

Justification for residential allocation SK044 –

Former allotments and garages, Broughton Road, Skipton

Exception Test Explanation

Site SK044 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated in the centre of Skipton's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access from Niffany Gardens and Station Road. If access is from the un-adopted Ings Lane, only up to 5 dwellings can be served from this access point. The site has formally been used for garaging and as allotments therefore part of the site is brownfield site which is suitable for development. As the site is in the central area of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary. The site is also not in the north or north-east of the settlement, closest to the National Park's boundary. The whole of the site area submitted to the SHLAA database can be utilised.

An assessment of flood risk on this site has been informed by the Council's Strategic Flood Risk Assessment and maps (FI002). In terms of surface water flood risk the eastern part of the site lies adjacent to an area at medium risk of surface water flooding. Just under half the site is within Flood Zone 2, which when considered with other chosen residential sites, is unusual in that the vast majority of developable area of these sites has been located in Flood Zone 1.

The exception test is considered appropriate to be applied. This is a town centre, brownfield site with very good accessibility to key services and public transport and the development of this site would maximise the opportunities for future occupiers to walk or cycle to most key services. It is therefore considered that the wider sustainability benefits to the community in this case outweigh the flood risk issue.

Hence, although there were some potential sites available with a lower probability of flooding (in Flood Zone 1), through the SA and SHLAA they were not suitable for other reasons in terms of their location and the spatial distribution of the plan. In addition, it is viewed that SK044 has wider sustainability benefits (located within Skipton's existing urban realm, the re-use of a brownfield site, and the relatively lower potential impact on, and favourable distance from, the North Pennine Moors SPA & SAC). Hence the site passes the exception test (point number 1 of paragraph 102, page 24 of NPPF 2012). This process also corresponds with the Flood Risk Vulnerability Classification in the Planning Practice Guidance (PPG) in terms of the justification outlined above.