshire Dales National Park Authority (as local planning authorities) and in consultation with other key stakeholders, including</u> Historic England, Natural England and the Environment Agency. Development proposals will be expected to accord with the principles of the Masterplan and development proposals which would prejudice the delivery of the related strategy for the Core Visitor Area will not be permitted.</p>	In the interests of clarity
MM104	196 and 197	Policy EC4A Tourism-led Development at Bolton Abbey	<p>The provision of sensitive and sustainable tourism-led, mixed-use development at Bolton Abbey will be supported <u>within the Core Visitor Area indicated on the Policies Map (Inset Map No. 24).</u></p> <p>In particular, <u>within the Core Visitor Area</u>, the following mix of uses will be supported in principle subject to their scale, design, location, inter-relationships and cumulative impact upon the historic</p>	In the interests of clarity and to make the policy effective

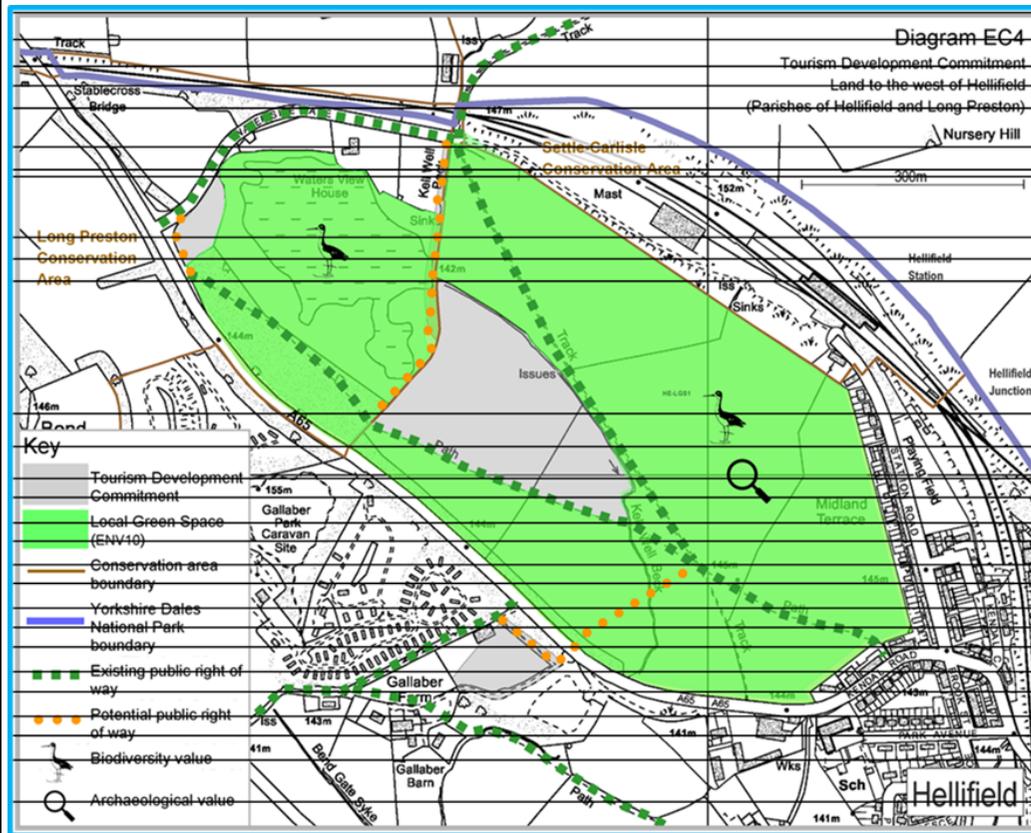
			<p>environment, ecology, flood risk and landscape character being acceptable:</p> <ul style="list-style-type: none"> <li>• Tourism facilities, including but not limited to, farm shop, play barn and eating/drinking establishments;</li> <li>• New build visitor accommodation;</li> <li>• New infrastructure necessary to promote and improve cycling and walking;</li> <li>• <del>Other development (e.g. residential and commercial)</del> <u>Limited residential development to provide staff accommodation and market housing</u>, which conforms to policies elsewhere in the Local Plan;</li> <li>• <u>Limited commercial development, which conforms to policies elsewhere in the Local Plan.</u></li> </ul> <p>Larger scale development will be restricted to the following general locations indicated on the Policies Map (Inset Map No. 24):</p> <ul style="list-style-type: none"> <li>- Land including and surrounding the main village car park at Bolton Abbey village</li> <li>- Land to the north-north-west of the B6160 / A59 roundabout at Bolton Bridge</li> <li>- Land north of the highway spur (part of former A59) to the west of the B6160 at Bolton Bridge</li> </ul> <p><del>Before any development takes place, a</del> <u>A comprehensive strategy and Masterplan for the Core Visitor Area, including detailed development and design principles and a Landscape and Visual Impact Assessment</u>, shall be produced <del>in collaboration with, and to the satisfaction of, the local planning authority and other key stakeholders, including the Yorkshire Dales National Park Authority,</del> <u>to the satisfaction of the local planning authorities in consultation with key stakeholders, including</u> Historic England, Natural England and the Environment Agency. Development proposals will be expected to accord with the principles of the Masterplan and developments which would prejudice the delivery of the related strategy for the Core Visitor Area will not be permitted.</p>	
MM105	197	New Policy EC4B	<p><u>Policy EC4B: Tourism Development Commitment at Hellifield</u></p> <p><u>Alternative sustainable tourism development will be supported on land at Hellifield identified as grey hatching on Diagram EC4B, provided that the following requirements are met:</u></p> <p><u>l) Conservation of the landscape and of the setting and special qualities of the Yorkshire Dales</u></p>	In the interests of clarity and to make the policy effective

			<p><u>National Park</u></p> <p><u>II) Conservation of heritage assets, including archaeological remains, the Long Preston Conservation Area and the Settle-Carlisle Conservation Area</u></p> <p><u>III) Conservation of biodiversity value</u></p> <p><u>IV) Preservation or enhancement of Local Green Space, including its open character, local significance and value to the community</u></p> <p><u>V) Preservation and enhancement of the existing public rights of way network</u></p> <p><u>VI) Preservation or enhancement of the character and appearance of the local area.</u></p> <p><u>Proposals that include the development of non-designated land (shown in white on Diagram EC4B) for the purposes of sustainable tourism will be supported in principle, provided that:</u></p> <p><u>i) the land adjoins an area identified by grey hatching on the policies map and Diagram EC4B; and</u></p> <p><u>ii) the amount of any such land is limited in scale compared to the amount of adjoining land identified by grey hatching; and</u></p> <p><u>iii) the proposal meets the requirements of I) to VI) above.</u></p> <p><u>Individual proposals that accord with the Council's approach set out above must also accord with all other relevant local plan policies and any relevant neighbourhood plan policies.</u></p>	
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MM106

196

Diagram EC4



In the interests of clarity and to ensure consistency with proposed modification MM105 for new Policy EC4B

MM107	197	New Diagram EC4B	<p><b>Diagram EC4B</b> Tourism Development Commitment Land to the west of Hellifield (Parishes of Hellifield and Long Preston)</p> <p><b>Key</b></p> <ul style="list-style-type: none"> <li>Tourism Development Commitment (Red dashed line)</li> <li>Approved operational development (Grid pattern)</li> <li>Local Green Space (ENV10) (Green hatched area)</li> <li>Conservation area boundary (Orange line)</li> <li>Yorkshire Dales National Park boundary (Blue line)</li> <li>Existing public right of way (Green dashed line)</li> <li>Potential public right of way (Black dotted line)</li> <li>Biodiversity value (Bird icon)</li> <li>Archaeological value (Magnifying glass icon)</li> </ul>	In the interests of clarity and to ensure consistency with proposed modification MM105 for new Policy EC4B
MM108	203 and 204	Supporting Text to Policy EC5 Paras 7.54 and	7.54 Recent development at the rear of Skipton Town Hall has addressed a need for modern units suitable for the needs of multiple retailers. However in Skipton, the forecast <u>additional</u> need for 2,441 sq. m net new convenience retail floor space and 3,291 sq. m net new comparison retail	In the interests of clarity

		7.56	<p>floor space to 2032 is <del>not</del> does not account for commitments or recent developments since the completion of the Retail and Leisure Study in 2016. This is explicitly referenced in the study and the assessed need should be viewed in this context. Residual need should be met first by those sites allocated and is directed primarily to site reference SK 139 under policy SP5. In particular, the <u>The redevelopment of any car park areas in Skipton Town Centre area will need to consider whether it is appropriate to make compensatory provision for the potential loss of spaces as part of the proposal.</u></p> <p>7.56 In line with the provisions of the NPPF, the policy approach taken in the plan supports and seeks to enhance the primarily retail function of town <u>and settlement</u> centres in Craven. This is achieved through the identification of primary shopping frontages <u>in Skipton, and wider town and settlement</u> centres in Skipton, <u>and Settle, Bentham, Ingleton and Crosshills</u> which has been informed by evidence in the Retail and Leisure study. It is though, recognised that whilst the primary retail function of centres should be safeguarded, securing an appropriate balance of town centre uses including commercial, leisure, tourism, cultural, community and where appropriate residential uses is also an important factor in supporting and enhancing vitality in town centres in Craven.</p>	
MM109	205, 206 and 207	Policy EC5 Town, district and Local Centres	<p>Proposals for the ongoing enhancement and focus of town and village centres as locations for commercial, retail, leisure, cultural and community activity (town centre uses) will be supported in line with the following hierarchy:</p> <p>Level 1 Town Centre – Skipton</p> <p><u>Within the Primary Shopping Area, as identified on the policies map, the retail role and function of the area will be safeguarded to protect its vitality and viability. Changes of use from retailing (Class A1) to other uses will not be permitted where this would lead to a significant adverse impact, either individually or cumulatively, on the vitality and viability of Skipton.</u></p> <p><u>Elsewhere within the town centre, as identified on the policies map, the commercial, retail, leisure, cultural and community functions of Skipton will be safeguarded and enhanced. Proposals for</u></p>	In the interests of clarity and to make the policy effective.

		<p><u>town centre uses will be supported where they underpin and support the function of the centre.</u></p> <p><u>Proposals for main town centre uses identified as part of the regeneration sites identified under Policy SP5 (site references SK139 and SK140) will be supported in principle, subject to meeting other relevant local plan policies, including the impact tests set out below where necessary.</u></p> <p>Level 2 Town Centre – Settle</p> <p><u>Within the town centre, as identified on the policies map the commercial, retail, leisure, cultural and community functions of Settle will be safeguarded and enhanced. Proposals for town centre uses will be supported where they underpin and support the function of the centre.</u></p> <p>Levels 3 and 4 District and Local Centres –Bentham, and Crosshills and Ingleton</p> <p><u>Within the District and Local centres of Bentham, Crosshills and Ingleton, as identified on the policies map, proposals for main town centre uses will be supported where they underpin and support the commercial, retail, leisure, cultural and community functions of these District and Local centres and are commensurate in size and scale to the role and function of the centres</u></p> <p>Level 4 Local Centre – Ingleton</p> <p><del>Within Skipton and Settle town centres, as identified on the proposals map, the primarily commercial, retail, leisure, cultural and community functions will be safeguarded and enhanced.</del></p> <p><del>Within the primary retail area of Skipton as identified on the proposals map, the primarily retail function of this area will be safeguarded.</del></p> <p>Retail Capacity</p> <p>The following capacity by centre for comparison and convenience retailing <u>as at February 2016</u> is presented in the table below. <u>Development proposals will need to take account that circumstances may change as a result of commitments and implemented developments since February 2016 and the implications these may have on potential residual capacity.</u></p>	
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			<p><u>Out of Centre Proposals Main Town Centre Uses Outside of Defined Town Centres</u></p> <p><del>When considering p</del><u>Proposals for main town centre uses in out of centre locations outside of defined town centres as identified on the proposals policies map, proposals will be required to demonstrate that there are no sequentially preferable locations that are available and suitable for the proposed development in the town centre that could accommodate the proposal, and that the impact of the proposal will not result in a significant adverse impact on vitality and viability.</u></p> <p>The following <u>impact thresholds</u> are applied in respect of <u>retail, office and leisure use proposals for town centre uses in locations outside of defined town centres:</u></p> <p><del>Out of centre proposals will be expected to meet both the sequential and impact tests as they apply to proposals</del></p> <p><del>Within the town centres of Skipton and Settle as identified on the policies maps, proposals for town centre uses will be supported where they underpin and support the functions of these centres.</del></p> <p><del>Proposals for town centre uses identified as part of the regeneration of sites identified for mixed use under draft Policy SP5 site references SK139 and SK140 will be supported subject to compliance with other relevant development plan policies, meeting sequential and impact tests and the provisions of the NPPF.</del></p> <p><del>Within the town and village centres of Bentham, Crosshills and Ingleton, proposals for town centre uses will be supported where they underpin and support the primarily retail, leisure and community functions of these centres.</del></p>	
MM110	208	Policy EC5A Residential Uses in Town and Village Centres	<p><del>Draft Policy EC5A: Residential Uses In Town, And Village</del> <u>District and Local Centres</u></p> <p><u>Skipton Primary Shopping Area</u></p> <p>Within the primary shopping area <u>(PSA)</u> of Skipton, as identified on the <u>proposals policies</u> map, the primarily retail function of this area will be safeguarded and protected. <u>Within the PSA of Skipton,</u> proposals for residential use at ground floor level will <del>only be supported where it can be adequately demonstrated that the proposed residential use will not result in the loss of retail uses.</del> <u>not be</u></p>	In the interests of clarity and to make the policy effective.

			<p><u>permitted where this would lead to a significant adverse impact on vitality and viability.</u></p> <p><u>Skipton and Settle Town Centre Areas</u></p> <p>Proposals for standalone residential uses that require planning permission within the identified town centre areas of Skipton and Settle will be supported where it can be adequately demonstrated that the proposed residential use will not result in the loss of retail, commercial, leisure accommodation or premises suitable for community uses <u>and will not result in significant adverse impact on town centre vitality and viability.</u></p> <p>Within the identified town centre areas of Skipton and Settle, mixed use regeneration proposals that include an element of residential uses will be supported where the mix of uses underpins and enhances the <u>vitality and viability of those centres.</u></p> <p><u>Bentham District Centre, Crosshills District Centre, Ingleton Local Centre</u></p> <p>Proposals for residential uses at ground floor level within <u>the District Centres of Bentham and Crosshills and the Local Centre of Ingleton as identified on the policies map</u> will be supported where the retail, commercial and leisure function of the <u>District or Local centre</u> is not undermined.</p> <p>First floor residential use</p> <p>At first floor level, proposals for residential uses within the identified primary shopping area of Skipton, within the identified town centre boundaries of Skipton and Settle and the district/local centres of Bentham, Crosshills and Ingleton will be supported where it can be demonstrated that the proposal will not undermine the <del>primary</del> retail function of the identified centre; supports and enhances the vitality of the centre and accords with other relevant plan policies.</p>	
MM111	209	Supporting Text to Policy INF1 Para. 8.1	<p>Planning obligations or “section 106 agreements” may be entered into by developers as part of the development process. They are sometimes needed to ensure that places and communities grow in a sustainable way and to help deliver the objectives, aspirations and strategy of the local plan. In general, it is preferable to attach a condition, rather than an obligation, to a planning permission, but planning law and guidance may dictate otherwise, depending on the circumstances. Where</p>	In the interests of clarity.

			<p>necessary, obligations will be used to mitigate the impact of development, to compensate for the loss of or damage to specific features, or to prescribe the form of development and will <del>be</del> <u>only be sought where they meet all of the following tests:</u></p> <ul style="list-style-type: none"> <li>• necessary to make the development acceptable in planning terms;</li> <li>• directly related to the development; and</li> <li>• fairly and reasonably related in scale and kind to the development.</li> </ul> <p>Development will be resisted if necessary mitigation measures cannot be secured through appropriate conditions or obligations.</p>	
MM112	211	Policy INF1 Planning Obligations First paragraph	Where necessary, planning obligations will help to mitigate the impact of Craven's growth, support the provision of local infrastructure as identified under policies H2, INF2, INF3, INF5 <del>and</del> , INF6 <u>and INF7</u> , secure community benefits and achieve sustainable development. This will be done in the following ways.	In the interests of clarity and to make the policy effective
MM113	215	Policy INF2 Community Facilities and Social Spaces Part e), f) and g)	<p>e) The facility is not suitable or needed for any alternative community use; <u>and</u></p> <p>f) The facility and its use are no longer viable in financial or functional terms and all reasonable efforts have been made to retain the facility and to continue its use; <u>and</u></p> <p>g) <del>Rigorous and r</del> <u>Realistic</u> marketing of the facility has been carried out recently, but has been unsuccessful, with little or no genuine interest being shown; <u>or</u></p>	In the interests of clarity and to make the policy effective
MM114	221, 222 and 223	Policy INF3 Sport, Open Space and Recreation Facilities Parts a), c), d)1.and 2,	a) Supporting proposals for the provision of new sport, open space and built sports facilities, or for the improvement of existing sport, open space and built sports facilities, including facilities for temporary events, provided the proposals are of a scale in keeping with the location, are well located and accessible <u>by different modes of transport including walking, cycling and public transport</u> and accord with all relevant local plan policies and any relevant neighbourhood plan policies.	

			<p>c) <u>New provision or contributions towards improving existing spaces and facilities must cater for the needs arising from the development.</u> Where a quantity deficiency exists in a location, the Council will seek, where possible, on-site provision of facilities and will expect appropriate arrangements to be made for their on-going maintenance. Where the locality has a deficiency in the quality of existing open space or sports <u>and recreation</u> facilities, the Council will require a contribution to be made to address that <u>qualitative</u> deficiency <u>off-site</u>. Deficiencies are identified in the Playing Pitch Strategy, Open Space Assessment and Built Sports Facilities Strategy 2016 and any subsequent updates when compared against minimum standards. <del>New provision or contributions towards improving existing spaces and facilities must cater for the needs arising from the development, in accordance with the open space, sport and built sports facility standards set out in Appendix A and the specific recommendations and actions set out in the Playing Pitch Strategy (PPS) and the Built Sports Facilities Strategy 2016 and subsequent updates. Financial contributions towards off-site provision of new or improved sport, open space and built sports facilities will be calculated according to the formula set out in Appendix A. The requirement for either on-site or off-site provision will be calculated by applying the standards and formula set out in Appendix A.</del></p> <p>d) Safeguarding existing sport, open space and built sports facilities from unnecessary and avoidable loss. This means that development proposals involving the loss of sport, open space or built sports facilities will only be supported in the following limited circumstances:</p> <ol style="list-style-type: none"> <li>1. A surplus in the relevant type of sport, open space or built sports facility has been identified, in the locality, by the Playing Pitch Strategy, Open Space Assessment and Built Sports Facilities Strategy 2016 (or any subsequent updates), and the site cannot be reused or adapted to meet an identified deficit in another type or form of sport, open space or recreational facility; <u>or</u></li> <li>2. An equivalent replacement sport, open space or built sports facility, the benefit of which will be at least equal to that being lost, is to be provided on the site or in an accessible location nearby; <u>or</u></li> </ol>	
MM115	224	Supporting Text to Policy INF4 Para 8.35	<p><del>North Yorkshire County Council</del> In their role as local highway authority <u>and a statutory consultee on planning applications, North Yorkshire County Council have set out matters for consideration on transport issues including parking standards in the 2015 document – has published</u> ‘Interim</p>	To remove unjustified policy

			<p>Guidance on Transport Issues including Parking Standards and Advice on Transport Assessments and Travel Plans (2015)'. <del>These parking standards can be found in appendix X (to be added later) of the Local Plan. This publication provides useful guidance on recommended minimum parking standards for cars, motorised two-wheel vehicles, disabled parking and operational service requirements. Developers are encouraged to refer to this guidance when formulating proposals for planning applications, as it will help them to ensure that all relevant considerations are identified, taken into account and adequately addressed in their submissions.</del></p>	requirements.
MM116	226	<p>Policy INF4 Parking Provision First paragraph Parts b) and c)</p>	<p><del>Parking provision and management for cars and other vehicles will be important in making decisions on n</del> <u>New developments will help to minimise congestion, encourage sustainable transport modes and reduce conflict between road users by ensuring proper provision and management of parking for cars and other vehicles. The following factors will be important This will be achieved in the following ways:</u></p> <p><del>b) The application of minimum parking standards for cars, motorised two wheel vehicles, disabled parking and operational service requirements as set out by the local highway authority, North Yorkshire County Council. The provision of appropriate parking space for cars, motorised two-wheel vehicles, disabled parking and operational service requirements having regard to the nature and circumstances of the proposed development. The Council will adopt a flexible approach with each case being determined on its own merits, enabling good design solutions to be achieved.</del></p> <p><del>d) In drawing up and determining proposals for new development, relevant consideration will be given to policies and objectives within the parking strategies of Craven District Council (for off street parking) and North Yorkshire County Council (for on street parking) any likely impacts on public off-street parking and parking on the public highway (on-street parking).</del></p>	<p>In the interests of clarity and to make the policy effective and to remove unjustified policy requirements.</p>
MM117	229	<p>Policy INF5 Communications Infrastructure Footnote for Part</p>	<p><u>Sensitive areas are identified as Forest of Bowland AONB (including setting); Yorkshire Dales National Park (including setting), Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens, Special Protection Areas (SPA), and Special Areas of Conservation (SAC), Sites of Interest for Nature Conservation (SINC), Sites of Special Scientific</u></p>	<p>In the interests of clarity and to make the policy effective</p>

		c) and Part e)	<p><u>Interest (SSSI), Ancient Woodland.</u></p> <p>e) All new development will be required to enable a Next Generation Access broadband connection (or its equivalent) where viable. Where it can be demonstrated that the provision of a Next Generation Access broadband connection (or its equivalent) is not viable <u>or possible</u>, proposals should provide a minimum download connection of 10Mbps or the requirements of any universal service <del>commitment</del> <u>obligation</u>, whichever is greater, and incorporate suitable infrastructure to support delivery of Next Generation Access broadband (or its equivalent) at a future date.</p>	
MM118	230 and 231	Supporting Text to Policy INF6 Para 8.55	<p><del>8.55-Provision of education infrastructure is an integral part of new residential development and is an important element in achieving sustainable communities. In considering development proposals consultation will take place with North Yorkshire County Council as the local education authority who have a statutory duty to ensure sufficient school places are provided for the additional children from such development. The form of developer contribution towards education provision will vary from site to site and size of development. Appendix B sets out the Council's approach for calculating developer contributions for both primary and secondary education facilities. <u>Craven District Council has worked closely with North Yorkshire County Council, (the Local Education Authority (LEA)) in producing the local plan, and based on the growth planned in Skipton and Bentham, this work has identified the potential need for two new primary schools in Skipton and an extension to the primary school in High Bentham, and the need to provide for education infrastructure in association with residential development. This provision is an important element in achieving sustainable communities.</u></del></p> <p><u>The local plan mechanisms, for enabling these new schools and school extension to be built, and for the provision of new school places in association with residential development are:-</u></p> <ul style="list-style-type: none"> <li>• <u>the safeguarding of land for education purposes within two residential site allocations in Skipton and one in Bentham</u></li> <li>• <u>a system of collecting developer contributions via Section 106 legal agreements from residential developments which are likely to have a significant impact on increasing</u></li> </ul>	In the interests of clarity

			<p><u>pressures on school capacity.</u></p> <p><u>Appendix B to the plan sets out how developer contributions are calculated, so as to conform with the Community Infrastructure Levy (CIL) Regulations 2010, as amended, on planning obligations.</u></p> <p><u>The Council has worked closely with both the local education authority (LEA/CSA) and the Education and Skills Funding Agency (ESFA) in preparing this policy. In September 2018, a Department for Education (DfE) consultation commenced on ‘Establishing pupil yields from housing development and securing developer contributions for education’. The LEA is committed to reviewing its evidence base on pupil yields and development costs/cost multipliers in the light of the outcome of this consultation, working with the ESFA. As part of the review the LEA intend to use the DfE Scorecard data. When this review is completed, Craven District Council will need to consider what the implications are for planning for education in the plan area. The options include the production of a supplementary planning document or a partial review of the plan in connection with this policy and/or Appendix B, taking into account plan viability.</u></p> <p><u>It is possible that the educational need for one or both of the two potential primary schools in Skipton and the school extension in Bentham will be met elsewhere in Skipton and Bentham respectively. Under these circumstances, the LEA will determine if this is the case and inform the LPA if any of the areas of land safeguarded for primary schools in Skipton and Bentham are no longer required for educational purposes. If the safeguarded land is no longer required for the provision of a primary school or school extension, residential development will be acceptable in principle provided any proposal for residential development meets the development principles set out for the remainder of the site at Policy SP5 and SP7 respectively and accords with other relevant Local Plan policies.</u></p>	
MM119	231	Policy INF6 Education Provision	<p><del>Where necessary, planning obligations towards primary and secondary provision will help to mitigate the impact of Craven’s growth and achieve sustainable development. This will be done in the following ways:</del></p> <p><del>a) All new housing and mixed-use developments of more than 25 dwellings in the principal town service centre of Skipton and 15 or more dwellings in all other areas regardless of site area</del></p>	In the interests of clarity and to make the policy effective

~~including those on sites allocated under local plan policies SP5 to SP11, will be required to provide or contribute towards new or improved primary school facilities.~~

~~b) All new housing and mixed-use developments of more than 100 dwellings including those on sites allocated under local plan policies SP5 to SP11, will be required to provide or contribute towards new or improved secondary school facilities.~~

~~c) Contributions will not be sought for sheltered accommodation or genuine elderly person, student or holiday accommodation, temporary housing or bedsits and one-bedroom dwellings, if they are clearly incapable of being enlarged to two-bedroom units.~~

~~d) Contributions are only required where a local need is identified by North Yorkshire County Council.~~

~~e) Contributions secured through planning obligations for education will be compliant with Policy INF1.~~

Craven's growth will ensure that a sufficient choice of school places is available to meet the needs of existing and new residents. This will be achieved in the following ways.

a) Supporting proposals for the provision of new, replacement and extended or altered schools which are of a scale in keeping with the location, are accessible and accord with all relevant local plan policies and any relevant neighbourhood plan policies.

b) Unless the educational need is met elsewhere in Skipton, 1.8 hectares of land will be safeguarded for new primary school provision in Skipton within the following sites allocated in the Local Plan, in accordance with Policy SP5:

i. SK0081, SK0082, and SK0108: Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, and

ii. SK089 and SK090: Land to the north of Airedale Avenue and Elsey Croft and east of the railway line.

c) Unless the educational need is met elsewhere in Bentham, 0.3 hectares of land will be

			<p><u>safeguarded for an extension to Bentham Primary School within land allocation HB038, in accordance with Policy SP7.</u></p> <p><u>d) Where a residential or mixed use development would result in a deficit of school places in the area, and is above the site size threshold below, it will be required to provide developer contributions for education provision, in accordance with Policy INF1 and Appendix B of this plan, or any subsequent supplementary planning document, to meet the resultant deficit. The site threshold sizes, controls and exemptions, which apply are:</u></p> <p><u>i. For primary schools: more than 25 dwellings in the town of Skipton and 15 or more dwellings outside of Skipton, and</u></p> <p><u>ii. For secondary schools: more than 100 dwellings across the plan area.</u></p> <p><u>iii. Contributions will be sought from proposed developments on local plan allocated sites, and on windfall sites that are phased or are brought forward in a piecemeal fashion and where the total combined, or ‘holistic’ development of the allocated or windfall site exceeds the relevant threshold.</u></p> <p><u>iv. Contributions will not be sought from sheltered accommodation or genuine elderly person, student or holiday accommodation, temporary housing or bedsits and one bedroomed dwellings.</u></p>	
MM120	231	Supporting Text for New Policy INF7	<p><u>Sustainable Transport and Highways</u></p> <p><u>The National Planning Policy Framework (NPPF) states that local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development. The Council will continue to work closely with all relevant stakeholders to maximise opportunities to travel by non-car modes of transport and secure a safe and efficient transport network for the benefit of local and regional</u></p>	<p>In the interests of bringing together all aspects of the plan’s provisions for sustainable transport and highways infrastructure into one policy and to clarify how the Local Plan</p>

		<p><u>businesses, tourism and the community as a whole.</u></p> <p><u>Paragraphs 2.3 to 2.18 of this Local Plan set out the Sub- Regional Economic and Transport context of the plan area and reference the relevant bodies who the Council are working with on sub regional connectivity issues. The Council will continue to work closely with the local highway authority, North Yorkshire County Council, to agree appropriate transport proposals to accommodate and facilitate growth and seek to develop appropriate funding packages to ensure that development proposals provide for appropriate sustainable transport opportunities and adequate highway improvements. The North Yorkshire County Council Local Transport Plan 2016-2046 (LTP4) (2016) and Strategic Transport Prospectus (2015) provide the local highway authority's strategic, policy and planning transport documents.</u></p> <p><u>Policy SP2 c) of this plan supports enhanced connectivity with the rest of North Yorkshire, the wider Leeds City Region, Lancashire, Cumbria and Greater Manchester; the provision of pedestrian and cycle links to enhanced public transport facilities; and protects the original double track route of the Skipton to Colne railway line for future transport use. The latter is marked on the plan's policies map and is similarly protected in the Pendle District Local Plan.</u></p> <p><u>The NPPF seeks to actively manage patterns of growth to support opportunities to use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable. The Craven Local Plan Policy SP4 seeks to achieve this pattern of growth through its focussing of future development in the town of Skipton which has good rail and bus links. After Skipton, the market towns of Settle and Bentham will accommodate a relatively high level of growth and are well related to the rail network, as well as having bus services connecting them with the surrounding countryside and other settlements in the District.</u></p> <p><u>New development has the potential to provide opportunities for travel by non-car modes of travel and these opportunities should be maximised, through the planning application process, whatever the size of development. It is important that pre-application work for any size of development involve discussions with the local highway authority, North Yorkshire County Council, on all transport aspects of an emerging planning application.</u></p>	<p>will deliver at a local level national planning policy</p>
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The NPPF identifies the important role played by transport assessments, or transport statements, and travel plans in assessing and mitigating the negative transport impacts of development and promoting sustainable development. Travel Plans will therefore be required for all developments which generate significant amounts of traffic and will play an important role in identifying how the development might contribute to:

- encouraging sustainable travel,
- lessening the traffic generated and it's detrimental impacts,
- minimising carbon emissions and their associated impacts on climate change,
- creating accessible, connected, inclusive communities,
- improving health outcomes and quality of life,
- improving road safety, and
- reducing the need for new development to increase existing road capacity and provide new roads.

North Yorkshire County Council as the Local Highway Authority has set out guidance on a range of transport issues, including advice on transport assessments and travel plans, in a document called Interim Guidance on Transport Issues (2015). This guidance sets out the indicative thresholds at which transport statements, transport assessments and travel plans are likely to be required for different types of development. Early pre-application discussions should take place with the local highway authority on the applicability of these indicative thresholds to a given development proposal. The provision of a safe, suitable and convenient access to new development sites should also be agreed with the local highway authority during pre-application discussions.

To avoid severe adverse cumulative residual impacts of development on the transport network, traffic generated by all developments on the highway network should be mitigated and where new development necessitates the provision of new or upgraded infrastructure, developer delivery of the mitigation or contributions, as appropriate, will be required in accordance with Policies SP12 and INF1 of the Local Plan.

			<p><u>Traffic modelling for Skipton has identified that the plan period's growth of the town can be accommodated by the highway network, provided highway improvements are made at the following junctions:</u></p> <ul style="list-style-type: none"> <li>• <u>A65/Gargrave Road/A629/A59. And</u></li> <li>• <u>A6131/A65</u></li> </ul> <p><u>A preliminary cost estimate for these works is £1.1 million. The following five site allocations for housing development in Skipton will each contribute to these costs in proportion to their dwelling numbers and to ensure that the full costs are met by the private sector</u></p> <ul style="list-style-type: none"> <li>• <u>SK061</u></li> <li>• <u>SK081/SK082 and SK108</u></li> <li>• <u>SK089/SK090</u></li> <li>• <u>SK101</u></li> <li>• <u>SK114/SK124</u></li> </ul> <p><u>The plan's viability evidence has demonstrated that the above costs can be met, along with the plan's other planning obligations for affordable housing, open space and education contributions and not threaten the bringing forward of these sites for viable developments.</u></p>	
MM121	231	New Policy INF7 Sustainable Transport and Highways	<p><u>POLICY INF7: SUSTAINABLE TRANSPORT AND HIGHWAYS</u></p> <p><u>The minimisation of greenhouse gases and congestion, and the provision of safe and accessible travel facilities will be supported by maximising the opportunities for travel by sustainable transport modes; avoiding severe residual cumulative impacts of development relating to transport; and the design of safe and convenient access to transport facilities. This will be achieved through:</u></p> <p><u>a) working in partnership with the local highway authority, other authorities, local enterprise partnerships, transport providers, developers and local groups to implement Policies SP5 (Site SK140), ENV3 i to l), ENV11 and 12, INF4e) and SP2 c) of the Local Plan, and</u></p>	In the interests of bringing together all aspects of the plan's provisions for sustainable transport and highways infrastructure into one policy and to clarify how the Local Plan will deliver at a local level national planning

		<ul style="list-style-type: none"> <li>i. <u>promote a sustainable and improved transport system which is safe, reliable, and convenient,</u></li> <li>ii. <u>improve transport connectivity with the rest of North Yorkshire, the wider Leeds City Region, Lancashire, Cumbria and Greater Manchester.</u></li> </ul> <p><u>b) maintaining a pattern of growth which reflects the spatial strategy and settlement hierarchy set out in Policy SP4 of the Local Plan.</u></p> <p><u>c) ensuring that all developments maximise opportunities to travel by non- car modes of transport through the location and design of new developments and developer contributions for off-site transport facilities, including securing access to transport facilities by walking and cycling.</u></p> <p><u>d) ensuring all developments that generate significant amounts of movement are supported by appropriate sustainable travel assessments, such as a Transport Statement, or Transport Assessment and a Travel Plan as reasonably required by the local highway authority, North Yorkshire County Council.</u></p> <p><u>e) providing safe, suitable and convenient access to all development sites for all modes of transport and all people, including vulnerable users of the highway, and wheelchair-users, people with limited mobility and people with other disabilities.</u></p> <p><u>f) ensuring that the residual cumulative impact of traffic generated by developments on the highway network is mitigated and where new development necessitates the provision of new or upgraded infrastructure, including safety measures and pedestrian and cycle connectivity:- this is to be developer funded.</u></p> <p><u>g) securing tariff style developer contributions for the highway improvements necessary to mitigate the cumulative impact of the level of growth planned for the town of Skipton up to 2032 which are fairly and reasonably related in scale and kind to the relevant development. The relevant</u></p>	policy
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			<u>development will be those greenfield residential site allocations in this Local Plan in or adjacent to the built up area of Skipton.</u>	
MM122	232	Supporting Text for Section 9 Monitoring	<p><u>It is a requirement of the NPPF that local housing needs should be met. The local housing needs in Craven District will be met through the housing policies of this Local Plan and the Yorkshire Dales National Park (YDNP) Local Plan (Adopted 2016). Craven District Council will work closely with the YDNP authority in monitoring the supply of housing to ensure that the housing needs of the Craven Housing Market Area (Craven District, including part of the YDNP) are being met.</u></p> <p><u>The Craven Local Plan annual monitoring report will feature the latest position on housing supply across the whole Craven Housing Market Area (CHMA), split between the plan area and that part of the District within the YDNP. Evidence provided at the examination of the Craven Local Plan indicated that a healthy housing land supply existed to meet local housing need. Indeed, as at October 2018, the housing land supply solely within the Craven Local Plan area for the plan period was over 600 dwellings more than the objectively assessed need for housing across the CHMA as a whole.</u></p> <p><u>The continued contribution of the YDNP towards meeting the housing need of the CHMA will be assisted by the Park authority's commitment to plan review. Paragraph 4.12 of the YDNP Local Plan states that "The NPA has committed to a review of policy C1, including the sites allocated by it, within five years of adoption..." (by 2021). Policy C1: Housing in Settlements, allocates land for housing in the YDNP and supports the principle of appropriate new housing within the housing development boundaries marked on the policies map. If, through annual monitoring, an issue is identified in relation to delivering the housing needs of the whole CHMA, the two authorities will work together to identify any necessary courses of action to increase delivery in the short term. Furthermore, the review of Local Plans at least every five years from adoption will allow the policies of both planning authorities to respond to any issues that are identified for the medium to longer term.</u></p>	In the interests of clarity
MM123		Appendix B to Policy INF6	<b>4. Justification</b>	In the interests of

		Education Provision	<p>1.1 — The detailed policy and justification basis for seeking developer provision or contributions in respect of education is set out in national planning policy framework and practice guidance and the development plan (Draft Policy INF1: Planning Obligations).</p> <p><b>2. Land Use</b></p> <p>2.1 — In relation to Education provision, developer contributions will normally be sought in respect of residential development. However, the Council will consider seeking contributions from large retail and employment generating uses, where a direct impact on the need for the facilities or otherwise to mitigate the impact of major development on the local community in the area around the development can be clearly demonstrated.</p> <p><b>3. Thresholds</b></p> <p>3.1 — The threshold for seeking provision or contributions in respect of primary education is sites of 25 dwellings or more in the principal town service centre of Skipton and 15 or more dwellings in the remaining areas within Craven. For secondary education, where the ‘multiplier’ (pupils in an age cohort resulting from the families moving into new housing developments) is lower, the minimum size of capital project identifiable with the needs arising out of a new development and the provision of schooling is less local, the threshold for seeking contributions will be developments of 100 dwellings or more.</p> <p>3.2 — In assessing whether a proposed development or a site is eligible for seeking the provision of or contributions towards Education, the number of dwellings specified in this guidance will apply to or take into account the cumulative area to be developed for housing. For example, where a development is made up of two or more phases, or is the subject of two or more separate planning applications, the total number of dwellings will be the basis for determining whether provision will be sought. Thus developers should be aware that if it is considered that a contribution is justified, the requirement cannot be avoided by dealing with a site through more than one planning application.</p> <p><b>4. Methodology</b></p> <p>4.1 — With regard to contributions towards Primary school education facilities, North Yorkshire County Council has operated a policy and methodology that applies to all residential developments of over 25 dwellings, having regard to the impact they would have on local</p>	clarity
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			<p>Primary education provision.</p> <p>4.2 — <del>The established methodology (see detailed guidance below) for primary education facilities will be adapted to apply to contributions sought in accordance with the threshold of 15 dwellings outside of the principal town service centre of Skipton. Similarly the existing methodology, using different formulae, will be applied to seeking contributions towards Secondary education facilities.</del></p> <p><b>5. Calculating Developer Contributions to Education Facilities</b></p> <p>5.1 — <del>There is a need to apply a rate, for example for the number of children per household, which is reasonable in the area, and apply cost formulae to that. Such formulae are not rigid as they reflect the impact of a particular development.</del></p> <p>5.2 — <del>Contributions will not be sought for sheltered accommodation or genuine elderly person, student or holiday accommodation. Such accommodation will be that which clearly is incapable of occupation for general residential purposes by virtue of its internal layout, ownership or management or which has occupancy restricted by planning condition or legal agreement<sup>2</sup>.</del></p> <p>5.3 — <del>Contributions will not be sought for temporary housing or bedsits and one-bedroom dwellings, if they are clearly incapable of being enlarged to two-bedroom units.</del></p> <p>5.4 — <del>Any planning permission granted for the change of use from sheltered or elderly persons, student or holiday accommodation or from one-bedroom flats to general residential units or two-bedroom flats and so on, would be subject to a contribution if the number of units exceeds the threshold criteria set below. Contributions will not be sought for changes of use or conversion or redevelopment schemes where there is no net increase in the number of residential units to which contributions would apply.</del></p> <p>5.4 — <del>The basis devised by the North Yorkshire County Council Children’s Services Authority (the “CSA” — previously the Local Education Authority or LEA) for calculating the contributions</del></p>	
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for Primary school places (age 5- 11) as at April 2016 is as follows:

**~~Primary School~~**

Department for Education (DfE) cost multiplier (£12,257) x regional factor (0.98) + 10% fees, plus furniture / equipment (£383) = **~~£13,596 per primary pupil place~~**

~~5.5 The basis for calculating the contributions at 2016 for secondary school places (age 11-16) is as follows:—~~

**~~Secondary School~~**

~~DfE cost multiplier (£18,469) x regional factor (0.98) + 10% fees, plus furniture / equipment (£383) = **£20,293 per secondary pupil place**~~

~~5.6 Calculations are then summed on the basis that 0.25 (1 in 4) primary school places, and 0.125 (1 in 8) secondary school places are generated per relevant residential unit within the development.~~

~~5.7 The elements within this formula will be subject to annual review by the CSA in line with Central Government guidelines. The cost multiplier is the assessment made by the Government for the cost of a school place. The regional factor is an adjustment for local (County wide) costs of provision. The 10% addition represents an allowance for contingencies and fees.~~

~~5.8 The CSA will address accommodation needs at Secondary schools (as they apply to 11-16 year olds) arising from additional housing. The District Council will then, in conjunction with the CSA, where it is considered to be necessary and appropriate, seek Secondary school contributions in the light of changing circumstances and particularly in relation to large scale developments.~~

~~5.9 Calculations are made on the basis that 0.25 Primary school places and 0.13 Secondary school places (11-16 year old pupils only) are generated per relevant house or residential unit. The number of children generated by residential development will vary depending on the type and size of dwelling and by the location of the development. In some cases a developer may argue that houses are built for a particular market, for example couples,~~

starter homes or that a development is not within easy reach of a Primary school. The District Council and CSA will not normally reduce the basis for the calculations to account for variables such as these, because, over time, any dwelling (excluding sheltered, elderly person only, or one-bedroom units) in any location has the potential to accommodate children of Primary school age.

- 5.10 — The Primary school contributions will normally apply to developments of 25 units or more in the principal town service centre of Skipton and 15 or more dwellings in all other areas regardless of site area. The Secondary school contributions will normally apply to developments of 100 dwellings or more.
- 5.11 — Care will be taken to ensure the total development site is not deliberately sub-divided and phased in an attempt to avoid this threshold.
- 5.12 — Forecasts of future school capacity and national population growth are made by the CSA over a three-year period. If, following these calculations the local primary school is deemed to be at capacity in year 3, contributions will be sought at the full rate. If the school is “X” places short of capacity and the development generates “Y” places, contributions will be sought on the difference between “X” and “Y”. If “X” is greater than “Y” no contribution will be sought. Calculations will be based on the number of houses included in the detailed planning application. Any increase in the number of units approved through, for example, a revised application, will generate additional contributions. No account will be taken of the rate of house building on the site, as this is an uncertain variable.
- 5.13 — The basis of the calculations set above will be subject to review, independent audit and change in the light of new demographic and other trends.
- 5.14 — Contributions are only required where a local need is identified and, therefore, there is an obligation to show how funds received will be spent within a prescribed period, how they will deal with the identified impact, and in a manner which will be set out by the CSA. The CSA will incorporate provision for the return of contributions after 10 years if not spent. In the majority of cases funds will be spent on the local Primary or Secondary school. However, the CSA reserves the right to allocate the funds to other schools if overall education strategy or changes in catchments or parental choice so demand and the

agreement of the District Council is secured.

~~5.15 In the event of increased costs of implementing additional school places, no additional contributions will be sought from developers. The contribution is a once-only payment linked to the planning permission. Contributions will be secured by direct payment or by way of a Section 106 Agreement.~~

~~5.16 Normally, contributions will be required no later than the first occupation of the new dwellings. In certain circumstances (for example on large sites) payment of contributions may be delayed or phased by agreement with the CSA.~~

#### **6. Procedure**

~~6.1 Where masterplans are being prepared for large housing sites, the need for any commuted payment for education will be addressed through consultation with the CSA. Information on the likely position on the provision of school places over the next 5 years will be available from the County Council. The CSA will also be able to respond to house-builders' queries for individual sites.~~

~~6.2 Upon receipt of a relevant planning application, the District Council will contact the CSA to establish whether contributions are necessary in the particular case. The applicant and the Council will be notified accordingly and negotiations will take place between the CSA and the applicant/developer. The decision on the application and therefore on the need for a Section 106 Agreement is a matter for the Council. As a general principle the Council will not issue a decision notice on the application until agreement has been reached between the two parties. Any contribution due will be made payable to the North Yorkshire County Council (as Children's Services Authority) and not the District Council as Local Planning Authority.~~

#### **Introduction**

1.1 In accordance with the National Planning Policy Framework (NPPF) the Craven Local Plan seeks to ensure that forecast demands for education from the housing requirement of the

plan, and its distribution across the plan area can be provided for.

1.2 Paragraph 72 of the NPPF states that:

*“The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

- *give great weight to the need to create, expand or alter schools; and*
- *work with schools promoters to identify and resolve key planning issues before applications are submitted.”*

1.3 A Government policy statement “Planning for Schools Development” August 2011 also recognises the importance on the provision of school places.

1.4 Education provision is recognised in the NPPF and the NPPG as a type of infrastructure for which planning obligations may be sought from developers (Paragraph: 026 Reference ID: 23b-026-20150326).

1.5 The Craven Local Plan Policy INF6: Education Provision, of the Craven Local Plan, seeks to ensure that appropriate residential developments contribute to the provision of school places where such development will result in a need for new school places.

1.6 This policy and Policy SP5: Strategy for Skipton, safeguards land for two new primary schools in the town. This safeguarded land is located within the following residential developments:

- SK0081,82 and 108: Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, and
- SK089 and SK090: Land to the north of Airedale Avenue and Elsey Croft and east of railway line.

1.7 Also, Draft Policy SP7: Strategy for Bentham safeguards land for a primary school extension within the residential allocation of HB038.

1.8 This appendix explains how developer contributions are calculated and the process involved in this calculation. This process conforms with the Community Infrastructure Levy (CIL) Regulations 2010, as amended, on planning obligations.

1.9 North Yorkshire County Council (NYCC) is the Local Education Authority (LEA) and Craven District Council (CDC) is the local planning authority.

1.10 An increased number of children in an area will add to the number of pupils attending local schools. This increased number of children may or may not be able to be accommodated at a particular school, dependent upon its capacity. Where there is insufficient capacity at local schools arising from the impact of a proposed new residential development, planning regulations allow local planning authorities to seek developer contributions which would fund, or contribute to the funding of, the 'infrastructure' deficit. To determine whether a school place deficiency exists and whether this policy should apply to development proposals, CDC and NYCC will undertake the following steps:

**2.0 STEP 1: Screening out inappropriate developments.**

2.1 Developer contributions will not be required for retail and employment development where residential development does not form part of the proposal.

2.2 Developer contributions will not be sought for the following types of accommodation:

- Sheltered
- Elderly
- Student, or
- Holiday

2.3 Such accommodation will be that which clearly is incapable of occupation for general residential purposes by virtue of its internal layout, ownership or management or which has occupancy restricted by planning condition or legal agreement. Nor will developer

			<p><u>contributions be sought for temporary housing or bedsits and one bedroom dwellings.</u></p> <p><u>2.4 Developer contributions will not be sought from changes of use, conversion or redevelopment schemes where there is no net increase in the number of residential units to which contributions would apply.</u></p> <p><u>2.5 For primary school places, developer contributions will not be sought from residential developments of less than</u></p> <ul style="list-style-type: none"> <li>• <u>15 dwellings in all parts of the plan area outside Skipton, and</u></li> <li>• <u>25 dwellings in Skipton</u></li> </ul> <p><u>2.6 For secondary school places, developer contributions will not be sought from residential developments below 100 dwellings across the whole plan area.</u></p> <p><u>2.7 Whilst these thresholds could be lower in terms of the evidence given below on pupil to dwelling ratio, and the advice given in the NPPG (Paragraph 031 Ref ID: 23b-031-20161116), the LEA seek to focus the operation of this policy on a scale of development that is likely to have a clear and significant impact on school capacity in the area.</u></p> <p><u>2.8 Where proposed developments seek planning permission for a smaller part of a local plan housing allocation or a small part of a clearly larger development site, the size of the whole allocation site or the larger development site will be used to determine whether developer contributions will be sought. Otherwise, there could be a significant 'education infrastructure' deficit.</u></p> <p><u>2.9 Developer contributions will only be sought for qualifying development proposals (at, and, above the site size thresholds) where a school place deficit is identified in Step 5 below.</u></p> <p><b><u>3.0 STEP 2: Identifying School Capacity</u></b></p> <p><u>3.1 North Yorkshire County Council, the LEA, maintains and regularly updates its database of existing and forecast school capacity for schools across Craven and North Yorkshire as a whole.</u></p> <p><u>3.2 This database will be used by the LEA to provide the baseline information on school capacity</u></p>	
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when planning applications for residential development are submitted to Craven District Council. This data will identify the net capacity of, and the number of pupils in, the appropriate primary and secondary school within the catchment area of the proposed residential development over a three year period.

**3.3** The primary school pupil forecasts are prepared using information on historical trends in admissions, current numbers on the roll and the historic birth rate from the Office of National Statistics. An average percentage of the current district birth rate is taken against numbers on the roll in the past three reception years. This percentage is then applied to forecast and actual district birth rates to provide forecast Yr1 Reception numbers. Numbers are then rolled forward a year group. A migration trend based on a three year average of past numbers on the roll, excluding reception is then applied to further primary year groups to provide for the next and subsequent years. Annex 1 illustrates the approach taken by the LEA in making these forecasts

**3.4** Pupil forecasts for secondary schools are constructed using current numbers on the roll and historic trends in admissions from primary school feeder schools. Secondary school numbers on the roll are taken from the October School Census count. Admission factors are calculated as the percentage of entry to secondary school compared to the numbers of pupils leaving the last year at primary school in the previous year. This three year average is then applied to the total pupils leaving the feeder primary schools to provide forecasts for the first year of entry to the secondary school. In a similar way to the primary school forecasts a migration trend is applied to the current numbers on the roll to provide forecasts for the next and subsequent years.

**3.5** The above methodology for both primary and secondary schools is an accepted method of forecasting used by many local authorities (See Education and Skills Funding Agency School Capacity (SCAP) Survey 2017: Guide to forecasting pupil numbers in school planning (July 2017).

**3.6** The population projections suggest an overall increase or decrease in the population of school age children generally. However, the projections from additional housing development better forecast the impact of that housing on a particular area. This tends to be

over and above what would be expected from population and migration projections alone. For example by 2022/23 the general population projections only forecast an increase of 7 pupils in total across the catchment areas of all five Skipton town primary schools. This shows that the expected increase in pupil number across these schools is mainly housing related.

#### **4.0 STEP 3: Measuring the impact of new residential development on school capacity.**

4.1 The next step in this process requires an estimate of the likely number of children of primary and secondary school age that are likely to be generated by the number of dwellings proposed in the development. The LEA's evidence to support this estimation has recently been updated. Annex 2 provides the results of this updating for Craven District. These results have been derived from the following information:

- Residential developments of 25 dwellings or more completed in the Craven Local Plan area since between 2008 and 2018.
- The identification of the number of primary and secondary school pupils generated by each residential developments by comparing: School pupil roll data, including home addresses with the street names of the completed developments

4.2 The results in Annex 2 show a Craven District 'pupil to dwelling' ratio which is slightly higher than the North Yorkshire average. Clearly the Craven District evidence more than supports this North Yorkshire average and it is this county wide lower average that is used in the plan. This is a pupil to dwelling ratio of '1 in 4' for primary schools and '1 in 8' for secondary schools. This pupil to dwelling ratio will be reviewed within 5 years of the plan's adoption.

#### **5.0 STEP 4: Identifying the need for developer contributions**

5.1 Step 2 of the process will produce a figure which represents a surplus, deficiency or balance of capacity at the local primary and secondary school without taking into account the increased pressures of the proposed new development (A minus B in Figure 1). Step 3 will provide the number of additional school places generated by the proposed new development. Hence step 4 will use the conclusions of steps 2 and 3 to determine whether the proposed

new dwellings will result in a deficiency in school places in the local area.

5.2 Forecasts of future school capacity and national population growth are made by the CSA over a three year period. If, following these calculations the primary or secondary school is deemed to be at capacity or in shortfall in year three, contributions will be sought at the full rate. (This means the cost to the developer will be the total number of school places generated by the development multiplied by the cost required to increase the school capacity by one school place – see Step 5 below).

5.3 If there is a surplus of capacity in year three by 'x' amount and the development generates 'y' school places, contributions will be sought on the difference between 'x' and 'y'. The example given in Figure 1 illustrates this type of situation where there is a surplus of 5 school places at year three and the proposed development generates 15 new school places. Hence the developer contribution is for the 'net' school place deficiency caused by the development proposal of 10 school places.

5.4 The number of children generated by each individual residential development will vary dependent upon the type and size of dwelling and by its location. In some cases, it may be argued that the dwellings built are for a particular market, for example couples, starter homes, or that a development is not within easy reach of a primary school. However, CDC and the LEA will not normally reduce the basis for the calculations. Over time any dwelling (excluding sheltered, elderly person only, or one bedroomed units) in any location has the potential to accommodate children of school age.

#### **6.0 STEP 5: Estimating the level of developer contributions**

6.1 Where a deficiency of school places is not identified as a result of the proposed residential development, then no developer contributions will be sought. Where, in step 4, a deficiency does exist from the impact of the proposed development a calculation is made by NYCC to estimate an appropriate level of cost to the developer.

6.2 The Department for Education (DfE) publishes a cost multiplier per pupil place for primary and secondary school places. It is the average of multipliers for new schools and extensions to existing schools, weighted to reflect the national balance of such projects. An 'area per

pupil' estimate is multiplied by a cost per square metre to provide a cost per school place.

6.3 The 2009 DfE cost multiplier, currently used by the LEA is:

- £12,257 per primary school place, and
- £18,469 per secondary school place.

6.4 These costs are adjusted to take account of regional cost factors. contingencies and professional fees (10%), plus furniture and equipment (£383 per school place) (All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at November 2016).

6.5 This results in a total cost per school place deficiency to the developer of:

- £13,596 per primary school place, and
- £20,293 per secondary school place.

6.6 For a 10 school place deficiency identified for a primary school, a contribution of £135,960 would be sought (See the final row of calculation in Figure 1).

6.7 Calculations will be based on the number of dwellings included in the planning application. Any increase in the number of dwellings approved through, for example, a revised application, is likely to generate additional contributions. No account will be taken of the rate of housebuilding on the site, as this is an uncertain variable. A review of the cost multiplier will take place on an annual basis.

## **7.0 Procedure and practice**

7.1 Applicants are encouraged, at the earliest opportunity through pre-application dialogue with NYCC and CDC, to identify the likely need for education related developer contributions and a preliminary estimate of their scale.

7.2 Upon receipt of a formal and relevant planning application, CDC will contact NYCC who will formalise the position regarding the need for, and scale of developer contributions for each proposal. The applicant and CDC will be notified accordingly and where necessary.

			<p><u>negotiations can then take place between NYCC and the applicant on the details of this matter.</u></p> <p><u>7.3 The decision on the application and the need for a Section 106 legal agreement is a matter for CDC. As a general principle the Council will not issue a decision notice on an application until such agreement, when necessary, has been reached between the two parties. Any contribution due will be made payable to the North Yorkshire County Council (as the LEA) and not the District Council as local planning authority.</u></p> <p><u>7.4 As stated earlier, developer contributions will only be required where a local need for/’net deficit’ of school places has been identified. NYCC will show to the Council and the applicant how funds received will be spent within a prescribed period. Contributions will normally be spent within a five year period after receipt, but some flexibility on this period is necessary to allow the pooling of developer contributions where necessary to make the best use of the monies available to meet the local plan’s proposed level of growth in an area.</u></p> <p><u>7.5 In the majority of cases, funds will be spent on the local primary and secondary school. However, NYCC reserves the right to allocate the funds to other schools if overall education strategy or changes in catchments or parental choice so demand and the agreement of CDC is secured.</u></p>	
MM124	Appendix C to Policy SP12 Infrastructure, Strategy and Development Delivery (Infrastructure Delivery Plan)	Appendix C (Infrastructure Delivery Plan) is removed in its entirety from the Local Plan and will be maintained as an evidence base document.	Not necessary to be included in Plan and its removal allows it to be regularly updated as necessary	
MM125	Appendix D	<u>Appendix D: Policies Schedule</u>	In the interests of	

A number of policies from the Craven Local Plan (1999) were saved in 2007. The majority of these saved policies have been replaced by the policies in this Local Plan. The following table details these replacements.

clarity

<u>Replacement Local Plan Policy</u>	<u>Saved Craven Local Plan Policies (1999)</u> <u>Saved in 2007</u>
<u>Strategic Policies</u>	
<u>SD1</u>	<u>N/A</u>
<u>SD2</u>	<u>N/A</u>
<u>SP1</u>	<u>H1</u>
<u>SP2</u>	<u>EMP1, T6, T7</u>
<u>SP3</u>	<u>N/A</u>
<u>SP4</u>	<u>H3, H4, H5, H8, H17, H18</u>
<u>SP5</u>	<u>H2 &amp; H3</u>
<u>SP6</u>	<u>H2 &amp; H3</u>
<u>SP7</u>	<u>H2 &amp; H3</u>
<u>SP8</u>	<u>H2 &amp; H3</u>
<u>SP9</u>	<u>H2 &amp; H3</u>
<u>SP10</u>	<u>H2 &amp; H3</u>
<u>SP11</u>	<u>H2, H3, H4 &amp; H5</u>
<u>SP12</u>	<u>N/A</u>

<u>Environment</u>		
<u>ENV1</u>	<u>ENV1, ENV2, ENV18, EMP16, SRC12</u>	
<u>ENV2</u>	<u>N/A</u>	
<u>ENV3</u>	<u>H20</u>	
<u>ENV4</u>	<u>ENV10</u>	
<u>ENV5</u>	<u>N/A</u>	
<u>ENV6</u>	<u>N/A</u>	
<u>ENV7</u>	<u>N/A</u>	
<u>ENV8</u>	<u>N/A</u>	
<u>ENV9</u>	<u>N/A</u>	
<u>ENV10</u>	<u>BE2</u>	
<u>ENV11</u>	<u>SRC11</u>	
<u>ENV12</u>	<u>SRC12</u>	
<u>ENV13</u>	<u>BE3</u>	
<u>Housing</u>		
<u>H1</u>	<u>N/A</u>	
<u>H2</u>	<u>H12</u>	
<u>H3</u>	<u>N/A</u>	
<u>Economy</u>		
<u>EC1</u>	<u>EMP2, EMP3, EMP4, EMP5 &amp; EMP6</u>	
<u>EC2</u>	<u>EMP2 &amp; EMP7</u>	

			<u>EC3</u>	<u>EMP5, EMP8, EMP9, EMP15, EMP16, EMP17, EMP18, ENV12, ENV13, R10</u>	
			<u>EC4</u>	<u>EMP11, EMP14, EMP15, EMP16, EMP17, EMP18</u>	
			<u>EC4A</u>	<u>EMP11</u>	
			<u>EC4B</u>	<u>EMP11</u>	
			<u>Retail</u>		
			<u>EC5</u>	<u>R1, R2</u>	
			<u>EC5A</u>	<u>R3</u>	
			<u>Infrastructure, Services &amp; Facilities</u>		
			<u>INF1</u>	<u>N/A</u>	
			<u>INF2</u>	<u>N/A</u>	
			<u>INF3</u>	<u>SRC2</u>	
			<u>INF4</u>	<u>N/A</u>	
			<u>INF5</u>	<u>N/A</u>	
			<u>INF6</u>	<u>SRC13</u>	
			<u>INF7</u>	<u>T2 &amp; T4</u>	
			<u>Note: Saved Local Plan policies EMP19 and SRC14 were not required to be replaced in this Local Plan.</u>		

## 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.

