

# Gargrave Made Neighbourhood Development Plan (NDP)

## Consultation Statement – Referendum Version

GARGRAVE NEIGHBOURHOOD PLANNING GROUP  
AND GARGRAVE PARISH COUNCIL

**THE TIME HAS COME!**

10 AM TO 4 PM - SATURDAY 30<sup>TH</sup> MAY

IN THE VILLAGE HALL

**WE NEED YOUR VIEWS**

ON THE DRAFT NEIGHBOURHOOD  
DEVELOPMENT PLAN

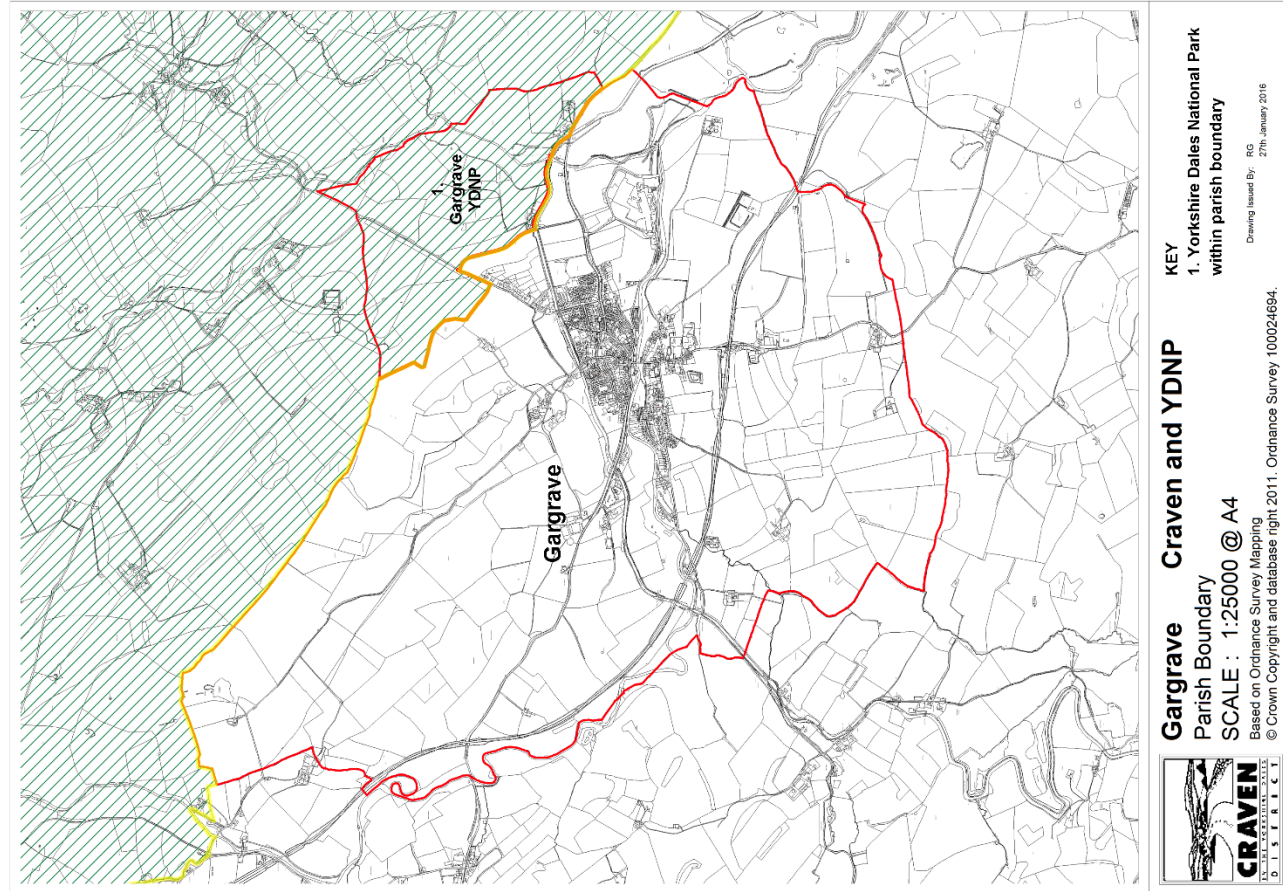
VIEW IT ONLINE **VERY SOON** ON THE PARISH COUNCIL  
WEBSITE [www.gargravepc.org.uk](http://www.gargravepc.org.uk)

PAPER COPIES AVAILABLE ON THE DAY

EASY VIEW MAPS AND PLANS

**THE RESPONSE OF 50% OF THE  
VILLAGE IS REQUIRED FOR THE  
NEXT STEPS!**

**Map 1 Gargrave Designated Neighbourhood Plan Area**



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## 1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)<sup>1</sup> which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
  - (b) explains how they were consulted;*
  - (c) summarises the main issues and concerns raised by the persons consulted; and*
  - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Gargrave Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Development Plans (NDPs) to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework.
- 1.3 Gargrave Parish Council made the decision to prepare a neighbourhood plan for the Parish in 2013 and applied for designation to Craven District Council. The Designated Neighbourhood Area was approved by Craven District Council on 27 January 2014 following formal public consultation (no comments were received). A small part of the designated area is within the Yorkshire Dales National Park (YDNP) and therefore approval for the designated area was also required from the National Park Authority: this approval was secured on 25 March 2014. The designated area boundary is shown on Map 1 above and does not include Stirton with Thorlby which was combined into Gargrave Parish in April 2014.
- 1.4 The Gargrave Neighbourhood Plan Working Group (GNPWG) has coordinated the preparation of a Neighbourhood Plan for the village of Gargrave. The working group was set up by Gargrave Parish Council in summer 2013 and is made up of interested village residents, along with several Parish

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<sup>1</sup> <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

Councillors. The GNPWG secured grant funding for the preparation of the Neighbourhood Plan from Locality (£7,000), as well as a further grant (£2,000) from a local Trust set up with the express purpose of supporting projects progressed in the interest of the village. A dedicated web page was set up at an early stage on the Parish Council website [http://www.gargravepc.org.uk/Planning\\_group.html](http://www.gargravepc.org.uk/Planning_group.html) and this has been updated regularly throughout the process, providing information about the Plan's development, revisions to the draft, and consultation and engagement process.

## **2.0 Informal Consultation and Engagement on Emerging Draft Plan, Summer 2014 to Spring 2015**

- 2.1 The GNPWG on behalf of the Parish Council held a consultation exercise with local residents in the summer of 2014. The GNPWG prepared a leaflet on behalf of the Parish Council to residents and local businesses, to both promote the Neighbourhood Plan process and obtain feedback on what issues are seen as important; and to make the community aware of the Craven District Council proposed allocations for development in the village ahead of the Pre-publication Draft Craven Local Plan. A copy of the leaflet is provided in Appendix I. The questionnaire and results "GARGRAVE PARISH COUNCIL AND GARGRAVE NEIGHBOURHOOD PLAN WORKING GROUP RESULTS OF RESIDENTS' FEEDBACK FORMS" is provided in Appendix I and can be found on the neighbourhood plan page of the Parish Council's website:

<http://gargravepc.org.uk/wp-content/uploads/2017/10/ResultsofResidentsFeedback.pdf>

or direct via the Gargrave website.

<http://gargravepc.org.uk/> and navigating via Neighbourhood Plan tab and its sub headings.

- 2.2 Further feedback from residents was obtained at a community drop-in session held in September 2014, which was also an opportunity to share information about the neighbourhood plan and Local Plan processes.

### **Call for Sites, January 2015**

- 2.3 A Call for Sites exercise was undertaken from January to February 2015, followed by a Site Assessment process which is set out in the published report on the neighbourhood plan website. This process considered former SHLAA sites submitted to Craven District Council as part of the new Local Plan process, and a new submitted site, and provided a ranking of sites based on a scoring methodology agreed by the working group on behalf of the Parish Council. In order to publicise this Call for Sites, notices were placed on Parish noticeboards throughout the Parish, and the information was included on the Parish Council website. It was also more extensively advertised through the Parish Magazine and the Craven Herald. The consultation period for submitting site proposals was 4 weeks, and the closing date for the submission of sites was 28 February 2015. The Call for Sites Assessment

Report is published as a background document for the NDP and assesses the potential suitability and availability of the submitted sites for housing, including those identified in the SHLAA, up to the end of the plan period, explores any constraints that might affect their suitability, deliverability or availability for development, and recommends a proposed course of action. 22 sites in Gargrave were identified in Craven's SHLAA and a further site was put forward through the Parish Council's Call for Sites, giving a potential supply of 23 sites in total.

#### **Informal Consultation on Emerging Draft Policies and Options for Site Allocations, Summer 2015**

- 2.4 As work progressed on the preparation of the draft plan, further informal consultation was undertaken with local residents and stakeholders. The emerging draft plan, with options for allocated housing sites and draft policies was placed on the neighbourhood plan website during the summer of 2015 and comments invited using a representation form or in writing. A drop in event was also held on Saturday 30 May 2015 in the village hall, with display material and hard copies of the plan. Members of the working group attended the event to promote and explain the plan in more detail. Around 120 local residents attended the event, and around 113 response forms were submitted over the summer months. The working group and Parish Council considered the comments carefully and the representations have informed the content of the Draft Plan. Publicity material and a summary of the responses submitted is provided in Appendix I.
- 2.5 The results of this informal stage of public consultation were used to inform the content of the Draft Neighbourhood Development Plan.

### **3.0 First Formal Consultation on the Gargrave Draft Neighbourhood Development Plan – Thursday 5 November to 5pm Monday 21 December 2015**

3.1 The first public consultation on the Gargrave Draft Neighbourhood Plan was carried out in the winter of 2015. This consultation was in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14, apart from subsection (b) – see 3.7 below. The Regulations state that:

*Before submitting a plan proposal to the local planning authority, a qualifying body must—*

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area*
  - (i) details of the proposals for a neighbourhood development plan;*
  - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*
  - (iii) details of how to make representations; and*
  - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*
- (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*

3.2 The Gargrave Draft Neighbourhood Plan was published for formal consultation for 6 ½ weeks from Thursday 5 November to 5pm Monday 21 December 2015. The Screening Assessment for Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) of the Neighbourhood Plan also was published for consultation with Historic England, Natural England and the Environment Agency by Craven District Council in advance of the publication of the Draft Plan. Further information about this is provided in the Basic Conditions Statement.

- 3.3 The Draft Neighbourhood Plan and a copy of the Response Form were available for viewing and downloading from the neighbourhood plan website <http://www.gargravepc.org.uk/Representation-Form-Gargrave.pdf> . Screenshots of these web pages are provided in Appendix II. Consultation responses were invited using the accompanying Response Form (provided in Appendix II) to the Parish Clerk via an email to the Parish Clerk, Gargrave Parish Council Office, Village Hall, West Street, Gargrave BD23 3RD or by email to gargravepc@yahoo.com by 5pm Monday 21<sup>st</sup> December 2015.
- 3.4 An e-mail or letter was sent to all Consultation Bodies, providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded. Copies of the letters were sent or emailed out to local businesses and local community organisations. Respondents were invited to complete the Response Form and to submit completed forms / other comments by email or by post to the Parish Clerk. A copy of the letter and the complete list of Consultation Bodies and other groups / organisations consulted is provided in Appendix II. The list of Consultation Bodies was kindly provided by Craven District Council.
- 3.5 The Steering Group (in discussion with their planning consultants) felt that a drop in event would not be the most effective way to consult with local residents in Gargrave as an event had already been organised fairly recently at the informal consultation stage, providing an opportunity to comment on and discuss the content of the emerging Plan with Steering Group members. Instead other methods of raising awareness and encouraging engagement were used including the following:
- Display of posters on Parish Council notice boards and in other locations – see Appendix II for locations
  - Gargrave Parish Council Newsletter – October 2015
  - Delivery of flyers to local households
  - Provision of hard copies of the Draft Plan on request from the Parish Clerk, and on deposit at the following locations during normal opening hours: The Pharmacist, High Street, The Co-op Supermarket, High Street, The Post Office, High Street, St Andrew’s Church, The Library, Parish Council Office, Village Hall, The 3 Public Houses – The Masons Arms, The Old Swan, and The Anchor Inn.
  - Notice in Craven Herald newspaper and website.



- 3.6 A copy of the Draft Neighbourhood Plan was submitted to Craven District Council.

**Second Regulation 14 Consultation - 8 February to 5pm 21 March 2016**

- 3.7 At the end of the Regulation 14 consultation period, when the GNPWG considered the submitted representations, it became apparent that the list of consultation bodies provided by Craven District Council had been incomplete, and that some of the bodies had not been notified of the formal consultation on the Draft Plan. Therefore, the Draft NDP was published for a further 6 weeks formal consultation from 8 February to 21 March 2016.
- 3.8 A revised list of consultation bodies was provided by Craven District Council. This is provided in Appendix II. The Parish Council emailed or wrote to all consultation bodies and organisations on the revised list (as well as those on the first list again), advising that a further 6 weeks consultation period would be taking place. The letter referred to the neighbourhood plan website which advised that as not all bodies had been contacted first time round, a second 6 week period of consultation was taking place, also that all representations previously submitted would still be considered, and there was no requirement to re-submit previously submitted representations. The wording of the letters and notice on the website are provided in Appendix II.

#### **4.0 Summary of Consultation Responses to the Draft Gargrave Neighbourhood Development Plan**

4.1 A significant number of representations were submitted in response to the publication of the Draft Plan.

#### **4.2 Craven District Council**

4.2.1 Craven District Council provided a number of detailed representations suggesting wording changes to draft policies and supporting text. These included suggested text to update the latest position with the emerging new Craven Local Plan, including updating references to the new housing requirement of at least 100 units for Gargrave over the new plan period.

4.2.2 The District Council provided additional information in relation to heritage assets and provided a copy of the recently completed draft conservation area appraisal, with a suggestion for a new policy to protect local heritage assets (yet to be identified). The local planning authority accepted most of the proposed site allocations but objected to the former saw mill site (site G2/6) on the grounds that although it benefitted from a certificate of lawfulness of use for residential use of caravans, new residential development of the site was not acceptable due to flood risk. The Parish Council considered that the site allocation should be retained as enabling development to support the re-use of a listed building. **(Note - however the Saw Mill Site was subsequently deleted from the NDP as a site allocation on the advice of Craven District Council).** In addition, it was suggested that a site with planning permission for residential development (G2/4) should be shown as a commitment rather than an allocation. This was accepted in the amended Plan. Craven District Council requested that further evidence to support the allocation of local green spaces was provided in the form of completing the Council's recently published pro-formas.

4.2.3 In addition to suggestions for amendments from planning officers there were representations submitted from Housing in relation to affordable housing and strategic housing needs. These proposed changes have largely been accepted and incorporated into the Plan. The representations from Craven District Council and the Parish Council's response to each, together with details of how the Plan has been amended are set out in Table 1.

### 4.3 Consultation Bodies and Other Organisations

- 4.3.1 Representations were submitted by 14 consultation bodies and other organisations including Yorkshire Dales National Park, North Yorkshire Police, United utilities, Sports England, Environment Agency, Natural England, Historic England, Northern Rail, North Yorkshire County Council and National Grid.
- 4.3.2 The National Park was generally supportive of the Plan and the proposals for modest housing growth. The National Park also supported Gargrave's role as a gateway to the Dales area and the Plan's positive approach to supporting walking and cycling and to protecting local landscape character and built heritage.
- 4.3.3 The Police identified that crime was an issue in the Neighbourhood area and suggested a new policy which promoted community safety and the incorporation of security measures in design.
- 4.3.4 The Environment Agency had concerns that although the Plan included aims to direct development away from areas of flooding, it went on to identify sites (namely housing site G2/6) and the existing employment site at Systagenix for new development. The Parish Council wishes to retain site G2/6 to support the re-use of a listed building and sees housing development on the site as enabling development to support the protection and re-use of a heritage asset. The Systagenix site is in existing employment use and the Parish Council wish to support the continued use of this site for local employment rather than identifying other sites in and around the village. The Environment Agency also provided advice for updating and amending the supporting text and policies in relation to flooding and referring to the online resource Planning Practice Guidance.
- 4.3.5 Natural England advised that a SSSI site (Haw Crag Quarry) lies within the Neighbourhood Area and that an assessment is recommended to clarify whether there are any potential impacts on the SSSIs interest features. There were also concerns about potential impacts on the Trans Pennine Trail, BAP Priority Habitat, Protected Species, and soil and agricultural land quality. The Plan has been amended to address these concerns. Historic England noted the Plan's references to statutory listed buildings, scheduled monuments and the conservation area and welcomed the contents of Draft Policy G6 "Promoting High Quality Design".

4.3.6 North Yorkshire County Council suggested amendments to bring the NDP in line with the emerging new Craven Local Plan and provided comments on highways, infrastructure, education requirements as well as technical comments on landscape character. In addition, note was made of changes in provision of accommodation for older people and the need for a policy to support this. Where possible these comments have been addressed in amendments to the Plan. The representations from the Consultation Bodies and the Parish Council's response to each, together with details of how the Plan has been amended are set out in Table 2.

#### 4.4 **Developers / Landowners**

4.4.1 There were representations from 2 agents representing developer landowners. These included objections to the inclusion of local green spaces numbers 5 and 6 on the grounds that they do not meet the criteria set out in the NPPF. The consultee suggested an amendment to wording in the policy setting out that any special interest should not preclude the rest of the site from future development; following archaeological excavation, sympathetic development should be allowed on the site. The Parish Council does not accept this; the sites are important in terms of the protecting the setting of a significant heritage asset. There was also an objection to the inclusion of site 8 off Chew Lane as a local green space. Again, the Parish Council does not accept this view and wishes to retain the area as a local green space. There were also various objections and comments in relation to the proposed identified housing site allocations in the Plan. The representations from the agents representing landowners and developers and the Parish Council's response to each, together with details of how the Plan has been amended are set out in Table 3.

#### 4.5 **Local Residents and Households**

4.5.1 There were representations from over 90 local residents and households to the Draft Plan, many providing detailed comments on supporting text and draft policies. There were many representations setting out support for the Plan as a whole and recognition of the hard work and effort put in by members of the neighbourhood plan working group over several years. Particular concerns included the impact of the proposed level of development on existing infrastructure including sewerage and roads. There was a high number of objections to proposed site allocation G2/5 on the grounds that the site was too close to the rail line, would add to traffic problems on a rural road (Marton Road) with no footway and sewage / drainage issues.

- 4.5.2 However a significant number of residents also supported the site allocation and the Parish Council wishes to retain it in the Plan. There were also concerns about the potential loss of Neville House (a care home) if the site was developed for housing, but NTCC intend to re-provide these services in a new improved facility in Gargrave and a supporting policy has been added to the Plan to reflect this proposal. Generally, there was support for the proposed local green spaces apart from the owners of Number 7, but the Parish Council wishes to retain this as a local green space and considers that it meets the criteria set out in the NPPF. There were concerns about access for Site G2/3 but advice from NYCC Highways set out that access would be acceptable although there may be a requirement for demolition of an existing property. The representations from local residents and the Parish Council's response to each, together with details of how the Plan has been amended are set out in Tables 4.1 and 4.2.
- 4.6 The completed Consultation Response Tables (Tables 1, 2, 3, 4.1 and 4.2) are provided in Appendix IV of this Consultation Statement. Each Table sets out the responses submitted to the Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Plan. Table 5 below sets out responses from the Consultation Bodies to the SEA Screening Report.
- 4.7 The Table in Appendix III is a summary of the responses to the informal and formal public consultation stage under Regulation 14 of the Town and Country Planning (General regulations) 2012, as amended.
- 4.8 In conclusion therefore, there has been extensive engagement and consultation on the Gargrave Neighbourhood Development Plan throughout its preparation, and the Parish Council, through the GNPWG have considered very carefully all representations submitted at each stage of the process and used this information to shape the content of the Plan.

## Appendix I Informal Consultation on Emerging Draft Plan 2014 - 2015

Publicity for Early NDP Consultation, 2014

### **YOUR PARISH COUNCIL**

**Saturday 31 May 2.00 pm PLAYGROUND EVENT**

Refreshments, games, competitions

**Monday 2 June (at the Village Hall)**

**7.00 pm Your Annual Parish Meeting**

**7.30 pm First Parish Council meeting of the new term of office  
for Parish Councillors**

**Wednesday 4 June (at the Village Hall) 7.30 pm meeting of the  
Neighbourhood Planning Group – All welcome!**

**Thursday 5 June (at the Village Hall) 7.30 pm Public meeting re  
transport.**

Residents Survey

GARGRAVE PARISH COUNCIL  
AND  
GARGRAVE NEIGHBOURHOOD PLAN WORKING GROUP  
  
RESULTS OF RESIDENTS' FEEDBACK FORMS

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## Gargrave Parish Council and Gargrave Neighbourhood Plan Working Group

### Results of Residents Feedback

Gargrave Parish Council recently sent round a Planning Update which gave details of the Local Plan and the proposed Neighbourhood Plan. The pamphlet also contained a feedback form which asked residents to respond to various questions, to put forward their views on Craven District Council's proposed sites for development for Gargrave and to make suggestions for what should be included in Gargrave's Neighbourhood Plan. This document summarises the results of that feedback.

### Background

#### What is the Local Plan?

This is the Craven-wide development plan in the process of being prepared by Craven District Council (CDC). It gives guidelines as to the level of development expected to take place for all towns and villages in the district. CDC has published their preferred sites for development. The preferred sites, (which were shown in the pamphlet), propose sites where CDC would like to see housing, employment and mixed housing/employment land. CDC has specified that the proposed development for residential properties in Gargrave is 75 houses in 15 years. So far there has been limited information as to what the "employment" and "mixed development" will consist of.

**The consultation period for the Draft Local Plan will be from Monday 22<sup>nd</sup> September 2014 to Monday 3<sup>rd</sup> November 2014. You can contact CDC directly with concerns, queries or objections about any aspect of the Draft Local Plan. [See "useful information" at the back of this document for contact details].**

#### What is the Neighbourhood Plan?

Neighbourhood planning commenced in 2012 following the Localism act of 2011. It brought about a new tier of planning available to local communities – the Neighbourhood Plan. Communities are now able to influence planning decisions for their neighbourhood through Neighbourhood Plans. The Neighbourhood Plan cannot change the numbers of houses/development allocated to Gargrave by CDC, but it can influence some important issues for the long term.

The Gargrave Neighbourhood Plan Working Group (GNPWG) has been set up by the Parish Council to assist in the production of a Neighbourhood Plan for Gargrave. Some of the questions in the feedback form ask for suggestions for issues residents would like to see addressed in a Neighbourhood Plan.

#### Why send out the pamphlet and feedback form?

The pamphlet has hopefully raised awareness of the stage the Local Plan is at, and has informed residents of CDC's proposals for Gargrave. It also raises awareness of the Neighbourhood Plan. By asking for feedback the parish council will be able to respond to CDC in a way which reflects village opinion, and the Neighbourhood Plan Working Group will gain information on what community planning matters are of importance to residents.

### Results of the Residents Feedback Form

#### General

The feedback form asked for responses to 5 broad questions and has produced results both quantitative (numbers only) and qualitative (comments, thoughts and opinions) about the proposed sites, and what people would like to see included in the Neighbourhood Plan. Pamphlets were delivered to all addresses in Gargrave including businesses. In all 186 feedback forms were returned to the parish council. There were a huge amount of comments received from residents regarding both the proposed sites and Neighbourhood Plan. Obviously not all comments could be included in this feedback. The approach has instead been to identify common themes arising in the comments where residents have voiced similar views or concerns, e.g. worries about traffic issues.

#### Responses to Question 1



In question 1 for each of the four sites proposed by CDC an option was given to circle “yes” or “no” as to whether the resident supports this particular site or not. Some feedback forms contained no response to a particular site or sites so there are not 186 (total number of forms returned) responses for each site. Percentage figures are obtained as per total responses, not total number of forms returned.

<b>Site GA012</b>		
Total number of responses to this site 177		
	Number support/object	Percentage
Support this site	114	64.4
Do not support this site	63	35.6

<b>Site GA025</b>		
Total number of responses to this site 180		
	Number support/object	Percentage
Support this site	88	48.9
Do not support this site	92	51.1

<b>Site GA028</b>		
Total number of responses to this site 178		
	Number support/object	Percentage
Support this site	49	27.5
Do not support this site	129	72.5

<b>Site GA029</b>		
Total number of responses to this site 178		
	Number support/object	Percentage
Support this site	49	27.5
Do not support this site	129	72.5

## Responses to Question 2

Residents were asked to comment on the preferred sites in Question 2.

### a) Site GA012

This is the only site out of those proposed for development by CDC which received overall (but not overwhelming) support. 65.9% of residents who responded said they would support development on this site.

#### GA012 Comments Supporting Development

Support was based broadly on the view that the site already has some development so it would be suitable for enhancement and further development, as long as this is in keeping with the surrounding buildings and environment (rural character of the area) and that the types of employment development allowed are restricted.

Some characteristic comments included:

*"It's already an area of employment and could be further developed for employment"*

*"it's already being used for static caravans – may be appropriate for employment use"*

*"it is already partly developed for light industrial use. I would not object to a further development of this site."*

*"Limited development to enhance that area but retaining the canal side warehouse and associated buildings, would be appropriate for business use"*

GA012 is seen as a good use of already partially developed land in contrast to building on greenfield sites:

*"GA012 is already partially developed . . . GA025, 28 and 29 are all greenfield sites and I would not wish to see them built on"*

Less positive support included:

*"it's the least unacceptable of the (proposed) sites".*

Some residents placed caveats on their support for development:

*"The site could be enhanced but would need careful planning because of situation and National Park".*

*"If development relates to employment in tourism yes, otherwise no"*

*"... the proposal to enhance such uses is considered appropriate. It is felt however that significant detail should be set out in policy documents as to the types of employment uses to be permitted. For example it is considered industrial, retail, warehouse and/or distribution centre uses should not be permitted . . . whereas low-key tourism opportunities would be more appropriate provided they do not adversely affect the existing retail use in the village."*

This is the only site which received a significant amount of support from for employment development.

#### GA012 Comments Against Development

Comments against development of this site were on various grounds. Some residents considered that the loss of an important tourist facility and the knock on effect on existing businesses in the village should prevent this site being developed

*"leisure facility for touring caravans – shouldn't be developed"*

*"Caravan park is promoting tourism which is of benefit to the local economy –it should remain in its current form".*

Some residents commented that there are already units empty on the developed part of the site; their point was that more development should not take place if existing business development units are unused:

*"Employment – existing units in GA012 still vacant after many years"*

This also ties in to a concern about the impact on existing businesses:

*"This seems less desirable as it would presumably have a knock on effect on business in the village and take away a cheap alternative accommodation for visitors in the area".*

Some residents commented on poor access to the site via Eshton Road over a narrow canal bridge which it was felt "would not cope".

*"... the bridges were never intended to take heavy traffic."*

*"The narrowness of the bridge impedes traffic flow"*

Some residents expressed a concern that development of this site would encourage development of surrounding sites:

*"... It has defined borders to the west and south but it is porous to the east and there is very significant seepage risk across a wide swathe of land..."*

#### **b) Site GA025**

This site divided opinion with a narrow majority against development. There was very limited support expressed for mixed housing/employment development, and in fact many of those who expressed support for this site added a caveat that they felt that housing development was acceptable but not employment/mixed development.

##### **GA025 Supporting development**

The strongest support for the site appears to be because it is seen as having the best access of the proposed sites, being adjacent to the A65:

*"Just off the main road so has easy access in and out"*

*"GA025 can have access directly off the A65 and does not have the same access and traffic issues associated with development of GA028; GA029 and GA012"*

*"GA025 is the only site that will not cause traffic problems"*

The fact that the site is on the edge of the village made it a more attractive proposition for development for many residents:

*"This site will not detract from any residential property, being separated on two sides by open areas"*

*"offers a natural extension to building in the village"*

*"on the outskirts of the village so development does not interfere with the rest of the village"*

Many who supported the site made qualifying statements for their support. The most common comments of this kind were that development would be supported only if it is of high quality, in keeping with the rest of the village and that it should be residential rather than mixed use.

*"GA025 offers a good site... provided strong design standards are incorporated in the policy documents to ensure development of the site maintains the quality and character of the surrounding area."*

*"Could be acceptable providing it is developed with good design and taste. Not industrial."*

*"nice housing could be a benefit however I'm not sure about employment in this area"*

*"... support this site on the basis of it being on the edge of the village... not sure about the statement 'mixed housing and employment though'"*

There was only one comment in favour of all employment development of this site:

*"Probably better as all employment due to good access from main road. Potential for canal side and leisure facility. Too detached from the village for residential use"*

##### **GA025 Against Development**

The fact that this is a greenfield site featured heavily in opposition, as did its proximity to recreational facilities – cricket pitch and football field.

One response said that development would “despoil” the “beautiful site” of the cricket pitch and football field which are a village amenity.

*“Development would spoil the open aspect of and views from the cricket pitch and football fields”*

*“...an unnecessary incursion out into the countryside on an important approach to the village that could be replaced by the series of smaller sites within the built framework of existing settlement”*

*“detached from Gargrave’s existing development. It would enclose the cricket and football fields, both important parts of the community in Gargrave”*

*“a development... in complete isolation”*

Several people commented that the cricket club would be affected from an insurance point of view:

*“The cricket (club) do move the crease around on the pitch but do predominantly site it nearer the field than the houses on Airedale Avenue... to keep insurance claims to a minimum. Properties built on the other side of the cricket pitch would be at greater and more frequent risk of damage... and therefore more claims against the club”.*

The fact that the site is on the approach to the village is seen as an important factor, and that the development is on the outskirts of the village and would be extending the village boundary too far, leading to sprawl. “Stick out like a sore thumb” was how one resident put it. Together with the development of site GA020 one resident commented this would “bookend” the village:

*“I am frustrated by the choice of GA025 which would bookend the village if the site at the Anchor goes ahead”.*

Another wrote

*“Development of this site will almost inevitably, in time, lead to development of sites to the east and covetous developers’ eyes being cast on the sports pitches”*

*“Outside the existing village boundary – next to go would be the cricket field! Green aspect approaching the village would be lost. Over-development”*

Flooding problems on this site were referred to:

*“In the past the cricket pitch and surrounding fields have flooded causing problems to nearby housing, building on a flood plain would only exacerbate the problem”.*

*“prone to flooding”*

*“... serious problems already caused by flooding on this land and the field next to it... if built on GA025 would compound this problem as a large area of natural drainage would be removed”*

A number of residents were concerned at traffic safety issues, particularly at peak time. It was felt traffic problems would be exacerbated.

*“Within a 100 yards there would be 3 exits onto the main road, one from the proposed site, cricket field, and Airedale Avenue, with Systagenix exit on the opposite side of the road.”*

Some residents pointed out that it is the only site away from overhead cables where the Air Ambulance is able to land.

#### c) Sites GA028 and GA029

Of all the proposed sites these received the most opposition. They also received the most comments of all the sites. Comments for these sites tended to be negative. There were far fewer comments in support. In some cases comments opposing development of these sites ran to several pages. It is not possible to include all the points made but it is possible to discern some patterns in support of and against development.

Almost all of the responses (either in support of or opposing development) grouped these sites together. Although the proposed sites put forward by CDC forms two sites, it is actually one large field which runs alongside the canal and Chew Lane Beck which it is proposed to divide for development – one for housing development (GA028) and one for mixed housing and employment

development. Accordingly the sites will be dealt with together in this feedback, apart from some comments where support was expressed for GA029 or GA028 alone, and these will be identified.

#### GA028/GA029 Comments Supporting development

Some residents felt that the location of these sites formed a good boundary for new development in the village:

*"Chew Lane and the stream running along it form a natural boundary for the expansion of the village"*

*"Are the best sites in terms of the expansion of the village – i.e. not 'ribbon type' expansion along the A65."*

*"They are 'in' the village and not extending the village out. The village is big enough after all the new housing of recent years"*

Once again residents who supported these sites qualified their comments:

*"Careful development for housing of part of these areas retaining open/green spaces would be appropriate"*

*"Larger houses with more garden – we have too many 2up/2 down and rented houses"*

*"If used for housing – again would require careful planning to protect position and in keeping with other properties. Also any developments in Gargrave should include green areas and trees"*

*"I would prefer to see family homes and/or affordable homes only on the sites"*

*"Would prefer to see this as only residential. Access roads not suitable at the moment for larger vehicles associated with light industrial use."*

Some felt the quieter roads in this part of Gargrave would more easily take the extra traffic generated:

*"Eshton Road quiet – take more traffic"*

*"GA028 would be a development minimising any disruption to existing properties with safe access as not next to a main road . . ."*

*" . . . seems to be a logical way of expanding the village from an infrastructure and services point of view"*

*(Supporting GA029 only) "If we have to agree to something it should only be for employment, Gargrave does not need more houses or residents, local services cannot support them"*

#### GA028/GA029 Comments Against Development

The vast majority of comments made about these sites were opposing development. It is clear that many residents feel extremely strongly that these sites should not be developed. From the hundreds of comments there were some broad groupings which could be discerned:

##### Access

The most common concerns regard the canal bridges on the approach to this site from West Street and Eshton Road.

*"The bridges were never intended to take heavy traffic; the narrowness of the bridges impedes traffic flow; access to the bridges is along narrow ancient lanes bordered by houses with on street parking, is likely to prove even more difficult to both residents and those using the lane"*

*"from a highway perspective these two sites are accessed by narrow lanes that are already much busier due to the development of Gargrave House. This would extend the village over the LL (Leeds Liverpool) canal into an area popular with walkers, cyclists and horses (riders)"*

*"Where would all the extra traffic go? The 3 bridges that cross the canal are all listed structures and I don't think they could cope with all the extra traffic that developing these sites would cause"*

*"will struggle with the small bridges over the canal"*

*"Access/egress from this site from West Street is severely restricted with little vehicular passing places"*

*"The bridges, West Street and Chew Lane are capable of single file traffic only"*

**Safety** was also raised as a concern in relation to access to the sites, especially in the context of the area being used for recreational activities such as walking and cycling:

*"Traffic issues – would be significantly increased. Chew Lane is part of Sustrans cycle route regularly used by cyclists"*

*"potential damage/risk/danger to the numerous tourists/hikers/cyclists/walkers/oaps/and dog walkers and mobility users and horse riders who all use the Pennine Way, canal bank and Chew Lane."*

#### **Overall Character of the Area**

Some questioned the basis for CDC's decision to name these as preferred sites, particularly raising their position in the conservation area and proximity to listed buildings:

*"The National Planning Framework advises that sites should only be developed in rural areas where the development can function well, improve the quality and character of the area and contribute to the conserving and enhancing of the natural environment . . . Site GA028 will go against these requirements"*

*"The site falls within a conservation area, which according to Craven D.C. means 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.' Building on this site would not 'enhance' it."*

*"GA028 and GA029 . . . are within the conservation area with difficult access over historic, narrow canal bridges next to listed canal locks and listed buildings"*

*"The site is separated from the canal by a strip of land owned by the Canal Trust, contained within a conservation area and populated by mature woodland largely of indigenous species i.e. subject to TPO (Tree Preservation Order)"*

#### **Amenity**

The amenity aspect of this area is very important to those residents who oppose development here. This was seen from a number of different viewpoints which will be summarised by sample comments below:

#### **Tourist amenity**

*"Why would we destroy what brings people to Gargrave? – these are the people who spend money in the cafes or pubs, who shop in the Co-op and who camp/caravan/boat/ here for their leisure!"*

*"an area popular with walkers, cyclists, and horses and would damage the rural aspect of Gargrave enjoyed by residents and tourists alike."*

*"used by walkers to access the Pennine Way"*

*"Will impact on Gargrave's main visitor attractions – the canal; the Pennine Way; the cycle route."*

*"Beautiful green fields, Pennine Way, National Cycle Route, important for recreation and tourism"*

*"It is an open field with a running stream next to it, which is located in a key tourist area of the village, being adjacent to the canal, next to the Pennine Way, next to a Sustrans cycle*

route and within 1000 yards of the National Park boundary. To develop this site will spoil the character of the area."

"... too large a development would completely dominate, overpower and destroy a quiet corner of the village thus reducing tourist income to businesses"

"... without exception they (tourists) are drawn to the area because of the attractiveness of its setting, the green spaces within and around it, the many historic buildings and general ambience. These are not just holidaymakers on narrow boats or walkers on the Pennine Way but people from other parts of Yorkshire and Lancashire who come for the day to enjoy the serenity of the surroundings and go for a gentle stroll."

#### Residents' amenity

"There are very few places available to the village, young or old, or those without transport or ability, within walking distance of their homes. To build on these places is... beyond comprehension."

"The natural open space currently existing contributes to public amenity along the canal towpath, the Pennine Way, Pennine Cycleway and Higherland Lock."

"Chew Lane is an amenity to villagers young and old. Children walk, scoot, cycle with their parents here."

"This area is bounded by Chew Lane which is and has been for many years a regular walking area for villagers..."

"I object to this area being developed for building of any kind... a little country lane which is a haven for humans and for all forms of natural life."

"The walk along Chew Lane is the only old style country walk with no buildings along it which is easy for people with difficulty walking and it is too pleasant to spoil with large scale building"

#### Environment

It is clear that the area is much valued for its environmental qualities and because it is an easily accessible site.

"Along that lane we have herons, and other wildlife we will lose, as well as wildflowers"

"Would spoil a piece of Gargrave that is full of wildlife"

"There would be negative impact on trees, woodland, hedgerows and wildlife."

"Current landscape and habitats would be lost for ever and the character of the area with listed buildings (Higherland House, Gargrave House).

"The site would pose a threat to wildlife, trees, woodland and hedgerows abutting the canal and beck on Chew Lane."

"My children's and my favourite walk and part of Gargrave is along the lane running next to the beautiful nature filled stream... please don't let this happen."

"Why spoil the village? These fields should not be touched."

"preserve the trees on Chew Lane and Chew Lane Beck. A kingfisher and heron have been observed on the beck this year"

#### d) No support for Proposed Sites

A significant number of responses were entirely negative about the proposed sites. These can be divided into two broad categories. Firstly those who do not support any of the sites as they do not think they are suitable; secondly those who do not feel they can comment as they do not have enough information. Many residents commented that they do not know what is being proposed by "employment—opportunity for enhancement" or "mixed—housing and employment". It will be vital for this information to be obtained from CDC and residents informed.

"Employment areas—type of employment unknown. This could be 24/7 manufacturing or distribution. Development could lead to pollution, noise and untidiness."



*"It is difficult to comment. What is "mixed development"? What sort of numbers are we talking about? Would comment if CDC had told us what they are planning."*

*"I don't know what 'opportunity for enhancement' means in this instance."*

*"Employment areas – we need examples of the type of employment and size and style of buildings. Do we need more employment buildings when some units in the village remain empty?"*

*"A more detailed definition of "mixed housing and employment" is required. What % of each is proposed/envisaged on GA029 and GA025? What precisely are the 'employment opportunities'? Offices? Workshops? Manufacturing premises?"*

*"CDC consulted Gargrave last July. No mention was made of land to be used for employment purposes. How can we comment when we have NO information on what this use will be and are left to guess the probable impact on our roads, services and environment."*

#### **e) Support for all sites**

A proportion of residents who supported all the proposed development sites. Of the comments made, most seemed to focus on location of the sites and the fact they were seen as not extending the village boundary too much.

*"Sites are a tight block for development"*

*"I feel the preferred sites by CDC are the best because they are 'in' the village and not extending the village out"*

*"I think it looks like a sensible development of the village over the next 15 years"*

#### **Responses to Questions 3 and 4**

Residents were asked to name sites from Map 1 in the pamphlet (the SHLAA sites) they felt would be good sites for development or sites where they would particularly oppose development. The questions were as follows:

Where a resident named a site, either supporting development or opposing development a note was made of this. Obviously a resident could name as many sites as he/she wished to, although there could be only one "vote" per site. The numbers for each site were counted up and appear in the chart above. For ease of reference each indication of support or opposition for a site will be termed a "vote".

There were in total more votes opposing development for various sites (704) than supporting development (345). Of the 23 available sites 20 received more votes opposing development than supporting; two received support for development and one received an equal number of "votes".

The results of most interest in the chart are those sites that received either very high votes for or against development and/or where there is a big differential between supporting and opposing "votes".

#### **Sites not supported**

The site that received an almost overwhelmingly negative response is GA030 which received 64 votes against development and very few supporting votes. Comments revealed that this was seen as too large a development area on the outskirts off the village which would have a negative impact on the overall character of Gargrave. Similarly sites GA005; GA009; GA014; GA017; GA022; GA023; GA027; GA028; and GA029 also each received over 30 votes opposing development and far fewer supporting "votes". It is very clear that development is opposed in these locations.

#### **Sites supported for development**

One site where support for development outweighed opposition is site GA020. This site, (next to the canal and school) has already received planning permission for residential development.

The other site which receives support for development is site GA031 on Marton Road, although this site did also receive 26 opposing "votes". Those supporting development cite the fact that there is already existing development on the site next to this which could be extended although these comments were often qualified by stating that development should not cover the entire site.

Site GA001 received an equal number of opposing and supporting votes.

Comments revealed both support and opposition for different types of development, most noticeably for "infill" development of existing small sites within Gargrave; and those who preferred to see development take place at a distance from the centre of Gargrave on the outskirts of the village. There are strongly held views supporting each of these types of development and equally



strong views opposing it – those who support development on the edge of the village tend to oppose infill development and those who support infill sites oppose extending the existing boundary of the village.

Brownfield sites were much preferred over greenfield sites. Employment development is not supported in greenfield sites but has more support on brownfield sites. Many residents felt comfortable with employment development on GA012 where there is already some of this type of development. One resident suggested use of the existing Systagenix site for the development of a small business park.

### **Responses to Question 5: The Neighbourhood Plan and General Comments/Concerns**

Issues that residents would like to see addressed in a Neighbourhood Plan include the following:

#### **Residential Development and Local Business/Tourism development**

Generally there seems to be some support for some residential development and development of tourism related business and other local business employment development. Small developments of high quality housing, in acceptable areas, would generally appear not to be opposed – including high quality affordable housing and high quality family homes in particular.

*“There may be some need for increased housing both high and low value and also supported for the elderly. Enhanced tourism e.g. camping and canal related would be welcome but further industrial type development would not”*

*“housing for young families of limited means. Without children the village will die!”*

*“Please no cheap high density rubbish designs”*

*“I believe Gargrave should develop tourism, and not deter visitors by investing in more industry”*

*“Local economy – encourage local businesses”*

*“I think it is important to provide employment opportunities”*

#### **Business development in the Centre of the village and vacant units**

Many residents expressed concern that the proposals to have more employment development in Gargrave was not appropriate, given that there are existing business units standing empty. There is also a desire to see existing business and employment supported, especially in the centre of the village, before considering more development:

*“Thought is needed about retaining and extending shopping possibilities within the village”*

*“Some more small shops e.g. bakers, butchers, fish and chip shop”*

*“Reversion of the gradual decay of the High Street should also be a concern”*

*“Currently a number of industrial and office units are vacant so careful development will be required if we are not to add to this problem”*

*“Eshton Wharf still has 2 of 3 floors of office space unoccupied after 10 years”*

*“Look at all the empty shops – why are we going to build more?”*

*“... (the plan should) resist the conversion of more shops into offices”*

*"Environment, housing, economy including local shops that have closed and are now left unoccupied"*

*"Mention is made in GA029/GA025 of employment opportunities – is this really feasible as there are so many vacant industrial /business premises available?"*

*"can't understand why offices are needed when some are available in the village to let."*

#### **Overdevelopment and preserving the character of Gargrave**

It is clear that overdevelopment is a concern and large-scale development is not desired:

*"My concerns stem from Gargrave becoming a sprawl, with no community to speak of, where business no longer exists in the centre of the village and it is no longer an attractive place to live."*

*"I would like to see the Neighbourhood Plan exclude any greenfield site development for any reason"*

*"It is not necessary to build on greenfield sites with a beautiful rural aspect. To develop business use there is even more unacceptable."*

*"Development should not extend the present boundaries of the village"*

*"I don't want to see any large housing estates or business developments"*

*"housing - but keeping the rural agricultural nature of the area"*

*"Any new housing for first time buyers should NOT be 'shoe boxes'. They should also have adequate gardens or associated social area for children to play safely and designated parking"*

#### **Green Spaces and the environment**

Protection of Green spaces was mentioned many times as an important issue for the plan to address:

*"we must preserve any recreational grounds within the village for all those moving in as well as current householders – playgrounds, cricket club etc"*

*"I'd like to see that any development has green areas incorporated in keeping with Gargrave's existing development"*

*"We need to provide good recreational spaces"*

*"Housing; Environment; Recreational space please!"*

Many residents would like to see the development of more community spaces such as allotments or community gardens; or more dedicated recreational facilities or spaces, especially for health:

*"The plan should address the provision of allotments . . .*

*"Allotments or a communal garden would be beneficial to the village (a communal hub bring the community together)"*

*"Holistic approach – housing, workspace, cycle ways, pathways, so that walking and cycling to work are encouraged."*

Environment was also a highly rated issue:

*"ENVIRONMENT! ENVIRONMENT! ENVIRONMENT! This is currently being ignored. I would also like to see more scrutiny and control over the conservation areas within the village."*

*"Environment – create more spaces for wildlife to flourish"*

*"In addition to protecting Gargrave's green environment and wildlife we should be striving to protect its community and promoting different aspects such as the High Street, its heritage, its school etc."*

*"I would like to see more work done towards preserving and enhancing wildlife"*

*"Any environmental impact should be carefully considered, the three sites to the north of the canal and bounded by Eshton Road to the East support a wealth of wildlife"*

#### Infrastructure

There are concerns that any development will have a negative impact on the village infrastructure, particularly traffic and parking, sewage system, and impact on the village school.

#### Traffic and parking

*"Parking in the village is becoming contentious, especially during holiday periods"*

*"Introduce some traffic calming measures that will be adhered to going through the village"*

*"The volume of traffic in our small lanes will be unacceptable"*

*"Introduce traffic calming into the village"*

#### Sewage system and drainage

*"The sewers in Gargrave have not been upgraded. Water treatment works cannot manage the population now never mind more houses"*

*"It is essential adequate drainage and vehicle access is provided"*

*"The plan needs to look at sewerage as we have numerous bottle-necks already"*

*"Gargrave's drains and sewers will not cope"*

*"do not agree to any future development of Gargrave until the Victorian sewage pipes have been updated to accommodate extra sewage."*

*"before building any more houses or commercial buildings . . . think the sewage system in Gargrave should be looked into."*

Many residents want to see improved transport links

*"Transport! The railway link could easily be improved. Less trains stop at Gargrave than Hellfield yet Gargrave is larger and is on the Pennine Way. More trains would benefit residents and visitors."*

#### The School

*"The school will not take all the new children"*

*"I would like to know how the village will cope with all the extra housing e.g. the village school being big enough for the extra children, shops and demand for shops, transport to towns and other villages (we already struggle)"*

#### Conclusions

No sites received complete support from residents who returned the feedback forms. There does appear to be some support for careful development of GA012 for employment purposes as long as it is in keeping with the surrounding area and as long as the meaning of "enhanced" development is made clear and is acceptable to residents. Access to this site concerns many.

Opinion is divided for development of GA025. Comments regarding this site generally did not support employment development even if they were supportive of residential development in this location.

There would be strong opposition to any development of GA028 and GA029

In all cases clarification is required from CDC as to what “employment” and “mixed –residential and employment” are likely to consist of and importantly size/numbers proposed.

There is the option to explore other sites for development as residents have suggested other locations. The chart produced for the feedback to questions 3 & 4 shows the levels of support of those who responded for each of these. It would be more acceptable to many who replied to have smaller development sites within the existing village boundary (infill sites) and this option should be explored further. Again opinion is divided on this issue, and many expressed concern at the thought of development in remaining small plots in Gargrave.

In all cases the type and quality of development is seen as important to residents. High quality low density development is preferred whether this is for affordable or for higher priced houses. Brownfield sites are preferred to greenfield in general. Economic/business development is supported by some residents and there is a strong desire to ensure this is restricted in nature and does not impact negatively on the village. A priority for many is focussing on existing businesses, particularly on the High Street where there are empty business premises, rather than building business units elsewhere. Empty units on the industrial estate and Eshton Wharf are also a concern. Type of development is certainly an area where the Neighbourhood Plan could have a big influence, along with supporting economic development that residents are in favour of.

Preventing unnecessary sprawl is an important issue as is addressing infrastructure concerns. The size of the proposed sites alarms many residents and have prompted fears of overdevelopment and development “creep” into surrounding areas. The parish council should seek clarification of the type and size of development CDC would support in these areas to be able to pass on this information to residents. Many feel they simply cannot comment as they do not know what is being proposed. The proposals in their current form to not attract majority support from those who responded although some residents did express support for all proposed sites.

The ability of the sewage system and roads to cope with new development was mentioned many times.

The lack of good transport connections was an issue many would like to see addressed, in particular bus and train services.

The environmental and amenity value of sites is very important to residents. For some residents this is the most important concern and it featured strongly in suggestions as to issues a Neighbourhood Plan would address. In particular the area around the canal and Chew Lane is seen as valuable for its amenity to both residents and tourists. The possibility of any development harming tourist “assets” and putting off visitors to Gargrave is a concern to many residents. The Pennine Way, the National Cycle Way, the Canal, the river and greens, and the proximity to the National Park are seen as “pull factors” encouraging tourists to visit as are the generally rural and agricultural feel of the village. The character and heritage of the village is greatly treasured and many express their wish to see this protected. There is a desire to protect existing leisure sites such as the cricket and football grounds, the greens and the tennis club.

#### Useful Information

You can contact CDC directly about the proposed sites or any aspect of the Draft Local Plan. The consultation period is Monday 22 September to Monday 3 November so if you want your say, do it now!

Planning Policy Team – [localplan@cravendc.gov.uk](mailto:localplan@cravendc.gov.uk) or on 01756 706472

Or write to them:

1 Belle Vue Square  
Broughton Road  
Skipton  
North Yorkshire  
BD23 1FJ

You can view the draft Local Plan here:

[www.cravendc.gov.uk/article/4455/New-Local-Plan](http://www.cravendc.gov.uk/article/4455/New-Local-Plan)

There is a feedback form to comment on the Plan at this location.

Hard copies of the Plan are available at CDC offices at the above location.

Hard copies can also be viewed at libraries in Skipton, Cross Hills, Embsay, Settle, Bentham and Ingleton and via the mobile library service.

#### **Neighbourhood Plan**

You can contact Gargrave Parish Council by e-mail:

[gargravepc@yahoo.com](mailto:gargravepc@yahoo.com)

Or write:

Gargrave Parish Council  
Gargrave Village Hall  
West Street  
Gargrave  
BD23 3<sup>RD</sup>

#### **Other useful contacts**

[www.cpre.org.uk](http://www.cpre.org.uk) useful information on all planning matters, how planning system works, neighbourhood planning, localism etc.

[www.locality.org](http://www.locality.org) government website on all things to do with localism.

Gargrave Parish Council – Planning Update



WE HAVE THE CHANCE TO SHAPE THE FUTURE OF GARGRAVE  
WE NEED YOUR HELP!

There are two main aspects of planning which are currently affecting Gargrave:

- The **Local Plan** which will be produced by Craven District Council (CDC)
- The **Gargrave Neighbourhood Plan** which is being produced by the Parish Council

Local Plan

- This is the Craven-wide development plan in the process of being prepared by CDC.
- Initial guidelines have been issued by CDC for all towns and villages in the district stating what level of development is expected to take place. For Gargrave this is currently 75 houses over a period of 15 years.
- CDC held a community engagement event with Gargrave residents last July at the Village Hall when the SHLAA (Strategic Housing Land Availability Assessment) was discussed and the community was given the opportunity to give feedback to CDC. The SHLAA identifies sites put forward by landowners for consideration by CDC for development. You can see these sites in Map 1 overleaf which is a reproduction of one previously provided by CDC. (You can find information on the SHLAA on CDC's website at <http://www.cravencdc.gov.uk/SHLAA>). **These are not sites which are all definitely going to be developed.**
- From these sites CDC have listed their draft preferred sites for Gargrave's housing and employment development. You can see these sites on Map 2. This is a reproduction of one published on CDC's website at <http://cravencdc.gov.uk/Agenda-and-Reports-Craven-Spatial-Planning-Sub-Committee-3-June-2014>. The process is in its early days but is likely that CDC will publish a draft Local Plan for public consultation later this summer. At this point there will be an opportunity for all interested parties (including residents and the Parish Council) to submit their comments to CDC directly.

Neighbourhood Plan

Neighbourhood planning commenced nationally in 2012 following the Localism Act of 2011. It is a completely separate process from the Local Plan. It brought about a new tier of planning available to local communities – the Neighbourhood Plan. The Neighbourhood Plan cannot decrease the numbers of housing/development allocated to Gargrave (these numbers are decided in the Local Plan) but it can influence some important issues for the long term. Some communities have already produced plans and a small sample of the things that have been covered in them include:

- Environment – identification of sites of specific interest for e.g. their environmental qualities, value to tourism, historical interest; and protection of these sites from development
- Housing – identification of sites for new housing; addressing issues of affordable housing; addressing issues of housing density; addressing traffic management issues
- Economy – encouragement of local business








This list is not exhaustive. What issues are important to you? The Gargrave Neighbourhood Plan Working Group (GNPWG) has been set up by the Parish Council to assist in the production of a Neighbourhood Plan for Gargrave and your views will be essential in shaping the future for Gargrave.

The Parish Council will be seeking the views and support of residents both in responding to the Local Plan and to assist in producing a Neighbourhood Plan. We want to start right now and get your views on CDC's preferred sites so we can later pass these on to CDC. You can fill in the enclosed feedback form and then drop this off at boxes marked "Gargrave Parish Council Planning Feedback" which will be located in the Co-op, the Post Office and the foyer of the Village Hall. Alternatively forms can be posted back to the Parish Council Offices at the Village Hall. Please endeavour to return completed forms by **Friday 15<sup>th</sup> August 2014.**

For more information on the Local Plan being prepared by CDC please go to their website at [www.cravencdc.gov.uk/planningpolicy](http://www.cravencdc.gov.uk/planningpolicy). There is lots of information here including updates on the progress of the Local Plan and also planning at Parish level.

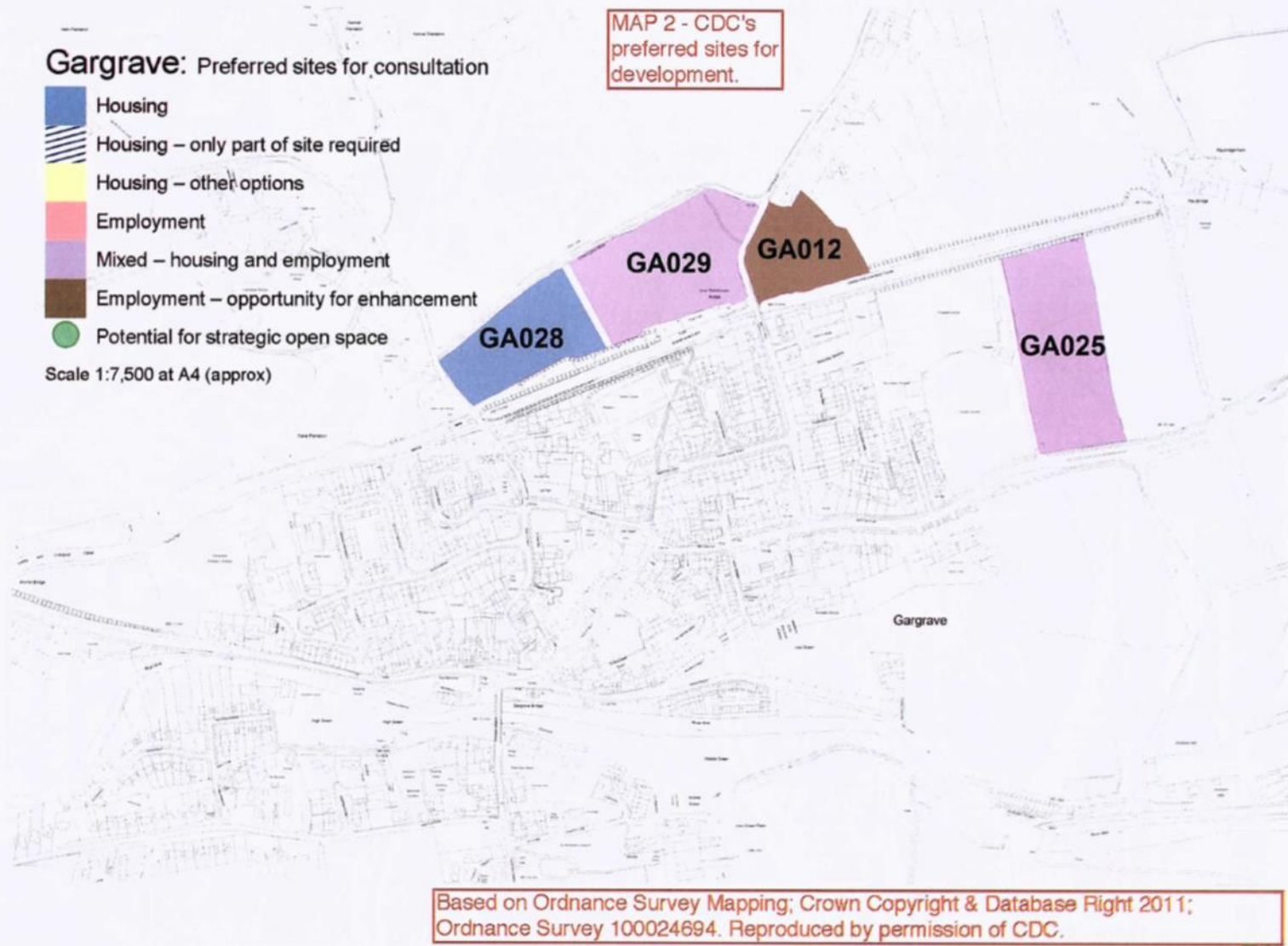


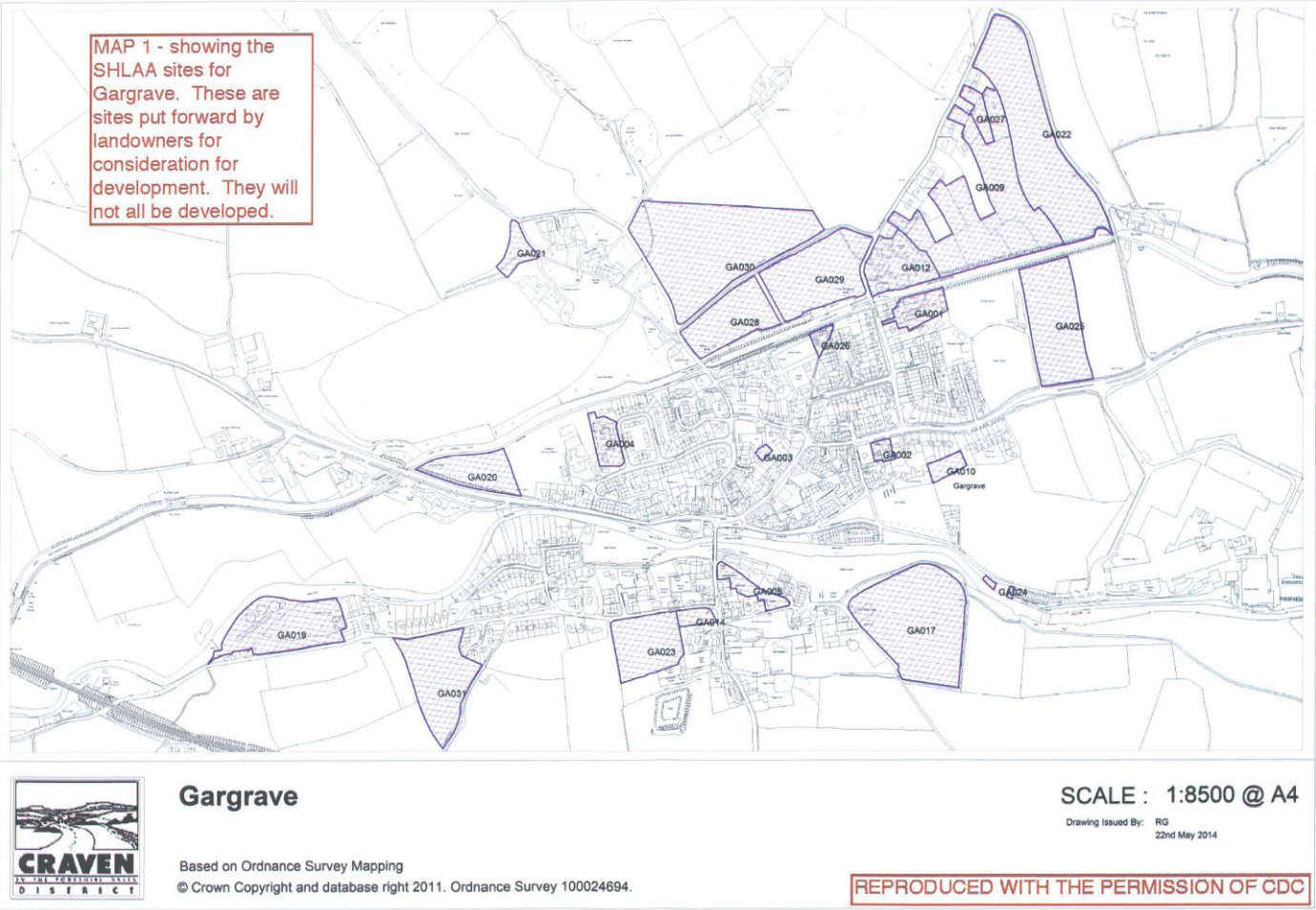
# Gargrave: Preferred sites for consultation

-  Housing
-  Housing – only part of site required
-  Housing – other options
-  Employment
-  Mixed – housing and employment
-  Employment – opportunity for enhancement
-  Potential for strategic open space

Scale 1:7,500 at A4 (approx)

MAP 2 - CDC's preferred sites for development.







## **GARGRAVE PARISH COUNCIL**

### **DO YOU OWN LAND IN GARGRAVE WHICH YOU WOULD LIKE TO BE CONSIDERED FOR FUTURE DEVELOPMENT?**

As part of preparation for the NEIGHBOURHOOD PLAN Gargrave Parish Council is looking at the potential availability of land for housing and economic development in Gargrave through to 2030.

To propose your land for consideration please ask for a site assessment form to be completed and returned by 28 February.

Site assessment forms can be obtained from the Clerk to the Parish Council – telephone 01756-668209 – e-mail [gargravepc@yahoo.com](mailto:gargravepc@yahoo.com) or by downloading the form from [www.gargravepc.co.uk/workinggroup/index.html](http://www.gargravepc.co.uk/workinggroup/index.html)

Consultation on Emerging First Draft Plan and Site Options, Summer 2015

(2) Pb.

**GARGRAVE NEIGHBOURHOOD PLANNING GROUP**  
**AND GARGRAVE PARISH COUNCIL**

**THE TIME HAS COME!**

10 AM TO 4 PM - SATURDAY 30<sup>TH</sup> MAY

**IN THE VILLAGE HALL**

**WE NEED YOUR VIEWS**

**ON THE DRAFT NEIGHBOURHOOD  
DEVELOPMENT PLAN**

VIEW IT ONLINE **VERY SOON** ON THE PARISH COUNCIL  
WEBSITE [www.gargravepc.org.uk](http://www.gargravepc.org.uk)

PAPER COPIES AVAILABLE ON THE DAY

EASY VIEW MAPS AND PLANS

**THE RESPONSE OF 50% OF THE  
VILLAGE IS REQUIRED FOR THE  
NEXT STEPS!**

## **Responses to Informal Consultation on Emerging Draft Plan, Summer 2015**

### **Summary of Comments**

#### **G2/GA03 Storey's House Garden**

##### **Support**

Infill and short distance to School

1 Dwelling – Windfall surely.

Affordable bungalows for elderly to 'free up' 3/4 beds for families.

Small site easily integrated into village.

A preferred site / gives us and others number needed.

For house building – less impact on infrastructure.

+1 Preferred for older people.

##### **Object**

Central Village green patches – we need breathing spaces.

Access problems

#### **G2/2 GA04 Neville House site**

##### **Support**

Less impact on infrastructure

Impact restricted to small areas, - Appropriate.

Less impact on roads, school, outlook.

Several supported, however before passing – provision for residents who have lived there for several years and are locals to village.

Excellent site for Low cost Housing for families.

Small development utilising brown field type land – have happened in past and are appropriate to a small village – would not result in loss of commercial space.

+1 Build affordable bungalows to 'free up' 3/4 bedroom houses.

**Object**

Wonderful asset, great loss for existing residents as well as those, no doubt, planning their next move to local Neville House  
Sewer system a concern.

**Query**

Is it proposed to demolish Neville House and re-build elsewhere?

**G2/3 GA10 Back of Knowles House****Support**

A few people thought acceptable, a few agree – prefer small sites more easily integrated into the village with more scope for individual design according to any neighbouring buildings.

Less impact on infrastructure, village roads, school, outlook.

**Against**

Space does not merit 5 dwellings and

+1 also inappropriate access.

Access problems

+ 1 Limited to 3 beds not an option.

**GA/4 GA14 Drinkall's Field opposite Masons Arms, Marton Rd/ Church St****Support**

As additional village car parking  
+1 Small development appropriate to small village  
A few agreed, good site for Neville Hse replacement  
Acceptable  
Only ribbon development  
Preferred for older persons

### **Against**

As to preserve pastoral nature of village.  
Would spoil the old part of the village.  
Don't let it happen.  
Would spoil the 'open' character.  
Would detract from the character of this part of the village.  
Green space opposite Mason's Arms in a resident and tourist asset.  
Least favourite, and part of Open Spaces for village.  
Important to keep pleasing green landscape to almost centre of village.  
A few people felt - Most scenic views of Gargrave and are enjoyed by many thousands of visitors along Pennine Way.  
Approaches to Church, village pub and cottages affected to detriment of village.  
A shame to obscure views to Settle-Carlisle line, Church and old school.  
+1 Not like to see development highly detrimental to open aspects of this area particularly the views across to St Andrew's Church.  
Need to protect views of the older part of village. It is the edge of village and will extend Gargrave further.  
I generally do not support this piecemeal approach.  
Road junction Church St, Marton Road (see Highways remarks)  
+1 Access fears.

### **G2/5 GA17 Church Lane/Middle Green – Whitelock's Field**

#### **Support**

+1 Acceptable with provisions, access and number

Agree but needs a proper flood risk assessment and careful with development.

### **Against**

+1 Flood Risk, Church Lane Access bad, Church St Junction bad.

Greens should be kept clear.

62 too many, must have new access not from Church Lane.

Eyesore.

Far too large a site.

We need some breathing spaces

With reservations.

Too many on site and drumlin views lost.

+1 In Flood Zone 3, G1.1 relationship to existing village and capable of integration.

G1.7 Access from Church Lane/St.

G1.9 Impact on views from Low/Middle Greens.

A potential of 62 units does not accord with the preferred Policy objective 2 for small density housing development.

Tourist, picnic, walking areas, Economically can we afford to lose tourists to other parts of the Dales Wildlife – hares, kingfishers, herons, little owls frequent the planned area.

Flood area map.

+1 smaller sites preferred.

No development on green sites.

An out of the way site to reach for so many houses.

A least favourite.

Adverse effect on locals of large scale development.

Financial loss from property blight.

A few felt the number limited as approach is quite narrow, therefore dangerous.

Impact on Middle Green (which is owned by village - deeds and all) only legal access is to farm and sewerage works and their specific vehicles.

To preserve pastoral nature of this part of the village.

+1 too big, would affect character of the village.

**G2/6 GA20 Anchor Bridge, A65 – Already Passed.**

A great many comments about its dangerous problematic accessibility to village amenities. Also speed of traffic past the Site, entering and leaving Gargrave. – See Highways Comments.

**G2/7 GA23 Marton Road – Drinkall's Large Field.**

**Support**

Developments similar to Church Croft and Marton Close.

Would be sympathetic and appropriate.

Agree but only a part or half developed.

+1 Too big, would affect character of village.

+1 Acceptable.

No objections.

**Object**

Would spoil the old part of the village, don't let it happen

Would spoil the 'open' character of this part of the village.

30 houses would ruin the feel of the local environment.

One off houses on an ad hoc basis 30 far too many.

Green spaces to be preserved, Mosber Lane and Pennine Way would be seriously compromised.

Let's maintain the 'open' character of this popular and attractive Village.

Any development not a height to block out views.

Too big a development, extending village too much

Rural feel of Marton Road, would be gone. Extra volume of traffic would create the need for islands or lights and no longer horses safe clip-clopping too and fro from several local stables.

Blight of large scale development.

Least favourite.

A few felt Marton Road an important green landscape to see when entering the village, for residents and villagers alike.

A few felt too big, would affect character of village. Views affected for 1000's of visitors on Pennine Way, approach to church, village pub and cottages affected to detriment of village.

Dont spoil the visual aspect. No pavement and flood risk.

A shame to obscure the view of Settle, Carlisle Line, Church and old School.

Will spoilt entrance to village. This is the oldest side of the village and needs protection. Flooding and traffic problems.

Should build affordable bungalows, not 3/4 bed houses.

Should be retained 'as is' for as long as possible.

Detrimental to the open aspects of this area, particularly the view across to St Andrew's Church.

Needs to protect views shown in Neighbourhood development plan. They are key views of the older part of the village.

Also refer to Highways Comment document.

Should be protected from building near Church.

A local green space that sometimes floods.

Eyesore, but short distance to school.

Only ribbon development, not whole site.

Hold dear the fields that form an important Church setting.

+1 Apart from the visual amenity provided this lovely field is prone to flood - have photos.

Hard landscaping will only increase problems as well as sewerage problems due to flat field.

+1 Road access bad, Junction Church Street, bad as dangerous corner.

## **G2/8 GA25 Skipton Road A65 East of Gargrave, Opposite Systagenix**

This site had a large response from an earlier Resident's Feedback Form, as it was a site put for the village to consider for mixed housing and employment by CDC in their initial stages of creating a Local plan.

Page 4,7,8,9 refer to the villager's responses in this initial pamphlet and accompanying form. (on website)

A Developer's Report

### **Support**

+1 I prefer as a part of a few.

I favour this plus one other site, as most appropriate.



Linked to village by pavement and towpath and A65.

Agree of affordable bungalows for elderly to free up

3/4 bed houses.

Do not have a serious visual impact on the vast part so either a roundabout or traffic lights might help reduce speeding.

Reservations.

Support CDC's preference.

Suitable.

## **Object**

+1 A natural boundary already westward as entrance to village.

Our street is private, near this field, and will spoil the outlook, drains on our street cannot cope now.

Would affect wildlife connected to the canal and surrounding areas.

A boundary already set by Airedale Avenue, impractical choice.

Inappropriate as it expands the village massively and removes the open aspect from and across this area.

Living in area I know Raybridge and field in question floods progressively worse over my last 62 years.

Access from Skipton Road will make Gargrave more congested and as an open space it extends into a green area.

It would be a shame if housing completely blocked the sports grounds.

Visa Versa views of Sharphaw hill.

Too big a development extending village too much.

Strongly disagree, the entrance to the village is pleasant here with a good Cricket pitch, giving a feeling of countryside, community and green.

Large development leads to adversely affecting lives for locals and contribute to a negative impact on human life.

Over development of site and spoil entrance to village.

It is the thin end of the wedge for more to be built coming into Gargrave.

Large scale developments look out of place in Gargrave and are only being considered because farmer wants to make a killing out of selling some of his green belt land.

Should not be development on green sites.

+1

a) does not accord with NPWG Document 6-3-11 as sports area provide an important "green" approach to village.

b) 29 units does not accord with preferred policy objective 2 for small density housing development.

c) It is substantially in Flood Zone 3.

d) access conflicts with the entrance to Systagenix, would indicate need for roundabout.

Outside the 'feel' of the village and could mar entrance to village from East, especially as 30mph de-restriction signs are closer than its possible access point.

Cricket and Football Fields form a natural edge to village, beyond them would be a clear extension, almost an urban sprawl needs a proper flood risk assessment, would prevent further development of local amenities and would need very careful development to preserve the approach to the setting of the village.

+1 Would spoil the overall appearance of village.

Have reservations.

A few felt flooding a possibility.

Ribbon development likely to need busy access at Systagenix.

Against the site on many fronts for village.

Strongly object to any development on this site, as I believe it will be detrimental to the village visually and also restrict sports activities, insurance claims for residents.

Isolated site, no infrastructure due to cricket pitch movement and on edge of speed limit area and inappropriate.

CDC's suggestion of mixed employment and housing, unrealistic.

Development not required as there are better alternatives.

29 houses built on a flood plain - considering climate change is this appropriate for the area.

Sewerage problems, re-connections might mean digging through sports field - if joint access match day problems, and caravan club use.

## **G2/9 GA27 Eshton Road site**

### **Support**

No objections.

Fine.

+1 Acceptable.

Support, more easily integrated into village and scope for varied design.

A preferred site.

### **Object**

Will look ridiculous, a ' tagon ' on end of village.  
Suitable for local inhabitants in need.

## **G2/10 GA31 Marton Road/Walton Close**

### **Support**

Several fully supported, building on these smaller sites will have less impact on the infrastructure of the village, roads, schools, outlook.  
O.K. as potential site as access good.  
A few agree, but hopefully smaller development.  
Most appropriate for development, with one other.  
A few felt a preferred site.  
First in preference.  
Fits profile well, an 'infill' feeling, interesting landfall to give views to housing stock without taking from existing properties.  
Support in view of ambitions of the owner to include amenities within development.  
+1 Looks most appropriate site now utilities/access issues cleared up.  
Many agree with developing existing site.

### **Object**

45 houses too many.  
A few felt not suitable - lack of footpath, sewerage problems flooding from field run off - housing will increase risk.  
+1 Too big a site.  
+1 Not related well to existing village.  
Access problems.  
Need to protect views.  
Flooding worries and detriment to Pennine Way.  
Various detailed comments including that the site is not well related to the village, is not easily accessible, would impact on Milton Houser a Listed Building, would lead to a loss of open space, the site contributes to flooding on Marton Road, road traffic impacts and site is in a special landscape area.

## **G2/11 Marton Road/Sawmill**

### **Support**

Acceptable as is currently living accommodation.

Many agree to this site.

A few felt should build affordable bungalows for elderly.

A few felt small site, more easily integrated into village.

### **Object**

This site lies within Flood Zone 3 "High Risk". On bank of a flashy river.

Loss of flood storage capacity. Compensation water storage must be provided elsewhere.

Run of implications - surface water drainage already a problem at Saw Mill. Road at viaduct floods in wet weather.

Flood flows in the river downstream of Saw Mill. At High Mill

Cottages we consider earlier interference to the water course in past years at the Saw Mill, Trout Farm, and the Weir were contributing factors in Sept 2000 when retaining wall swept away and 2 to 3 metres of garden lost.

cf Saw Mill planning Appl 30/2004/4762 Environment Agency strongly recommended the provision of watertight doors and windows and removal of all airbricks.

Mill Pond development - In the past, surplus water went into the Mill Pond, which eased pressure downstream. Now, the chalets would be flooded. Planning Appl 30/2007/7637 promised a "full management scheme". In fact most trees have gone, which reduces amount of water taken up. And there is a high water table.

Finally, I doubt the properties would get insurance.

Various detailed comments including that the Saw Mill site lies within flood zone 3 high risk, and proposed construction would adversely affect flood storage capacity, run off and flood flows downstream.

### **KEY:**

+1 One other person made this remark as well.

3 + A few people

4 + Several people

6 + Many people

#### **GENERAL POINTS MADE**

1. Sewerage worries run through a great many responses! as does flooding, Utilities.
2. House sizes - Not 4/5 bed, or even 3/4 bed smaller interesting environmentally conscious design and build to alleviate fear of flooding other properties nearby, or themselves.
3. Designs balance between innovation and traditional and need to be good quality and materials.
4. Tourism an important aspect to life of the village keeps recurring.
5. Chew Lane and Canal seems as boundary for village as in Airedale Avenue off A65 East and Twin Locks Garden Centre on Hellifield side of village.
6. Existing wildlife is very important to residents as the majority of the village use the available outside space afforded by paths and lanes and open green spaces.
7. Impact of large developments accessing roads a fear and worry, as could mean big disruption and future hold ups.
8. Smaller sites thought more in keeping with character and integrate better.
9. School and other amenities might be stretched if large developments were not stopped.
10. Conservation area seen as important alongside green open already existing spaces.
11. Allotment arrangements asked for.
12. Use brownfield sites first.
13. Compulsory purchase of empty properties in village.
14. More parking required.
15. More safe crossing points on A65.
16. Slow traffic through village on all routes. A recurring comment.
17. Improve Tow Path and cycle routes.

## Appendix II Regulation 14 Public Consultation

### Screenshots from NDP webpage of Parish Council Website



http://www.gargravepc.org.uk/Planning\_group.html

Inbox (3,914) - louise.kirkwells... Neighbourhood Planning g...

Events And Community

Woodland Walk


Neighbourhood Planning Group

Contact Us

planning through Statutory Development Plan documents. All local planning policies and decisions on planning applications must take into account what the NPPF says. As part of the NPPF, every local planning authority must create and implement a Local Plan.

provides a certain number of houses per area over a set period of time. The Strategic Housing Land Availability Assessment site reports (SHLAA) represent areas of land which offer the potential to fulfil the Local Plan housing quota.

Local authorities should engage with local people in preparing their Local Plans, to produce policies that reflect the views and aspirations of communities. Craven District Council have been holding informal engagement sessions to generate some initial feedback about suggested sites from the local community. However, the development of a Local Plan is an ongoing process and Craven District Council must have further stages of consultation before a Local Plan is formed. For more information regarding the process, and to view sites that have been put forward for potential development in Gargrave, please visit:



Screenshot Added  
A screenshot was added to your Dropbox.

09:56  
26/11/2015







http://www.gargravepc.org.uk/Planning\_group.html

Inbox (3,914) - louise.kirkwells... Neighbourhood Planning g...

## NOTIFICATION OF FORMAL PUBLIC CONSULTATION ON THE GARGRAVE DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN

*(Regulation 14 Town and Country Planning, England Neighbourhood Planning (General) Regulations 2012)*

**This notice advises you that Gargrave Parish Council has published the Gargrave Draft Neighbourhood Development Plan for consultation**

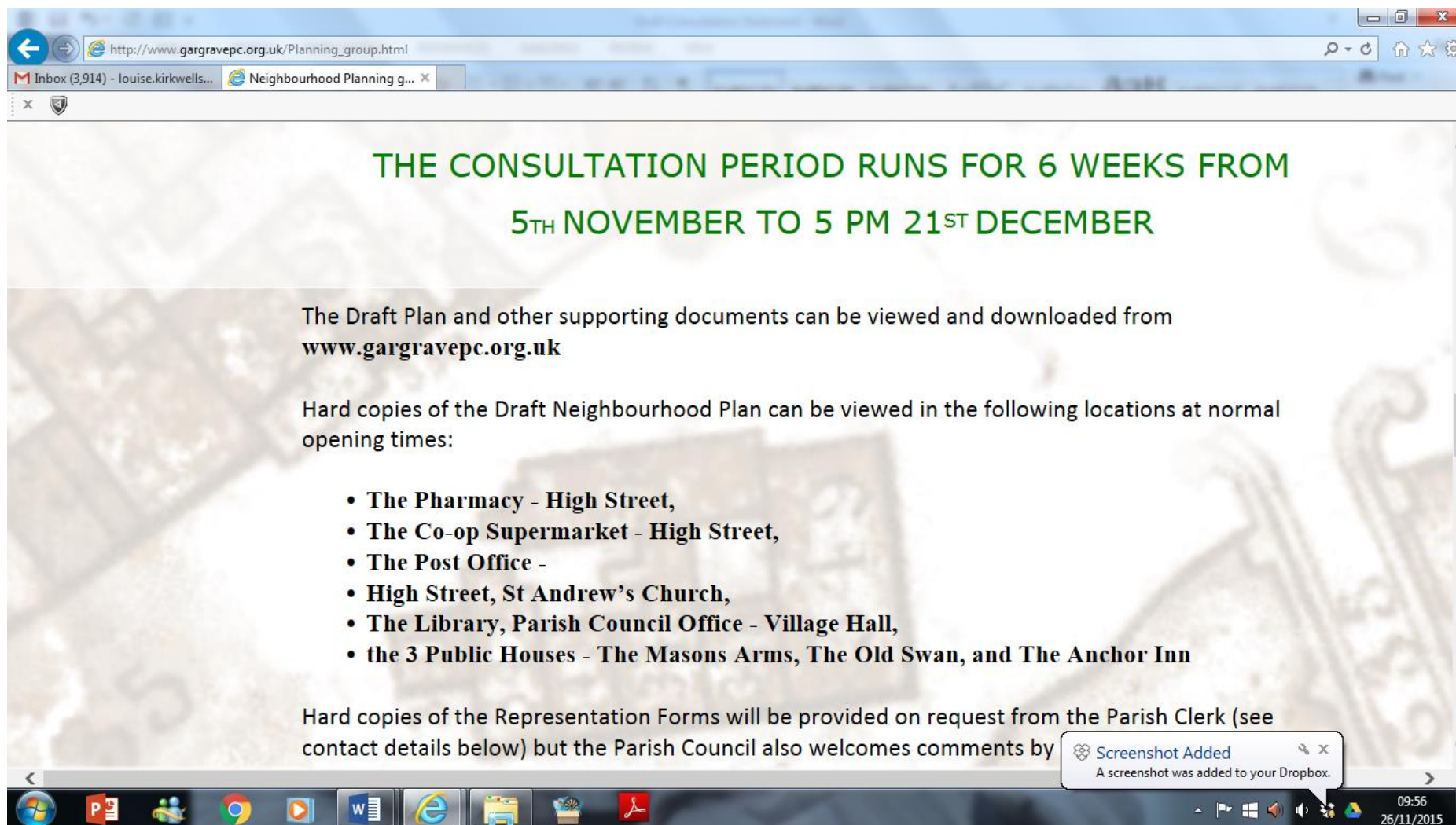
*Gargrave Draft Neighbourhood Development Plan has been prepared by a working group of local residents and parish councillors (GNPWG) on behalf of Gargrave Parish Council, and is published for formal consultation until 21st December 2015.*

*The Plan has been prepared building on an extensive process of informal public consultation including questionnaire surveys, open meetings and drop in events, and the results of this process have helped to identify the key planning issues which the Plan should address. The Plan sets out a vision and objectives and a number of planning policies, which will be used alongside the Craven District Local Plan to guide new development in the designated neighbourhood area of Gargrave until 2030.*

**THE CONSULTATION PERIOD RUNS FOR 6**

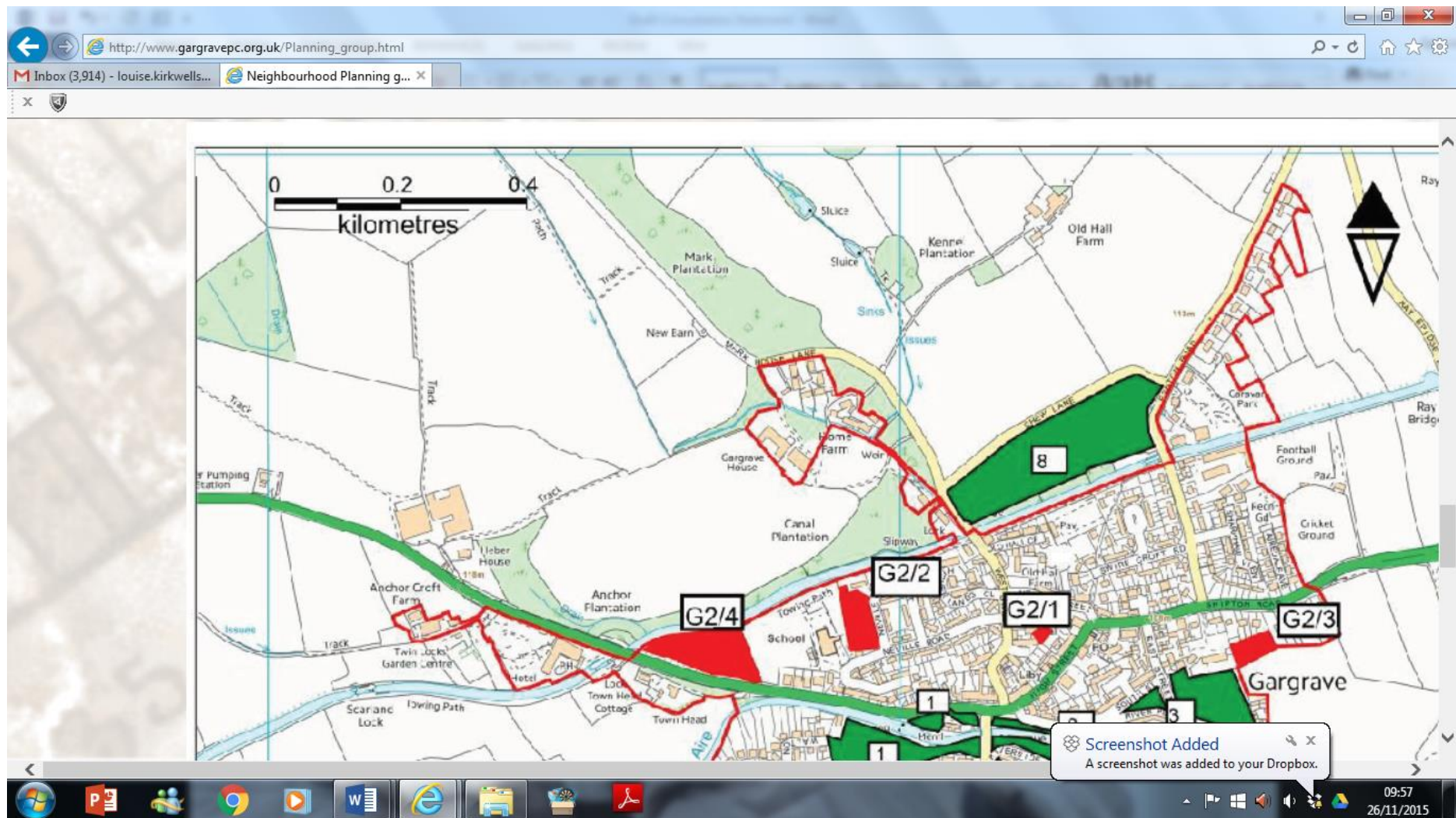
Screenshot Added  
A screenshot was added to your Dropbox.

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26/11/2015











http://www.gargravepc.org.uk/Planning\_group.html

Inbox (3,914) - louise.kirkwells... Neighbourhood Planning g...

**Key**

- Settlement Boundary
- Site Allocations for New Housing
- Local Green Spaces

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Gargrave Parish Council (Licensee) License number 10005644

Download the above document as a PDF

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09:57  
26/11/2015

## Publicity

### Notice in Craven Herald

This notice was booked in the Craven Herald & Pioneer and Internet Skipton as a 4x2, commencing on 12/11/2015 and 12/11/2015 respectively under the classification Announcements - Pub Notices for a total of 2 inserts.



### Extract from Gargrave Parish Council Monthly Meeting Minute, 7.15pm Monday 5 October 2015

#### “5. Remembrance Day.

This is to be Sunday 8 November. Parish Cllr. David Syms is to lay a wreath at the village War Memorial on behalf of the Parish Council. There will be a brief service at the War Memorial starting at 10-45 followed by a service at St. Andrew’s church. ALL ARE WELCOME.

Also that weekend at St. Andrew’s church there is to be a Magna Carta display and the FINAL VERSION OF YOUR NEIGHBOURHOOD PLAN will be available.”

## Copy of Letter / Email sent to consultation bodies

### GARGRAVE PARISH COUNCIL

Tel: 01756 668209  
Email: [gargravepc@yahoo.com](mailto:gargravepc@yahoo.com)

Clerk: Ms Kath Ashby  
Gargrave Parish Council  
Village Hall  
West Street  
Gargrave  
BD23 3RD

5 November 2015

Dear Consultee

Notification of Formal Public Consultation on the Gargrave Draft Neighbourhood Development Plan (Regulation 14 Town and Country Planning, England Neighbourhood Planning (General) Regulations 2012)

I am writing to advise you that the Gargrave Draft Neighbourhood Development Plan has been published for consultation by Gargrave Parish Council.

Gargrave Draft Neighbourhood Development Plan has been prepared by a working group of local residents and parish councillors (GNPIWG) on behalf of Gargrave Parish Council, and is published for formal consultation until 21<sup>st</sup> December 2015.

The Plan has been prepared building on an extensive process of informal public consultation including questionnaire surveys, open meetings and drop in events, and the results of this process have helped identify the key planning issues which the Plan should address. The Plan sets out a vision and objectives and a number of planning policies, which will be used alongside the Craven District Local Plan to guide new development in the designated neighbourhood area of Gargrave until 2030.

The consultation period runs for 6 weeks from 5<sup>th</sup> November 2015 to 21<sup>st</sup> December 2015.

The Draft Plan and other supporting documents can be viewed and downloaded from the Parish Council website: [www.gargravepc.org.uk](http://www.gargravepc.org.uk)

Hard copies of the Draft Neighbourhood Plan can be viewed in the following locations at normal opening times:

The Pharmacist, High Street  
The Co-op Supermarket, High Street  
The Post Office, High Street  
St Andrew's Church  
The Library  
Parish Council Office, Village Hall  
The 3 Public Houses – The Masons Arms, The Old Swan, and The Anchor Inn

Hard copies of the Representation Forms will be provided on request from the Parish Clerk (see contact details below), but the Parish Council also welcomes comments by email or in writing.

Please submit all comments on the Draft Neighbourhood Development Plan to Gargrave Parish Council, Gargrave Village Hall, West Street, Gargrave BD23 3RD Email: [gargravepc@yahoo.com](mailto:gargravepc@yahoo.com)

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Craven District Council together with supporting documentation, including a Basic Conditions Statement and Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the Plan.

Craven District Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and then Made by Craven District Council and used to determine planning applications in Gargrave Parish.

If you require any further information please contact the Parish Clerk at the address provided above.

Yours sincerely

Peter Ward  
Chairman – Gargrave Parish Council

Clerk to the Parish Council – Ms Kath Ashby  
Gargrave Parish Council, Village Hall, West Street, Gargrave, North Yorkshire, BD23 3RD  
Tel: 01756 668209 (part time hours)  
Email: [gargravepc@yahoo.com](mailto:gargravepc@yahoo.com) Website: [www.gargravepc.org.uk](http://www.gargravepc.org.uk)

## Copy of Response Form

# Gargrave Draft Neighbourhood Development Plan

Autumn 2015

Public Consultation 5<sup>th</sup> November to 21<sup>st</sup> December 2015

## Representation Form

Please use this form to provide feedback on the Draft Gargrave Neighbourhood Plan

You can type or write your comments in the table below if you need more space please use another form.

Name:

Organisation:

Interest in the Draft Local Plan (e.g resident, business, landowner, etc.):

Email/Postal Address:

Please email or post your completed forms by 5pm 21<sup>st</sup> December 2015 to Gargrave Parish Council, Gargrave Village Hall,  
West Street, Gargrave BD23 3RD email: [gargravepc@yahoo.com](mailto:gargravepc@yahoo.com)

Page, Diagram, Paragraph No, Policy No, Map	Support/Object Comment	Comment	Office Use Only



Page, Diagram, Paragraph No, Policy No, Map	Support/Object Comment	Comment	Office Use Only

Thank you for your time and interest

**List of Consultation Bodies and Other Consultees contacted by email / letter – First List provided by Craven DC with email addresses deleted**

<b>Name</b>	<b>Organisation</b>
Lucie Jowett	Peacock & Smith
Natalie Stott	Bowan Riley Architects
Stephen Craven	Stephen Craven Building Design Ltd
Dave Dixon	
Jane	Carleton-Smith
Trevor Hobday	Trevor Hobday Associates
Stuart Evans	
Chris Thomas	Chris Thomas Ltd
Mrs Catherine Monaghan	
John Drewett	North Yorkshire Bat Group
Becky Lomas	Johnson Brook
Hugh Jones	
Claire Norris	Lambert Smith Hampton
Gerald Townson	Leeds-Lancaster-Morecambe Community Rail Partnership
Michael	Windle Beech Winthrop
Jane Houlton	
Victor Craven	Craven Design Partnership
Jill Wilson	CPRE Craven
Graham Farmer	Graham Farmer Chartered Architect
Lesley Tate	craven herald

Ronnie King	individual householder
Paul McGee	Stanton Mortimer Ltd
Diane Bowyer	DPDS Consulting Group
Johnathan Burns	
D J Francis	
John Dickinson	Linda Dickinson Ltd
Peter Andrews	Offtree Ltd
	Vibrant Settle Community Partnership
Richard Lumsden	
Alex longrigg	
Rick Faulkner	Chrysalis Arts
Nick Sandford	Woodland Trust
Sally Gregory	Save Our Craven Countryside
Susan Wrathmell	Historic Buildings Consultant
David Johnstone	private person
Jay Everett	Addison Planning Consultancy LLP
Jane Cotton	INSO
Michael Carr	
David Whitfield	
Alison France	Sanderson Associates (Consulting Engineers) Ltd

John O Steel	J O STEEL CONSULTING
Lois Brown	Cononley Parish Council
Sophie Gooch	Fairhurst
David Blackburne	Rotary Club of Settle
stephen cohen	Lothersdale Parish Council
Mark Dale	Settle Chamber of Trade
David Walsh	Skipton Town Council
Roger Beck	Chartered Planning Consultant
Alastair Cliffe	Spawforths
Jonathan Mounsey	J D Mounsey
Robin Figg	Parish of St Andrew, Kildwick
Charlotte Boyes	Planning Potential
Paul Leeming	Carter Jonas LLP
Richard Simpson	Carleton-in-Craven Parish Council
Michael Hewson	Yorkshire Housing
Ken Barnes	
Eileen Crabtree	
Chris Weston	Weston & Co
Jinny jerome	
pam tetley	none
Ian Parker	I.M.Parker Ltd
Sebastain Fattorini	Skipton Castle

Pat Gibson	Settle District Chamber of Trade
Pat Gibson	Settle District Chamber of Trade
Bill Horne	Glusburn & Crosshills Parish Council
Jane Burns	
Richard A Jackson	Altitude 501 Limited
Susan Lesley Reznicek	
Paul Wilkinson	
ROGER HAFFIELD	
Simon Rowe	
Mike Scarffe	Farnhill Parish Council
Ann Whitaker	N/A
John Mathew	Hartley Educational Foundation
Anna Larkin	SR & A Larkin
John Cressey	Dermar Property Developments
David McCartney	
Anne Nolan	
Paul Adams	Private individual
Tracey Snowden	
Laura Ross	DevPlan
Claire Nash	
Stewart Longbottom	
Mr Sefton Bloxham	

Veronicka Dancer	Bradley Parish Council
Edward Tiffany	roger tiffany ltd
Andrew Harrison	
David Sunderland	
Janet vincent	
Maria Ferguson	George F White LLP
Rebecca Robson	Turley Associates
adam pyrke	colliers international
Chris Cousins	BRE
JP Bentley	Bentley Holdings Limited
Jonathan Burton	JN Bentley Ltd
Ann Harding	Settle Hydro
Brian Shuttleworth	Retired Surveyor
Andrew Crabtree	Glusburn Holdings Ltd
Karen Clee-Ramsing	Au2MateUK
Neil Hampshire	Northern Gas Networks
Dave Freer	
Barbara Ann Smith	Sutton-in-Craven Parish Council
Joe Isle	SDS Consultancy Ltd
Chris Lloyd	n/a
MR.N.E. WORDSWORTH	YDS
Tony Martin	North Yorkshire Local Access Forum at N Y C C , County Hall

Ann & Gordon Middleton	
Norma Pighills	
Keith Waterson Private	
Hopkins	
Robert Smith	
G.H.Hulands	PRIVATE
Ian Thompson	Burton in Lonsdale Parish Council
Karen Bowland	
Jan Clifford	
J. Cantley	
Mrs. June Banks	
Christine Watson	Lawkland Parish Meeting
Paul Underhill	Gateway to Health
Dermot L Fell	Resident
Kathryn Blythe	
Jill Cockrill	Cononley Parish Council
Elizabeth Bell	Langcliffe Hall Estate
Annette Elliott	The Co-operative Group
Peter Clough	
Sean Wildman	Fusion Online Ltd
Jo Clark	Mason Gillibrand Architects
Paul Duckett	Mason Gillibrand Architects

Catherine Kane	Colliers International
Tim Sharp	Patchwork Properties Limited
Michelle Lindsay	RSPB
Isobel Perrings	Giggleswick Parish Council
David Cohn	Bradley Parish Council
Karen Shuttleworth	Windle Beech Winthrop Ltd
Janet Dixon	Janet Dixon Town Planners Ltd
Daniel Starkey	Harron Homes
E.Airey	
Charles lougee	
Mick Steele	
David Banks	
mike pryal	giggleswick parish council
Cllr David Statt	Hellifield Parish Council
Andrew Lay	Settle Chamber of Trade / Lay of the Land garden Centre
Simon Clarke	Leeds, Lancaster & Morecambe Community Rail Partnership
Matthew Naylor	Keyland Developments Limited
Matthew Gibson	Yorkshire Water
Marion Drewery	North Yorkshire County Council
Chris Weedon	None
Elizabeth Kildunne	
MAUREEN GREEN	Sutton Parish Council



David Gooch	Hellifield Parish Council
vicki richardson	Walton & Co
Anne Clarke	
Brian Sellers	None
Robert Starling Mr.	
Brian Verity	Skipton Properties Ltd
Alison Burrell	None
Janet Entwistle	DTZ
Phil Smith	Chinthurst Guest House
Alan Perrow	Cowling Parish Council
John Henson	
clifford newhouse	
DAVID ANDERTON	
Stuart Jobbins	Aire Rivers Trust
Mr. Geoff Marsden	Farmplus Constructions Ltd
stuart hellam	
Rachel Gunn	Craven District Council
Ruth Parker	Craven District Council
Peter Boswell	Landscape Architect
James Pope	Private - Pensioner
David Hacking	D H Design North West Ltd
Mrs Joan Beck	

Judith Mulloy

Kathryn brownsord

Kim Roberts

james Keighley

Keith and Barbara Wright

jan smith

shelagh Marshall County Councillor/member YDNPA

Brian Appleby

Graham Hills Private

Geoff Glover SABIC UK Petrochemicals

David Gibson Craven Group Ramblers

Martin Roberts

Robert Walker None

Richard Woolf Personal

Philip Cowan Bruton Knowles

Sara Robin Yorkshire Wildlife Trust

Giles Bowring Giggleswick School

Thomas A Davison

Tom Wilman

Mr and Mrs C Rawstron

MR DAVID A ANSBRO Airton Parish Meeting

david birtwistle

David Boast	
john fletcher	JOHN FLETCHER RIBA
Mr J A D Durham	None
Catherine Birtwistle	Ribble Rivers Trust
Philip Holmes	O'Neill Associates
Ian Bond	
Geoffrey Fryers Merritt and Fryers Ltd	
Dr Julian Allen	Home owner
Andrew Garford	
john stolarczyk	
liz and roger neale	
Anthony Brown	
Andrea White	Sutton Court RA
Eileen Robinson	
Brian Parker	
kath swinson	
Helen Moran	Kildwick Parish Meeting
Terry Greenwood	Broadwood Caravans
Edward Harvey	CBRE
Margaret England	Householder
Mike Holden	Calton Parish meeting

Gillian

John Garnett

Fusion Online Ltd

Janet Pickles

R A Medical Services Ltd

Brian R Clough

Jennifer Milligan

Lancaster City Council

Richard Wood

Russell Armer Ltd

Kate Hawley

Forestry Commission

Sheila Cross

Steven Wood

Ziyad Thomas

The Planning Bureau Ltd

Beverley Clarkson

Chris Atkinson

Barton Willmore

Nicola Allan

NAA

David Leeming

Richard Calderbank

Gladman Developments

Laurence Sutherland

Embsay with Eastby Parish Council

suzzanne smith

Fiona Protheroe

Mark Jones

Barratt David Wilson Homes

Maria White

Deloitte LLP

James Nutter

Bethany McQue	Turley	
erica wright		
Trevor Blackwell		
Lucie Jowett	Peacock and Smith	
Elizabeth Nutter		
Denis Hoyle		
Patrick Bowland	Cononley Parish Council	
Mary Blackwell (Clerk to Hellifield Parish Council)		Hellifield Parish Council
jason davies	high bentham resident	
Julian Hide		
Malcolm Taylor	Bradley Neighbourhood Plan Working Group	
David Morse	Leith Planning Ltd	
Andrew Laycock	Craven District Council	
Mr. and Mrs. Haworth		
David Snelson		
Kate Isherwood Owner		
Andrew MacDonald	Home Owner	
Richard Irving	I D Planning	
Esther Leah Barrows	Lothersdale Parish Council	
Neil Marklew		
Michael Sloane		
Francesco Pacitto	Riverside Design Studio	

Jane Drake	
Linda Hardy	
Michael hirst	
Andrew Bradley	Capella Home & Gift - Settle
melanie glover	
Trevor Kipling	
mark mcgovern	ssa planning
Lin Barrington	
m brennan	
Lynda Kandler	
Michael Fisher	Fisher Hopper, 43, Main St , Bentham
MARK CORNER	NORTH CRAVEN HERITAGE TRUST
Julie Bridgeman	
Rachel Clay	
Emma Darbyshire	Rural Solutions Ltd
Mrs K J Bradley	Capella Home & Gift, Settle
Mike Palin	
Tim Hudson-Brunt	Royal Naval Association
Karyn Cleasby	
Elaine Ward	Brackenber Lane and Station Road interest group
Dr D Johnson	individual

Karen Joyce	
Chris Bratt	Self
Valery Bratt	Self
Phill Hirst	
DAMON NICHOLLS	
Mark Rand	Friends of the Settle-Carlisle Line
Andrew Smith	Mason Gillibrand Architects
Sally Timmins	
Stephane Emmett	Resident/ Friends of Craven Landscape
Sharon Jefferies	resident
Mike Davis	
Derek Jordan	
Ian Longden	Skipton Town Juniors Football Club
Eric Caldwell	Resident of Carleton
Janet Mitchell	
Sylvia Skerrow	
Chris Pomery	
Mike Holmes	
Mrs. Susan Little	Bradley resident.
Rosanna Cohen	NHS Property Services
Paul Butler	PB Planning Ltd
Peter Harrison	Peter Harrison Architects

Tish Smith	
Andy Rollinson	Rollinson Planning Consultancy Ltd
Paula Fitzgerald	Planning & Design
Miss Madeline Barraclough	Member of the public
D N Wilkinson	
Katrina Crisp	Indigo Planning
Claire Jennings	
Graham North	North Yorkshire County Council
J. D. Booth	
Charlotte Bulley	
Gerald Hey	Hellifield resident
Michael Briggs	Energiekontor UK Ltd
Alexandra Walsh	Bilfinger GVA
Dan Ratcliffe	JWPC Chartered Town Planners
Stuart Booth	JWPC Chartered Town Planners
Alla Hassan	DPDS Consulting Group



## Sites for Posters

### Sites used for posters regarding Gargrave Neighbourhood Plan

3 village pubs (the Old Swan, the Masons Arms and the Anchor)

2 cafes (The Dalesman Café and White Cottage Tea Room)

St. Andrew's church

Gargrave Post Office

1 house window in High Street

Gargrave Co-operative shop

Gargrave Pharmacy

Gargrave Village Hall noticeboard

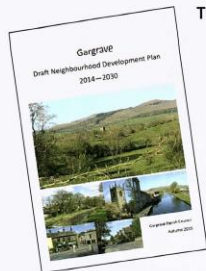
Gargrave Parish Council noticeboard (by Summer Seat)

3  
p8.

## Leaflet for households, November 2015

### Notification of Formal Public Consultation on the Gargrave Draft Neighbourhood Development Plan

(Regulation 14 Town and Country Planning, England Neighbourhood Planning (General) Regulations 2012)



This notice advises you that Gargrave Parish Council has published the Gargrave Draft Neighbourhood Development Plan for consultation

Gargrave Draft Neighbourhood Development Plan has been prepared by a working group of local residents and parish councillors (GNPWG) on behalf of Gargrave Parish Council, and is published for formal consultation until 21<sup>st</sup> December 2015.

The Plan has been prepared building on an extensive process of informal public consultation including questionnaire surveys, open meetings and drop in events, and the results of this process have helped to identify the key planning issues which the Plan should address. The Plan sets out a vision and objectives and a number of planning policies, which will be used alongside the Craven District Local Plan to guide new development in the designated neighbourhood area of Gargrave until 2030.

**The consultation period runs for 6 weeks from 5<sup>th</sup> November to 5pm 21<sup>st</sup> December**

The Draft Plan and other supporting documents can be viewed and downloaded from the Neighbourhood Plan website: [www.gargravepc.org.uk](http://www.gargravepc.org.uk)

Hard copies of the Draft Neighbourhood Plan can be viewed in the following locations at normal opening times:

**The Pharmacist - High Street, The Co-op Supermarket - High Street, The Post Office - High Street, St Andrew's Church, The Library, Parish Council Office - Village Hall, the 3 Public Houses - The Masons Arms, The Old Swan, and The Anchor Inn**

Hard copies of the Representation Forms will be provided on request from the Parish Clerk (see contact details below) but the Parish Council also welcomes comments by email or in writing.

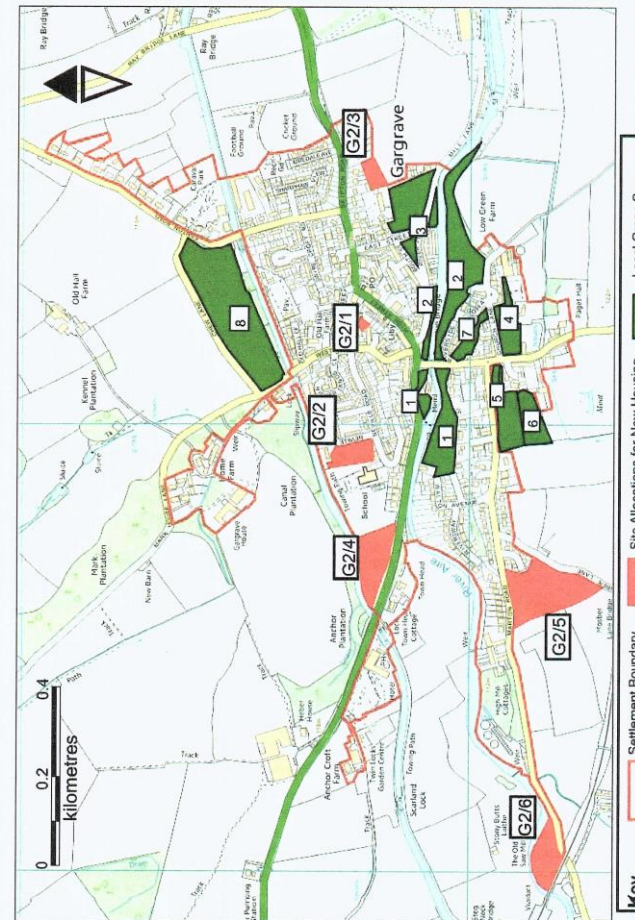
Please submit all comments on the Draft Neighbourhood Development Plan to:  
**Gargrave Parish Council, Gargrave Village Hall, West Street, Gargrave BD23 3RD**  
email: [gargravepc@yahoo.com](mailto:gargravepc@yahoo.com)

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Craven District Council together with supporting documentation, including a Basic Conditions Statement and Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the Plan.

Craven District Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and, then 'Made' by Craven District Council and used to determine planning applications in Gargrave Parish.

**If you require any further information please contact the Parish Clerk at the address provided above.**

Map 1 Gargrave Draft NDP Proposals Map



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Gargrave Parish Council (Licensee) License number 100056445





p8. (4)

## GARGRAVE PARISH COUNCIL

Janet Turner

### Monthly meeting, 5 October

**County Councillor's report:** Cty Cllr. Shelagh Marshall reported on the problems caused by the resurfacing work over the years on the A65 through Coniston Cold which is resulting in the road surface being above the level of kerbs. She was told of similar instances on Marton Road. If there are other such sites in the village please notify the Parish Clerk.

The new bus timetables and changes to services around the area were discussed. We are asked to use the services as much as is practical if their future is to be secured.

**Craven District Councillor's report:** Cllr. Simon Myers reported on the different proposals in respect of the areas to be covered by devolution.

**Public participation:** Sandy Tod gave a presentation to the Council regarding renewable, sustainable, clean energy projects around the immediate area. The emerging group ("CEGAM") is to put a questionnaire around the village and hamlets to ascertain energy use. He also asked the Parish Council to write a letter to help the group in applying for funding. The Council agreed to do so.

**Speeding update:** The results of checks on Marton Road are still awaited and it was reported that the checking system is to be installed on other roads in the village.

**Remembrance Day:** This is to be Sunday 8 November. Parish Cllr. David Symms is to lay a wreath at the village War Memorial on behalf of the Parish Council. There will be a brief service at the War Memorial starting at 10.45am, followed by a service at St. Andrew's church. ALL ARE WELCOME.

\* Also that weekend at St. Andrew's church there is to be a Magna Carta display and the FINAL VERSION OF YOUR NEIGHBOURHOOD PLAN will be available.

**Finance:** It was reported that PKF Littlejohn, the external auditors appointed by the Government, have returned the documentation for the audit for the year ended 31 March 2015. Please contact the Parish Clerk if there are any queries.

**Next meeting** will be at 7-15 pm on Monday 2<sup>nd</sup> November in the Village Hall.

## INFORMATION

Police

Non-emergency 101, Emergency 999

NHS Helpline

111

### Rotas for St Andrew's Church

*We need more volunteers for 8am Sidesmen and pairs of volunteers for cleaning.  
Please contact Janie Kennerdale, tel 748970.*

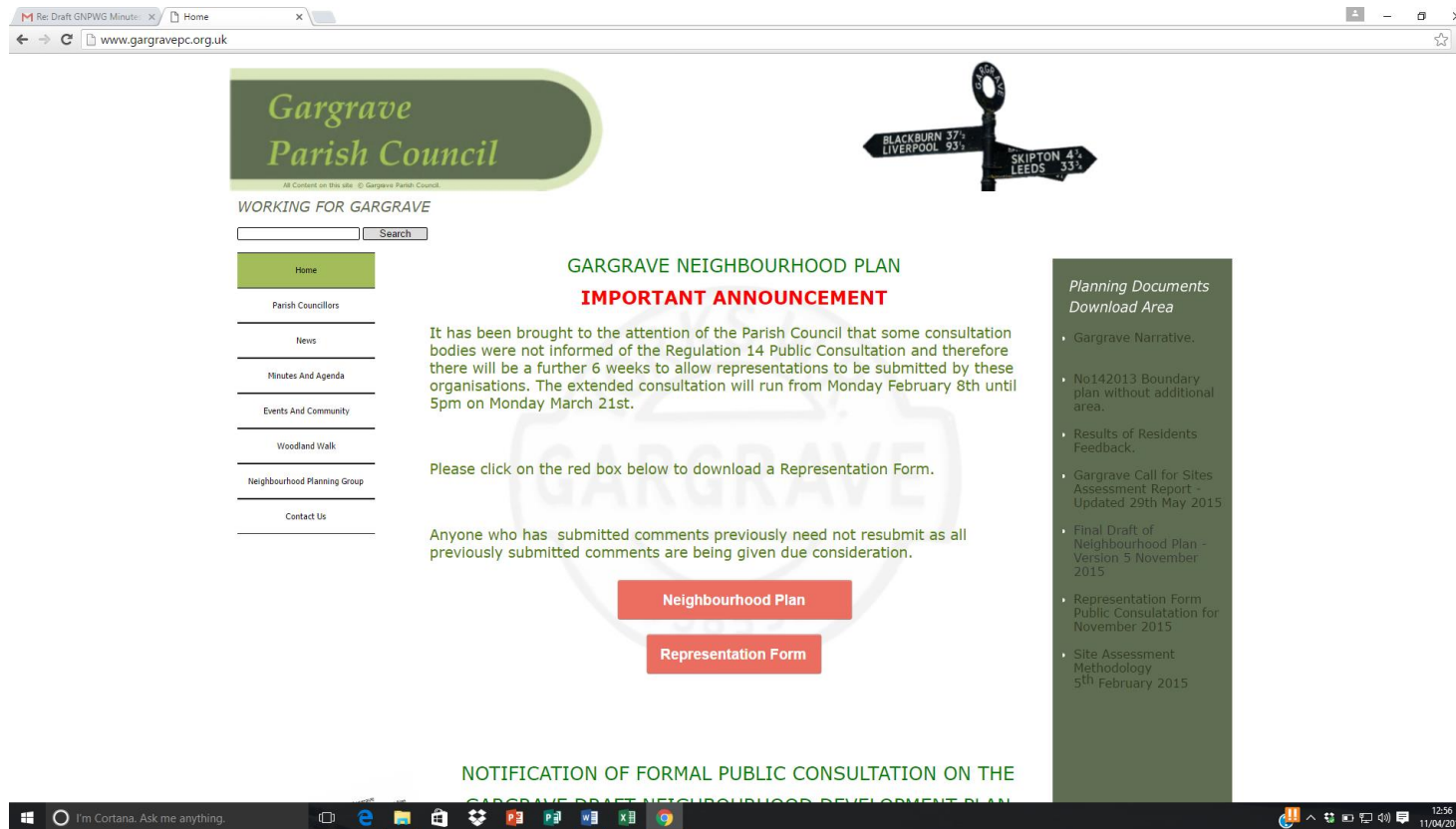
#### Readings for worship

01-Nov All Saints Day: Revelation 21:1-6a, John 11:32-44



## Second Regulation 14 Consultation – 8 February – 21 March 2016

### Screenshots of Neighbourhood Plan website




Re: Draft GNPWG Minute: x Home x  
www.gargravepc.org.uk

Neighbourhood Plan


Representation Form

Representation Form  
Public Consultation for  
November 2015

Site Assessment  
Methodology  
5<sup>th</sup> February 2015



**NOTIFICATION OF FORMAL PUBLIC CONSULTATION ON THE  
GARGRAVE DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN**  
(Regulation 14 Town and Country Planning, England Neighbourhood Planning (General)  
Regulations 2012)



**This notice advises you that Gargrave Parish Council has published the Gargrave Draft  
Neighbourhood Development Plan for consultation**

*Gargrave Draft Neighbourhood Development Plan has been prepared by a working group of local residents and parish councillors (GNPWG) on behalf of Gargrave Parish Council, and is published for formal consultation until 21<sup>st</sup> December 2015.*

*The Plan has been prepared building on an extensive process of informal public consultation including questionnaire surveys, open meetings and drop in events, and the results of this process have helped to identify the key planning issues which the Plan should address. The Plan sets out a vision and objectives and a number of planning policies, which will be used alongside the Craven District Local Plan to guide new development in the designated neighbourhood area of Gargrave until 2030.*

**THE CONSULTATION PERIOD RUNS FOR 6 WEEKS FROM  
5<sup>TH</sup> NOVEMBER TO 5 PM 21<sup>ST</sup> DECEMBER**

The Draft Plan and other supporting documents can be viewed and downloaded from  
**www.gargravepc.org.uk**

Hard copies of the Draft Neighbourhood Plan can be viewed in the following locations at normal opening times:

- The Pharmacy - High Street,
- The Co-op Supermarket - High Street,
- The Post Office -

I'm Cortana. Ask me anything.

12:57  
11/04/2016



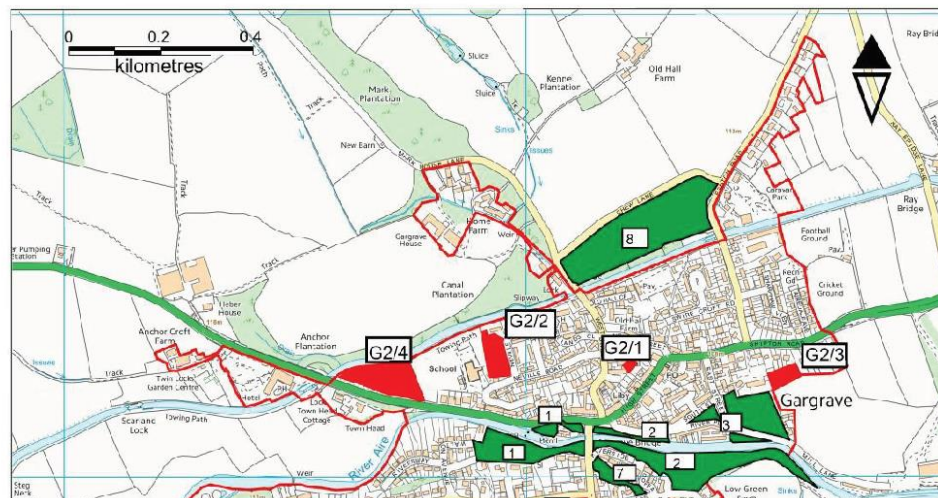
contact details below) but the Parish Council also welcomes comments by email or in writing. Please submit all comments on the Draft Neighbourhood Development Plan to:

**Gargrave Parish Council, Gargrave Village Hall, West Street Gargrave BD23 3RD**  
**email: [gargravepc@yahoo.com](mailto:gargravepc@yahoo.com)**

*Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Craven District Council together with supporting documentation, including a Basic Conditions Statement and Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the Plan.*

*Craven District Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and, then 'Made' by Craven District Council and used to determine planning applications in Gargrave Parish.*

**If you require any further information please contact the Parish Clerk at the address provided above.**





Re: Draft GNPWG Minute: x Home x

www.gargravepc.org.uk

The map displays the Gargrave area with various land use designations. A red outline indicates the settlement boundary. Red-shaded areas represent site allocations for new housing, labeled G2/1, G2/2, G2/3, G2/4, G2/5, and G2/6. Green-shaded areas represent local green spaces, numbered 1 through 8. The River Aire flows through the area, with several bridges and locks marked. Other landmarks include Anchorcroft Farm, Anchor Plantation, Twin Jack Garden Centre, Scar and Lock, Towing Path, Town Hall, Town House, Town Hall Cottages, High Mill Cottages, The Old Saw Mill, Stony Butts Liffey, and Low Green Farm. A scale bar indicates 122m.

**Key**

- Settlement Boundary
- Site Allocations for New Housing
- Local Green Spaces

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Gargrave Parish Council (Licensee) License number 100056445

Download the above document as a PDF

12:57 11/04/2016

## Copy of Email / Letter sent for Second Reg 14 Consultation

### GARGRAVE PARISH COUNCIL

Tel: 01756 668209  
Email: [gargravepc@yahoo.com](mailto:gargravepc@yahoo.com)

Clerk: Ms Kath Ashby  
Gargrave Parish Council  
Village Hall  
West Street  
Gargrave  
BD23 3RD

8 February 2016

Dear Consultee

**Notification of Formal Public Consultation on the Gargrave Draft Neighbourhood Development Plan (Regulation 14 Town and Country Planning, England Neighbourhood Planning (General) Regulations 2012)**

I am writing to advise you that the Gargrave Draft Neighbourhood Development Plan has been published for consultation by Gargrave Parish Council.

Gargrave Draft Neighbourhood Development Plan has been prepared by a working group of local residents and parish councillors (GNPWG) on behalf of Gargrave Parish Council, and is published for formal consultation until 21<sup>st</sup> March 2016.

The Plan has been prepared building on an extensive process of informal public consultation including questionnaire surveys, open meetings and drop in events, and the results of this process have helped identify the key planning issues which the Plan should address. The Plan sets out a vision and objectives and a number of planning policies, which will be used alongside the Craven District Local Plan to guide new development in the designated neighbourhood area of Gargrave until 2030.

**The consultation period runs for 6 weeks from 8<sup>th</sup> February 2016 to 21<sup>st</sup> March 2016.**

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St Andrew's Church  
The Library  
Parish Council Office, Village Hall  
The 3 Public Houses – The Masons Arms, The Old Swan, and The Anchor Inn

Hard copies of the Representation Forms will be provided on request from the Parish Clerk (see contact details below), but the Parish Council also welcomes comments by email or in writing.

Please submit all comments on the Draft Neighbourhood Development Plan to Gargrave Parish Council, Gargrave Village Hall, West Street, Gargrave BD23 3RD Email: [gargravepc@yahoo.com](mailto:gargravepc@yahoo.com)

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Craven District Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and then Made by Craven District Council and used to determine planning applications in Gargrave Parish.

If you require any further information please contact the Parish Clerk at the address provided above.

Yours sincerely

Peter Ward  
Chairman – Gargrave Parish Council

Clerk to the Parish Council – Ms Kath Ashby  
Gargrave Parish Council, Village Hall, West Street, Gargrave, North Yorkshire, BD23 3RD  
Tel: 01756 668209 (part time hours)  
Email: [gargravepc@yahoo.com](mailto:gargravepc@yahoo.com) Website: [www.gargravepc.org.uk](http://www.gargravepc.org.uk)

**List of Consultation Bodies and Other Consultees contacted by email / letter – Second List provided by Craven DC (Email addresses deleted)**

<b>First Name Last Name</b>	<b>Organisation</b>
Rachel Bust	The Coal Authority
Sustainable Places, Yorkshire	Environment Agency
	Historic England
Natural England Consultation Service	Natural England
Jill Stephenson	Network Rail
Lindsay Alder	Highways Agency, Network Strategy Division (North West)
Peter Stockton	Yorkshire Dales National Park
Wildlife Conservation	Yorkshire Dales National Park
Julian Jackson	Bradford Metropolitan District Council
John Halton	Pendle District Council
Colin Hirst	Ribble Valley District Council
Damian Law	South Lakeland District Council
Planning Policy	Harrogate District Council
John Hiles	Richmondshire District Council
Graham Tarn	Craven District Council
Bruce Dinsmore	Craven District Council
Jenny Wood	Craven District Council
John S Lee	North Yorkshire County Council, Policy and Development Unit
County Archaeologist	North Yorkshire County Council, Heritage Unit

Carl Bunnage	North Yorkshire County Council, Regional and Strategic Policy Team
Colin Renwick	Airedale, Wharfedale and Craven Clinical Commissioning Group
L Webster	CE Electric UK
	National Grid c/o AMEC Environment & Infrastructure UK Ltd
Laura Kelly	National Grid, Land and Development Department
Andrew Bower	Npower Renewables Limited
Ian Grindy	United Utilities
David Sherratt	United Utilities
Deborah Redfearn	Yorkshire Water Services Ltd, Land and Planning
Network Rail	Network Rail
Customer Relations	Northern Rail Limited
Helen Fielding	Home and Communities Agency
Martyn Coy	Canal and River Trust
The Georgian Group	The Georgian Group
Planning Administration Team	Sport England
Nick Sandford	Woodland Trust
Stephanie Walden	Yorkshire Water Services Ltd
Jim Shanks	North Yorkshire Police
EMF Enquires	Vodafone and O2
Alex Jackman,	Corporate and Financial Affairs Department EE
Jane Evans	Three
No email address, telephone 0800 375 675	Northern Powergrid

## Northern Gas Networks

### Parishes

First Name	Last Name	Address
Gillian Muir	Clerk of Austwick Parish Council	3 Sunnybank Cottages Clapham Lancaster LA2 8DY GB
Mrs H J Burton	Clerk of Bentham Town Council	Wynn-Stay, Springfield High Bentham Lancaster LA2 7BE GB
Mrs S Gregory	Clerk of Burton-in-Lonsdale Parish Council	Bleaberry House, Duke Street Burton-in-Lonsdale CARNFORTH LA6 3LG GB
Ms G Muir	Clerk of Clapham-cum-Newby Parish Council	3 Sunnybank Cottages Clapham LANCASTER LA2 8DY GB
Mrs S Crawford	Clerk of Coniston Cold Parish Council	Mill Bridge, Bell Busk Skipton North Yorkshire BD23 4DU GB
Ms B Roos	Clerk of Cononley Parish Council	Primrose Cottage 5 Mill Brow, Kirkby Lonsdale Cumbria LA6 2AT GB
Mr A Mallinson	Clerk of Cowling Parish Council	1 Aireville Mount Silsden KEIGHLEY BD20 0HY GB
Mrs J C Markham	Clerk of Draughton Parish Council	The Pines Draughton SKIPTON BD23 6DU GB
Ms G Alcock	Clerk of Embsay-with-Eastby Parish Council	185 Tarn House Stirton SKIPTON BD23 3LQ GB
Mrs S Harding-Hill	Clerk of Farnhill Parish Council	1 North Place Sutton-in-Craven KEIGHLEY D20 7PH GB
Ms K Ashby	Gargrave Parish Council	Village Hall, West Street Gargrave SKIPTON BD23 3RD GB
Mrs M Hill C	lerk of Giggleswick Parish Council	4 Penny Green SETTLE North Yorkshire BD24 9BT GB
Mrs J Naylor	Clerk of Glusburn and Cross Hills Parish Council	24 Styveton Way Steeton KEIGHLEY BD20 6TP GB
Mary Blackwell	Clerk of Hellifield Parish Council	Haworth Barn Stainforth SETTLE BD24 9PH GB
Miss A Hack	Clerk of Ingleton Parish Council	9 Clarrick Terrace Ingleton CARNFORTH LA6 3HP GB

Ms A	Horsfall Clerk of Langcliffe Parish Council	1 Helwith Bridge Horton-in-Ribblesdale SETTLE BD24 0EH GB
John Goodall	Long Preston Parish Council	3 Devonshire Place Long Preston North Yorkshire BD23 2NE GB
Mr A Mallinson	Clerk of Lothersdale Parish Council	Lothersdale Keighley BD20 GB
Miss R Hill	Clerk of Settle Town Council	Town Hall SETTLE North Yorkshire BD24 9EJ GB
Mr D Parker	Chief Officer, Skipton Town Council	2nd Floor Barclays Business Centre 49 High Street SKIPTON BD23 1DT GB
Mrs D Emmott	Clerk of Sutton-in-Craven Parish Council	9 North Avenue Sutton-in-Craven KEIGHLEY BD20 7NN GB
Ms J Killeen	Clerk of Thornton-in-Craven Parish Council	11 Mile End Close Foulridge COLNE BB8 7LD GB
Ms P Armstrong	Clerk of Thornton-in-Lonsdale Parish Council	Langber Cottage Tatterthorn Lane Ingleton, CARNFORTH LA6 3DT GB
Mrs V Caperon	Parish Clerk: Lawkland Parish Meeting	Lawkland Green House Lawkland, Austwick LANCASTER LA2 8AT GB
Mrs C Watson	Chairman of Lawkland Parish Meeting	Eldroth Hall Cottage Eldroth, Austwick LANCASTER LA2 8AQ GB
Mrs A Halliday	Correspondent: Martons Both Parish Meeting	10 BeechWood Close West Marton SKIPTON BD23 3UG GB
Mrs B M W Roos	Clerk: Ribble Banks Parish Council	13a Main Street Ingleton CARNFORTH LA6 3EB GB
John Ketchell		
David Cohn	Chairman of Bradley Parish Council	Hamblethorpe Farm Crag Lane Bradley, Keighley BD20 9DB GB

## Appendix III

### Table Summarising Representations to the Selected Sites

Site Options	Reasons for bringing forward into Plan	Reg 14 Consultation (Number in brackets refers to Reference Number for Comment in Table)
<b>Land to the east of West Street (GA003)</b> (Former Site Option G2/1 and NDP Site Allocation G2/1)	Informal consultation results showed: <ul style="list-style-type: none"> <li>- 29 supported the site and</li> <li>- 6 opposed it.</li> </ul> The site was therefore well supported and provides an opportunity for small scale infill development. <b>Capacity 2 Houses.</b>	<b>Table 1</b> Nil  <b>Table 2</b> Nil  <b>Table 3</b> <u>Comment - 1</u> (2.7)  <b>Table 4.1</b> <u>Support - 4</u> (7.1) (21.3) (23.6)

Site Options	Reasons for bringing forward into Plan	Reg 14 Consultation (Number in brackets refers to Reference Number for Comment in Table)
		<p>(36.5)</p> <p><u>Object</u></p> <p>Nil</p> <p><u>Comment - 1</u></p> <p>(30.1)</p> <p><b>Table 4.2</b></p> <p><u>Support - 6</u></p> <p>(57.3)</p> <p>(68.1)</p> <p>(69.1)</p> <p>(73.5)</p> <p>(80.1)</p> <p>(83.1)</p> <p><b>Object</b></p> <p>Nil</p>



Site Options	Reasons for bringing forward into Plan	Reg 14 Consultation (Number in brackets refers to Reference Number for Comment in Table)
		<p><u>Comment -1</u> (74.3)</p> <p><u>Supported all sites</u> (20 in total) – 63.2, 65.3, 62.1, 63.1, 64, 2.1, 3, 5.1, 17, 9.1, 17, 24, 34, 33, 37, 38, 9.5, 50.1, 66.1, 67.1</p> <p><u>Total Support – 30</u> <u>Total Object - 0</u> <u>Total Comment - 3</u></p>
<p><b>Neville House, Neville Crescent (GA004)</b> (Former Site Option G2/2 and NDP Site Allocation G2/2)</p>	<p>Informal consultation results showed:</p> <ul style="list-style-type: none"> <li>- 32 supported the site and</li> <li>- 7 opposed it.</li> </ul> <p>The site was therefore well supported. It is a brownfield site. Capacity 16 Houses.</p>	<p><b>Table 1</b> <u>Comment - 1</u> (17)</p> <p><b>Table 2</b> Nil</p>

Site Options	Reasons for bringing forward into Plan	Reg 14 Consultation (Number in brackets refers to Reference Number for Comment in Table)
	Note - the NDP site allocation has been amended to <b>14</b> dwellings in line with the emerging new Local Plan.	<p><b>Table 3</b></p> <p>Comment - 1 (2.8)</p> <p><b>Table 4.1</b></p> <p><u>Support - 7</u> (7.2) (13.1) (14.2) (21.2) (23.5) (36.2) (44.3)</p> <p><u>Object - 4</u> (9.7) (30.2)</p>

Site Options	Reasons for bringing forward into Plan	Reg 14 Consultation (Number in brackets refers to Reference Number for Comment in Table)
		<p>(43)</p> <p>(46)</p> <p><u>Comment</u></p> <p>Nil</p> <p><b>Table 4.2</b></p> <p><u>Support - 5</u></p> <p>(49.4 - see written comment)</p> <p>(57.2)</p> <p>(68.2)</p> <p>(80.2)</p> <p>(83.2)</p> <p><u>Object - 3</u></p> <p>(53.2)</p> <p>(56)</p> <p>(73.6)</p>

Site Options	Reasons for bringing forward into Plan	Reg 14 Consultation (Number in brackets refers to Reference Number for Comment in Table)
		<p><u>Comment -2</u> (69.2) (70.2)</p> <p><u>Supported all sites</u> (20 in total) – 63.2, 65.3, 62.1, 63.1, 64, 2.1, 3, 5.1, 17, 9.1, 17, 24, 34, 33, 37, 38, 9.5, 50.1, 66.1, 67.1</p> <p><u>Total Support - 32</u> <u>Total Object - 7</u> <u>Total Comment - 4</u></p>
<p><b>Paddock at Knowles House (GA010)</b> (Former Site Option G2/3 and NDP Site Allocation G2/3)</p>	<p>Informal consultation results showed:</p> <ul style="list-style-type: none"> <li>- 35 supported the site and</li> <li>- 6 opposed it.</li> </ul>	<p><b>Table 1</b> <u>Comment - 1</u> (41)</p> <p><b>Table 2</b></p>

Site Options	Reasons for bringing forward into Plan	Reg 14 Consultation (Number in brackets refers to Reference Number for Comment in Table)
	<p>The site was well supported, and would be a good opportunity for infill.</p> <p><b>Capacity 1 to 8 Houses.</b></p>	<p>Nil</p> <p><b>Table 3</b> <u>Comment - 1</u> (2.9)</p> <p><b>Table 4.1</b> <u>Support - 7</u> (7.3) (9.8) (21.4) (23.4) (39.2) (40.1) (44.5)</p> <p><u>Object- 3</u> (4)</p>

Site Options	Reasons for bringing forward into Plan	Reg 14 Consultation (Number in brackets refers to Reference Number for Comment in Table)
		<p>(35.1)</p> <p>(42)</p> <p><u>Comment - 2</u></p> <p>(13.3)</p> <p>(30.3 "No objection")</p> <p><b>Table 4.2</b></p> <p><u>Support - 5</u></p> <p>(57.4)</p> <p>(68.3)</p> <p>(69.3)</p> <p>(80.3)</p> <p>(83.3)</p> <p><u>Object</u></p> <p>Nil</p>

Site Options	Reasons for bringing forward into Plan	Reg 14 Consultation (Number in brackets refers to Reference Number for Comment in Table)
		<p><u>Comment</u></p> <p>Nil</p> <p><u>Supported all sites</u> (20 in total) – 63.2, 65.3, 62.1, 63.1, 64, 2.1, 3, 5.1, 17, 9.1, 17, 24, 34, 33, 37, 38, 9.5, 50.1, 66.1, 67.1</p> <p><u>Total Support - 32</u></p> <p><u>Total Object - 3</u></p> <p><u>Total Comment - 4</u></p>
<p><b>Land to the west of Walton Close (GA031)</b> (Former Site Option G2/10 and NDP Site Allocation G2/4)</p> <p><b>Note this was Site G2/5 at Reg 14 NOT G2/4)</b></p>	<p>Informal consultation results showed:</p> <ul style="list-style-type: none"> <li>- 36 supported the site and</li> <li>- 9 opposed it.</li> </ul>	<p><b>Table 1</b></p> <p>Nil</p> <p><b>Table 2</b></p> <p>Nil</p>

Site Options	Reasons for bringing forward into Plan	Reg 14 Consultation (Number in brackets refers to Reference Number for Comment in Table)
	<p>The site was well supported, is considered to be have high sustainability and has good access into Marton Road. Capacity 55 Houses.</p> <p>Note - the NDP site allocation has been amended to <b>44</b> dwellings in line with the emerging new Local Plan.</p>	<p><b>Table 3</b></p> <p>Object – 3 (4.2) (4.3) (2.11)</p> <p><u>Comment - 1</u> (2.10)</p> <p><b>Table 4.1</b></p> <p><u>Support (Former G2/4)</u> (7.4 - note refers to previous G2/4 now a commitment) (10.2 note refers to previous G2/4 now a commitment)</p>



Site Options	Reasons for bringing forward into Plan	Reg 14 Consultation (Number in brackets refers to Reference Number for Comment in Table)
		<p>(13.2 note refers to previous G2/4 now a commitment)</p> <p>(21.1 note refers to previous G2/4 now a commitment)</p> <p>(23.3 note refers to previous G2/4 now a commitment)</p> <p>(40.2 note refers to previous G2/4 now a commitment)</p> <p><u>Support (G2/5) - 9</u></p> <p>(7.5)</p> <p>(9.10)</p> <p>(10.3)</p> <p>(21.5)</p> <p>(23.2)</p> <p>(26.2)</p> <p>(35.2)</p> <p>(36.3)</p> <p>(44.2)</p>

Site Options	Reasons for bringing forward into Plan	<b>Reg 14 Consultation</b> (Number in brackets refers to Reference Number for Comment in Table)
		<u>Object (G2/5) - 12</u> (8) (11) (12.1) (15) (16) (18.1) (18.2) (19) (29.1) (30.5) (39.3) (40.3) (47.1)  <u>Comment</u> (9.9 note refers to previous G2/4 now a commitment)

Site Options	Reasons for bringing forward into Plan	<b>Reg 14 Consultation</b> (Number in brackets refers to Reference Number for Comment in Table)
		<p>(14.1 note refers to previous G2/4 now a commitment)</p> <p>(26.3 note refers to previous G2/4 now a commitment)</p> <p>(30.4 note refers to previous G2/4 now a commitment)</p> <p>(36.1 note refers to previous G2/4 now a commitment)</p> <p>(39.1 note refers to previous G2/4 now a commitment)</p> <p><u>Comment G2/5 - 2</u></p> <p>(13.5 not sure)</p> <p>(29.2)</p> <p><b>Table 4.2</b></p> <p><u>Support</u></p>

Site Options	Reasons for bringing forward into Plan	<b>Reg 14 Consultation</b> (Number in brackets refers to Reference Number for Comment in Table)
		<p>Former G2/4</p> <p>(49.4 - note refers to previous G2/4 now a commitment)</p> <p>(73.4 - note refers to previous G2/4 now a commitment)</p> <p>(80.4 - note refers to previous G2/4 now a commitment)</p> <p>(83.4 reluctant support - note refers to previous G2/4 now a commitment)</p> <p><u>Support G2/5 – 6</u></p> <p>(49.4)</p> <p>(57.5)</p> <p>(69.5)</p> <p>(70.1)</p> <p>(73.3)</p> <p>(80.5)</p> <p><u>Object</u></p>

Site Options	Reasons for bringing forward into Plan	Reg 14 Consultation (Number in brackets refers to Reference Number for Comment in Table)
		<p>Former G2/4</p> <p>(57.1 - note refers to previous G2/4 now a commitment)</p> <p>(68.4 - note refers to previous G2/4 now a commitment)</p> <p><u>Object G2/5 - 18</u></p> <p>(55)</p> <p>(61)</p> <p>(68.5)</p> <p>(72)</p> <p>(75)</p> <p>(76)</p> <p>(77)</p> <p>(78)</p> <p>(81.2)</p> <p>(82.6)</p> <p>(83.5)</p> <p>(83.6)</p>

Site Options	Reasons for bringing forward into Plan	Reg 14 Consultation (Number in brackets refers to Reference Number for Comment in Table)
		<p>(84)</p> <p>(85.4) (85.5)</p> <p>(87.1) (87.2) (87.3) (87.4) (87.5) (87.6) (87.7)</p> <p>(88.1)</p> <p>(89.13)</p> <p>(91.6)</p> <p><u>Comment Former G2/4</u></p> <p>(67.2 - note refers to previous G2/4 now a commitment)</p> <p>(69.4- note refers to previous G2/4 now a commitment)</p> <p><u>Comment G2/5 - 2</u></p> <p>(91.5)</p> <p>(87/8)</p>

Site Options	Reasons for bringing forward into Plan	Reg 14 Consultation (Number in brackets refers to Reference Number for Comment in Table)
		<p><u>Supported all sites</u> (20 in total) – 63.2, 65.3, 62.1, 63.1, 64, 2.1, 3, 5.1, 17, 9.1, 17, 24, 34, 33, 37, 38, 9.5, 50.1, 66.1, 67.1</p> <p><u>Total Support - 35</u></p> <p><u>Total Object - 33</u></p> <p><u>Total Comment - 5</u></p>
	<b>At least 61</b>	

**Appendix IV**  
**Regulation 14 Consultation Response Tables**



**Table 1**

**Craven District Council Comments on Gargrave Draft Neighbourhood Development Plan**

<b>Consultee Name Address  Ref. No.</b>	<b>Page No.</b>	<b>Para. No.</b>	<b>Vision / Objective / Policy No.</b>	<b>Support / Object / Comment</b>	<b>Comments received</b>	<b>Parish Council Consideration</b>	<b>Amendments to NDP</b>
<b>Craven District Council</b>  <b>1.</b>	4			Comment	Which statutory bodies were consulted in the draft plan and what were the comments received.	Noted.  A list of consultation bodies is provided in the accompanying consultation statement. This document also sets out the responses submitted and how these have been considered and any resulting changes in the Plan.  Refer to the above in the text.	Amend Plan.  Insert new para 1.9:  <b>“Winter 2015 to Spring 2016 – Formal Public Consultation on Draft Plan</b>  1.8 The Draft Plan was published for two periods of formal public consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 from 5 November to 21 December 2015 and from 8 February until 21 March 2016. The second period of consultation was undertaken because due to an error some consultation bodies were not informed of the first consultation period.  1.9 The Consultation Statement sets out more information about this process and includes a complete list of all the representations submitted by consultation bodies, local people and

							community groups, and how these have been considered and any resulting changes in the Plan.”
2.	7	Map		Comment	<p>There have been recent changes to the Gargrave Parish boundary. What are the intentions re the NP boundary, an increased NP boundary would require further consultation?</p> <p>If the intention is to reflect the revised boundary of the Parish this will need consultation</p>	<p>Noted.</p> <p>The designated area will remain the neighbourhood plan boundary, although this differs from the Parish Council boundary which was subsequently amended to include Stirton with Thorlby.</p> <p>Amend Plan.</p>	<p>Amend Plan.</p> <p>Amend wording of last sentence in para 1.2 to:</p> <p>“The designated area boundary is shown on Map 1 above. (The Parish Boundary contains Stirton with Thorlby which was combined into Gargrave in April 2014 but this part is not within the designated neighbourhood area.)”</p>
3.	11	2.1		Comment	<p>We are hopeful of adoption of the CDC Local Plan in 2017 rather than 2015. This has been delayed due to the time taken to get evidence in place.</p> <p>Amend final sentence of paragraph to read, Craven District Council are currently preparing a Local Plan, for the part of Craven which lies outside of the Yorkshire Dales National Park, the current timetable works towards an adoption date during 2017.</p>	Accepted.	<p>Amend Plan.</p> <p>Insert new text after 2.1 to read:</p> <p>“Craven District Council are currently preparing a Local Plan, for the part of Craven which lies outside of the Yorkshire Dales National Park, the current timetable proposes an adoption date during 2017. “</p>
4.	12	2.6		Comment	The Local Plan for Craven has a plan date of up to 2032 (revised in light of likely	Accepted.	Amend Plan.

					<p>2017 adoption), the beginning date is 2012, thereby making the plan length twenty years. The plan length therefore will align with the Council's Strategic Housing Market Assessment. At five dwellings per annum this would mean 100 dwellings, rather than 75.</p> <p>Craven District Council are working on the preparation of a Local Plan with a plan period from 2012 to 2032 to reflect a likely adoption date of 2017 and to align with evidence in the updated Council's Strategic Housing Market Assessment. Policy SP4 of the revised draft consulted on in March 2016, identifies that Gargrave will be expected to provide around 5 dwellings per annum over the 20 year plan period i.e. around 100 houses.</p>		<p>See below.</p> <p>Amend Front cover to reflect new Local Plan dates.</p>
5.	12	2.6		Comment	It is no longer intended to allocate employment land within Gargrave within the Local Plan.	Noted.	Insert additional text at the end of 2.6: - see below
6.	12	2.6		Comment	The plan refers to the Craven district level rather than Craven Local Plan level. Within the district there are two Local Plans being prepared, one for the area outside of the Yorkshire Dales National Park (the Craven Local Plan) and the other for the area including the National Park (as well as parts of the National Park outside of	Accepted.	<p>Amend Plan.</p> <p>Amend text to read:</p> <p>"Within Craven District there are two new Local Plans being prepared, one for the area outside of the Yorkshire Dales National Park; the Craven Local Plan</p>

					<p>Craven). This plan is being prepared by the Yorkshire Dales National Park.</p> <p>The emerging Local Plan identifies Gargrave (alongside Ingleton and Glusburn/Cross Hills) as Local Service Centres within the plan area (tier 3 of the settlement hierarchy).</p> <p>Change reference from Craven District Level to Craven Local Plan. Insert reference re recognition of Gargrave's role as a Local Service Centre.</p>		<p>2012 – 2032 by Craven District Council<sup>2</sup> and the Yorkshire Dales National Park Local Plan 2015 – 2030<sup>3</sup> for the area including the National Park (as well as parts of the National Park outside of Craven). This plan is being prepared by the Yorkshire Dales National Park.</p> <p>2.3 The emerging new Craven Local Plan identifies Gargrave (alongside Ingleton and Glusburn/Cross Hills) as Local Service Centres within the plan area (tier 3 of the settlement hierarchy).</p> <p>2.4 The new Craven Local Plan has a plan period from 2012 to 2032 to reflect a likely adoption date of 2017 and to align with evidence in the updated Council's Strategic Housing Market Assessment. Policy SP4 of the revised draft consulted on in March 2016, identifies that Gargrave will be expected to provide around 5 dwellings per annum over the 20 year plan period i.e. around 100 houses. Craven District Council has advised that it is no longer intended to allocate employment land within Gargrave within the Local Plan.</p>
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<sup>2</sup> <http://www.cravendc.gov.uk/newlocalplan>

<sup>3</sup> <http://www.yorkshiredales.org.uk/planning/planningpolicy/future-policy>

							<p>2.5 The National Park published a draft Local Plan for consultation in the summer of 2015. There are no specific proposals for Gargrave as the settlement in the main lies outside of the Park area. Any development proposed for the area that form part of the Park will need to be considered in the context of the existing and emerging Yorkshire Dales National Park planning policies.”</p>
7.	14			Comment	<p>The text identifies a number of non-designated built heritage assets. There could be potential here for a local list policy which seeks to specifically protect these assets.</p> <p>Consider potential for local list policy.</p>	Accepted.	<p>Amend Plan.</p> <p>Insert new Policy and supporting text to protect non designated heritage assets.</p> <p>Insert new wording after para 6.3.9 (after historic photos) and renumber others:</p> <p>“In addition to the numerous statutorily protected heritage assets, Gargrave has a number of locally significant heritage assets which are considered worthy of protection. These include for instance the cricket pavilion, Summer Seat and the railway waiting room on the platform for trains to Hellifield and the north.”</p> <p>Insert new policy (and renumber others):</p>

							<p><b>Policy G? Protecting Local Heritage Assets</b></p> <p><b>Designated and non-designated heritage assets enhance local distinctiveness and should be preserved in a manner appropriate to their significance. All development should seek to protect and, where possible enhance, both designated and non-designated heritage assets and historic landscape character, and put in place measures to avoid or minimise impact or mitigate damage.</b></p>
8.	14			Comment	<p>The Council has commissioned consultants Alan Baxter to undertake Conservation Appraisals for those Conservation areas within Craven currently without an up to date appraisal, including Gargrave. The appraisal has identified a number of important buildings and key views. It would be good to mention this within the document.</p>	<p>Accepted.</p> <p><i>Publish the Assessment of Proposed Local Green Spaces as a separate background document as part of the Submission NDP's evidence base..</i></p>	<p>Amend Plan.</p> <p>Insert additional text after new 6.3.9 as above.</p> <p>6.3.11 Craven District Council has commissioned Conservation Appraisals for those Conservation Areas within Craven currently without an up to date appraisal, including Gargrave. The appraisal for Gargrave has identified a number of important buildings and key views and considers those elements which contribute to the special character of the area such as materials, scale, height, massing etc. The Parish Council supports the principles in the document and the neighbourhood plan</p>

							<p>brings these forward into the planning policy below. (Significant views are considered in Policy G11 below).</p> <p><b>Policy G6 New Development in the Conservation Area</b></p> <p><b>New development in the Conservation Area is required to respond positively to the area's distinctive character and should be designed to enhance the setting of existing buildings and open spaces.</b></p> <p><b>Designs should seek to maintain the existing height and scale of buildings in the two character areas as described in the Conservation Area Appraisal. In Character Area 1, buildings should consider carefully the surrounding buildings and be of 2 or 3 storeys, with pitched roofs and front the back of pavement or be set behind low stone walls and small front gardens. In Character Area 2 development should be less dense and more rural in character, with a maximum of two storeys. Use of traditional materials is encouraged including incorporation of the following:</b></p>
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							<ul style="list-style-type: none"> <li>- <b>Yorkshire gritstone for walls, set in random courses</b></li> <li>- <b>Tooled gritstone around windows and for gateposts</b></li> <li>- <b>Grey slates for roofing such as Yoredale sandstone and Westmoreland slates</b></li> <li>- <b>Timber framed windows. Upvc replacement windows detract from the character of the Conservation Area and are not encouraged.</b></li> </ul> <p>Renumber other policies.</p> <p>Insert new wording in new paragraph 6.3.12:</p> <p>“The Conservation Area Appraisal recognises the role of all the proposed local green spaces as open spaces that make a strong contribution to the character and appearance of the Conservation Area (see Map X above – refer to Conservation Area map already included in the Plan). More detail about this is provided in the background document, Assessment of Proposed Local Green Spaces, using the Craven District Council Methodology”.</p>
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							<p>In addition, insert Conservation Appraisal map after new para 6.3.10.</p> <p>Jpeg to be provided by CDC</p> <p>Insert new paragraph after 6.3.23:</p> <p>“ The Conservation Area Appraisal identifies a number of significant views which contribute to the character of the Conservation Area. These have been carried forward into Policy G11 below.”</p> <p>Insert new wording into Policy G11 Protecting and Enhancing the Rural Landscape Setting of Gargrave:</p> <p><b>“The following views are identified as significant in the Conservation Area Appraisal and are indicated on Map X. Development should be sited and designed to enhance and better reveal these views and should not obstruct them. The approach should be set out clearly in any design and heritage statements.</b></p> <p><b>The Significant Views are:</b></p> <p><b>View 1 (HD1 in Conservation Area Appraisal) View out of the Conservation Area looking north along West Street</b></p>
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							<p>just south of Higherlands Bridge over the Canal with open fields beyond.</p> <p><b>View 2 (MF1 in Conservation Area Appraisal) From Gargrave Bridge looking along the course of the river to east and west</b></p> <p><b>View 3 (MF2 in Conservation Area Appraisal) North towards Gargrave Bridge from just north of St Andrew's Church</b></p> <p><b>View 4 (MF3 in Conservation Area Appraisal) Along the Canal east and west from Higherlands Bridge</b></p> <p><b>View 5 (MD1 in Conservation Area Appraisal) Views east and west from the Canal towpath along the Canal</b></p> <p><b>View 6 (MD2 in Conservation Area Appraisal) The View of the Canal and village from Eshton Road looking south west with fields in the foreground</b></p> <p><b>View 7 (MD3 in Conservation Area Appraisal) Views towards the Conservation Area along Church Street and leaving the village along the same road going south</b></p>
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							<p><b>View 8 (MD4 in Conservation Area Appraisal) View east over Middle Green from Church Lane</b></p> <p><b>View 9 (MD5 in Conservation Area Appraisal) View from Marton Road looking south towards the Scheduled Monument.</b></p> <p><b>View 10 (MD6 in Conservation Area Appraisal) View from Marton Road south east towards St Andrew's Church (across the fields south of Marton Road)</b></p>
9.	18	4.2.2		Comment	See comment at para 2.6 Change to reflect 20 year plan period	Accepted.	Amend "15" to "20" years
10.	19	4.3.2		Comment	<p>Retail &amp; leisure study is currently being finalised and is expected to be completed imminently. The Retail and Leisure study did not look at Gargrave, as this was not recognised as a larger village centre in the same way as Ingleton and Glusburn &amp; Cross Hills (due to a lack of an obvious concentration of shops and services).</p> <p>Change final sentence to reflect updated evidence.</p>	Accepted.	<p>Amend Plan</p> <p>Delete final sentence of 4.3.2 and replace with:</p> <p>"A Retail and Leisure study has been prepared as part of the evidence base for the Local Plan. The study did not consider Gargrave, as this was not recognised as a larger village centre in the same way as Ingleton and Glusburn and Cross Hills, due to a lack of an</p>

							obvious concentration of shops and services.”
11.	19	4.3.2		Comment	Due to a lack of available evidence the ELR has not set a recommended distribution for new employment land within Craven, but instead recommends an overarching figure of between 28 and 32ha of net new employment land.	Accepted.	Amend Plan.  Add in additional text to 4.3.2:  “Due to a lack of available evidence the Employment Land review has not set a recommended distribution for new employment land within Craven, but instead recommends an overarching figure of between 28 and 32ha of net new employment land.”
12.	22	4.4.1		Comment	Reference should be made to the SSSI lying within the boundary of the proposed Neighbourhood Plan. Haw Crag Quarry, SSSI. Important for the understanding of carbonate environments in the Craven Basin. Insert reference to Haw Crag Quarry, under natural environment	Accepted.	Amend Plan.  Add in additional text to 4.4.1 to first paragraph under the natural environment:  “There is a Site of Special Scientific Interest (SSSI) within the boundary of the Neighbourhood Plan at Haw Crag Quarry. This is important for the understanding of carbonate environments in the Craven Basin.”
13	26		Obj 2	Comment	The wording of Objective 2, ‘the level of residential development should not exceed that which is demanded by the Local Plan,’ may not be found to be in the spirit of the NPPF which has a presumption	Accepted.	Amend Objective 2 Point 2 to:  <b>“Residential development should be provided in line with the housing requirement in the emerging Craven</b>

					in favour of sustainable development. There should not be a cap on development that is sustainable.		<b>Local Plan, with a presumption in favour of sustainable development”</b>
14.	30	6.1.3		Comment	100 houses rather than 75.	Accepted.	<p>Amend housing figure to 100 in paragraph 6.1.3.</p> <p><u>Paragraph 6.1.10</u></p> <p>Insert up to date Housing Requirement figures provided by CDC at meeting on 19/04/2016. <u>Put into a Table.</u></p> <p>“Dwellings PA: 5</p> <p>Total Requirement 2012 to 2032: 100</p> <p>Net completions 01/04/12 to 31/03/15: 14</p> <p>Residual Requirement (100 – 14): 86</p> <p>Outstanding Consents on sites of more than 5 dwellings at 01/04/16: 29</p> <p>Residual Requirement for allocations (86 minus 39): 57</p> <p>Potential loss of 25 units from Neville House site: 25</p> <p>Total requirement (57 plus 25): 82</p>

							Also amend proposed number of units for each site based on the CDC density of 30 dph and 40 dph for Neville House.
15.	34		Site GA03/2  G2/6	Object	It should be recognised that whilst a Certificate of Lawful Use was granted on this site, thereby being exempt from requiring planning permission. In planning terms an alternative development on a high flood risk site may well not be considered acceptable, particularly for residential use. We would recommend removing this site from the allocations.	<p>Not accepted.</p> <p>The GNP is encouraging sustainable development leading to good planning outcomes within the designated plan area and with respect to the Old Sawmill Site considers development will bring many benefits.</p> <p>Paragraph 104 of the NPPF 2012 states 'Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests' but should still meet the requirements for site-specific flood risk assessments.'</p> <p>Following a site specific flood risk assessment concerns for risk and consequences of flooding can be resolved. Measures to deal with Fluvial Flood</p>	No change.

						<p>Risk, Surface Water Flood Risk, SUDS Compliance and Flood Resilience may be required of an appropriate development and can be designed in.</p> <p>The Old Saw Mill is an historic building which needs attention for its preservation. It's change of use through a sympathetic renovation and conversion will preserve it for now and the future enhancing our built environment.</p> <p>The Old Saw Mill Site scored 85 in the GNP Sustainability Site Assessment which is significantly higher than the score of 80 set for inclusion as a proposed site in the GNP. In The GNP Informal Consultation The Old Saw Mill Site received 36 representations of support and 8 of objection making it a supported site overall by the community. The redevelopment of The Sawmill Site brings an</p>	
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						<p>opportunity to improve the visual impact of the site within this Special Landscape Area.</p> <p>The PC considers that redevelopment of this site brings opportunities of much needed improvement to many aspects of this site and should comply with the NPPF 2012 and its treatment of flooding.</p> <p>Redevelopment of this site will lead to good planning outcomes for Gargrave.</p>	
16.	37	6.1.10	G2	Comment	<p>Allocations under Policy G2 identify capacity for 94 dwellings, (site G2/4 is a commitment of 29). Needs to be greater clarity on what are allocations and what are commitments.</p> <p>Needs to be greater clarity on what are commitments and what are allocations, how much is expected to be delivered from each site.</p>	Accepted.	<p>Table 2</p> <p><b>Former Site Option G2/6.</b></p> <p>Delete from Table and renumber others.</p> <p>Insert additional text to 6.1.11:</p> <p><b>“The site Land West of Primary School and East of Anchor Bridge is no longer shown as a proposed site allocation,</b></p>



							<p><b>but is included as a commitment (<i>insert footnote</i>) on the Proposals Map”.</b></p> <p>Delete Site G2/4 from the site allocations.</p> <p>Renumber other site allocations.</p> <p>Amend Proposals map to show the site as an existing commitment (in orange).</p> <p><i>Footnote: A ‘commitment’ is where a proposal has already been granted planning permission since the start of the Plan period (2012) but has not yet been built, or where there is an existing allocated site from the previous plan which has yet to receive planning permission.</i></p>
17.	37		Site G2/2	Comment	<p>Site G2/2 states the site would be suitable for 100% affordable housing, this does not form part of the policy. This site may result in a loss of some housing, therefore there needs to be consideration over net gain rather than gross.</p> <p>Need to consider loss of housing and what net gain would be.</p>	Accepted.	<p>Amend Plan.</p> <p>Delete reference to “This site would be suitable for 100% affordable housing” in Table 2.</p>

18.	38		Site G2/6	Comment	<p>Sites are referred to in the text and the policy with different numbers, this is somewhat confusing.</p> <p>Change policies and text so there is consistency between site references.</p>	Partially accepted.	<p>Amend Plan.</p> <p>Table 2 refers to former "Site Options".</p> <p>Insert new text in Table 2 setting out former and current numbering eg "Former Site Option G2/1 and NDP Proposed Site G2/1 etc"</p>
19.	38		Site G2/11	Object	<p>This site is high flood risk. Objectives within the plan are to not allocate sites at high flood risk in line with national policy. The Certificate of Lawful Use on this site whilst establishing that the existing caravan use on site is lawful does not mean that residential development is acceptable on planning grounds.</p> <p>Suggest removal of this site.</p>	<p>Not accepted.</p> <p>See response to 15. Above.</p>	No change.
20.	41		Site G2/3	Comment	<p>Where is access to/from this site, allocations shows no area for access.</p> <p>If access cannot be obtained suggest removal of this site.</p>	<p>Not accepted.</p> <p>Comments from NYCC Highways set out that:</p> <p>"access from the existing highway network is acceptable but needs demolition of property".</p>	No change.
21.	45	6.1.13 /6.1.1 4		Comment	<p>Suggest look to finalised 2015 SHMA to update figures in this paragraph.</p>	Accepted.	<p>Amend Plan.</p> <p>Amend 6.1.11 to refer to 2015 Update North Yorkshire Strategic Housing Market Assessment (NY SHMA) 2011-16</p>

							<p>GVA Grimley on behalf of the North Yorkshire Authorities</p> <p><a href="http://www.cravenc.gov.uk/article/1618/Housing-need">http://www.cravenc.gov.uk/article/1618/Housing-need</a></p> <p><u>Amend in line with comments submitted by CDC Strategic Housing / Cross Reference to ensure consistency.</u></p> <p>6.1.14 Section 7.107 of Appendix I summarises the key findings bringing the evidence and analysis together.</p> <p>6.1.15 The net affordable need across the Craven District according to the most up to date SHMA, published in June 2015, is 114 dwellings per year for the next 5 years.</p> <p>6.1.16 The analysis suggests that intermediate products could play an important role in improving housing choice and addressing an element of housing need. The potential is identified for this affordable tenure type to accommodate approximately 25% of households currently in housing need (based on their financial capacity to afford a 50% equity stake). Significantly though this tenure does not, at the moment, represent a tenure of choice as evidenced by the limited numbers of</p>
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							<p>households either currently living in, or considering a move into, this tenure based on the results of the 2011 household survey. This is likely to be a function of the relative 'youth' of this product in the housing market and therefore its relatively small levels of stock across Craven and North Yorkshire more generally.</p> <p>6.1.17 The introduction of the Affordable Rent model, as an alternative (and addition) to traditional social housing in Craven also holds potential to accommodate households who would otherwise struggle to enter the open market. The differentials between Affordable Rent, open market rents and social rent suggest the model could form a valid 'stepping stone' between tenures for 2 and 3 bedroom accommodation, although the financial capacity of households in housing need suggests that the incomes of up to 80% of households in Craven may well be overstretched if required to reach Affordable Rent charged at 80% of the market rate for larger dwellings.</p> <p>6.1.18 Considering demand by property size the analysis shows the highest level of demand / need for smaller properties</p>
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							across Craven. The shortage of these properties is having a disproportionate effect on Craven's capability to address its backlog of housing need, and to meet the needs of new households in the future."
22.	46		Policy G3	Comment	Amend 75 houses to 100 houses to cover 20 year plan period.	Accepted.	Amend Policy G3  <b>Change "75 units" to "100 houses over the 20 year Plan period".</b>
23.	46		Policy G3	Comment	At point 2. May need to provide clarity re acceptability of open market housing provided of a certain size. Clarity needed on threshold for affordable housing.	Partially accepted.  Affordable Housing thresholds in line with the emerging Local Plan are provided over the page on page 46. The need for smaller units of open market housing is provided in the evidence base of the SHMA – see 45. Above.	Cross Reference to comments from Strategic Housing.  Amend G3  Insert <b>"Market housing"</b> at the beginning of the sentence and delete <b>"properties"</b> .
24.	46		Policy G3	Comment	A local needs survey should not be a requirement of all housing schemes.	Accepted.	Amend Plan.  Amend G3

					Remove requirement for local needs survey for all schemes.		Delete reference to <b>local housing needs survey</b> .
25.	46		Policy G3	Comment	Reference to developments of 3 houses or more requiring mix of tenures but under affordable housing section of the policy it states the threshold to be five dwellings and above. Remove reference to requirement for mix of tenure at 3 houses or above.	Accepted.	Amend Plan.  Amend G3  <b>Delete reference to requirement for mix of tenure at 3 houses or above.</b>
	67-69			Comment	See comments previously provided regarding Local Green Space	Noted.	See 14 above.  No further change.
26.	77		Policy G9	Comment	The NPPF sets out the importance of conserving national parks for their landscape and scenic beauty, the policy should make reference to this.  Insert reference to great weight being given to conserving and National Parks for their landscape and scenic beauty.	Accepted	Amend Plan.  See comments from Natural England.  Amend G9.  Insert additional text:  <b>“Great weight is given to the need to conserve and enhance the Yorkshire Dales National Park for its landscape and scenic beauty.”</b>
27.	82			Comment	See separate sheet  Whilst planning policy guidance (PPG) advises that, “Planning obligations assist in mitigating the impact of development which benefits local communities and	Accepted.	Amend Plan.  Insert additional text after 6.4.2:  “Developers may be asked to provide contributions for infrastructure by way of the new Community Infrastructure

				<p>supports the provision of local infrastructure”, it also makes clear that, “Policy for seeking planning obligations should be grounded in an understanding of development viability through the plan making process”. According to paragraph 173 of the NPPF, “Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened”. The current draft of policy G10 does not appear to meet these requirements and needs to demonstrate that viability and costs have been taken into account and that the plan is deliverable.</p> <p>Suggested change</p> <p>Developers may be asked to provide contributions for infrastructure by way of the Community Infrastructure Levy (CIL). Craven District Council is considering the introduction of CIL. Where a neighbourhood plan is made, the parish council may receive up to 25% of charges levied in the neighbourhood area.</p>	<p>Levy (CIL). Craven District Council is considering the introduction of CIL. Where a neighbourhood plan is made, the parish council may receive up to 25% of charges levied in the neighbourhood area.”</p> <p>Amend Policy G10:</p> <p><b>Policy G10 Supporting Public Transport Improvements and Encouraging Walking and Cycling and Community Infrastructure Levy (CIL)</b></p> <p><b>Developer contributions from new development will be sought wherever possible to support and improve existing public transport links to local towns and facilities, and to improve routes and networks for walking and cycling. Such contributions should include those from Community Infrastructure Levy once the Charging Schedule is adopted by Craven District Council.</b></p> <p><b>Priorities for the expenditure of CIL by the Parish Council include the following:</b></p> <p><b>Insert list as before.</b></p>
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					Therefore, policy G10 could be redrafted to focus on the potential introduction of CIL and could include a list of priorities for the expenditure of CIL by the parish council.		
28.	84	6.4.6		Comment	<p>There is some confusion here in combining surface water and flooding from rivers and seas. It is correct that residential development should be located in flood zone 1 wherever possible. Where there are a lack of available sites, demonstrated through a sequential test, development may be acceptable in flood risk zone 2. Residential development will only be acceptable in flood risk zone 3a through passing an exception test. In both flood zones 2 and 3a developers will need to submit a flood risk assessment alongside a planning application. Residential development in flood risk zone 3b (functional floodplain) will not be permitted.</p> <p>Surface water flooding is a separate albeit still important consideration and rather than developments either being in flood zone 1 or low or very low risk from surface water flooding as worded in policy G11, new developments should seek to be in both flood risk zone 1 and at very low or</p>	<p>Accepted.</p> <p>Cross reference to comments from Environment Agency.</p>	<p>Amend Plan.</p> <p>Redraft 6.44 and 6.4.5.</p> <p>Delete references to “flood zone 1 or low or very low risk from surface water flooding” and replace with “and”.</p>



					<p>low risk from surface water flooding.</p> <p>Both the wording of paragraphs 6.4.4 – 6.4.5 and policy G11 and G12 need greater clarity to make the distinction between flood risk zones and surface water flooding.</p> <p>Rather than using terms flood zone 1 or low or very low risk from surface water flooding it should instead be flood zone 1 and low or very low risk from surface water flooding.</p>		
29.	86		Policy G13	Support	This policy is welcomed.	Noted.	No change.
<b>Affordable Housing Development Officer – Jenny M Wood</b>  <b>Strategic Housing – CDC</b>  30.	Pg 45, 6.1.11 –			Comment	<p>Whilst the SHMA is a relevant document the 2011-2015 SHMA is now outdated and was replaced in June 2015. It is also important to note that the 2011 SHMA was only valid until 2015 not 2018 as stated.</p>	<p>Accepted.</p> <p>Amend wording as suggested.</p>	<p>Amend Plan.</p> <p>Update reference to SHMA to refer to updated version published in June 2015.</p>
31.	Pg 45, 6.1.15			Comment	<p>The NET affordable need across the Craven District according to the most up to date SHMA, published in June 2015, is 114 dwellings per year for the next 5 years. This figure is a District wide figure. Affordable housing numbers in the</p>	<p>Accepted.</p> <p>Amend wording as suggested.</p>	<p>Amend para 6.1.15 to “The net affordable need across the Craven District according to the most up to date SHMA, published in June 2015, is 114 dwellings per year for the next 5 years. “</p>

					previous SHMA (2011-2015) were broken down by ward. This is now no longer the case and the affordable housing shortfall is a district wide figure with all affordable housing completions contributing to making up that shortfall.		
32.	Pg 45, 6.1.16			Comment	<p>Social housing (social rent) is now no longer a product offered by Registered Providers (RPs). Government grant is no longer available for this form of housing, nor can it be included in any scheme over which the Homes and Communities Agency 'presides'. Affordable rent was introduced as a product in 2011 and has been widely utilised by RPs since then. However, funding for Affordable rents by National Government has now largely ceased as the Government looks towards increasing home ownership through intermediate sale products such as shared ownership and the proposed introduction of Starter Homes. As a result Affordable rent products are unlikely to be provided by RPs on sites, unless there are opportunities for cross subsidy. As a product it no longer holds potential to accommodate households who would 'struggle to enter the open market'. Now is a time of rapid and significant change</p>	<p>Accepted.</p> <p>Delete para 6.1.16.</p>	<p>Amend Plan.</p> <p>Delete para 6.1.16.</p> <p>Add in additional text to 6.1.15: "This is a time of rapid and significant change and the Parish Council welcome the opportunity of working closely on an ongoing basis with Craven District Council Strategic Housing to help identify ways in which to meet affordable housing need, as identified by the SHMA 2015. "</p>

					and ideally we would like to work with the PC on an ongoing basis to help identify ways in which to meet affordable housing need, as identified by the SHMA 2015.		
33.	Pg 46, Draft Policy (1)		G3	Comment /Object	The definition of affordable housing contained within the Neighbourhood Plan is incorrect and does not accord with NPPF. Whilst the two forms of affordable housing noted (rental and shared ownership) are indeed affordable housing, the definition provided does not incorporate all forms of affordable housing as defined within NPPF. Thought also needs to be given to the introduction of Starter Homes, which are likely to be a form of affordable housing that can be legitimately be provided on sites – It is recommended that the definition is amended to include all forms of affordable housing as defined by NPPF. This would also bring the Neighbour plan into line with Cravens DC's 2015 <i>'Approach to negotiating affordable housing contributions'</i> .	Accepted.	Amend Plan.  Amend Policy G3 Point 1 to <b>"Affordable housing as defined in the NPPF (insert footnote referring to Appendix X – Affordable Housing as defined in the NPPF:</b> <b>Affordable housing:</b> <b>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.</b> <b>Affordable</b> <b>housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</b> <b>Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to</b>

							<p>the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.”</p>
34.	Pg 46, Draft Policy (3).		G3	Comment	Lifetime homes are no longer a requirement and developers and indeed RPs cannot be required to design to such standards. Nor does the SHMA 2015 give priority to affordable housing for the elderly, though it does note there are	<p>Accepted.</p> <p>Delete reference to lifetime homes in point 3.</p>	<p>Amend Plan.</p> <p>Delete reference to “lifetime homes” in point 3.</p> <p>Insert additional supporting text after 6.1.17:</p>

					<p>'market aspirations' for bungalows adding that there should be 'open market housing marketed at older people' (para 7.22 , SHMA 2015). There is mention of Extra Care accommodation – self-contained apartments for those with care needs. Care is the province of NYCC, currently tendering the provision of Extra Care across the county, initially replacing existing care homes and looking at larger market towns and service centres because of the scale of building required to make care provision viable.</p>		<p>"The SHMA 2015 notes that there are 'market aspirations' for bungalows adding that there should be 'open market housing marketed at older people' (para 7.22 , SHMA 2015). There is mention of Extra Care accommodation – self-contained apartments for those with care needs. Extra Care will initially replace existing care homes across the county focussing on larger market towns and service centres to support viability."</p>
35.	Pg 46, Draft Policy (2)			Comment /Object	<p>A mix of 60% x 2 beds, 20% x 1 beds and 20% x 3 bed affordable homes should be provided on sites which include an element of affordable housing, unless agreed otherwise by Cravens District Council's Strategic Housing Team(e.g. where site specific factors dictate otherwise). This mix is in line with the findings of the 2016 SHMA.</p>	<p>Accepted.</p> <p>Delete para 2 under Affordable Housing and replace with text as suggested.</p>	<p>Amend Plan.</p> <p>Amend G3.</p> <p>Delete para 2 under Affordable Housing and replace with:</p> <p><b>"A mix of 60% x 2 beds, 20% x 1 beds and 20% x 3 bed affordable homes should be provided on sites which include an element of affordable housing, unless agreed otherwise by Cravens District Council's Strategic Housing Team (e.g. where site specific factors dictate otherwise). This mix is in line with the findings of the 2015 SHMA. "</b></p>

36.	Pg 46, Draft Policy .			Comment /Object	A local housing needs survey is not necessary for each new development that takes place. Housing needs surveys provide only a snapshot in time of the needs of a parish. The SHMA accords with government guidance and provides sufficient and robust evidence of the needs for affordable housing across the district. Whilst sites that are brought forward will prioritise households with a local connection, the affordable housing shortfall is quantified by district and local connection criteria will cascade out to ensure district wide affordable need is addressed.	Accepted.  Delete sentence as suggested.	Amend Plan.  Amend G3. Delete: “All proposals for new housing will be required to be supported by an up to date local needs survey”.
37.	Pg 47, Afford able housin g -			Comment /Object	Affordable housing provided on site should be in clusters of around 5 – 8 units. Pepper potting is not the preferred method of distributing affordable housing within a site as it makes the management and maintenance of such homes more difficult and costly. That said, we would not wish to see segregation of affordable housing - 100% mono tenure cul de sacs (of either affordable or market housing) should particularly be avoided.	Accepted.  Delete reference to “pepper potting”.	Amend Plan.  Amend G3.  Delete reference (ie“pepper potting”) on p 47.
38.	Pg 47, Afford			Comment /Object	Viability (which is likely to be particularly relevant on brownfield sites) is the only	Accepted.	Amend Plan.

	ble housin g -				legitimate reasons to look at a reduction in CDC's target provision of affordable housing on a site and/or the reduction of public open space contributions. The viability of a scheme should not be considered on the merits of providing other community benefits. If a scheme is not viable and results in the reduction of affordable housing then a developer cannot be expected to provide other community benefits at the expense of more affordable housing. For example a scheme where it is viable to provide 30% affordable housing cannot then have this reduced to 10% to enable the provision of other community benefits – unless weighed in the balance and deemed acceptable in determining the planning application.	Add in additional supporting text after 6.1.17 as suggested.  Policy G3 - delete “where schemes can demonstrate delivery of other community benefits”	Insert additional supporting text after 6.1.17: “Viability (which is likely to be particularly relevant on brownfield sites) is the only legitimate reasons to look at a reduction in CDC's target provision of affordable housing on a site and/or the reduction of public open space contributions. The viability of a scheme should not be considered on the merits of providing other community benefits. If a scheme is not viable and results in the reduction of affordable housing then a developer will not be expected to provide other community benefits at the expense of more affordable housing. For example a scheme where it is viable to provide 30% affordable housing cannot then have this reduced to 10% to enable the provision of other community benefits – unless weighed in the balance and deemed acceptable in determining the planning application. “  Policy G3 - <b>delete</b> “where schemes can demonstrate delivery of other community benefits”
39.	Pg 46, Draft Policy			Comment /Object	Affordable housing in Craven is provided on sites of 5 or more dwellings. Provision of affordable housing on sites as small as 3 dwellings is unlikely to be viable in the parish. Also, Government policy towards affordable housing is changing as part of the revisions to the housing bill, with a greater push on providing homes available	Accepted.  Delete paragraph beginning “on sites of three...”	Amend Plan.  Amend G3.  Delete: “On sites of 3 or more dwellings a mix of tenures, types and sizes must be provided. Sites comprising 3 units or above which include affordable housing

					for sale. On sites as small as this, it is to be expected that all the units will end up as one tenure.		must integrate these houses and market housing across a site. Development that leads to concentrations of single types and tenures of homes in separate groups on a site will not be permitted.”
CDC Further comments re meeting with GNPWG 19/04/2016.					<p>It was proposed at a meeting with Craven DC that the section relating to supporting further development on the Systagenix site should be deleted in response to concerns from the Environment Agency due to the site’s location partially in an area of flood risk. The existing employment use of the site is protected in the Local Plan but further built development would not be acceptable on the site.</p> <p>An email from Craven DC dated 22/04/2016 provided the following advice: <i>“Systagenix Site –The Local Plan provides support for the safeguarding of this site from uses other than B class uses and therefore affords protection alongside three other sites in Gargrave. We have not identified the Systagenix site in our potential employment sites for expansion.</i></p> <p><i>Please see our consultation document (specifically policy EC2 (page 101 of the Local Plan and the map on page 181 of the PDF file (not the actual local plan page</i></p>	Accepted.	Delete section page 50 – 52 (paras 6.2.3 - to and including Policy G4).



					<p><i>number )for more information on the Council's New Local Plan web page."</i></p> <p>A further email dated 04/05 2016 confirmed that <i>"Craven DC are happy for (the removal of the Systagenix Site) as the Local Plan provides support for safeguarding the existing built land for employment purposes under policy EC2."</i></p>		
CDC Further Comments on Submission Draft NDP June 2016		1.2		Comment	<p>Suggest the last sentence is reworded as follows:</p> <p>"The parish boundary contains Stirton with Thorlby Parish which was transferred into Gargrave following a Community (Parish) Governance Review in 2011. This part of Stirton with Thorlby Parish is not within the designated Neighbourhood Plan area. "</p>	Accepted.	Submission Plan amended.
		1.5		Comment	<p>Second to last para – suggest it is reworded as follows:</p> <p>" .....ahead of consultation on the pre publication draft Local Plan".</p>	Accepted.	Submission Plan amended.
		2.2		Comment	<p>This paragraph could be revised to state that the timetable for submitting the Craven Local Plan to the Secretary of State is 2017.</p>	Accepted.	Submission Plan amended.

		2.4		Comment	<p>Suggest first sentence is reworded as follows:</p> <p>“The draft Local Plan ....”</p> <p>Suggest second sentence is reworded as follows:</p> <p>“Policy SP4 of the revised draft consulted on between April and May 2016....”</p>	Accepted.	Submission Plan amended.
		5.1		Comment	Vision refers to by 2030, this should be amended to read 2032.	Accepted.	Submission Plan amended.
		6.1.3		Comment	<p>Suggest second sentence is reworded as follows:</p> <p>“In the Draft Local Plan Policy SP4: Spatial Strategy and Housing Growth Gargrave is identified as a tier 3 village with an allocation of around 5 houses pa or 100 new homes over the plan period 2012 – 2032.</p> <p>This paragraph provides an opportunity to explain that any sites with planning permission or dwellings built since 2012 are included in this overall figure.</p>	Accepted.	Submission Plan amended.
		6.3.15-16 etc	G10	Comment	<p>Local Green Spaces para 6.3.15, 6.3.16, table 4, Policy G10</p> <p>CDC would advise that the NPs assessment of LGS sites follows CDCs</p>	Local Green Spaces - the working group have used the CDC methodology and a separate, background paper will be submitted as part of the evidence base which	No change.

					<p>methodology for assessing Local Green Space. See <a href="http://www.cravendc.gov.uk/article/4453/Planning-for-parishes#LGS">http://www.cravendc.gov.uk/article/4453/Planning-for-parishes#LGS</a></p> <p>Para 6.3.15 states that the Greens are registered as Village Greens, which affords them protection from development under the Open Spaces Act 1906. The NPPF (para 77) states that “LGS designation will not be appropriate for most green areas of open space”. Government guidance on designating LGS is clear that if areas of land are already protected under separate legislation, designation of LGS may not be necessary.</p>	includes the assessment and justification for each proposed LGS.	
			G3	Comment	<p>HC has provided comments re need for amendments to affordable housing policy to take account of decision of appeal court to allow Written Ministerial Statement, which means that on site affordable housing can only be achieved on sites of more than 10 dwelling, with Gargrave being able to request off site contributions on sites of 6-10 as a designated rural area.</p>	There were further discussions by email and wording was agreed for Policy G3 and supporting text.	G3 and supporting text amended further to include latest advice in Planning Practice Guidance on affordable housing in rural areas and vacant building credit.
			G4	Comment	<p>CDC support this policy and note the information presented in paras 6.1.24 – 6.1.26. NYCC Health and Adult Services has responded to the draft Local Plan</p>	This is not worth amending at this stage but hopefully NYCC will submit detailed comments reflecting their latest proposals at Reg 16	No change.

					<p>(April – May 2016) and CDC feel it would be useful if Gargrave NP Working Group was aware of the comments made. These are set out below:</p> <ul style="list-style-type: none"><li>At this moment in time we have identified a minimum requirement for 203 units of extra care accommodation for the Craven area.</li><li>Of the 203 identified units 81 units have been delivered at sites in Skipton (Woodlands) and Settle (Limestone View)</li><li>Priority area of development is Gargrave with a planned procurement to deliver extra care to take place in 2016.</li></ul> <p>We will be in contact with NYCC to try and develop an understanding of the approximate number of units required for Gargrave as this would help support both the Local Plan and NDP. We would advise that the policy is tightened to give an idea of scale as at the moment it is not clear what scale of development would be considered acceptable in the NDP i.e. a smaller type care facility or for example a car village.</p>	and if the Examiner agrees with their suggestions then wording changes will be made post Examination.	
		G2	Comment	Site Allocations for New Housing – Policy Whilst CDC support the policies in section	It is too late in the process for this, but the other	No change.	

					<p>6.3 relating to design and protection of the environment, green spaces and the character of Gargrave, we feel there has been a missed opportunity for development principles to be set out for site allocations. These could provide guidance for developers on what type, scale and design of housing would be required, together with details of access etc (especially in relation to site G2/3). We are proposing to include development principles for preferred site allocations in the Local Plan and are using the Tunbridge Local Plan as good practice in presenting such principles.</p> <p><a href="http://www.tunbridgewells.gov.uk/__data/assets/pdf_file/0007/84229/Site-Allocations-DPD_Final-Draft.pdf">http://www.tunbridgewells.gov.uk/__data/assets/pdf_file/0007/84229/Site-Allocations-DPD_Final-Draft.pdf</a></p> <p>(FROM PAGE 42)</p>	<p>planning policies in the document will apply to any proposals coming forward and cover things like design, landscaping etc anyway.</p>	
		6.1.11		Comment	<p>Site Allocations for New Housing – para</p> <p>These figures were provided by CDC in April 2016, however they do not include 17 units provided through OPPs on sites yielding below 5 dwellings. 31/3/2016 housing monitoring figures show a residual housing requirement of 40 units (however this does take into account the loss of 25 units of extra care</p>	Accepted.	Table revised and updated to include dwellings of less than 5 units.

					accommodation) SEE SIAN on which figures we should provide.		
			G6 and G7	Comment	May be worth liaising with Historic England prior to submission to understand acceptability of these policies.	Historic England commented at Reg 14 that they were happy with the Plan. Again if they have further detailed suggestions then these can be made at Reg 16.	No change.
				Comment	<p>SFRA Following the meeting between the working group and CDC in April 2016 we did promise that we would report to the working group the outcome of a meeting CDC had with the Environment Agency. The advice given during this meeting from the EA is that CDC need to update the SFRA (prepared back in 2010) Since this meeting CDC has commissioned JBA Consulting to update the SFRA. The timetable for completing this work is by September 2016, with a draft produced by August 2016.</p> <p>It may be the case that the working group has planned a detailed flooding risk assessment to be carried out and the sequential and exceptions tests applied, particularly in relation to site GC/5 (see Environment Agency letter dated 11th March 2016). This work may be completed before CDCs update to the SFRA, however if it is useful CDC will share</p>	Noted.	No change.

					the findings of the updated SFRA with the working group once finalised.		
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**Table 2 – Consultation Bodies**

**Comments on Gargrave Draft Neighbourhood Development Plan**

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
Yorkshire Dales  National Park  1.1	All			Support	<p><b><u>Notification of Formal Public Consultation on the Gargrave Draft Neighbourhood Development Plan (Regulation 14 Town and Country Planning, England Neighbourhood Planning (General) Regulations 2012)</u></b></p> <p>Thank you for consulting the National Park Authority.</p> <p>It is pleasing to see reference in the Gargrave Neighbourhood Plan to its quality as a place to live and work and that it shares the same high quality landscape as the National Park. In this regard the Plans objectives and policies compliment those of the emerging Yorkshire Dales Local Plan.</p> <p>I think the draft Plan provides a good summary of Gargrave's special qualities, ie. its critical capital that is worthy of recognition and needs protection from development that might otherwise be harmful to it.</p> <p>I welcome reference to the role of Gargrave as an attractive gateway into the National Park. It is of course an important centre for walking, cycling and visitor services. It is also a</p>	Noted.	No change.



					service village for the wider area, so its sustainability is important for communities living in Malhamdale and villages nearby.		
1.2			G1 G2	Support	Modest growth of new housing that will help support and retain Gargrave's health, educational, retail, leisure and meeting places is very welcome and will be of benefit to National Park residents also. A small amount of the new housing being planned might end up benefiting some new households emerging in Malhamdale and will hopefully complement the small housing sites also being released in the Park. The presence of a railway station makes Gargrave a more sustainable place for modest growth. No doubt the recent floods will have helped illustrate land at risk and avoided the sites allocated on the proposals Map.	Noted.	No change.
1.3			G10	Comment	I note that the A65 Gargrave bypass is still on the County Council's list of possible future schemes. Presumably its potential route/s have been a consideration, although implementation may well lie beyond the Plan period!	Noted.  Such a scheme would assist with proposals to improve the public realm and traffic calming along the existing A65 through the centre of the village.	No change.
1.4			G1	Comment	Perhaps a question about the settlement boundary is whether it has a wider role than just new housing? Would other uses other such as tourism, retail or employment be permitted outside the settlement boundary	Noted.  The settlement boundary has a wider role than just guiding new housing, but the plan recognises that	No change.

					<p>or is it intended to contain most new development during the Plan period?</p> <p>Presumably the boundary will be reviewed in subsequent plan periods to enable future managed growth?</p>	<p>investment in tourism uses should be supported in the wider countryside and employment is supported on an existing employment site (Systagenix) which lies outside the settlement boundary.</p> <p>The settlement boundary will be reviewed as and when the NDP is reviewed – likely to be after the adoption of the emerging new Craven Local Plan.</p>	
1.5			G10	Comment	<p>The policy on developer contributions is forward looking. Clearly the modest level of planned development will tend to limit the scale of contributions arising.</p> <p>Yours sincerely</p>  <p>Peter Stockton Head of Sustainable Development</p>	Accepted.	No change.
North Yorkshire Police,	All				Dear Mr Ward,	Noted.	No change.

<p><b>Police Station</b></p> <p><b>Fulford Road, York</b></p> <p><b>YO10 4BY</b></p> <p>2.1</p>					<p><b><i>Formal Consultation on the Gargrave Draft Neighbourhood Development Plan (Regulation</i></b></p> <p><b><i>14 Town and Country Planning, England Neighbourhood Planning (General) Regulations 2012)</i></b></p> <p>Thank you for your recent email in respect of the above consultation. I have read through the</p> <p>draft Neighbourhood Development Plan (NDP) document and I wish to comment as follows:</p>		
2.2			Additional Policy	Comment	<p>There is a strong legislative and policy framework for considering Community Safety as part of the planning process and this should be reflected in your draft document.</p> <p>The National Planning Policy Framework (England) paragraph 58 and 69, states that planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.</p> <p>National Planning Practice Guidance (paragraph 010 Ref ID: 26-010-20140306) states that,</p>	<p>Accepted.</p> <p>Insert additional policy and supporting text after Policy G6 Promoting High Quality Design.</p>	<p>Amend Plan.</p> <p>Insert new supporting text after Policy G6:</p> <p>“During the Regulation 14 formal consultation period, a representation was submitted by North Yorkshire Police advising that the NDP should promote create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.</p> <p>North Yorkshire Police provided an analysis of police recorded incidents over a twelve month period from the 1st February 2015 to the 31st January 2016. In summary, over the</p>

					<p>“Designing out crime and designing in community safety should be central to the planning and delivery of new development. “Taking proportionate security measures should be a central consideration to the planning and delivery of new developments and substantive retrofits (para 011 Ref ID: 26-011-20140306)”.</p> <p>For information, in order to ascertain current crime levels in the Gargrave area, I have carried out an analysis of police recorded incidents over a twelve month period from the 1st February 2015 to the 31st January 2016 and I am attaching a report with this document.</p> <p>In summary, over the twelve month period, there were 52 x crimes and 19 x anti-social behaviour incidents recorded. It can therefore be concluded, taking into consideration the size of the study area, that crime and anti-social behaviour is an issue. This has already placed a significant demand on police resources.</p> <p><b>Partnership &amp; Collaboration</b> Based on the analysis, it really is important that any development proposals for Gargrave must consider crime and disorder implications.</p>	<p>twelve month period, there were 52 crimes and 19 anti-social behaviour incidents recorded. It was therefore concluded, taking into consideration the size of the study area, that crime and anti-social behaviour is an issue for Gargrave. This has placed a significant demand on police resources.</p> <p>Based on the analysis, it is important that any development proposals for Gargrave must consider crime and disorder implications.</p> <p><b>New Policy G? Planning Out Crime</b></p> <p><b>Proposals will be expected to demonstrate how the design has been influenced by the need to plan positively to reduce crime and the fear of crime and how this will be achieved. The advice should be sought of a Police Designing out Crime representative for all developments of 10 or more dwellings.”</b></p>
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					<p>I would therefore ask that consideration be given to including a reference to ‘planning out crime’ within your NDP document. The most obvious place would be within Policy G6 – Promoting High Quality Design. I would offer the following as examples of what you may wish to consider:</p> <p><i>1. Proposal must consider the need to design out crime, disorder and anti-social behaviour to ensure on going community safety and cohesion. The advice should be sought of a Police Designing Out Crime representative for all developments of 10 or more dwellings.</i></p> <p><b>OR</b></p> <p><i>2. Proposals will be expected to demonstrate how the design has been influenced by the need to plan positively to reduce crime and the fear of crime and how this will be achieved. The advice should be sought of a Police Designing out Crime representative for all developments of 10 or more dwellings.</i></p> <p>I have no other comments to make at this time. If I can be of further assistance, please do not hesitate to contact me.</p> <p>Yours sincerely, Mr Jim Shanks Police Designing out Crime Officer</p>		
2.3	All				<p>NOT PROTECTIVELY MARKED Analysis Study area</p> <p>Planning Application reference</p> <p>Size of study area</p>	Noted.	No change.

					Study period start Study period end Date study completed Compiled By <b>NYP ASB &amp; Crime Incidents Report</b> Map of Study Area Gargrave Draft NDP Jim Shanks Police DOCO 9th February 2016 31st January 2016 See Map 1st February 2015 Gargrave, North Yorkshire NOT PROTECTIVELY MARKED NOT PROTECTIVELY MARKED Anti Social Behaviour ASB Group Total ASB Environmental 3 ASB Nuisance 12 ASB Personal 4 Grand Total 19 Day Total Month Total Month Total Mon 1 Jan 2 Jul 2 Tue 1 Feb 1 Aug Wed 4 Mar 1 Sep 1 Thu 3 Apr Oct 2 Fri 4 May 2 Nov 5 Sat 3 Jun 2 Dec 1 Sun 3 Grand Total 19 Grand Total 19 Time Of Day 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 Number of ASB 0 0 0 0 0 0 0 0 0 0 1 2 2 4 0 2 0 3 2 0 1 2 0 0 0		
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					1 2 3 4 5 Number of ASB NOT PROTECTIVELY MARKED NOT PROTECTIVELY MARKED Crime Crime Group Total Arson & Criminal Damage 15 Burglary Dwelling 4 Burglary Other 5 Drug Offences 0 Fraud 1 Misc Crimes Against Society 0 Possession Of Weapons 0 Public Order Offences 1 Robbery 0 Sexual Offences 2 Theft: All Other Theft 7 Theft: Bicycle Theft 0 Theft: Shoplifting 3 Theft: Theft From Person 0 Vehicle Offences 3 Violence Against The Person 11 Grand Total 52 Day Total Month Total Month Total Mon 6 Jan 13 Jul 5 Tue 9 Feb 6 Aug 3 Wed 8 Mar 1 Sep 2 Thu 3 Apr 6 Oct 3 Fri 6 May 4 Nov 3 Sat 9 Jun 3 Dec 3 Sun 11 Grand Total 52 Grand Total 52		
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					Time Of Day 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 Number of Crimes 2 0 1 0 3 1 0 2 0 1 0 4 0 0 0 1 8 4 3 2 3 5 6 6 0 1 2 3 4 5 6 7 8 9 10 Number of Crimes NOT PROTECTIVELY		
<b>Rebecca Pemberton</b> <b>Planning Analyst</b> <b>Operational Services</b> <b>United Utilities</b> 3.1	All			Comment	Dear Gargrave Parish Council,  <u><b>Gargrave Neighbourhood Plan</b></u>  Thank you for your email and links to the draft neighbourhood plan.  You may be aware that we work closely with Craven District Council to understand future development sites so we can facilitate the delivery of the necessary sustainable infrastructure at the appropriate time.  It is important that United Utilities are kept aware of any additional growth proposed within your neighbourhood plan over and above the Council's allocations. We would encourage further consultation with us at an	Noted.	No change.



					<p>early stage should you look to allocate additional development sites in this area in the future.</p> <p>If you wish to discuss this in further detail please feel free to contact me.</p> <p>Best regards</p> <p>Becke</p> <p>Rebecca Pemberton</p> <p><a href="http://unitedutilities.com">unitedutilities.com</a></p>  <p><i>for outstanding customer service...</i></p> <p>If you have received a great service today why not tell us?</p> <p>Visit: <a href="http://unitedutilities.com/wow">unitedutilities.com/wow</a></p>		
<b>Sports England</b> 4.1	All			Comment	<p>Thank you for consulting Sport England on the above Neighbourhood Consultation.</p>	<p>Noted.</p> <p>The NDP reflects national policy for sport by</p>	No change.

					<p>Planning Policy in the <b>National Planning Policy Framework</b> identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.</p> <p>It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, '<b>A Sporting Future for the Playing Fields of England – Planning Policy Statement</b>'.</p> <p><a href="http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/">http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/</a></p>	<p>identifying and protecting recreation and sports facilities in Policy G8.</p>	
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					<p>Sport England provides guidance on developing policy for sport and further information can be found following the link below:</p> <p><a href="http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/">http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</a></p> <p>Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.</p> <p><a href="http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/">http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/</a></p> <p>If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes. <a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a></p>		
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					<p>If you need any further advice please do not hesitate to contact Sport England using the contact details below.</p> <p>Yours sincerely</p> <p>Planning Administration Team</p>  <p><b>Creating a sporting habit for life</b></p> <p>Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF</p> <p>The information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000. Additionally, this email and any attachment are confidential and intended solely for the use of the individual to whom they are addressed. If you are not the intended recipient, be advised that you have received this email and any attachment in error, and that any use, dissemination, forwarding, printing, or copying, is strictly prohibited.</p> <hr/> <p>This email has been scanned for email related threats and delivered safely by Mimecast. For more information please visit <a href="http://www.mimecast.com">http://www.mimecast.com</a></p>		
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					<a href="#">Reply</a> <a href="#">Reply to All</a> <a href="#">Forward</a> <a href="#">More</a> Click to <a href="#">Reply</a> , <a href="#">Reply all</a> or <a href="#">Forward</a>		
<b>The Coal Authority</b> <b>200 Lichfield Lane</b> <b>Berry Hill</b> <b>Mansfield</b> <b>Nottinghamshire</b> <b>NG18 4RG</b>  5.1	All			Comment	For the Attention of Ms Ashby – Parish Clerk Craven District Council By Email: <a href="mailto:gargravepc@yahoo.com">gargravepc@yahoo.com</a>  12 March 2016  Dear Ms Ashby – Parish Clerk <b>Gargrave Neighbourhood Development Plan</b> Thank you for consulting The Coal Authority on the above. Having reviewed your document, I confirm that we have no specific comments to make on it. Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above. For the Attention of: Ms Ashby - Parish Clerk Craven District Council <b>[By Email: <a href="mailto:gargravepc@yahoo.com">gargravepc@yahoo.com</a> ]</b> 12 March 2016 Dear Ms Ashby - Parish Clerk <b>Rachael A. Bust</b> <b>Chief Planner / Principal Manager</b> <b>Planning and Local Authority Liaison</b> Yours sincerely <i>B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MRTPI</i> Protecting the public and the environment in mining areas	Noted.	No change.

<p><b>Environment Agency</b> <b>Nick Pedder</b> <b>Planning Adviser –</b> <b>Sustainable Places</b></p> <p>6.1</p>	All				<p>Dear Mr Ward</p> <p><b>Gargrave Draft Neighbourhood Development Plan</b></p> <p>Thank you for consulting us on your neighbourhood plan. Whilst we're pleased that you have emphasised the importance of flood risk, we have a number of comments which we'd like you to take into account when developing your neighbourhood plan</p>	Noted.	No change.
6.2			G2/6	Comment / Objection	<p><b>The Old Saw Mill</b></p> <p>Your plan notes that this site has an existing planning consent, despite being located within flood zone 3 (high risk). Whilst the site has been granted a certificate of lawfulness, it is worth pointing out that this has been decided solely on the basis of the length of time the development has been there. No consideration has been given to planning policies such as flood risk. As such, the sequential and exception tests would have to be passed before the site was considered suitable for development.</p>	<p>Not accepted.</p> <p>The GNP is encouraging sustainable development leading to good planning outcomes within the designated plan area and with respect to the Old Sawmill Site considers development will bring many benefits.</p> <p>Paragraph 104 of the NPPF 2012 states 'Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests' but should still meet the requirements for site-specific flood risk assessments.'</p> <p>Following a site specific flood risk assessment</p>	<p>No change.</p> <p><b><u>Note however this site was subsequently deleted from the Submission NDP on the advice of Craven District Council on grounds of flood risk)</u></b></p>

						<p>concerns for risk and consequences of flooding can be resolved. Measures to deal with Fluvial Flood Risk, Surface Water Flood Risk, SUDS Compliance and Flood Resilience may be required of an appropriate development and can be designed in.</p> <p>The Old Saw Mill is an historic building which needs attention for its preservation. It's change of use through a sympathetic renovation and conversion will preserve it for now and the future enhancing our built environment.</p> <p>The Old Saw Mill Site scored 85 in the GNP Sustainability Site Assessment which is significantly higher than the score of 80 set for inclusion as a proposed site in the GNP. In The GNP Informal Consultation The Old Saw Mill Site received 36 representations of support and 8 of objection making it a supported site overall by the community. The redevelopment of The Sawmill Site brings an</p>	
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						<p>opportunity to improve the visual impact of the site within this Special Landscape Area.</p> <p>The PC considers that redevelopment of this site brings opportunities of much needed improvement to many aspects of this site and should comply with the NPPF 2012 and its treatment of flooding.</p> <p>Redevelopment of this site will lead to good planning outcomes for Gargrave.</p>	
6.3			G4	Comment / Objection	<p><b>Systagenix site</b></p> <p>Your plan describes this site as having 'great potential' and notes that it has been 'flood protected' by the use of bund walls. Please note that this site is actually shown as being in flood zone 3b (functional floodplain) in the North West Strategic Flood Risk Assessment and we have no records of any formal defences here. Even if the site is defended adequately, and is not found to lie within functional floodplain, there is always a residual risk that the bund will breach or overtop. Our records show that this site has flooded previously.</p> <p>If this site lies within functional floodplain, the only development which would be</p>	<p>Accepted.</p> <p>Following further discussions with officers from CDC on 20/04/2016 the GNPWG agreed to delete Policy G4 and the supporting text from the Plan.</p>	<p>Policy and supporting text deleted see Table 1.</p> <p>No further change.</p>



					considered appropriate would be water compatible or essential infrastructure. The sequential test will be required regardless of whether the site is found to be within functional floodplain.		
6.4	P84	6.4.6		Comment	<p><b>Sequential Test/FRA requirements</b></p> <p>Whilst, in places, your neighbourhood plan describes the sequential test correctly, the sequential approach is not adhered to throughout. For instance, point 6, page 84 gives the impression that the sequential test is only required for flood zone 3. This is not the case; the sequential test is also applicable for development within flood zone 2.</p> <p>This section suggests that a flood risk assessment is only needed for sites within flood zone 3. This is not the case; assessments are also required for flood zone 2 and sites over 1ha.</p>	<p>Accepted.</p> <p>Amend text.</p>	<p>Amend Plan.</p> <p>Update paragraph referring to Technical Guidance to Planning Practice Guidance.</p> <p>Amend 6.4.6 to:</p> <p>“New housing development is classified as a “more vulnerable” use and is therefore considered appropriate in flood zones 1, low or very low risk from surface water or any other source with low risk, and flood zone 2, medium risk from surface water or any other source with medium risk.</p> <p>Proposals in flood zone 3, high risk from surface water or any other source with high risk <b>and flood zone 2, and sites over 1ha</b> would have to submit a Flood Risk Assessment with any planning application which also includes a Sequential Test of alternative sites in lesser flood zones. If following the sequential test, it is not possible to locate the development within a lower</p>

							probability of flooding i.e. flood zone 1 or 2 then the Exception Test should be applied. For the Exception Test to be passed: “
6.5		6.4.7		Comment	<p><b>Section 6.4.7</b></p> <p>It is not really clear why 'the parish council has significant concerns' as this doesn't seem to link up with the preceding section. Please note that surface water flooding includes run-off - there is no need to state both.</p>	<p>Accepted.</p> <p>Amend paragraph to improve clarity.</p>	<p>Amend Plan.</p> <p>Amend 6.4.7 to:  “The Parish Council has significant concerns in relation to the need for new development to be sited and designed to reduce risk of flooding to both existing and new properties in Gargrave. New housing should be sited in areas at low risk of flooding and should not contribute to existing problems associated with flooding of local water courses and surface water flooding. The site allocations identified in Section 6.1 above are generally located within flood zones 1 or 2 (except for the Saw Mill site which already has planning consent for residential use of caravans and which would contribute towards the restoration of a building of historic interest through enabling development). If other sites come forward during the Plan period which are located within flood zones 2 or 3 or are over 1ha flood risk assessments will be required with any planning applications.”</p> <p><b><u>Note however this site was subsequently deleted from the Submission NDP on the advice of</u></b></p>

							<b><u>Craven District Council on grounds of flood risk</u></b>
6.6			G1	Comment	<p><b>Daft policy G1 (New housing within the settlement boundary)</b></p> <p>We would like to see the word 'significant' (point 6) removed so that it reads 'they are not at risk of flooding'</p>	<p>Accepted.</p> <p>Delete “significant” in point 6.</p>	<p>Amend Plan.</p> <p>Amend Policy G1.</p> <p>Delete “significant” in point 6.</p>
6.7			G11	Comment	<p><b>Draft Policy G11</b></p> <p>Part of two of this policy states that 'development sites must be sited within flood zone 1'. This policy, however, contradicts the allocations within this plan. 'Downstream' should be replaced with 'elsewhere'.</p>	<p>Accepted.</p> <p>It would be difficult to amend the wording of this Policy so that it does not conflict with the proposed site allocations which include sites in flood zones 2 and 3.</p> <p>National Planning Policy (NPPF) already steers development towards sites of lower flood risk and this need not be duplicated in the NDP.</p> <p>Delete Policy G11.</p>	<p>Delete Policy G11.</p>
6.8			G12	Comment	<p><b>Draft Policy G12</b></p> <p>This policy suggests that only development proposals in flood zone 2 will be required to provide surface water drainage measures. Surface water drainage affects all development, regardless of their flood zone,</p>	<p>Accepted.</p> <p>Amend Policy as suggested.</p>	<p>Amend Policy G12, paragraph 2 to:</p> <p><b>“Development proposals will be required to provide effective surface water drainage measures to protect existing and future residential areas from flooding. Opportunities will be sought to reduce the overall level of</b></p>

					<p>and the policy should be changed to reflect this.</p> <p>The policy states that all proposals which have 2 or more residential units will be required to install their own package treatment plant. It is not clear how this would alleviate surface water flooding. In line with the foul drainage hierarchy, we would expect development to connect to the main sewer for foul drainage.</p>		<p><b>flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage systems. “</b></p> <p>Paragraph 3 - Delete wording “<b>by the Parish Council</b>”.</p> <p>Delete final paragraph (4) starting “<b>Add development proposals for 2 or more ..</b>”.</p>
6.9			G13	Comment	<p><b>Draft policy G13</b></p> <p>This policy states that all development in flood zones 1 and 2 will be designed to be flood resilient. Given that the plan allocates development in flood zone 3, which is land at a high risk of flooding, we would expect flood resilience to be implemented in this high risk zone too.</p>	<p>Accepted.</p> <p>Amend Policy as suggested.</p>	<p>Amend Plan.</p> <p>Amend G13:</p> <p>Delete: “(i.e. those proposals in flood zones 1 and 2, very low, low, or medium risk from surface water or, low or medium risk from any other source)”</p>
6.10		6.4.5		Comment	<p><b>Technical Guidance to the National Planning Policy Framework</b></p> <p>Please note that this document has been withdrawn. References should be made to <a href="#">Planning Practice Guidance</a> instead.</p> <p>If you have any further questions, please do not hesitate to contact me.</p>	<p>Accepted.</p> <p>Delete reference to Technical Guidance and replace with “Planning Practice Guidance” and insert web reference.</p>	<p>Amend Plan.</p> <p>Delete reference to “<b>Technical Guidance</b>” and replace with “<b>Planning Practice Guidance</b>” and insert web reference.</p>

					Nick Pedder		<a href="http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/">http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/</a>
<b>Natural England</b> <b>Customer Services</b> <b>Hornbeam House</b> <b>Crewe Business Park</b> <b>Electra Way</b> <b>Crewe</b> <b>Cheshire</b> <b>CW1 6GJ</b>  7.1	All			Comment	Date: 01 March 2016 Our ref: 178367 Peter Ward Gargrave Parish Council Gargrave Village Hall West Street Gargrave BD23 3RD BY EMAIL ONLY  Customer Services Hornbeam House Crewe Business Park Electra Way Crewe Cheshire CW1 6GJ  T 0300 060 3900  Dear Peter  Planning consultation: Gargrave Draft Neighbourhood Development Plan  Thank you for your consultation on the above dated 08 February 2016 which was received by Natural England on the same date.	Noted.	No change.

					Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.		
7.2		6.3.16	G9	Comment	<p>Gargrave Draft Neighbourhood Development Plan</p> <p>Designated sites</p> <p>Yorkshire Dales National Park is found both within and adjacent to the neighbourhood development plan's northern boundary. An impact risk has been identified for any development proposals with significant impacts on landscape within 2km of Yorkshire Dales National Park. Therefore proposals within this buffer should consider the potential impacts on the natural beauty and special qualities of the National Park with adverse effects avoided or mitigated for.</p> <p>The following Site of Special Scientific Interest (SSSI) is triggered by Natural England's Impact Risk Zones (IRZs).</p> <p>Therefore an assessment to clarify whether there are any potential impacts on the SSSI's interest features is recommended. The IRZs can be viewed on the MAGIC website (<a href="http://magic.defra.gov.uk/">http://magic.defra.gov.uk/</a>). Further information on the SSSI can be found using</p>	<p>Noted.</p> <p>The SEA and HRA Screening Report undertaken by Craven DC notes that there are 6 European designated sites within 15km of the plan area boundary. Table 2 2(g) notes that a SSSI lie within the north western extremities of the Parish (Haw Crag Quarry). The emerging Craven Local Plan and emerging YDNP Local Plan, saved Local Plan policies and the NP include policies for the protection of landscape character and the countryside and the NDP will reinforce these policies with no negative effects.</p> <p>Insert additional supporting text referring to the SSSI and include an additional point in Policy G9.</p>	<p>Amend Plan.</p> <p>Insert additional text:</p> <p>"Yorkshire Dales National Park is found both within and adjacent to the neighbourhood development plan's northern boundary. An impact risk has been identified for any development proposals with significant impacts on landscape within 2km of Yorkshire Dales National Park. Therefore proposals within this buffer should consider the potential impacts on the natural beauty and special qualities of the National Park with adverse effects avoided or mitigated for. Haw Crag Quarry SSSI is located within the north west corner of the designated neighbourhood area."</p> <p>Amend G9 – add additional point:</p> <p>(See CDC comment re "Great weight....")</p>

					<p>the following link (<a href="http://www.sssi.naturalengland.org.uk/special/sssi/search.cfm">http://www.sssi.naturalengland.org.uk/special/sssi/search.cfm</a>).</p> <p>☐</p> <ul style="list-style-type: none"> <li>•☐Haw Crag Quarry SSSI</li> </ul>		<p><b>“Development proposals within the 2 km buffer of the Yorkshire Dales National Park Boundary should consider the potential impacts on the natural beauty and special qualities of the National Park. Proposals should set out how any adverse effects on wildlife sites such as Haw Crag Quarry SSSI, and the National Park will be avoided or mitigated.”</b></p>
7.3			G9	Comment	<p>The neighbourhood development plan should always seek to avoid environmental impacts by directing development away from the most sensitive areas with mitigation considered only when this is not possible</p>	<p>Accepted.</p> <p>Add additional text to G9 as suggested.</p>	<p>Amend Plan.</p> <p>Add in additional sentence at the end of the Policy:</p> <p><b>“Overall, development should be located away from the most sensitive areas to minimise any negative environmental impacts. Mitigation measures should be considered only when this is not possible.”</b></p>
7.4		6.3.23	G9	Comment	<p>National Trail</p> <p>The Pennine Way National Trail runs through the neighbourhood development plan area. An impact risk has been identified for any development proposals with significant impacts on landscape within 2km of the Pennine Way National Trail. Therefore proposals within this buffer should consider the potential impacts on the National Trail with adverse effects avoided or mitigated for.</p>	<p>Accepted.</p> <p>Add additional text as suggested and Policy G9 as suggested.</p>	<p>Amend Plan.</p> <p>Add additional text:</p> <p>“The Pennine Way National Trail runs through the neighbourhood development plan area. An impact risk has been identified for any development proposals with significant impacts on landscape within 2km of the Pennine Way National Trail. Therefore proposals within this buffer should consider</p>

							<p>the potential impacts on the National Trail with adverse effects avoided or mitigated for.”</p> <p>Add additional point to G9:  <b>“Proposals within the 2km buffer of the Pennine Way National Trail should consider the potential impacts on the National Trail with adverse effects avoided or mitigated for”</b></p>
7.5			G9	Comment	<p>BAP (Biodiversity Action Plan) Priority Habitat</p> <p>Natural England note that there is BAP Priority Habitat within the boundary of the neighbourhood development plan. The value of these areas and their contribution to the ecological network of local, national and internationally protected sites should be considered when locating new development. The neighbourhood development plan should, in accordance with paragraph 117 of the NPPF, encourage the preservation, enhancement and creation of priority habitats where these opportunities exist.</p>	<p>Accepted,</p> <p>Add additional text to Policy G9 as suggested.</p>	<p>Amend Plan.</p> <p>Add additional text to beginning of point 4:  <b>“Development proposals should support the preservation, enhancement and creation of priority habitats where these opportunities exist.”</b></p>
7.6			SEA / HRA	Comment	<p>Protected species</p> <p>You should consider whether your plan has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following</p>	<p>Noted.</p> <p>The Plan’s impacts on protected species is considered in the SEA / HRA Report prepared by Craven DC.</p>	No change.



					receipt of survey information, you should undertake further consultation with Natural England (Natural England Standing Advice).		
7.7			G9	Comment	<p>Soil and Agricultural Land Quality</p> <p>The neighbourhood development plan should give appropriate weight to the roles performed by the area's soils. These should be valued as a finite multi-functional resource which underpin our well-being and prosperity. Decisions about development should take full account of the impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver.</p>	<p>Accepted.</p> <p>Add additional text to supporting text and Policy G9 as suggested</p>	<p>Amend Plan.</p> <p>Add additional text:: "Natural England advised (at Regulation 14 consultation stage) that the neighbourhood development plan should give appropriate weight to the roles performed by the area's soils. These should be valued as a finite multi-functional resource which underpin our well-being and prosperity. Decisions about development should take full account of the impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver."</p> <p>Add additional point to G9: <b>"The area's soils are valued as a finite multi-functional resource which underpins well-being and prosperity. Development proposals should take full account of their impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver"</b>.</p>
7.8			G9	Comment	Opportunities for enhancing the natural environment	<p>Accepted.</p> <p>Add additional text to Policy G9 as suggested.</p>	<p>Amend Plan.</p> <p>Insert additional text in Policy G9 as a new point:</p>

					<p>Neighbourhood development plans and proposals may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment, use natural resources more sustainably and bring benefits for the local community for example through green space provision and access to and contact with nature.</p> <p>Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal.</p>		<p><b>“Proposals are encouraged to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes.”</b></p> <p>Amend Title of G9 to <b>“Protecting and Enhancing the Rural Landscape Setting and Wildlife of Gargrave”</b></p>
7.9			All	Comment	<p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p> <p>For any queries relating to the specific advice in this letter only please contact Alastair Welch on 0208 0265530. For any new consultations, or to provide further information on this consultation please send your correspondences to</p> <p>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.</p> <p>Yours sincerely</p>	Noted.	No change.

					Alastair Welch Yorkshire and northern Lincolnshire Team		
<b>Pendle Borough Council</b> <b>Town Hall</b> <b>Market Street,</b> <b>Nelson</b> <b>BB9 7LG</b>  8.1			General / G9 / G10	Support	<b>From:</b> HaltonJohn <b>Sent:</b> Tuesday, February 9, 2016 1:52 PM <b>To:</b> Hugh Turner <b>Subject:</b> RE: Notification of Formal Public Consultation on the Gargrave Draft Neighbourhood Development Plan (Regulation 14, Town and Country Planning, England Neighbourhood Planning (General) Regulations, 2012  <p>Dear Mr. Turner,</p> <p>Thank you for providing Pendle Borough Council with the opportunity to comment on the Gargrave Neighbourhood Plan.</p> <p>As the Borough of Pendle is not a neighbouring authority, it is not a statutory consultee in the preparation of your plan.</p> <p>However, having been kindly provided with the opportunity to consider your plan proposals I have taken a few moments to take a look to see if there are any potential strategic cross boundary issues that may affect the Borough of Pendle. Any comments provided below are purely concerned with cross boundary issues and are <u>NOT</u> concerned with the detail of the plan proposals, which are a matter for the local community, key stakeholders and statutory consultees.</p> <p>Having considered the proposals set out in the draft Gargrave Neighbourhood Plan 2014-</p>	Noted.	No change.

					<p>2030 (November 2015) I can confirm that I do not foresee any strategic cross boundary issues that may have a significantly adverse or positive effect on Pendle. I would, however, like to offer the Council's support for:</p> <ol style="list-style-type: none"> <li>1. The identification of the Leeds and Liverpool Canal (which passes through Pendle) as a key amenity corridor – Policy G9.</li> <li>2. Proposals that seek to increase the utilisation of the canal for leisure, and in particular walking and cycling initiatives associated with the Draft Canal Towpath Access and Development Plan (Sustrans, February 2014) – Policy G10</li> </ol> <p>May I take this opportunity to wish your Parish Council every success in taking this plan through to adoption.</p> <p>Kind regards.</p>		
<b>Historic England Yorkshire</b>  9.1			General / G6	Support	<p>Ms. Kath Ashby,            Gargrave Parish Council,            Village Hall,            West Street,            Gargrave,            BD23 3RD</p>	Noted.	No change.

					<p>Our ref: Your ref: Telephone Mobile</p> <p>21 March 2016</p> <p>Dear Ms. Ashby,</p> <p>Draft Gargrave Neighbourhood Plan Thank you for consulting Historic England in connection with the Neighbourhood Plan prepared for Gargrave Parish Council.</p> <p>We do not wish to comment in detail upon the Plan. We note that the Plan highlight the 2 Scheduled Monuments 41 grade II Listed Buildings and of course the Gargrave Conservation Area, which fall within the Neighbourhood Plan boundary. We also note and welcome the contents of Draft Policy G6 “Promoting High Quality Design”.</p> <p>I trust the above is satisfactory, and look forward to being notified about the adoption of the Gargrave Neighbourhood Plan, following its examination.</p> <p>Yours sincerely,</p>		
<b>Northern Rail</b> <b>Case Ref NR/480856</b>  10.1			General	Comment	<p>Dear Customer</p> <p>Customer Relations</p> <p>Case Reference: NR/480856</p>	Noted.	No change.

					<p>Thank you for taking the time to contact Northern, the train company serving communities across the north of England.</p> <p>We aim to respond within 20 working days.</p> <p>In the meantime we can confirm receipt of your feedback/enquiry.</p> <p>Although our target is to respond to you within 20 working days our aim will be to respond to you much sooner. If you have a general query about fares, station facilities or timetable information why not visit the Frequently Asked Question section of our webpage at <a href="http://www.northernrail.org/northern/faqs">http://www.northernrail.org/northern/faqs</a> or our Twitter team who are available if you need a much quicker response at Twitter -</p> <p>To ensure that we have all the information we need to respond to your query can you provide the following essential information. If we do not receive further contact from you we will assume you are unable to provide this information and we will not respond further, but we will of course duly note your comments. If disruption to our services adds an hour or more to your journey you may be able to claim compensation. To claim compensation we will need your postal address, where you were travelling from and to, the date and time of travel and a copy of your ticket and any other supporting documents.</p>		
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					<p>Compensation is normally given in rail vouchers although a cash alternative is available on request; we do not offer vouchers to passengers who have incurred additional expenses due to train disruption. Remember it is the overall delay to you in reaching the destination on your ticket which counts, not simply the delay to the train or trains on which you travelled. Please note compensation is not available on a journey-by-journey basis for holders of Season Tickets of a validity of a month or greater. For more information about our compensation arrangements visit our webpage at <a href="http://www.northernrail.org/compensation">http://www.northernrail.org/compensation</a></p> <p>If you are making a complaint about a Northern station, we need the station name and the time and date of the incident.</p> <p>If it is a complaint about a member of staff, we need the time, date and location of the incident, and a name and/or description would be helpful.</p> <p>If you have already provided this information or it is not necessary in order to respond to your query you will receive a response in due course.</p> <p>No further response received as at 21.03.16</p>		
<b>North Yorkshire County Council</b>  <b>11.1</b>	All			Comment	<p><b>DRAFT GARGRAVE NEIGHBOURHOOD DEVELOPMENT PLAN 2014 – 2030</b></p> <p>Thank you for giving North Yorkshire County Council the opportunity to comment on the</p>	Noted.	No change.

					<p>above document. These comments are made as a corporate response of the County Council and include representations received from across all relevant Directorates.</p> <p>The County Council welcomes the positive involvement of the local community in planning for the future in Gargrave. The Draft Neighbourhood Plan demonstrates a thorough understanding of the background and issues in the village. The County Council is a major infrastructure provider in North Yorkshire and welcomes the opportunity to work with you as the Plan develops.</p>		
11.2				Comments	<p>We have, however, some concerns about how the Neighbourhood Plan relates to the emerging Craven Local Plan, both in terms of timing and policy content, although we fully appreciate the difficulties of progressing the Neighbourhood Plan before an up to date Local Plan is in place. Where strategic development needs and policies to deliver these have not been established first in the Local Plan, it is more difficult for Neighbourhood Plans to fulfil their function of shaping and directing development in their area outside the strategic elements of the Local Plan.</p> <p>We understand that Craven District Council will be consulting shortly on the draft Local Plan and that this will clarify the strategic</p>	<p>Noted.</p> <p>The Parish Council have been working closely with CDC and will be commenting on the new emerging Local Plan during the consultation period.</p>	No change.



					policy background with which the Neighbourhood Plan should be in general conformity. County Council service areas have been working closely with the District Council during the preparation of the Local Plan, including in relation to infrastructure delivery, and will be responding formally to the Local Plan. As such any County Council comments at this stage on issues and policies in the Neighbourhood Plan which depend on strategic matters in the Local Plan are subject to change.		
11.3	Section 2			Comment	<p><b>Strategic Policy Issues</b></p> <p><u>Section 2 Planning Policy Context</u></p> <p>It is noted that the Local Plan will run until 2032 whereas the Neighbourhood Plan has an end-date of 2030.</p> <p>National guidance advises that there should be sufficient flexibility in plans to adapt to change. It is also not clear how the Neighbourhood Plan relates to the latest housing figures in the emerging local plan. The draft Neighbourhood Plan will therefore need to be flexible in its approach to potential housing numbers in Gargrave.</p>	Accepted.  Refer to CDC comments.	No further change.
11.4				Comment	<u>Section 4 Key Planning Issues</u>	Noted.	No change.


					<p>National guidance states that the levels of <a href="#">housing</a> and economic development are likely to be strategic policy issues. The County Council therefore considers that it is difficult for the Neighbourhood Plan to come to a firm view on housing numbers and the scale of employment development in the village until the Local Plan is published. Whilst the Neighbourhood Plan can inform the location and scale of development, it still needs to be in conformity with the Local Plan.</p> <p>NYCC is a major infrastructure provider in Craven District and the provision of infrastructure is an important factor in deciding upon the scale and location of housing and employment development. It is also considered that the overall approach to developer contributions, including CIL, to fund infrastructure are matters for the District Council in consultation with NYCC and others, including parish councils</p>	Advice on housing numbers and the employment requirement has been provided by Craven DC and built into the NDP.	
11.5	Section 5			Comment	<p><u>Section 5 Draft Vision and Objectives</u></p> <p>National guidance has established a presumption in favour of sustainable development and advises against blanket policies restricting housing development unless their use can be supported by robust evidence.</p> <p>It is the County Council's view that the Neighbourhood Plan needs to plan for sustainable development in Gargrave even if</p>	Accepted – refer to CDC comments.	No further change.

					it is in excess of the Local Plan target, including addressing potential infrastructure implications. Delivery of the identified infrastructure in Objective 4 will also depend on availability of funding.		
11.6	Section 6			Comment	<p><u>Section 6 Neighbourhood Plan Policies</u></p> <p><u>Housing</u></p> <p>As stated above it is the County Council's view that the scale and location of housing in Craven District is a strategic matter for the Local Plan. This will be informed by a number of factors, including the overall strategy, sustainability issues, infrastructure requirements and local consultation. It is also not clear how the Neighbourhood Plan housing target relates to the latest housing figures in the emerging local plan.</p> <p>The County Council considers that Affordable Housing policy and targets are strategic matters for the Local Plan and will need to take account of site viability and infrastructure requirements.</p>	<p>Noted.</p> <p>The NDP has been prepared in close consultation with CDC and proposed housing numbers have been updated in line with the emerging new Local Plan.</p>	No change.
11.7	6.2			Comment	<p><u>Employment</u></p> <p>As stated above it is the County Council's view that the nature, scale and location of new employment development in Craven District are strategic matters for the Local Plan. As with housing, this will be informed by a number of factors, including the overall</p>	<p>Noted.</p> <p>In line with advice from CDC the NDP does not identify any employment allocations but supports employment on an existing site at Systagenix.</p>	No change.

					strategy, sustainability issues, infrastructure requirements and local consultation.		
11.8				Comment	<u>Local Highway Authority issues</u> <ul style="list-style-type: none"> <li>The current draft refers to 2030 and not Craven District Council's proposed Plan year 2032.</li> <li>The Local Highway Authority has discussed the planning process in detail; it is important to note that any proposed development will be required to produce Transport Assessments or Transport Statements to address necessary highways infrastructure and accessibility links.</li> </ul>	Noted.	No further change.
11.9		5.2		Comment	Paragraph 5.2  1- Objectives- Site assessment and accessibility identification should be considered in the location of development.  4- The Local Highway Authority is pleased to see accessibility links are mentioned in here.	Noted.  Site assessments considered accessibility as one of the assessment criteria.  Noted.	No change.
11.10			G1	Comment	Development Policy G1  7- The Local Highway Authority is pleased to see there is consideration of additional traffic impacts.	Noted.	No change.

11.11			G10	Comment	<p>Paragraph 6.4 Infrastructure –</p> <p>The Local Highway Authority would support the encouragement of Public Transport links and cycle links; however we would ask the Neighbourhood Plan to consider a delivery mechanism for such aspirations.</p>	<p>Noted.</p> <p>Refer to additional advice and suggested wording provided by Craven DC.</p>	No further change.
11.12		6.4.8	G10	Comment	<p><u>Children and Young Peoples’ Services issues</u></p> <p>From an Education perspective Gargrave Primary School is currently nearing capacity. As such the County Council would be seeking education contributions from developers where developments are allocated within Gargrave. The County Council would support the statement made in paragraph 4.5.6 regarding encouragement of developer contributions and the Neighbourhood Plan should also state that it supports any requirement for education contribution calculated by the Local Authority.</p>	<p>Accepted.</p> <p>Add further text to 6.4.4 as suggested.</p>	<p>Amend Plan.</p> <p>Add further text to 6.4.4: “Advice from North Yorkshire County Council Children and Young Peoples’ Services at Regulation 14 consultation suggested that Gargrave Primary School is currently nearing capacity. As such the County Council would be seeking education contributions from developers where developments are allocated within Gargrave. “</p> <p><b>Amend Policy G10 add “and local school / education provision” after “village hall”</b></p>
11.13		6.4.3	G11	Comment	<p><u>Flood Risk Management issues</u></p> <p>The County Council has no concerns in principle with respect to flood risk. Section 6.4.3 of the report refers to, with reference to flooding, paragraph 100 of the National Planning Policy Framework (NPPF) that requires appropriate locations for</p>	<p>Noted.</p> <p>Refer to comments and amendments from Environment Agency and Craven DC.</p>	No further change.

					<p>development and leads to Draft Policy G11, which is satisfactory. However, Draft Policies G12 and G14 refer to sustainable drainage systems (SuDS) but no reference is made to a national policy requirement for this. For information, it may be useful if the Neighbourhood Plan makes reference to NPPF paragraph 103 and House of Commons Written Statement HCWS161 that set out the requirement for SuDS. Furthermore, HCWS161 requires that document itself be taken into account in the preparation of local and neighbourhood plans. Please find link to that document below:</p> <p><a href="http://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2014-12-18/HCWS161/">http://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2014-12-18/HCWS161/</a></p>		
11.14	P72 onwards			Comment	<p><b>NYCC Landscape issues</b></p> <p>Overall this seems to be a thorough and thoughtful Neighbourhood Plan, though these comments are focused on landscape aspects. The County Council has no specific landscape comments on the draft policies or proposed sites but some issues which provide more detail to complement and support the policies of the emerging Craven Local Plan may need more consideration.</p> <p>Proposed policy SP4 covers Countryside and Landscape (the European Landscape</p>	Noed – see below.	No further change.


					<p>Convention definition of landscape includes urban landscapes). The principles of the ELC are particularly relevant to planning at this very local scale – this is the guidance: <a href="https://www.gov.uk/government/publications/european-landscape-convention-guidelines-for-managing-landscapes">https://www.gov.uk/government/publications/european-landscape-convention-guidelines-for-managing-landscapes</a>.</p> <p>Detailed technical landscape comments are attached as an Appendix.</p> <p>Please get in touch if you would find further clarification helpful or to discuss any of the issues raised.</p> <p>Yours sincerely</p>  <p>Rachel Wigginton Senior Policy Officer</p>		
11.15				Comment	<p><u>APPENDIX – LANDSCAPE TECHNICAL COMMENTS</u></p> <p><u>Scope</u></p> <p>P8 para 1.2 and 1.4. The wording does not make it entirely clear whether the Neighbourhood Plan is for the parish (para 1.2) or the village (para 1.4).</p>		

11.16			6.3	Comment	<p>Local green spaces</p> <p>P14 The issue of designation of Local Green Spaces is discussed on p67 para 6.3.12. It says the designation will not be appropriate for most green areas or open space but others spaces might meet the criteria. If so it could be made clearer what extra benefit or otherwise would be gained from designation.</p>	<p>Noted.</p> <p>All proposed local green spaces have been considered in relation to the NPPF criteria and CDC's assessment tables.</p>	No change.
11.17		6.1.1		Comment	<p><u>Special landscape areas</u></p> <p>P29 para 6.1.1 The Special Landscape Area that is mentioned around the village (and which included all of the Parish apart from the National Park area) was in the original Craven Local Plan as policy ENV4 1999 but it is understood that this was deleted in 2007.</p> <p>Map 14 (Appendix 1) is therefore misleading in this respect.</p> <p>If SLAs are not part of the new Local Plan the Neighbourhood Plan could provide an opportunity to fill the gap.</p> <p>Some of Gargrave Parish falls within the 'setting' of the National Park where this could make the landscape sensitive. If any major development were to be proposed within the setting, the impact on the special qualities for which the National Park was designated would need to be assessed.</p>	<p>Accepted.</p> <p>Policy G9 has been amended in response to comments from the YDNP and CDC and refers to the need to protect the area near the National Park.</p>	<p>Amend Plan. Add in additional text to 6.1.1: "However it should be noted that Policy ENV4 which identified the Special Landscape Area was deleted".</p> <p>No further change.</p>
11.18		3.4		Comment	<p><u>Landscape character</u></p>	<p>Noted.</p>	No further change.



					P35 para 3.4. The description of the landscape setting of the village in this paragraph is fine, but the landscape character references could be improved. Although there is no existing 'urban' landscape character assessment for the village and there does not appear to be a Conservation Area appraisal, it is clear that the nature of the village and its sense of place, is well understood and appreciated.	The NDP has been updated and includes information drawn from the recently commissioned conservation area appraisal.	
11.19		6.3.15		Comment	<p>There is an error in the reference to the North Yorkshire &amp; York Landscape Character Assessment (LCA) as most of the parish falls within the 'Drumlin Valleys' landscape character type while the small section within the Yorkshire Dales National Park is 'Moors Fringe'.</p> <p>None of the parish is within 'Settled Industrialised Valleys' although it may share some characteristics. This means that the related information quoted on page 73 para 6.3.15 is not necessarily the most relevant. It should be kept in mind that these are county-wide landscape character types, and it is likely that not all the guidance will be relevant to a specific neighbourhood plan area – a note to this effect could be added.</p> <p>The National Character Areas provide only a very broad context with very fuzzy boundaries.</p>	<p>Accepted,</p> <p>Amend text as suggested.</p>	<p>Amend Plan.</p> <p>Amend 6.3.15 second sentence to read:          "Most of the parish falls within the 'Drumlin Valleys' landscape character type while the small section within the Yorkshire Dales National Park is 'Moors Fringe'. "         Start new sentence "The report..."</p> <p>Add additional sentence:          "It should be kept in mind that these are county-wide landscape character types, and it is likely that not all the guidance will be relevant to a specific neighbourhood plan area".</p> <p>Delete section on page 74 on          "Settled, industrial valleys"</p>

11.20		6.3.14		Comment	<p>The most relevant LCA reference for a plan at the neighbourhood scale is the Craven District LCA, which is detailed in para 6.3.14. The Yorkshire Dales National Park LCA covers a small area too. The majority of the Parish is identified in the Craven LCA as having a 'Rolling Drumlin Field Pasture' landscape character type. A smaller area to the east of the village of Gargrave is characterised as 'Flat Open Floodplain' and at the local scale the floodplain character also extends, more narrowly, along valley bottoms. In the more broadly mapped Yorkshire Dales LCA the north eastern part of the Parish falls within the 'Southern Dales Fringe' landscape character area but at the scale of the neighbour plan the landscape of this area is seems in practice to be an extension of the 'Rolling Drumlin Field Pasture' landscape type. Geographically the drumlins (definition needed for the Plan?) are oriented north west-south east and are part of a much larger 'drumlin field', giving a rolling 'basket of eggs' topography through which the River Aire and the Leeds and Liverpool Canal pass in a generally east-west direction. Visually, the area is strongly influenced by the proximity of the uplands.</p>	Accepted.	<p>Amend Plan.</p> <p>Insert additional text to 6.3.14:          "The majority of the Parish is identified in the Craven LCA as having a 'Rolling Drumlin Field Pasture' landscape character type. A smaller area to the east of the village of Gargrave is characterised as 'Flat Open Floodplain' and at the local scale the floodplain character also extends, more narrowly, along valley bottoms. In the more broadly mapped Yorkshire Dales LCA the north eastern part of the Parish falls within the 'Southern Dales Fringe' landscape character area but at the scale of the neighbour plan the landscape of this area is s in practice to be an extension of the 'Rolling Drumlin (<u>insert definition in footnote</u>) Field Pasture' landscape type. Geographically the drumlins are oriented north west-south east and are part of a much larger 'drumlin field', giving a rolling 'basket of eggs' topography through which the River Aire and the Leeds and Liverpool Canal pass in a generally east-west direction. Visually, the area is strongly influenced by the proximity of the uplands.</p>
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11.21		6.3.14		Comment		Noted.  Insert map in Plan.	Amend Plan.  Insert Map provided in Section 6.3.14.
11.22		6.3.14		Comment	P 72 para 6.3.14. There is a typo at the end of the first paragraph, repeated later too in a heading – it should be ‘Rolling Drumlin’, not ‘Rowling Drumland’.	Noted.	Amend Plan. Amend typo. Replace Rowling Drumland with Rolling Drumlin’.
11.23		6.3.15		Comment	P73 para 6.3.15 Ensure that landscape character information quoted is relevant to the neighbourhood plan area.	Noted.  See above.	No further change.
11.24		6.3.21		Comment	Historic parks and gardens  P76 para 6.3.21. The grounds of Gargrave House are shown as a historic designed landscape on the 1st edition OS map though the extent seems to have varied over time. Some of the site is included within the settlement limit but none of it is in the Conservation Area. The Yorkshire Gardens Trust may have some information the site, or be interested in undertaking research. Some features may remain or could be restored. The new Craven Local Plan draft policy SP5: Heritage very much supports this approach.	Accepted.  Insert additional information as suggested to 6.3.21.	Amend Plan.  Add further text to 6.3.21: “North Yorkshire County Council have advised that the grounds of Gargrave House are shown as a historic designed landscape on the 1st edition OS map though the extent seems to have varied over time. Some of the site is included within the settlement limit but none of it is in the Conservation Area. Some features may remain or could be restored. Eshton Park, which still has a large area of parkland, also lies in the plan area, partly within the

					Eshton Park, which still has a large area of parkland, also lies in the plan area, partly within the Yorkshire Dales National Park. It is described in the UK Parks and Gardens Database - <a href="http://www.parksandgardens.org/places-and-people/site/1268?preview=1">http://www.parksandgardens.org/places-and-people/site/1268?preview=1</a> . Old parkland sites and hedgerows may contain veteran trees.		Yorkshire Dales National Park. It is described in the UK Parks and Gardens Database (insert reference)  <a href="http://www.parksandgardens.org/places-and-people/site/1268?preview=1">http://www.parksandgardens.org/places-and-people/site/1268?preview=1</a> . Old parkland sites and hedgerows may contain veteran trees.
11.25			G9	Comment	<p>Proposed policies</p> <p>P77 Draft policy G9 – Protection and Enhancing the Rural Landscape Setting of Gargrave.</p> <p>In the first sentence it should be ‘landscape setting’ rather than ‘landscaping setting’.</p> <p>The list of landscape design principles could include conservation, enhancement and restoration of historic parks and gardens and associated features (subject to further information being available).</p> <p>Habitat creation proposals – NYCC may have further information on local sites of nature conservation interest.</p>	<p>Accepted.</p> <p>Amend G9 as suggested.</p>	<p>Amend Plan.</p> <p><b>Amend G9.</b></p> <p><b>Amend first sentence to “Landscape setting”.</b></p> <p>Add further design principle:</p> <p><b>“The conservation, enhancement and restoration of historic parks and gardens and associated features is encouraged.”</b></p>
Lancashire County Council  12.1					No comments to make.	Noted.	No change.
Mike Bedford NYCC, Health & Adult Services				Response from Health &	Dear Sir/Madam,	Move to Table 3 Consultation Bodies and other organisations.	Amend Plan.

County Hall, Northallerton DL7 8AD				Adult Services NYCC	<p>Please refer to the response below regarding the public consultation on the Gargrave Draft Neighbourhood Development Plan. Please note that this response is from the Health and Adult Services, Accommodation Team only and is not intended to reflect the views of any other Directorate within the County Council.</p> <p><u>Gargrave Draft Neighbourhood Development Plan – response from Health and Adult Services, Accommodation Team:</u></p> <p><i>This year, following public consultation, the County Council agreed its new <u>Care and Support Where I Live Strategy</u>. This strategy represents a significant part of the Council's vision to meet people's needs now and into the future. It sets out proposals for how Health and Adult Services will transform services to ensure people can remain safe and independent in their own homes, improve the amount and quality of accommodation with care and support across the County by 2020, and meet financial savings.</i></p> <p><i>One of the key proposals within the Care and Support Where I Live Strategy is to build on the success of the existing extra care housing programme in North Yorkshire. It proposes to expand the number of extra care housing schemes that are provided across the County and to develop community hubs from some of these schemes. The strategy details the locations where there is an aim to have an</i></p>	<p>Noted.</p> <p>Insert additional housing policy supporting new care home provision in Gargrave.</p>	<p>Insert new supporting text at end of 6.1:</p> <p>“During the formal Regulation 14 consultation process, a representation was submitted by North Yorkshire County Council advising that the County Council has agreed its new <a href="#">Care and Support Where I Live Strategy</a>. This strategy represents a significant part of the Council's vision to meet people's needs now and into the future. It sets out proposals for how Health and Adult Services will transform services to ensure people can remain safe and independent in their own homes, improve the amount and quality of accommodation with care and support across the County by 2020, and meet financial savings.</p> <p>One of the key proposals within the Care and Support Where I Live Strategy is to build on the success of the existing extra care housing programme in North Yorkshire. It proposes to expand the number of extra care housing schemes that are provided across the County and to develop community hubs from some of these schemes. The strategy details the locations where there is an aim to have an extra care housing scheme in the future and Gargrave is one of these locations. In 2016, a</p>
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					<p><i>extra care housing scheme in the future and Gargrave is one of these locations. In 2016, a more detailed assessment of the likely need, demand and requirements for an extra care scheme in Gargrave will be completed.</i></p> <p><i>A suitable site or part of a site would be required to support delivery of a new extra care scheme in Gargrave. Ideally, a site for an extra care housing scheme would be approximately 2 acres in size, in a fairly central location and have good access to local amenities and services.</i></p> <p>I hope this response is of help and if you have any queries please do not hesitate to contact me.</p> <p>Yours faithfully, Mike Bedford Commissioning Manager - Accommodation</p>		<p>more detailed assessment of the likely need, demand and requirements for an extra care scheme in Gargrave will be completed.</p> <p>A suitable site or part of a site would be required to support delivery of a new extra care scheme in Gargrave. Ideally, a site for an extra care housing scheme would be approximately 2 acres in size, in a fairly central location and have good access to local amenities and services. The Parish Council is working closely with North Yorkshire County Council Extra Care Housing to deliver this.”</p> <p>Insert new Policy:</p> <p><b>Policy X Supporting Care Home Provision in Gargrave</b></p> <p><b>Proposals for a new care home facility in Gargrave will be supported. The new facility will be required to:</b></p> <ul style="list-style-type: none"> <li>- <b>Be located in an accessible location with good access to facilities and amenities and</b></li> <li>- <b>Support the re-provision of accommodation for</b></li> </ul>
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							<p><b>residents in the existing facility at Neville House and</b></p> <ul style="list-style-type: none"> <li>- <b>Be located within or adjoining the existing settlement boundary and</b></li> <li>- <b>Respond positively to design and other planning policies in the Plan.”</b></li> </ul>
<p>National Grid Amec Foster Wheeler</p> <p>14.</p>	All			Comment	<p>Dear Sir / Madam Gargrave Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation. About National Grid National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London. To help ensure the continued safe operation of existing sites and equipment and to facilitate future</p>	<p>Noted.</p> <p>Site specific issues should be addressed at the development management stage by Craven DC.</p>	No change.

					<p>infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.</p> <p><b>Specific Comments</b></p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p><u><i>Gas Distribution – Low / Medium Pressure</i></u></p> <p>Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact</p> <p>Key resources / contacts National Grid has provided information in relation to electricity and transmission assets via the following internet link:  <a href="http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/">http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</a></p>		
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					<p>The electricity distribution operator in Craven District Council is Northern Powergrid. Information regarding the transmission and distribution network can be found at: <a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a> Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database: Robert Deanwood Consultant Town Planner Ann Holdsworth Development Liaison Officer, National Grid Amec Foster Wheeler E&amp;I UK Gables House Kenilworth Road Leamington Spa Warwickshire CV32 6JX National Grid House Warwick Technology Park Gallows Hill Warwick CV34 6DA I hope the above information is useful. If you require any further information please do not hesitate to contact me. Yours faithfully</p>		
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**Table 3 Developers and Landowners**

**Gargrave Draft Neighbourhood Development Plan – Consultation Responses**

<b>Consultee Name Address Ref. No.</b>	<b>Page No.</b>	<b>Para. No.</b>	<b>Vision/ Objective / Policy No.</b>	<b>Support / Object / Comment</b>	<b>Comments received</b>	<b>Parish Council Consideration</b>	<b>Amendments to NP</b>
Paul Drinkall  Via Windle BeechWinthrop, Skipton Auction Mart,Skipton  1.1			G7  Designated Local Green Spaces Nos 5 & 6 off Marton Road	Object to designated green spaces 5 & 6	With regards to the Designated Local Green Spaces No's 5 & 6 off Marton Road, we make the following comment for your consideration:  It is acknowledged that whilst these particular fields contain areas of special interest, this should not preclude the rest of the site from future development. We would like to proposed that the references made in the Local Development Plan in response to these two locations detailing the following:  "Following any future archaeological excavations sympathetic development may be considered within the boundaries of these two fields providing it does not detract from the local area and/or any relevant importance of the site."  Whilst the work is carried out by the local community is respected, it is important to remember that future development should be provided in	Not accepted.  See separate tables providing further information and justification for including these areas in the list of local green spaces.	No change.

					sustainable locations. It is therefore important that a site such as this which is close to the village amenities, has good access to the public highway and is partially surrounded by existing buildings, should not be excluded.		
Jrp Architecture Planning Landscape  on behalf of Mr D Shuttleworth  2.1	All			Comment	<p><b><u>Gargrave Draft Neighbourhood Development Plan – November 2015</u></b></p> <p>This response is made on behalf of Mr D Shuttleworth in relation to the draft plan and its potential effects on his land holding off Chew Lane, Gargrave.</p> <p>In the first instance it appears that there are issues with the Parish Council website. The web address <a href="http://www.gargravepc.org.uk">www.gargravepc.org.uk</a> is showing as web site not found. There is also no information of the consultation exercise on the Craven District Council website. A published 'Quick Guide to Neighbourhood Plans' by Locality refers to the legal requirement that proposed Neighbourhood Plans are publicised and the subject of public consultation before being submitted to the local planning authority.</p>	Not accepted.  The website has been tested and is working.	No change.

2.2			SEA / HRA	Comment	<p>It is not clear from the Draft Neighbourhood Plan, nor the Gargrave Parish Council website (as we cannot access it) whether a screening assessment has been undertaken in terms of the potential for the neighbourhood plan requiring a strategic environmental assessment ('SEA').</p> <p>The five basic conditions for testing Neighbourhood Plans are as follows:</p> <ol style="list-style-type: none"> <li>1. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).</li> <li>2. The making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.</li> <li>3. The making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</li> </ol>	<p>Noted.</p> <p>An SEA and HRA screening report was prepared by Craven DC and published for consultation for at least 5 weeks with the relevant consultation bodies.</p> <p>The 5 basic conditions will be tested by the Examiner. The Basic Conditions Statement sets out how the Plan meets the basic conditions.</p> <p>For further information about this process please contact CDC.</p>	No change.
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					<p>4. The making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.</p> <p>5. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).</p> <p>The fourth basic condition relates to SEA – the independent examiner testing the Neighbourhood Plan will use this condition to test whether the making of the neighbourhood plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive). We request further detail of whether SEA screening has taken place and if so, what the screening opinion was.</p>		
2.3	All			Comment	<p><b>General Comments:</b></p> <p><b>Rejection of Proposed Sites in Craven Local Plan (September 2014)</b></p> <p>There has been a wholesale rejection of the sites proposed in the Craven</p>	<p>Not accepted.</p> <p>Several of the original Craven DC Preferred Option sites have been retained in the NDP.</p> <p>The supporting text in Section 6.1 sets out</p>	No change.

					Local Plan First Draft, with no explanation provided as to why?	evidence for local concerns about the proposed sites put forward by CDC in 2014 and the response of the NDP working group / Parish Council to provide a positive, alternative approach.	
2.4			G1	Comment	<p><b>Settlement Boundary</b></p> <p>The boundary has been re-drawn for the settlement of Gargrave with no logical explanation as to why? It would appear that the boundary is arbitrary to include the proposed housing allocations. This is not sound and potentially renders the Neighbourhood Plan fundamentally flawed. The boundary should follow logical, rationale and sustainable boundaries.</p>	<p>Not accepted.</p> <p>The settlement boundary has been identified following a site assessment process and thorough approach to public consultation and engagement.</p> <p>Identification of settlement boundaries and site allocations are appropriate planning policy tools for NDPs as they demonstrate a positive approach to planning led by local communities, within the national and local strategic planning policy context.</p>	No change.
2.5			G1	Object	<b>Housing Numbers</b>	Noted.	

					<p>We welcome that the Neighbourhood Plan is not in conflict with Craven District Council in respect of the proposed housing figure for the settlement.</p> <p>The Neighbourhood Plan is proposing 75 dwellings. This figure is still being quoted by CDC as the required need for Gargrave and was presented to Craven Spatial Planning Sub Committee – 19th October 2015 as part of a paper on Objectively Assessed Need.</p> <p>Information provided in the Five Year Housing Land Supply Methodology and Report May 2015 (Revised December 2015) provides an examination of completions over a longer timeframe. This shows that there has been persistent under delivery of housing in Craven.</p> <p>The Five Year Land Supply Report sets out the results of the five year land supply calculations. The five year requirement (excluding any buffer, which should be 20%) is 745 dwellings and the identified supply is 729 dwellings. This shows that the Council does not have a 5 year housing land supply in accordance with the NPPF.</p>	<p>The Plan has been amended in line with advice from Craven DC to reflect the most up to date position with regard to housing numbers.</p>	
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					<p>The current numbers indicate 5 units per annum for Gargrave (75 in total), however this is a very sustainable and accessible village and there is no reason why the numbers cannot be increased to 7 or 8 per annum (105-120 dwellings over the Plan period) to cover for any potential shortfall and excessive expectations in other locations. Especially in the light of a lack of 5 year supply and persistent under delivery by the Council.</p>		
2.6			G2	Object	<p><b>Site Assessment</b></p> <p>A general comment in respect of the presentation of the site allocations is that the use of a block colour (red) makes it difficult to establish the extent of the land proposed and the site boundaries.</p> <p>We have not seen a site assessment matrix or scoring criteria to identify why these sites are preferable to other sites proposed in the SHLAA or the Parish Council's "Call for Sites."</p> <p>We do not know whether these sites are deliverable in accordance with paragraph 47 and footnotes 11 and 12 of the NPPF (National Planning Policy Framework).</p> <p>Overall the residential sites proposed will not provide the numbers</p>	<p>Noted.</p> <p>The blocks of colour are widely used in NDPs to identify site allocations.</p> <p>Information about the site assessment process is set out in the site assessment report which is available on the neighbourhood plan website.</p>	No change.



					required and allow no flexibility in future development of the village in subsequent plan reviews.		
2.7			G2/1	Comment	<p><b>Site Specific Comments</b></p> <p><b>Site Reference</b></p> <p>G2/1</p> <p>Comments</p> <p>Can the site be adequately accessed?</p> <p>Are there any amenity issues from the adjoining Public House – noise, disturbance etc.</p>	<p>Noted.</p> <p>NYCC advised that access is acceptable onto West Street.</p> <p>Other residential properties are in the vicinity of the public house. Noise and disturbance are controlled by processes outside planning eg environmental health.</p>	No change.
2.8			G2/2	Comment	<p><b>G2/2</b></p> <p>A North Yorkshire County Council owned site, which is presently in use as an Elderly Persons home. Is the site available and deliverable? – given there is an identified shortage nationally of care establishments.</p>	<p>Noted.</p> <p>NYCC are considering vacating the site and providing alternative facilities.</p>	No change.
2.9			G2/3	Comment	<p>G2/3</p> <p>Can the site be adequately accessed?</p>	<p>Noted.</p> <p>NYCC advised that access is acceptable onto the main road but demolition</p>	No change.

					The development of this infill site would impact on surrounding properties.	of a property may be required.	
2.10			G2/4	Comment	<p>G2/4</p> <p>Potential access issues onto a National Speed Limit road.</p> <p>Despite its current planning position it is unlikely that 29 units will be provided on this site. A much lower density is required.</p> <p>Noise from the road will be a problem both in gardens and homes thereby conflicting with the objective of providing quality accommodation.</p>	<p>Noted.</p> <p>This site is now shown as a commitment as it has planning consent.</p>	No further change.
2.11			G2/5	Comment	<p>G2/5</p> <p>Visual impact issues and potential screening of the site from the wider locality as it extends well outside the existing settlement boundary. It is too large and for the majority of the area it fronts existing green fields. It extends too far up Mosber Lane where there are no frontage properties opposite.</p> <p>The site is highly un-sustainable with poor pedestrian connections to the</p>	<p>Noted.</p> <p>The site is supported by Craven DC.</p> <p>Highways issues are considered to be acceptable by NYCC. Access onto Church Lane is acceptable but no footway in situ. Works will be required to extend the footway and provide lighting.</p>	No change.

					<p>settlement core with no footpath until Marton Close.</p> <p>Marton Road is poor in terms of forward sight lines for traffic.</p>		
2.12			G2/6	Comment	<p>G2/6 The site does not relate to the existing settlement and is not a logical allocation.</p> <p>Designated Environment Agency flood zone 3 – guidance states development should be directed to areas of a lower zoning.</p> <p>The site is highly un-sustainable with poor pedestrian connections to the settlement with no footpath until Marton Close. Unlit road subject to National Speed Limit.</p>	<p>Not accepted.</p> <p>The GNP is encouraging sustainable development leading to good planning outcomes within the designated plan area and with respect to the Old Sawmill Site considers development will bring many benefits.</p> <p>Paragraph 104 of the NPPF 2012 states 'Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests' but should still meet the requirements for site-specific flood risk assessments.'</p> <p>Following a site specific flood risk assessment concerns for risk and consequences of flooding can be resolved. Measures to deal with Fluvial Flood Risk, Surface Water Flood</p>	<p>No change.</p> <p><b><u>Note however this site was subsequently deleted from the Submission NDP on the advice of Craven District Council on grounds of flood risk)</u></b></p>

						<p>Risk, SUDS Compliance and Flood Resilience may be required of an appropriate development and can be designed in.</p> <p>The Old Saw Mill is an historic building which needs attention for its preservation. It's change of use through a sympathetic renovation and conversion will preserve it for now and the future enhancing our built environment.</p> <p>The Old Saw Mill Site scored 85 in the GNP Sustainability Site Assessment which is significantly higher than the score of 80 set for inclusion as a proposed site in the GNP. In The GNP Informal Consultation The Old Saw Mill Site received 36 representations of support and 8 of objection making it a supported site overall by the community. The redevelopment of The Sawmill Site brings an</p>	
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						<p>opportunity to improve the visual impact of the site within this Special Landscape Area.</p> <p>The PC considers that redevelopment of this site brings opportunities of much needed improvement to many aspects of this site and should comply with the NPPF 2012 and its treatment of flooding.</p> <p>Redevelopment of this site will lead to good planning outcomes for Gargrave.</p>	
			G7 8	Comment	<p>We consider that GA028 and GA029 are preferable sites to those proposed, and are realistic prospects being available and deliverable within the Plan period. The sustainable location of GA028 and GA029 in relation to the existing village. There are mitigation measures possible for GA028 and GA029 which will overcome any potential concerns. The long distance views into the site will be dealt with by effect planting and design. The use of Chew Lane for dog walkers will not be restricted and there is potential for providing a cycle and</p>	<p>Not accepted.</p> <p>This area makes an important contribution to protecting the setting of Gargrave when viewed from the YDNP.</p> <p>The justification for including it as a local green space is provided in the accompanying assessment tables.</p>	No change.

					pedestrian route immediately to the north of Chew Land as a safer and more pleasant option and improvement of the National Cycle Route.		
2.13	4.2.3			Comment	Other Comments  Section 4.2.3 - The reference to GA028 and GA029 neglects to mention that in the summary of consultation by Craven DC in the summer of 2013 the feedback was favourable' for both these sites.	Noted.  The Parish Council disputes this. A report was prepared on the "Results of Residents" Feedback Forms in which over 90% of respondents were against development on these sites.	No change.
2.14	18			Comment	Page 18 - There is no logic in excluding larger sites. The reference to them being 'estates' is inaccurate and deliberately misleading	Noted.  Smaller developments are considered to be more in keeping with the existing character of the village.	No change.
2.15	55			Comment	Page 55 - The second sentence relating to building near assets should be deleted. The Planning system will ensure that good practise is employed in determining all sites in whatever location.	Not accepted.  The objectives are supported by Craven DC.	No change.
2.16			G7 8	Objection.	<b>Proposed Allocation of the Site as Local Green Space</b>	Not accepted.  The justification for including it as a local green	No change.

					<p>We do not consider the allocation of the site as Local Green Space meets the tests outlined by Craven District Council. A separate representation was made to the Council as part of the Local Green Space Designation - Call for Sites Consultation to highlight why this site should not be considered as part of this process.</p> <p>This representation concluded:</p> <p><i>The site does not pass the methodology for Local Green Space designation set out by Craven District Council. Although the site is located in close proximity to the community of Gargrave it is not well connected visually with the settlement. It does not contain any heritage assets or hold any special cultural significance. It is not publicly accessible and has no history of community use.</i></p> <p><i>The reasons for designation put forward in the Draft Neighbourhood Plan all relate to the use of Mark House</i></p> <p><i>Lane, Chew Lane and Eshton Road for walking and do not relate to the site itself.</i></p>	<p>space is provided in the accompanying assessment tables using the CDC methodology / criteria. This is published as a separate, accompanying document. This details how the area meets the criteria in the NPPF for local green spaces and it is recommended that the area is therefore retained for consideration by the Examiner.</p>	
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					<p><i>The sites inclusion by the Parish in the Neighbourhood Plan appears a deliberate attempt at avoiding the site being used for housing or mixed use in either this Plan or subsequent Plans. The proposed allocation is an abuse of the Local Green Space designation and would, if adopted in this way, have a detrimental effect on the use of the designation on other sites.</i></p> <p><i>The site has normal protection from the Local Planning Authority in terms of other existing designations</i></p> <p><i>(Special Landscape Area &amp; Conservation Area) and good planning practice; and does not require an artificial designation as Local Green Space.</i></p> <p>The representation is appended to this letter for information purposes.</p> <p>The landowner would like to be kept informed of the progress of the Neighbourhood Plan and we look forward to receiving further information and answers in relation</p>		
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					to the various questions posed in this consultation response.  Yours Sincerely Laura Mephram MRTPI Associate Director JRP		
D Clark  3.1  Representations regarding proposals for "Local Green Space"			Designation: The Croft – SHLAA Site GA005 (Site 7 on Map 1, Draft NDP Proposals)	Comment / Object	<p>1.0 Executive Summary</p> <p>1.1 An ageing population looking for smaller homes is a recurring theme.</p> <p>1.2 Ideally these are wanted on small sites close the Village Centre.</p> <p>1.3 There is opposition to outlying sites-referred to as 'urban sprawl' in residents's fee-back.</p> <p>1.4 The Croft was one of the sites receiving most support within the Village.</p> <p>1.5 The Croft is the closest to the centre and well placed for public transport.</p> <p>1.6 The status of The Croft as 'Important' Open Space does not stand up to scrutiny.</p>	<p>Noted.</p> <p>The NDP demonstrates that the housing target of at least 100 new homes over the Plan period, provided by Craven DC can be met comfortably through the proposed site allocations and NDP policies.</p> <p>The Croft is a valued open space within the Conservation Area and its contribution to the character of the Conservation Area is recognised in the Conservation Area Appraisal. A proposal to develop the site for housing was dismissed on appeal. The reasons for the appeal being dismissed included the site's significance as a small green space, contributing to the historic</p>	No change.

					<p>1.7 The site is currently well protected by its location with the Conservation Area.</p> <p>1.8 The Parish Council wishes to continue the historic pattern of development – this was largely by infilling the crofts and other open spaces within the built-up area.</p> <p>1.9 The decision to ignore the sites close to the centre and promote outlying sites, appears perverse.</p> <p>1.10 This is compounded by the decision to seek ‘Local Green Space Designation’ for these sites, effectively protecting them from any future development.</p> <p>1.11 The decision also ignores practical issues such as on-going maintenance, especially for The Croft, which is not connected to agricultural land.</p>	<p>character of the village core.</p> <p>Further detail is provided in the accompanying document, the local green spaces assessment using Craven DC methodology.</p>	
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					<p>2.0 Relevant extracts from the Draft NDP</p> <p>Para Page Extracts Relevant to The Croft</p> <p>P5 Executive Summary</p> <p>P6 The references to the sites shown in Map 1 are not followed consistently throughout the draft NDP. Attachment A sets out the alternative references used together with other key information about each site.</p>	<p>Noted.</p> <p>It is recognised that there is some confusion arising from different sets of numbering for sites reflecting the changes to the plan during its preparation. This has been addressed in the submission draft.</p>	No change.
3.2		3.0		Comment	<p>3.0 p13 A portrait of Gargrave</p> <p>3.2 p13 Age Structure – figures from the 2011 census are quotes on P.13. The Parish has a population of 1.755 residents living in 833 households. Attention is drawn to a relatively high proportion of elderly residents – 30.4% over 65 compared to a national average of 16.4%. Life expectancy is also slightly longer than the average.</p>	<p>Noted.</p> <p>The submission NDP recognises the need for additional housing for an ageing population and this is supported in an additional policy.</p>	No change.
3.3		3.0		Comment	<p>3.3 p.14 Gargrave ‘Assets’ are listed in some detail – Built Heritage, Natural Heritage, Open Spaces, Wildlife &amp; Habitats, Views. No reference is made to the Croft.</p>	<p>Noted.</p> <p>The Croft area is identified as a local green space and there is no need to replicate its significance elsewhere in the Plan.</p>	No change.

					<p>4.0 p17 Key Planning Issues</p> <p>4.1.3 p17 Refers to a document “Results of Residents Feedback” – this was an exercise that took place in September 2014, comments are set out in Attachment B.</p> <p>4.2.1 p.18 Housing for the Elderly viewed as important.</p> <p>4.2.3 p.18 The location of new housing developments is discussed. Some residents comments are highly relevant – avoidance of “sprawling village boundairies” and “small scale developments preferred over large housing estates”.</p> <p>This section also refers to the site “scores in the Site Appraisal Report” which recommends sites to be taken forward (and rejects the District Council suggested sites) – see reference to para 6.1.7 below.</p> <p>4.4.1 p.21-27 Protecting the Environment &amp; Green Spaces / Plan Objectives – no specific mention of the Croft, no attempt to define the quality of ‘valuable green spaces’.</p>	Noted.	No change.
3.4			6.1 – 6.3	Comment	6.1 p.29 Housing : Objectives	Noted.	No change.

					<p>6.1.7 p.31 Sites assessment Report 2015 – the Croft, site GA005 scored reasonably highly (80) with several points open to question, see Attachment C for alternative assessment(98)</p> <p>6.1.8 p.32 Sites scoring ‘at least 80 points could be brought forward’.</p> <p>6.1.14 p.45 Draws attention again to the need for smaller properties to reflecting an ageing population.</p> <p>6.1.17 p.46 Draft Policy G3 refers specifically to a requirement for ‘properties designed to be suitable for the elderly (lifetime homes standard), which are located close to key facilities.</p> <p>6.3 p.55 Protecting the Environment, Green Spaces &amp; Character of Gargrave : Objectives</p> <p>6.3.3 p.56-61 A series of OS maps are included ‘to demonstrate that the proposals in the NDP are a continuation of the historical pattern of the village’</p> <p>The OS maps actually demonstrate the opposite – the development of the village over the</p>	<p>The site is considered inappropriate for new housing development – a proposal for housing on this site was dismissed recently on appeal and the site is proposed as a local green space because it is demonstrated that it meets the criteria set out in the NPPF.</p>	
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					last 100 years has been mainly by infilling the 'home crofts' within the core village area; the current proposals are to extend the village along Marton Road and the A65- referred to as urban sprawl by several respondents in the Residents Feedback.		
3.5		6.3		Object	<p>6.3.11 p.66-67 Lists 'several important open spaces' within the village including The Croft.</p> <p>6.3.12 p.67-68 The table schedules the proposed Local Green Spaces. The Croft is included and given the same status as the formal Greens and the Churchyard; no attempt is made to analyse the quality of the green space which is the remains of the former Church Gate Farm home croft. The site is surrounded by the backs of the Church Street and Riverside dwellings and partially screened by a variety of fences and hedges. The Croft is no longer connected to other agricultural land, has limited views and is private land with no public access. See Attachment C. para.8b for further information and analysis.</p> <p>The schedule also refers to 'Historical site / Archaeological Dig'</p>	Noted. See 3.4 above.	No change.

					See Attachment C para. 11c for further information.		
3.6			Appendices	Comment	<p>App 3 p.100-107 This is a Summary of Comments (for and against) taken from responses to an informal consultation on the emerging draft NDP, Summer 2015. It does not define who was consulted or how many responses were received.</p> <p>No reference is made to The Croft, site GA005 (07 in the draft NDP), presumably not included in the sites covered by the consultation.</p> <p>p.107 General points are recorded – of interest to The Croft are :</p> <ul style="list-style-type: none"> <li>8. Smaller sites thought more in keeping with character and integrate better.</li> <li>9. Allotment arrangements asked for.</li> <li>14. More parking required (the first time parking problems are mentioned!)</li> </ul>	<p>Noted.</p> <p>Further information about eh consultation process is provided in the accompanying consultation statement.</p>	No change.

<p>Johnson Brook</p> <p>Johnson Brook Address Johnson Brook Planning and Development Consultants Coronet House Queen Street Leeds LS1 2TW</p> <p>(Relevant Extracts to NDP from Brochure only considered in this table – Full copy of Brochure can be provided by PC on request)</p> <p>4.1</p>			<p>Land off Skipton Road, Gargrave (G2/8, GA025)</p>	<p>Comment / Object</p>	<p>1. Introduction</p> <p>This is a response to the Draft Gargrave Neighbourhood Development Plan (hereafter referred to as 'Neighbourhood Plan' or 'NP') on behalf of our Client, Richard Morton of KCS Development Ltd. Our Client has land interests in site GA025 (NP ref G2/8), Land north of Skipton Road and seeks to promote the land for a residential allocation in the Neighbourhood Plan for circa 45 dwellings.</p> <p>Craven District Council (CDC) are currently undertaking work to produce a new Local Plan. It is anticipated that the final plan will be submitted to the Secretary of State at the end of 2016 and, following an Examination in Public (EiP), adopted in 2017. Whilst the Local Plan will set the scale and type of development apportioned to Gargrave, the Neighbourhood Plan can be used to provide further detail by introducing policies to guide the location and siting of housing and employment development and tourism, leisure and recreation opportunities throughout the village.</p> <p>In order to promote this development site a team of experienced consultants are working alongside</p>	<p>Noted.</p>	<p>No change.</p>
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					<p>KCS Development Ltd. The team consists of:</p> <ul style="list-style-type: none"> <li>• Johnson Brook – Planning, Landscape and Heritage Consultants</li> <li>• Halliday Clark – Architect</li> <li>• BSP Consulting – Flood Risk Assessment</li> <li>• JBA – Flood modelling</li> <li>• Cannon Highways / Bryan G Hall – Highways</li> <li>• Prospect Archaeology - Archaeology</li> <li>• Tim Smith – Freelance Ecologist</li> <li>• JPG – Civil and Structural Engineering Consultants</li> </ul> <p>Previously Johnson Brook, on behalf of KCS Development Ltd, have provided up to date site information through the Call for Sites exercise undertaken by the Gargrave Neighbourhood Plan Working Group (GNPWG) in February 2015. Following the publication of the resident's feedback, collated from a pamphlet and questionnaire exercise, Johnson Brook wrote to the GNPWG and their planning consultants, Kirkwells, to make further representation. A submission was also made during the informal consultation on the Neighbourhood Plan 'First Working Draft' in June 2015.</p> <p>Our Client has liaised closely with the GNPWG and Kirkwells throughout the NP process. We support the principal</p>		
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					of the NP and many of its policies (see Section 6 for commentary).		
4.2			G1	Object	<p>6. Neighbourhood Plan Policies Response</p> <p>Policy G1 new Housing within the Settlement Boundary</p> <p>It is our view that the development limits should be redrawn to exclude site G2/5, as we do not consider this an appropriate housing allocation, and should instead be extended to the east to incorporate the sport facilities and site GA025.</p>	<p>Not accepted.</p> <p>The site does not relate well to the existing settlement and is not included as a preferred option by Craven DC. It should not be included within the settlement boundary.</p>	No change.
4.3			G2	Object	<p>Policy G2 Site Allocations - New Housing</p> <p>We object to the allocation of G2/5, Land west of Walton Close. There are serious highway safety issues raised in relation to the development of this site (see section 5B and Appendix three) and as such consider that site GA025 is a more appropriate site for residential allocation. This site also provides no significant benefits in terms of sport and recreation and improved connectivity to open space networks.</p> <p>Like G2/5, site GA025 has a capacity for 45 dwellings and as such the housing delivery figure from the NP would not be compromised.</p>	<p>Not accepted.</p> <p>The PC has received highways comments from NYCC on all proposed sites, and the comments provided suggestions for improving highway safety if the site was brought forward for development.</p> <p>Concerns about highways issues in relation to G2/5 together with the response of NYCC Highways are set out in Tables 4.1 and 4.2 in more detail.</p>	No change.

4.4					<p>Policy G3 Local Needs Housing and Ensuring an Appropriate Range of Tenures, Types and Size of Houses</p> <p>We agree with criteria 1 and 3 of this draft policy but object to criterion 2 which is wholly inconsistent with the last paragraph on page 46 of this policy, with which we are in agreement.</p>		
4.5			G4	Support	<p>Policy G4 New Employment Development at the Systagenix Site</p> <p>We agree with the inclusion of this policy and consider that the Systagenix Site is an appropriate location for new employment development.</p>	<p>Not accepted.</p> <p>The references to supporting further development on this site have been deleted in the submission NDP following consideration of comments from the Environment Agency, both on the Draft Plan and in response to the SEA process.</p>	No change.
4.6			G5	Comment	<p>Policy G5 Tourism and Rural Business Development</p> <p>We raise no objection to the inclusion of this policy.</p>	Noted.	No change.
4.7			G6	Support	<p>Policy G6 Promoting High Quality Design</p> <p>We support the inclusion of a policy which seeks to promote high quality design within new development. We recognise the importance of local distinctiveness and seek to enhance</p>	Noted.	No change.

					and reinforce this within the development proposals for site GA025.		
4.8			G7	Comment	Policy G7 Local Green Space We raise no objections to the allocated Local Green Spaces.	Noted.	No change.
4.9			G8	Support	<p>Policy G8 Protecting and Enhancing Local Recreational Facilities</p> <p>We support Policy G8 which seeks to protect and enhance local recreational facilities. We welcome the phrase “development which contributes towards the improvement of existing, or provision of, new recreational facilities will be encouraged”</p> <p>We take this opportunity to reiterate that the development proposals seek to make enhancements to the existing neighbouring Sports Club and Grounds through an improved and safer access point and financial contributions for improvements to club facilities.</p>	Noted.	No change,
4.10			G9	Objection.	Policy G9 Protecting and Enhancing the Rural and Landscape Setting of Gargrave	<p>Not accepted.</p> <p>This is line with the NPPF which sets out that new</p>	No change.

					<p>We disagree with criterion 1 as worded. The reference to Flood Zone 3 should be deleted. Any replacement criterion should be clearly based on the development capacity of the different landscape character types identified in the two currently existing landscape character assessments (see paragraphs 4.7 to 4.9 of this report).</p>	<p>development should be steered towards areas of lower flood risk.</p> <p>Following consideration of detailed comments from Craven DC and the Environment Agency, a number of changes have been made throughout the plan supporting text and policy to clarify issues around flooding and flood risk.</p>	
4.11			G10	Support	<p>Policy G10 Supporting Public Transport Improvements and Encouraging Walking and Cycling</p> <p>We support this policy and once again reiterate that the proposed development is able to meet a number of the criterion within the draft policy including providing mechanisms for traffic calming measures through the proposed 'Gateway', providing pedestrian links to the Canal Towpath and facilitating the development/ expansion of local sporting facilities through improved access and financial contributions.</p>	Noted.	No change.
4.12			G11	Objection.	<p>Policy G11 Criteria for Assessing the Suitability of Future Potential Development Sites</p>	<p>Accepted.</p> <p>This policy has been deleted.</p>	No further change.

					Overall we consider that the wording of this policy is very generalised which will make it difficult to apply. Criterion 2 in particular lacks any clarity and is not consistent with the contents of flood risk policy and the location of development contained in the Framework.		
4.13			G12	Objection	<p>Policy G12 Development in Areas of Flood Risk from Water Courses and Surface Water</p> <p>Again we consider that the whole of this policy wording is confused and inconsistent with the policy approach in the Framework.</p>	<p>Partially accepted.</p> <p>The Policy has been revised taking into consideration comments from Craven DC and the Environment Agency.</p>	No further change.
4.14			G13	Objection	<p>Policy G13 Design for Flood Resilience and Resistance</p> <p>We are in general agreement with this policy. However the statement that flood resilience measures “must” include all of the four bullet point measures is not necessarily appropriate in each individual development case.</p>	<p>Partially accepted.</p> <p>The Policy has been revised taking into consideration comments from Craven DC and the Environment Agency.</p>	No further change.
4.15			G14	Support	<p>Policy G14 Design to Reduce Surface Water Runoff</p> <p>We support the content of this policy</p>	Noted.	No change.
4.16			All	Comment	7. Concluding Statement	Noted.	No change.

					<p>Site GA025 is wholly suitable as a sustainable residential allocation. We have demonstrated why the site is not suitable as a mixed employment and residential development (see appendix 2). The NP proposes a much more appropriate solution to the location of future employment within Gargrave which we support.</p> <p>The site is in a sustainable location and is well located in terms of access to local jobs and services in Gargrave. The site is both available and deliverable with a willing seller and developer.</p> <p>The site scores very well on the site assessment scoring methodology devised by the GNPWG using the most up to date information.</p> <p>The highways analysis undertaken demonstrates that there are significant highway safety issues associated with site G2/5, currently a preferred option for housing.</p> <p>Assessment work carried out to date has resulted in an approval in principle of a safe access into the site from the A65 by NYCC Highways. Discussion are ongoing with the Environment Agency to further</p>	<p>The site is not considered suitable for development as it does not relate well to the existing settlement. The site is not a preferred option in the CDC emerging new Local Plan and the NDP for Gargrave can demonstrate that the housing requirement of at least 100 units over the Plan period can be met through other, more appropriate site allocations and policies.</p>	
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					<p>demonstrate that the entire site lies in Flood Zone 1.</p> <p>The design proposals incorporate a good mix of house types and respect the strong vernacular of the core of the village. The proposals create a sense of place and maintain the local character and distinctiveness of Gargrave.</p> <p>The proposals bring other benefits:  New gateway access on the A65 which will help calm entry traffic from east while not adding to congestion.  Improved and safer access to existing sports facilities through development site, Financial contributions to neighbouring sports facilities for improvements.  Linkages to greenscape corridor along the Canal.</p>		
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## Gargrave Draft Neighbourhood Development Plan – Consultation Responses

**Table 4.1 Local Residents**

Consultee Name and Ref. No.  (Note addresses have been deleted but the PC has retained a record)	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to Submission Neighbourhood Plan
Peter Poulter 1.1	General				Very well researched and presented document. Thoughtful and imaginative proposals.	Noted with thanks.	No change.
1.2			G1	Support	Well researched – especially the rejection of GA025. A sensitive presentation of the need to provide housing initially through infill and brownfield sites safeguarding the edges of the village from development. through porous boundaries	Noted with thanks.	No change.
1.3			G3	Support	Particularly the need for affordable housing	Noted.	No change.
1.4			G5	Support	Because tourism is a very important part of the village economy, sensitive	Noted.	No change.

					development preserving the character of the village is necessary. It is what tourist come for.		
1.5			G4	Comment	Good planning to propose focus of employment/industrial development on factory site. The text does not say just where it would be. Hopefully to the East of the factory base. If on the grazing to the west of the factory entrance – it would spoil the approach to the village and reduce argument for rejection of GA025 for residential development.	Not accepted.  The Policy and references to the site have been deleted following concerns from the Environment Agency that the site is at risk of flooding, and advice from Craven DC that the existing employment use is protected in the Local Plan but further built development on the site would not be acceptable.	No change.
1.6		6.4		Comment Omission	There seems to be no reference to the need for update/expansion of sewage provision. Much re: flood management. Nothing about this.	Noted.  Adequate sewerage provision is a matter for the development management process as and when planning applications come forward. Consultation bodies such as Yorkshire Water will have a view on this and technical requirements. Paragraph 6.4.8 refers to sewerage as a concern to local residents. Wording could be added to suggest that	Amend 6.4.8:  Insert additional wording: “The Parish Council will also continue to raise the need to address sewerage problems with relevant bodies. The Parish Council will, as part of standing orders, always comment on the need for the development management process to consider sewerage and drainage.”

						the Parish Council will continue to raise this in comments on planning applications.	
Peter Ward & Family 2.1	Map			Support	Good choice of Green Spaces.	Noted.	No change.
2.2	Map			Support	Good choice of sites spread around the village.	Noted.	No change.
2.3				Comment	Hopefully CDC will support Gargrave NP.	Noted.	No change.
2.4				Support Comment	No 8 Green Space is very important to the village and will be supported by all and CDC.	Noted.	No change.
2.5				Comment	Building should not be allowed on land that floods.	Noted.  The planning policies and proposals in the Plan support development on land at lowest risk of flooding.	No change.
Mr & Mrs S Whitley 3.			All	Comment	We support the plan entirely.	Noted with thanks.	No change.
Mrs M Hammond  Map 1 Gargrave Draft NP Proposed Map  4.			G2/3	Object	There have been several attempts to build on G2/3, the last one – just after we moved here in 1999. I am not sure of the date that planning was put in by the then owners of KNOWLES HOUSE. This was eventually thrown out after the decision that there was only a narrow drive down to Knowles House and the exit was onto	Not accepted.  The Parish Council has sought North Yorkshire County Council Highways comments on all the proposed housing sites. Comments from North Yorkshire County Council for this site included that access was acceptable	No change.

				POINTS to note	the A65 opposite ESHTON ROAD – already 6 cars using that drive and planning would have added another 6. No of PROPERTIES on small site (last time 1 DORMER BUNGALOW) ACCESS TO SITE – not suitable existing GATE - only able to get large MOWERS THROUGH, and vehicles have to go across land belonging to the COTTAGE.	from the A65 but demolition of a property is needed.  The site should therefore be retained in the Plan.	
Peter Hardyman  5.1	General		All	Support	A comprehensive document with historic and geographic background to support the development of policies. A big effort by the Group. Thank you.	Noted with thanks.	No change.
5.2		4.2.3	G2	Support	Strongly agree the location of new housing.	Noted.	No change.
5.3		4.3.4	G4	Support	Support further industrial development on/adjacent to Systagenix.	Noted.  The Policy has been deleted – see Table 1.	No further change.
5.4		4.4.1	G8	Support	Support the importance of the sports fields.	Noted.	No change.
5.5		4.5.2	G10	Support	Support the need for traffic calming in village centre.	Noted.	No change.
5.6		4.5.3	G10	Comment	Rail connections to Manchester, Clitheroe etc are required via Hellifield.	Noted. This is a matter for the rail operator. The Parish Council will pursue this with the rail operator.	No change.
5.7		4.5.3	G10	Comment	Lack of access to Northbound platform. Access should be	Accepted.	Amend G10.

					provided for those unable to use steps.	This could be added to the list of priorities in G10.	Add “ <b>improved accessibility for all to northbound platform at Gargrave Station</b> ” to list.
5.8		5.1	Visions	Support	Strongly support the Draft Visions.	Noted.	No change.
5.9		6.1	Objectives	Support	Strongly agree with Housing Objectives.	Noted.	No change.
5.10		6.2	Objectives	Support	Strongly support the Employment Objectives.	Noted.	No change.
5.11		6.3	Objectives	Support	Strongly support Objectives for Protecting the Environment.	Noted.	No change.
5.12		6.4		Comment	Footpath improvements are a very important contribution to sustainability.	Noted.	No change.
5.13		6.3.10		Support	Strongly support High Quality Design.	Noted.	No change.
5.14		6.3.11		Support	Strongly agree with discussion of Open Spaces.	Noted.	No change.
Alison Wiffen  6.			G8	Support	This is a very popular walk and much used by cyclists; it is the Pennine Way and a vital facility both for people who live in Gargrave and those who visit. Also this area flooded recently – wouldn’t want to build my house there!	Noted.	No change.
Ian Reed-Peck  7.1			G2/1	Support		Noted.	No change.
7.2			G2/2	Support		Noted.	No change.
7.3			G2/3	Support		Noted.	No change.
7.4			G2/4	Support		Noted.  The site will be shown as a commitment in the Plan	No further change.

						following advice from Craven DC.	
7.5			G2/5	Support		Noted.	No change.
7.6			G2/6	Support		Accepted.	No change.
7.7			G7	Support	Support selection and maintenance of all 8 local green spaces.	Noted.	No change.
7.8			G8	Strongly Support		Noted.	No change.
Mrs Maureen Marguerite Reynolds 8.			G2/5	Object	This housing site is a danger to children because of the closeness of Railway Lines. No footpath to village and flooding of site.	<p>Not accepted.</p> <p>The site does not adjoin the railway line and boundary treatment will be negotiated through the development management process, and is likely to incorporate the requirements of Network Rail. The site is an area at low risk of flooding. There is a pavement along part of Marton Road.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p>	No change.

Penny Palin 9.1				Overall comment	I strongly support the Gargrave Neighbourhood Plan as published on 5 <sup>th</sup> November 2015 for public consultation.	Noted with thanks.	No change.
9.2	p16	3.7		Comment	Tour de France was 2014 not 2015	Accepted.	<b>Amend date to 2014.</b>
9.3	p31	Table 1		Comment	The title for the table is misleading; it references another document to be found on the GPC website. Suggest "Extract from Call for Sites etc. ..."	Not accepted.  The title of the Table is not misleading and is the same as that in the Site Assessment Report which is referred to in the text.	No change.
9.4		6.3		Comment	A couple of points: a) Sustainable/Sustainability are buzz words used extensively in planning documents, but is only generally defined in the NPPF with reference to economic, societal and environmental requirements b) GPC & the WG have done a great job compiling evidence to support site assessment, but it is distributed throughout several documents	Accepted.  Insert additional section of text after 6.1.11 setting out the Government's approach to sustainable development and how this has been used to inform the selection of proposed housing sites.	<b>Amend Section 6.3.</b>  <b>Insert additional text after 6.1.11:</b> "The overall strategy of the NDP and proposals for site allocations support the role of the planning system in contributing to the achievement of sustainable development. This is set out in paragraph 7 of the NPPF and is noted in Section 2.0 of the Gargrave NDP.  In summary, in addition to policies guiding new development, and taking into consideration existing commitments, the proposed housing sites will contribute towards meet the objectively assessed housing need for Gargrave required by Craven District Council. The proposed sites are considered to be those which are most sustainable, in that they:

					<p>(referenced and available on the GPC website) and the reader, to be able to properly understand what is happening in the process, has to go hunting for all the supporting information.</p> <p>So it would be useful to include a summary (section 6?) explaining 'sustainability' in its several aspects and how the NP has addressed them e.g. link to the criteria used in Table 1 and the several policies on flooding to indicate clearly how the final site list was arrived at.</p>		<ul style="list-style-type: none"> <li>- are located within the settlement boundary and close to existing services, facilities, employment opportunities, and transport networks,</li> <li>- do not have unacceptably adverse impacts on built or natural heritage assets,</li> <li>- generally are in areas of lowest risk of flooding and</li> <li>- do not use the best and most versatile agricultural land.</li> </ul> <p>The proposed sites also take into consideration the requirements and criteria set out in the other policies in the Plan.</p>
9.5	P39		G2	Support		Noted.	No change.
9.6	Site G2.1			Support		Noted.	No change.
9.7	Site G2/2			Object	<p>Gargrave residents are very supportive of Neville House and the future provision for its residents must be assured. Unless a suitable site is developed for alternative accommodation within the settlement boundary I cannot support new housing on this site.</p>	<p>Not accepted.</p> <p>The Parish Council understands that North Yorkshire County Council are considering other sites in Gargrave for provision of new and improved care home facilities. However this work is at an early stage and an identified site has not yet been approved. The proposed housing site may only</p>	No change.



						<p>come forward if and when suitable re-provision was provided.</p> <p>The site is considered sustainable and is located close to local facilities including the school. If and when it becomes available it would be suitable for redevelopment for housing.</p>	
9.8			G2/3	Support		Noted.	No change.
9.9			G2/4	Comment	<p>I note that planning permission has already been granted for this site and that it has already been counted in the 51 sites mentioned in 6.1.3 or alternatively in the 52 sites referred to in 6.1.10. Thus, if G2/4 is not to be double counted, the number of new houses provisionally estimated for G2/1 to G2/6 should be reduced from 101 to 72. The total, using the figure of 52 from 6.1.10, is then 124 – still in excess of the likely number required in Gargrave from CDC's latest strategic review.</p>	<p>Noted.</p> <p>The site does not contribute to double counting but should be shown as a commitment rather than a site allocation as suggested by Craven DC. The Submission Plan will be revised accordingly.</p>	No further change.
9.10			G2/5	Support		Noted.	No change.
9.11			G2/6	Support		Accepted.	No change.

9.12	p52	6.2.11		Support	Add that brownfield sites must be redeveloped before greenfield sites are considered.	Accepted. Insert further text as suggested.	Amend 6.2.11 Insert additional text after "in general": "and brownfield sites should be redeveloped before greenfield sites are considered."
9.13	p68	Table 3 Item 8		Comment	Paragraph 6.3.22 emphasises the particular importance and ambience of this area where old, new and future 'ways criss-cross and draw visitors and residents alike. This deserves a mention in the table.	Accepted.	Amend Plan.  Insert additional text in table:  "The fields in the area to the north of the village off Chew Lane are recognised in the Gargrave Conservation Area Appraisal as an open space that makes a strong contribution to the character and appearance of the Conservation Area (see Map X). The area has a particular importance and ambience as old, new and future ways criss-cross and draw visitors and residents alike."
9.14	P69 & p70 Map 8		G7	Support	Very important to retain and protect all these green spaces for future societal and economic (commercial) sustainability.	Noted.	No change.
Wendy Hall (Mrs)  10.1			G2/6	Object Strongly	In light of recent river levels I think it would be potentially dangerous to build here as I think it would impact on houses backing onto the river in Gargrave when river levels high. May cause flooding which hasn't previously occurred.	Not accepted.  The GNP is encouraging sustainable development leading to good planning outcomes within the designated plan area and with respect to the Old Sawmill Site considers development will bring many benefits.  Paragraph 104 of the NPPF 2012 states 'Applications for minor development	No change.  <b><u>Note however this site was subsequently deleted from the Submission NDP on the advice of Craven District Council on grounds of flood risk)</u></b>

						<p>and changes of use should not be subject to the Sequential or Exception Tests' but should still meet the requirements for site-specific flood risk assessments.'</p> <p>Following a site specific flood risk assessment concerns for risk and consequences of flooding can be resolved. Measures to deal with Fluvial Flood Risk, Surface Water Flood Risk, SUDS Compliance and Flood Resilience may be required of an appropriate development and can be designed in.</p> <p>The Old Saw Mill is an historic building which needs attention for its preservation. It's change of use through a sympathetic renovation and conversion will preserve it for now and the future enhancing our built environment.</p> <p>The Old Saw Mill Site scored 85 in the GNP Sustainability Site Assessment which is</p>	
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						<p>significantly higher than the score of 80 set for inclusion as a proposed site in the GNP. In The GNP Informal Consultation The Old Saw Mill Site received 36 representations of support and 8 of objection making it a supported site overall by the community. The redevelopment of The Sawmill Site brings an opportunity to improve the visual impact of the site within this Special Landscape Area.</p> <p>The PC considers that redevelopment of this site brings opportunities of much needed improvement to many aspects of this site and should comply with the NPPF 2012 and its treatment of flooding.</p> <p>Redevelopment of this site will lead to good planning outcomes for Gargrave.</p>	
10.2			G2/4	Support	Need to consider extending 30MPH limit further i.e. past Twin Locks Garden Centre.	Noted.	No further change.

						This matter is being pursued by the Parish Council.	
10.3			G2/5	Support	Must consider increase in traffic along Marton Road. Will there be some smaller, starter homes?	Noted.  Planning policies in the Plan support a mix of house types, sizes and tenures and promote the need for more smaller housing.	No change.
Mr & Mrs C Aspden 4 Marton Close  11.			Sites G2/6 & G2/5	Object	Lack of footpath from site, volume of traffic, junctions at Marton Close and Walton Avenue are concealed. With excess traffic would cause danger. Also floodline, at Marton Road around High Mill have been highlighted on weened of Sat Dec 5 <sup>th</sup> as the road was flooded. Site near football ground would be far more sensible! (AND safer for FAMILIES)	Not accepted.  Site G2/6 is retained – see 10.1 above.  Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.  Advice from NYCC Highways advised that access is acceptable onto Church lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.	No change.
J.A. Simpson			G2/5	Object	For a scheme that was supposed to find infill sites on a	Not accepted.	No change.

12.1					small scale, this site is out of proportion entirely '47' houses.	In order to meet the housing requirement set out in the emerging Craven Local Plan a range of sites, including some larger sites, is required in the Plan. It would be difficult to demonstrate that at least 100 new homes could be provided over the Plan period if the Plan relied only on small infill sites and did not allocate some larger sites.	
12.2	Local Green Spaces		G7	Object	Sites 5-6-7 would be truly infill. Site 8 would accommodate all the village housing needs.	<p>Not accepted.</p> <p>Sites 5, 6 and 7 make a strong contribution to the character and appearance of the Conservation Area (as set out in the Conservation Area Appraisal) and meet the criteria for local green spaces as set out in the NPPF. They are generally supported in responses from local residents.</p> <p>Site 8 is retained as a local green space because it meets the criteria in the NPPF – see separate, accompanying document assessing the proposed</p>	No change.

						local green spaces using Craven DC's methodology.	
Anon 13.1			G2/2	Support	When is Neville House going to close?	Noted.  This is not known at the current time.	No change.
13.2			G2/4	Support		Noted.  This site will be shown as a commitment following advice from Craven DC.	No change.
13.3			G2/3	Not sure	How is this accessed?	The Parish Council has sought North Yorkshire County Council Highways comments on all the proposed housing sites. Comments from North Yorkshire County Council for this site included that access was acceptable from the A65 but demolition of a property is needed.  The site should therefore be retained in the Plan.	No change.
13.4			G2/6	Support		Noted.	No change.
13.5			G2/5	Not sure	Maybe a smaller development here. 45 seems a lot.	Noted.  The figure of 45 is an estimate based on an assumed density of 25 dwellings per hectare,	No change.

						<p>which reflects the rural character of the area.</p> <p>The revised figure of 30 dph follows discussions with CDC.</p> <p>The final figure for the site will be determined through the development management process.</p>	
<p>Sarah Peel Gargrave CE(VC) Primary School</p> <p>14.1</p>			G2/4	Support	<p>We share a boundary with this development and it would be essential to have the correct perimeter to ensure safeguarding of people on the school site.</p>	<p>Noted.</p> <p>The site has been deleted from the site allocations in the Plan as it already has planning consent and it is therefore shown as a commitment.</p> <p>The development management process provides opportunities for comments such as this to be considered in more detail.</p>	No change.
14.2			G2/2	Support	as above.	Noted.	No change.
14.3	All				<p>If some/all of these go ahead it is essential that the school is involved and aware of projections of numbers so that Governors can plan ahead for staffing and premises.</p>	<p>Noted.</p> <p>The school will have an opportunity to comment on planning applications through the development management process.</p>	No change.



						North Yorkshire County Council will continue to be involved in strategic planning to ensure any growth in student numbers is provided for at the appropriate time.	
P.M Wilson  15.			Map 1 G2/5	Object	<p>As a resident living in the High Mill area I use Marton Road daily – it is difficult enough at present with access and traffic – not to mention farm vehicles. Access from various side exits is difficult now with cars parked along the road side. Flooding is also a problem as water already seeps out from the field opposite the Residential Home – this would probably be worse with more houses built adjacent to the field.</p> <p>We have already had sewerage problems – the system as I understand is old and already unable to cope with the amount of effluent. This is not an area for young children. No footpaths, no play areas – the main road has to be crossed for the school.</p> <p>The access to Church Lane for Marton Rd at the pub is poor – narrow &amp; most drivers already cut the corner!</p>	<p>Noted.</p> <p>The site is considered to be a sustainable location, on the edge of the built up area and with good access to local facilities and services. It is not in an area of high flood risk. Drainage from the site should improve with development as sustainable drainage systems should be incorporated in line with Craven DC and Environment Agency requirements and also the policies in the Neighbourhood Plan.</p> <p>Marton Road includes some pavements along part of the section. Improvements in traffic management and safety in Gargrave are proposed in</p>	No change.

						<p>the other policies in the Plan.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p>	
<p>Anon</p> <p>16.</p>			<p>Map G2/5</p>	<p>Object</p>	<p>I do not agree to this site being built on – it floods frequently and we have enough traffic on Marton Road. Plenty of farm traffic which is a danger as they go so fast. Our Sewers back up and cannot take anymore. I cannot believe you are thinking of 49 houses being built.</p>	<p>Noted.</p> <p>The site is considered to be a sustainable location, on the edge of the built up area and with good access to local facilities and services. It is not in an area of high flood risk. Drainage from the site should improve with development as sustainable drainage systems should be incorporated in line with Craven DC and Environment Agency requirements and also the policies in the Neighbourhood Plan.</p> <p>Marton Road includes some pavements along</p>	<p>No change.</p>

						<p>part of the section.</p> <p>Improvements in traffic management and safety in Gargrave are proposed in the other policies in the Plan.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p>	
Chris + Sandy Lloyd 17.	Draft Neighbourhood Development Plan 2014-2030  All			Support	I support the Neighbourhood Plan in its entirety and look forward to it being full endorsed by CDC!	Noted.	No change.
Mr B Wolstenholme 18.1			Site G2/5 on Map 1	Object to Development	<p>This will only increase traffic on an already busy B road, Marton Road. Careful consideration must be given to access to this proposed site.</p> <p>Heavy lorries and tractors already present a hazard with speeding in particular.</p> <p>As a pedestrian one can only escape onto grass verges.</p>	<p>Noted.</p> <p>The site is considered to be a sustainable location, on the edge of the built up area and with good access to local facilities and services. It is not in an area of high flood risk. Drainage from the site</p>	No change.

					<p>Sometimes this is difficult with cars parking on the verge.</p>	<p>should improve with development as sustainable drainage systems should be incorporated in line with Craven DC and Environment Agency requirements and also the policies in the Neighbourhood Plan.</p> <p>Marton Road includes some pavements along part of the section. Improvements in traffic management and safety in Gargrave are proposed in the other policies in the Plan.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p>	
18.2			G2/5	Object to this Development	<p>Traffic coming from Scalber Lane has problems due to traffic on Marton Road. Harvest Time is a real problem with late night working. Further development will enhance this</p>	<p>See above.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church lane but there is</p>	No change.

					problem. Also adding to Martin Road Traffic will be vehicles from and to the 22 Timber/Log Cabins already agreed.	no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.	
J.C. Adams 19.	Map 1 Gargrave Draft NDP Proposals Map		G2/5	Object	<p>Marton Road is a 'Country Road' with limited access into the village. Farm vehicles already make the road hazardous. There is no pedestrian access into the village (esp school and shops)</p> <p>Areas 3 or 8 tick most boxes re access, safe walking to school and other village amenities.</p>	<p>Noted.</p> <p>The site is considered to be a sustainable location, on the edge of the built up area and with good access to local facilities and services. It is not in an area of high flood risk. Drainage from the site should improve with development as sustainable drainage systems should be incorporated in line with Craven DC and Environment Agency requirements and also the policies in the Neighbourhood Plan.</p> <p>Marton Road includes some pavements along part of the section. Improvements in traffic management and safety in Gargrave are proposed in the other policies in the Plan.</p>	No change.

						Advice from NYCC Highways advised that access is acceptable onto Church lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.	
Mike Treasure 20.	All				It would be wrong of me to comment as we are not directly affected! Although I was very happy and delighted that No 8 was designated as Local Green Space. I know from past experience that you all involved should be congratulated and indeed thanked for all your hard work, time and effort put in and probably long house. Thank you.	Noted.	No further change.
B M Holmes 21.1			G2/4	Support		Noted.  This site will be shown as a commitment following advice from Craven DC.	No further change.
21.2			G2/2	Support	Assuming satisfactory outcome for present residents of Neville House.	Noted.	No change.
21.3			G2/1	Support		Noted.	No change.
21.4			G2/3	Support		Noted.	No change.
21.5			G2/5	Support		Noted.	No change.

21.6			G2/6	Support		Noted.	No further change.
Anon 22.	All			Support	I would like to commend the members of this Neighbourhood Plan for their hard work and the time they gave to the project to enable it to be brought to this satisfactory conclusion. THANK YOU!	Noted.	No change.
Charlotte Ackroyd 23.1			G2/6	Support	Plan well thought out, I support this idea.	Noted.	No change.
23.2			G2/5	Support		Noted.	No change.
23.3			G2/4	Support		Noted.  This site will be shown as a commitment following advice from Craven Dc	No further change.
23.4			G2/3	Support		Noted.	No change.
23.5			G2/2	Support		Noted.	No change.
23.6			G2/1	Support		Noted.	No change.
Thomas Harrison 24.				Support	Excellent Plan Houses well placed, well done.	Noted.	No change.
Kevin Jackson 25.1	Pg 21 Para 4.4.1			Comment	The Greens: This should be re-worded as they are already protected as an 'Open Space', as they make up the registered Village Green (VG62), which is	Accepted.  Insert additional text as suggested to first point The Greens and final point under Playground etc.	Amend 4.4.1.  Insert additional text to first point The Greens:  "These areas are already protected as an 'Open Space', as they make up the registered Village

					protected by the 'Open Spaces Act 1906'.		Green (VG62), which is protected by the Open Spaces Act 1906 and under national and Craven District planning policies."  Insert additional text to final point Playground etc: "These areas are already protected as 'Open Spaces', under national and Craven District planning policies."
25.2	Pg 66	Para 6.3.11		Comment	This section needs re-wording. 'The greens are all owned and managed by the Parish Council'. The following needs to be added; 'and they are registered as Village Green (VG62) which affords them protection from development under the 'Open Spaces Act 1906'.	Accepted.  Amend Plan using wording as suggested.	Amend 6.3.11.  Add additional wording after "Parish Council": "and they are registered as Village Green (VG62) which affords them protection from development under the Open Spaces Act 1906."
25.3		Table 3 NPPF 1 2 3		Comment	The 'Open Spaces' 1, 2 & 3 should be differentiated from the other open spaces, as 1, 2 & 3 make up the registered Village Green (VG62). The law pertaining to the Village Green is the 'Open Spaces Act 1906', which sets it apart from the other open spaces.	Partially accepted.  The supporting text (see 25.3 above) has been amended in line with the suggested changes. This is not one of the criteria set out in the NPPF however and therefore it would be appropriate to include reference to it in the Table.	No change.
25.4	Map: Green Spaces			Comment	Differentiation should be shown as the Green Space 1,2 & 3 make up the registered Village Green (NG62) which is protected under the 'Open Spaces Act 1906' whereas the other green spaces are not.	Not accepted.  The supporting text (see 25.3 above) has been amended in line with the suggested changes.	No change.



						The Map shows the designated local green spaces and it would not appropriate to differentiate between them according to all the other types protection which they may enjoy.	
Barbara Martin 26.1	Map 5 Local Green Space			Support	Very important Green Space	Noted.	No change.
26.2	Map G2/5 New Housing			Support	Very good idea. In area of housing already.	Noted.	No change.
26.3	Map G2/4				I cannot visualize this being a good place to live but subject to access, possible.	Noted.	No change.
26.4	Map 8 Local Green Space			Support	Chew Lane is an important walking area for many people and has good trees and beck	Noted.	No change.
26.5	Map G2/6 New Housing			Support	This plot is ready for new use.	Noted.	No change.
Andrew & Norma Smith 27.	The Draft Plan				Well done. A very thorough and comprehensive review by the working group. It seems to have the best interests of the village at its heart. CDC clearly went for the easy options of sites GA028, 29, 25 and 12 to fulfil their required housing/employment numbers. It just shows what a bit of	Noted with thanks.	No change.

					common sense and insider knowledge can produce when one looks at your amended plan. Hopefully, CDC planning dept will take note of local feelings.		
Judith Haisley Mukae  28.1	Map 1			Support	Support decreased development as a protection of current owners. Seventy-five S/B maximum new homes/Residents.	Noted.  The Submission Plan has a revised housing figure of at least 100 new homes in line with the emerging Craven Local Plan.	No change.
28.2	5.2 Infrastructure			Object	Do not want cyclist to share towpath with walkers. The nature of the canal area is much less enjoyable if one must always be looking out for cyclists. As it is some riders are very aggressive on the roads.	Not accepted.  Cyclists are welcomed by the Canals and Rivers Trust to enjoy and use canal towpaths as well as walkers.  See also: <a href="https://canalrivertrust.org.uk/our-towpath-code">https://canalrivertrust.org.uk/our-towpath-code</a>	No change.
Judith Harrison  29.1			G2/5	Object	Marton Road is too narrow to accommodate any more traffic. 49 houses (approx. 75 extra vehicles) will increase the volume of traffic. Skell Hill junction and all other access points already have issues with fast moving traffic, farming vehicles etc. which will increase the likelihood of accidents.	Noted.  The site is considered to be a sustainable location, on the edge of the built up area and with good access to local facilities and services. It is not in an area of high flood risk. Drainage from the site	No change.

					<p>Access is very poor on Walton Close, with poor visibility for fast moving traffic. No footpath for access to the village for schools and shops. Already safety issue that isn't being addressed. Railway Line at the rear of proposed development. Children playing or accessing the Railway Line. Railways noise and freight. Trains use the line through the night. This will have a noise effect for the new development. Flooding at gate entrance – bottom of site. No 31 Marton Road – To the Mill have a very big chance, due to the field currently holding the water. There are already problems with surface water on the road already, flooding in areas. Sewers back up already on Marton Road. Another 49 houses will have a detrimental effect. No playground for children this side the village, where are the children going to play safely. This has always been an issue on this side the village.</p>	<p>should improve with development as sustainable drainage systems should be incorporated in line with Craven DC and Environment Agency requirements and also the policies in the Neighbourhood Plan.</p> <p>Marton Road includes some pavements along part of the section. Improvements in traffic management and safety in Gargrave are proposed in the other policies in the Plan.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p>	
29.2			G2/5 continued	Comment	<p><u>Alternative Site</u></p> <p>Next to the Sports pitches is not being considered for some strange reason. <u>WHY?</u> Entrance directly onto the main A65. Footpath into the village to the</p>	<p>Not accepted.</p> <p>The site next to the cricket field does not adjoin the existing built up area and</p>	No change.

					school with no need to cross the road. No other properties will be interfered with, for example, flooding, noise, overlooking etc. Playground round the corner, drains need sorting out to stop flooding at Raybridge Road end. The owner of the land is going to make a large donation to the Football & Cricket Clubs for shared access.	is in an area which floods frequently.  Other sites such as those identified in the Plan are considered to provide a more sustainable option.  If a planning application comes forward for the site it will be considered through the development management process.	
Mr & Mrs Storr 30.1			G2/1	No objection	Infill, no problem.	Noted.	No change.
30.2			G2/2	Object	Care Home in a Village requirement – much needed.	Noted.  The Parish Council understands that North Yorkshire County Council are considering other sites in Gargrave for provision of new and improved care home facilities. However this work is at an early stage and an identified site has not yet been approved. The proposed housing site may only come forward if and when suitable re-provision was provided.	No change.
30.3			G2/3	No Objection	No objection in principle	Noted.	No change.

30.4			G2/4	No Objection	No objection in principle but access into Main Rd is a problem	Noted.  The site will be shown as a commitment following advice from Craven DC.	No further change.
30.5			G2/5	Object	Large site would be overdevelopment of village into Greenfields – also have concerns re surface water drainage and increased traffic	Noted.  The site is considered to be a sustainable location, on the edge of the built up area and with good access to local facilities and services. It is not in an area of high flood risk. Drainage from the site should improve with development as sustainable drainage systems should be incorporated in line with Craven DC and Environment Agency requirements and also the policies in the Neighbourhood Plan.  Marton Road includes some pavements along part of the section. Improvements in traffic management and safety in Gargrave are proposed in the other policies in the Plan.	No change.

						Advice from NYCC Highways advised that access is acceptable onto Church lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.	
30.6			G2/6	Object	As G2/5	Not accepted.  See 10.1 above.	No change.
30.7	All.				Notwithstanding concerns re individual sites consider development generally would be excessive and erode the character of village. Specific concerns re traffic movements, surface water flooding (already a problem) and the capacity of the foul drainage system.	Not accepted.  The proposed housing sites have been chosen following extensive consultation with local residents and are considered to be the most sustainable.  The level of proposed development (at least 100 houses over the Plan period) supports the housing requirement in the emerging Local Plan for Gargrave.	No change.
Nigel Horsfield 31.		6.3.11		Support	I particularly support the proposals on green spaces as described in paragraph 6.3.11. I support the plan as a whole.	Noted.	No change.
Joan Horsfield		6.3.11		Support	I have read the plan and support it as a whole & in	Noted.	No change.

32.					particular support the proposals made in PARA 6.3.11		
Mrs H Bartle 33.			All	Support	I support the whole of the Neighbourhood Plan	Noted	No change.

**Table 4.2 Local Residents**

**Gargrave Draft Neighbourhood Development Plan – Consultation Responses**

<b>Consultee Name Address Ref. No.</b>	<b>Page No.</b>	<b>Para. No.</b>	<b>Vision/ Objective / Policy No.</b>	<b>Support / Object / Comment</b>	<b>Comments received</b>	<b>Parish Council Consideration</b>	<b>Amendments to the Submission Plan</b>
Josephine Drake  49.1			All	Comment	My first comment is to thank all those involved in the Gargrave Draft Neighbourhood Development Plan, and I fully respect all their hard work.  I like the method of choosing the sites by scoring against sustainability criteria.	Noted with thanks.	No change.
49.2			G7	Comment / Support	I support the designating of Green Spaces. 6.3 page 55 onwards. Many have special significance for the residents and wider users of the village, on the canal, on the Pennine Way, other local footpaths and amenities. Numbers 8,1,2, and 5 and 6 deserve	Noted.	No change.



					particular preservation for the well- being of the village.		
49.3			All	Comment	As has recently been seen, flooding is of significance in a village with a river, a canal, and in a hollow receiving considerable run off from surrounding fells and should be given serious consideration.	Noted.  The Plan recognises the issues around flooding in the village and seeks to guide new development to areas at lowest risk of flooding.	No change.
49.4			G2	Comment	Arising from the criteria I support G2/4 G2/5 and G2/6 and G2/2 if this can extend provision for the elderly in Gargrave. Objectives in 6.4 page 80 are most important.	Noted.  Other policies in the Plan support a mix of house types, sizes and tenures including housing for the elderly.	No change.
49.5			All	Comment	I understand that whatever is put forward in the Plan will upset someone, I think the overall ruling factors should be based on criteria that support the development of the village as a whole, trying to retain its rural village assets to serve the best interests of the majority. I think the Draft Plan shows that these factors	Noted.	No change.

					have been given due and fair consideration and I support it.  December 21 <sup>st</sup> 2015 11.00am		
Rufus Drake 50.1			G2	Support	I agree with the preferred site allocation for new housing.	Noted.	No change.
50.2			G7	Support	I support the local green spaces. In particular local green space 8 which offers more amenity as outlined as appropriate in the NPPF than other green spaces which have been proposed.	Noted.	No change.
50.3		6.3.11		Comment	Local green space identified as 8 on the plan is not mentioned. This is an omission and needs rectifying. It needs mentioning that it is within the Conservation Area and is a space providing important amenity value to the approach from and view to the National Park Heritage Assets including listed buildings surrounding the canal, wildlife and users on foot, cycle and horse riding value this green space. It is bordered by National Cycle Routes and the Pennine Way.	Noted.  These points were made by other respondents and the text has been amended accordingly.	No further change.

50.4		6.3.11		Object	The description referring to pasture land south of 3 to 27 Skipton Road does not connect with any of the local green spaces numbered 1 to 8 on the plan. It is not referred to in tables. I do not understand how "Pasture Land" complies with the requirement outlined for local green space in the NPPF	Noted.  This text has been deleted.	No further change.
Helen Wilson 51.1			G7 1	Support	An important environmental part of the village	Noted.	No change.
51.2			G7 2	Support	The 'greens' are essential to the character of the village.	Noted.	No change.
51.3			G7 8	Support	Scenic picturesque boundary to the canal, wild life, trees a natural boundary to the village.	Noted.	No change.
Tony & Joan Wimbush 52.		4.5.2 (Roads)		Object	Specific provision should be made to reduce the speed limit on the A65 to 20mph to take account of increasing volumes of traffic, parked cars, narrow pavements and large, heavy wagons.	Accepted.  Insert additional text as suggested.	Amend 4.5.2.  Insert additional text: "Residents would like to see the speed limit on the A65 reduced to 20mph to take account of increasing volumes of traffic, parked cars, narrow pavements and large, heavy wagons."
Derrick Evans 53.1				All	In the main I fully support this Development Plan except for the item identified below:-	Noted.	No change.
53.2	Page 18	4.2.3	G2/2	Object	Neville House, Neville Crescent	Not accepted.	No change.

					<p>The Neighbourhood Plan has a role in determining the site for new housing.</p>	<p>The Parish Council understands that North Yorkshire County Council are considering other sites in Gargrave for provision of new and improved care home facilities. However this work is at an early stage and an identified site has not yet been approved. The proposed housing site may only come forward if and when suitable re-provision was provided.</p> <p>The site is considered sustainable and is located close to local facilities including the school. If and when it becomes available it would be suitable for redevelopment for housing.</p>	
53.3	Page 26		Objectives Item 2 Bullet Point 7	Comment	The impact of any development on residential amenities in the N.P. should be considered.	Noted.	No change.
53.4			All	Comment	Any development new to the village should not result in the loss of employment.	<p>Noted.</p> <p>The NDP includes policies to support local employment. Existing employment sites are protected in Craven District's local planning policies.</p>	No change.

53.5			G2/2	Comment	Neville House has 20 + residents and 20 + Members of staff. This will be at risk!!	Noted.  The Parish Council understands that North Yorkshire County Council are considering other sites in Gargrave for provision of new and improved care home facilities. However this work is at an early stage and an identified site has not yet been approved. The proposed housing site may only come forward if and when suitable re-provision was provided.	No change.
John & Lena Blackwell			All.	Support	We fully support the proposed "Neighbourhood Development Plan".	Noted.	No change.
54.							
Brenda Storey	Map 1		G2/5	Object	The cars already parking on Marton Rd is very dangerous. If new houses are built this country Rd will become a nightmare. It is very difficult to approach out of the High Mill Road now. Farm tractors etc come .... Down and also the road will need serious attention pre building – winding! Also last year (2014DBC) we had a dreadful problem with a sewerage issue when sewerage block back down Martin Road into houses and gardens and had to be	Not accepted.  Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.  Advice has been provided by North Yorkshire County Council regarding traffic / access issues.  Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no	No change.
55.							

					<p>cleared. Three (3) days later by a tanker.</p> <p>The road, sewerage and traffic are already a worrying problem. (Dav66 Parkin) etc needs to be a no parking area now. And a 20 mile per hour zone.</p>	<p>footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p> <p>Adequate sewerage provision will be required as part of the development management process.</p> <p>The site should therefore be retained in the Plan.</p>	
<p>S T Slater</p> <p>56.</p>			Map G2/2	Object	<p>What Access/Egress will traffic have onto this proposed development Neville Road already congested.</p>	<p>Not accepted.</p> <p>The Parish Council understands that North Yorkshire County Council are considering other sites in Gargrave for provision of new and improved care home facilities. However this work is at an early stage and an identified site has not yet been approved. The proposed housing site would only come forward if and when suitable re-provision was provided.</p> <p>North Yorkshire County Council has provided comments on traffic and</p>	No change.

						<p>access in relation to all proposed sites.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p> <p>The site should therefore be retained in the Plan.</p>	
Derek Steele			G2/4	Object	I object to this site unless there is a safe access provided into the village for pedestrians (especially children) i.e. neither along the A65 nor the Canal Bank.	Not accepted.	No change.
57.1						The site has planning permission and will be shown as a commitment rather than a site allocation as suggested by Craven DC.	
57.2			G2/2	Support		Noted.	No change.
57.3			G2/1	Support		Noted.	No change.
57.4			G2/3	Support		Noted.	No change.
57.5			G2/5	Support		Noted.	No change.
57.6			G2/6	Support		Noted.	No change.
P Barnes			All	Support	I agree	Noted.	No change.
58.							
Mrs Janet Turner			All	Support	The planned document and are aware there may be slight alterations. Well done all involved.	Noted.	No change.
59.1							

59.2				Support	I support the exclusion of GA25 for reasons given.	Noted.	No change.
Mr Hugh D Turner		4.2.3		Support	I support the four key principles set out in the paragraph	Noted.	No change.
60.1							
		4.5.3		Support	Additional services at times more convenient for use by village residents and safer access to the northbound platforms are the priorities in my view.	Noted.	No change.
60.2		5.2		Support	I support the draft objectives	Noted.	No change.
60.3		6.1.11		Support	I support the list of proposed housing sites in Table 2	Noted.	No change.
60.4		6.1.8		Support	I support the exclusion of site GA025 from Table 2	Noted.	No change.
Anon			G2/5	Object	Road too narrow for further volume of traffic. Poor Access to Walton Close (Poor Visibility) Will cause more flooding due to hard surfaces sewers already back up. Nowhere for children to play.	Not accepted.  Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.  Advice has been provided by North Yorkshire County Council regarding traffic / access issues.  Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the	No change.
61.							



						existing major road and extend the existing footway / street lighting to serve the site.  The site should therefore be retained in the Plan.	
Kathryn Ashby 62.1			General	Support	I strongly support the draft N Plan.	Noted.	No change.
62.2	Map			Support	I support all sites for development shown in the map.	Noted.	No change.
Mike Palin 63.1			General	Support	I strongly support the draft Gargrave Neighbourhood Development Plan 5 <sup>th</sup> November 2015.	Noted.	No change.
63.2	P6 Map 1			Support	I strongly support all the sites for development (G2/1 to G2/6) and the green spaces (1 to 8) shown on this map.	Noted.	No change.
Raymond Payne 64.			All	Support	My appreciation of the many hours of work, the skill, research and the expertise which have clearly gone into the production of the Development Document is bolstered by my approval of all but one of the six main sites put forward. It is a pity, though, it does not include the thanks of the Council, either with a list of names or collectively, for the large	Noted.  The Parish Council understands that NYCC have put the site forward twice and the CC was not approached by the Parish Council in the first instance. The CC are currently considering new sites in Gargrave for relocating care home provision. Consultation on the future	No change.

					<p>contributions made by many volunteers who have given freely of their time.</p> <p>I have been told that NYCC have twice been approached with regard to their proposal for Neville House and it is my view that as their intentions have not been made clear this site should not have been put forward. It is a <i>sine qua non</i>. We are being asked for our opinions of a pig in a poke.</p>	of Neville House is a matter for NYCC.	
Mr & Mrs D Newell 65.1	MAP 1			8 Support	We fully support this site as a local green space as a boundary to the canal and conservation of the natural inhabitants.	Noted.	No change.
65.2	MAP 1			1-7 Support	We fully support these sites as local green spaces as they are important boundaries/areas for both nature and residents.	Noted.	No further change.
65.3	MAP 1			G2/1 – G2/6 Support	We support the sites allocation for new housing development.	Noted.	No further change.
Michael & Christine Lord 66.1	MAP 1			Support	Support the sites preferred by the plan for new housing.	Noted.	No further change.
66.2	MAP 1			Support	We support the sites preferred by the plan for Local Green Spaces.	Noted.	No further change.
Ian James Smith & Ethel Smith	MAP 1			Support	We support the proposals in general.	Noted.	No further change.

67.1							
67.2	MAP 1		G2/4	Comment	We think this area is a good one to develop before the smaller ones in the village e.g. G2/3	Noted. The site has planning permission and will be shown as a commitment rather than a site allocation as suggested by Craven DC.	No further change.
67.3	Re Gargrave			Object	Object to any green field site development on grounds of unsustainability. Suggest address the underlying problem of overpopulation before trying to cure the symptom of too few houses. Also to occupy those houses which are still unoccupied. Development of site G2/1 is acceptable But that's the only one.	Not accepted.  The NDP has to demonstrate that it supports the delivery of at least 100 new houses in line with the requirements of Craven DC and as set out in the new Local Plan.	No change.
Anon 68.1			G2/1	Support		Noted.	No change.
68.2			G2/2	Support		Noted.	No change.
68.3			G2/3	Support		Noted.	No change.
68.4			G2/4	Object	Didn't agree with permission in the first place. Issues with road – close to canal. Concerned re type & look of housing & destruction of natural habitat eg trees.	Noted.  The site has planning permission and will be shown as a commitment rather than a site allocation as suggested by Craven DC.	No further change.
68.5			G2/5	Object	Would support if site were <u>smaller</u> – this looks to be a	Not accepted.	No change.

					<p>vast area? numbers of houses. Close to Pennine Way. Concerned with destruction of habitat. Given size &amp; possible number of houses, will the road &amp; pub junction take extra traffic.</p>	<p>Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.</p> <p>Advice has been provided by North Yorkshire County Council regarding traffic / access issues.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p> <p>The site should therefore be retained in the Plan.</p>	
68.6			G2/6	Support		Noted.	No change.
68.7			G9		Will these new 'housing estates' be improved by building in an appropriate style & also planting of vegetation to act as a "shield" ?	<p>Noted.</p> <p>Policy G9 encourages appropriate planting in landscaping schemes.</p>	No change.
Mrs Moyra Sonley			G2/1	Support	This fills a gap without being obtrusive	Noted.	No change.
69.1							

69.2			G2/2	Comment	I wonder what will happen to the residents of Neville House	<p>Noted.</p> <p>This a matter for NYCC but the Parish Council understands that the Council is considering other sites in Gargrave for re-provision.</p> <p>The Parish Council understands that North Yorkshire County Council are considering other sites in Gargrave for provision of new and improved care home facilities. However this work is at an early stage and an identified site has not yet been approved. The proposed housing site may only come forward if and when suitable re-provision was provided.</p>	No change.
69.3			G2/3	Support		Noted.	No change.
69.4			G2/4	Comment	There will be traffic coming on and off the main road which is a very busy road already. Will the speed limit be lowered further up than it is now, so that is already going more slowly by the time it gets to this development?	<p>Noted.</p> <p>The site has planning permission and will be shown as a commitment rather than a site allocation as suggested by Craven DC.</p> <p>Traffic management and speed restrictions are a matter for North Yorkshire County Council.</p>	No further change.

69.5			G2/5	Support but	There is no footpath along a good part of Marton Road and one assumes there will be some pedestrian usage as well as extra vehicles coming up and down the road.	<p>Noted.</p> <p>Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.</p> <p>Advice has been provided by North Yorkshire County Council regarding traffic / access issues.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p> <p>The site should therefore be retained in the Plan.</p>	No change.
69.6			G2/6		As above in G2/5	<p>Not accepted.</p> <p>See 10.1 above.</p>	No change.
Mrs Marie Dexter 70.1			G2/5	Support with reservations	The excessive amount of traffic resulting from this development would cause problems in the future as the road is not adequate and a section is without a pavement.	<p>Noted,</p> <p>Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.</p>	No change.

						<p>Advice has been provided by North Yorkshire County Council regarding traffic / access issues.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p> <p>The site should therefore be retained in the Plan.</p>	
70.2			G2/2	Query? The alternative to Neville House?	The demise of NEVILLE HOUSE would be a great loss to the villagers who as they become elderly and infirm, are able to stay in familiar surroundings.	<p>Noted.</p> <p>The Parish Council understands that North Yorkshire County Council are considering other sites in Gargrave for provision of new and improved care home facilities. However this work is at an early stage and an identified site has not yet been approved. The proposed housing site would only come forward if and when suitable re-provision was provided.</p>	No change.

Brian Probert Resident of Gargrave House  71.1		6.1.11		Typo?	Site numbers do not match map G2/6 sb G2/4, G2/10 sb G2/5, G2/11 sb G2/6	Not accepted.  Table 2 refers to former Site Option numbers. However it is proposed to amend the Table to include clarity.	No further change.
71.2		6.4.2		Comment	Cyclists and pedestrians do not always mix well on towpaths. Perhaps need a study of respective numbers... cont.	Not accepted.  The Canals and Rivers Trust supports the use of canal towpaths by both cyclists and pedestrians.  See also: <a href="https://canalrivertrust.org.uk/our-towpath-code">https://canalrivertrust.org.uk/our-towpath-code</a>	No change.
71.3					On different stretches. I suspect there are more walkers on the stretch in the village. Also, most of the cyclists in Gargrave seem to be faster riders on training bikes who would not necessarily Use a towpath. Might be worth asking cyclists in the tea shop.	Noted.  See 71.2 above.	No change.
71.4	Appendix 111			Comment	This would be cleared if the original map was included.	Not understood.	No change.
71.5	General			Support	Other than the above, not much to disagree with and generally a very informative and well researched document.	Noted.	No change.



Julie Pickles  72.			G2/5	Strongly Object	<p>Despite previous objections I am shocked to find this green field the preferred site. As residents of Marton Road/Walton Close, I ask the Parish Council to not so readily dismiss our objections on this occasion as we really are best placed to highlight the reasons why this is not the right area to develop. Even a small increase in traffic volume could be so very dangerous. Marton Road is very narrow, there are cars parked on both sides opposite junctions. All times of the day and night. There is a high volume of farm vehicles. Heavy plant at certain times in the farming calendar. It is a fast road. I have witnessed many 'near misses' just from my living room window. I have a full view of the brow of the hill and it is only a matter of time before there is an accident. A speed limit may not be of any help, they are rarely adhered to on roads like these and rarely policed. Walton Close is already too narrow. From witnessing how and where people park, I fear something like a Fire Engine would stand no chance of</p>	<p>Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.</p> <p>Advice has been provided by North Yorkshire County Council regarding traffic / access issues.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p> <p>The site should therefore be retained in the Plan.</p>	No change.
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					<p>access. Cars park on the bend, sometimes double par, at various times of day and night. Visitors often have to move their cars to let residents out. Some park half on the road, half on the pavement and people have to walk onto the road to get round them. With my own degenerative condition, it will be inevitable I will need a wheelchair/mobility scooter in the near future. There are also several elderly residents who also may too. Adding more traffic + parking could be catastrophic, leading to social isolation. There are no pavements on Marton Road. It is already an access issue for disabled people, who make it worse? Safety has to be of the upmost importance here. There is also the issue of the wildlife in this area to be considered. In this field and beyond there are several families of owls and other birds of prey. We have bats and woodpeckers. All thriving, very unique and special to the area. To bulldoze that for more housing in a village full to bursting, a dead High Street, a School that is full, a</p>		
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					Doctors that is full, limited public transport, lack of employment, a sewerage and drainage system barely coping.... This is not nimbyism... THIS IS THE WRONG PLACE!		
Anon 73.1			G7 8	Support 100%	I fervently hope that this land is never developed. It is a vital open space as the views it affords of Sharphaw and Thorpe Fell are breathtaking and beneficial to people's mental and spiritual well-being.	Noted.	No change.
73.2			G7 1,2,3,4,5,6 & 7	Support 100%	It has been proven by scientific research that people need to have access to green spaces. If only by looking upon them instead of constantly glued to the variety of hypnotic little screens.	Noted.	No further change.
73.3			G2/5 G2/6	Support Support	Noted.	Noted.  Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.  Advice has been provided by North Yorkshire County Council regarding traffic / access issues.	No change.

						<p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p> <p>The site should therefore be retained in the Plan.</p> <p>Site G2/6 Noted.</p>	
73.4			G2/4	Support	When this land is developed there needs to be a suitable footpath created linking the right of way which was wrongly blocked up linking the Anchor Road with Neville Road and a safe way down into the village.	<p>Noted.</p> <p>The site has planning permission and will be shown as a commitment rather than a site allocation as suggested by Craven DC.</p>	No further change.
73.5			G2/1	Support	If the development is low key and does not impact adversely on surrounding properties and enjoyment of their gardens.	<p>Noted.</p> <p>Policy G1 could be strengthened by including reference to the need to protect residential amenity.</p>	<p>Amend G1.</p> <p>Add in additional criteria:  <b>“Local residential amenity is protected and new development does not have an unacceptable impact on neighbouring properties through disturbance from</b> </p>

							traffic, noise, overlooking etc.”
73.6			G2/2	Object	<p>This is currently the site of Neville House residential and nursing home which is a valuable asset to the village in terms of relatives visiting residents who are often from Gargrave or district and employment, not only within Neville House but the grounds are always kept immaculate. Since I moved to Gargrave 26 years ago Eshton Hall, Gargrave House, Grave Park, Bridgeholme and the Beeches have all closed. We should be safeguarding our remaining place of safety and security which cares for the growing number of people, not only the elderly, with varying disabilities. Neville House also opens its doors to the village residents on many occasions for social functions and fundraising and its staff are wonderful.</p>	<p>Not accepted.</p> <p>The Parish Council understands that North Yorkshire County Council are considering other sites in Gargrave for provision of new and improved care home facilities. However this work is at an early stage and an identified site has not yet been approved. The proposed housing site would only come forward if and when suitable re-provision was provided.</p>	No change.
James Enever 74.1			G7 Open Spaces 5,6 and 7	Do not support	<p>The arguments for keeping areas 5,6 and 7 free from housing seem to be to be more about protecting the views of a few privileged people.</p>	<p>Not accepted.</p> <p>The open spaces are noted in the Conservation Area Appraisal as making a strong contribution to the conservation area’s character and appearance</p>	No change.

						and they meet the criteria for local green spaces set out in the NPPF.	
74.2			Area 8	Question of whether it should be a green space	Again the argument to me would only be valid if the land was owned by PC and could be used by the public.	Not accepted.  This area makes an important contribution to protecting the setting of Gargrave when viewed from the YDNP. The justification for including it as a local green space is provided in the accompanying assessment tables.	No change.
74.3			Housing areas G2/1 – 6	General Comment about the housing	I believe that there should be some provision/allocation for self-built houses, for individuals who cannot afford the high prices particularly for family home.	Accepted.  Add in additional wording to G1 supporting self build opportunities.	Amend G1.  Insert additional text: <b>“Developments which support opportunities for self build projects will be encouraged, subject to other planning policies”.</b>
74.4			Housing areas G2/1 – 6	Comment on housing type	The document concentrates on ‘quality’ housing and affordable housing. I believe that there should be a focus on some houses which are in the village centre being terraced and small. This in keeping with the village. Recent houses have all been large, whether terraced or detached.	Accepted.  Policies in the Plan support design which is sensitive and appropriate to the existing character of the village and Conservation Area. More detailed design policies have been added to the revised, Submission Plan.	No further change.

74.5			Towpath Improvements to Skipton	Strongly Support	I believe that many more people would cycle to Skipton if the towpath was to the same standard as in Leeds Metro area. This would benefit the health of residents and be good for tourism within Gargrave.	Noted.  Cycle path improvements are supported in the Plan.	No change.
74.6			'Calming' the High Street	Strongly Support the proposals	I suspect widening of footpath will never happen because of a perceived car parking problem i.e. shop users refuse to walk and no-one polices present parking restrictions.	Noted.  The Plan supports improvements in traffic management and pedestrian safety and the Parish Council will continue to work to secure improvements wherever possible.	No change.
74.7			Tourism	Plan does not add up	Some sort of co-ordinated approach to give tourists an overview of rental accommodation, hotels, b & b, shopping and eating would help. The Library could be very useful in enabling this and co-ordinating it.	Noted.  This is a planning document and can only include planning policies to guide new development. However the Parish Council would support a co-ordinated approach to tourism.	No change.
74.8					Plan is not readable on Internet so I went into Library. I do not have paragraph nos to hand.	Noted.  The Parish Council provided hard copies in a number of locations and promoted these to encourage as many local people as possible to read the Plan.	No change.

<p>Martin Banks</p> <p>75.</p>			<p>All G2/5</p>	<p>Comments</p>	<p>First of all I would like to say that the neighbourhood plan looks to be a comprehensive, well-constructed document which puts forward the case for and against each of the proposed sites in a clear and concise manner so can I say well done to the authors. Not that I agree with some of the recommendations of course!</p> <p>a. I refer to the proposal to build more houses in the plan reference G2/5 Marton Road, Walton Close. In particular Marton Road is too narrow to accommodate any more increases traffic. There are already well known issues with the extremely narrow turn in at the Mason's Arms, there is no pavement where the road narrows after the Beeches entrance and a big safety issue for pedestrian access to the village and its amenities. The traffic is already mounting the grass verges of the houses as they are unable to pass each other. The narrowest part is just before</p>	<p>Not accepted.</p> <p>Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.</p> <p>Advice has been provided by North Yorkshire County Council regarding traffic / access issues.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p> <p>Development proposals would be required to address sewerage and drainage issues to the satisfaction of the relevant bodies.</p> <p>The site next to the cricket field is not supported as it has flooding issues and does not adjoin the existing built up area and there are other</p>	<p>No change.</p>
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					<p>the turning to Riversway is poorly lit, no pavement and today's huge articulated lorries and agricultural vehicles are unable to pass without difficulty. In addition of course there are is an on-going issue with speeding which has been taken up with the police.</p> <p>b. Poor access to Walton Close and poor visibility for traffic exiting Riversway.</p> <p>c. Access to the railway line which is a safety issue for children of all ages as well as the environmental issue of the noise etc generated by the trains.</p> <p>d. Marton Road is affected by flooding being next to the river at the western end and closed only last week due to high water levels.</p> <p>e. There are issues with the existing sewerage system without having more residents there.</p> <p>f. This area of the village carries a large part of the heritage of the village such as the church,</p>	<p>sites which are closer to village amenities and services, and which would be better related to the existing village.</p>	
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					<p>pub, Pennine Way and historic listed buildings and sites which should be preserved.</p> <p>None of these factors affect the site next to the cricket/field field where the Systagenic commercial development marks the eastern boundary of the village on one side of the road and effectively Raybridge Lane marks the village boundary on the other side. You can't spoil the view on entering the village because there isn't one since it is dominated by the factory. There are no narrow roads, pavements are provided and very easy access to the main A65 and no crossing it to go to school. No environmental issues, not overlooked by anyone, the playground is easily available for mothers and children, least impact to the village.</p> <p>For these reasons I think this site should be considered for development if possible.</p>		
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Matthew Ingham			G2/5	Object	<p>Sir, Madam,</p> <p>I write with reference to the proposal by Gargrave Parish Council to offer the land adjacent to Marton Road for housing development.</p> <p>I have learned today, that the Parish Council claimed that there were only two objections to use of this land for development.</p> <p>This cannot be true. I submitted my formal objection directly at the public consultation, and I'm aware of at least at three other objections. In other words, at least 50% of formal objections have not been recorded by the parish council.</p> <p>As it stands, there are other apparent flaws: The village boundary, for instance, appears incorrect on the submitted map. And then there's the suitability issue. The area proposed is clearly the least suitable site available, for reasons of access, flood-risk, environment, and utility. I will</p>	<p>Not accepted.</p> <p>The results of the informal consultation in Summer 2015 indicated that the site was well supported and only 3 objections were submitted at this stage.</p> <p>Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.</p> <p>Advice has been provided by North Yorkshire County Council regarding traffic / access issues.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p> <p>Development proposals would be required to address sewerage and drainage issues to the</p>	No change.
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					send a more detailed response shortly. For now, please register my objection	satisfaction of the relevant bodies.	
Lisa Martin  77.			G2/5	Object	<p>Apologies for this not been on the correct form but I was unable to download.</p> <p>I have many concerns regarding the proposed plans to build residential properties to the west of Walton Close. The main concerns I have are as follows:</p> <p>1. Access is poor on Walton Close already with poor visibility when trying to drive forwards onto Marton Road, also there is insufficient parking already for all the vehicles on Walton Close so an access route to the new developement would reduce parking for 4 vehicles. This would then further narrow Walton Close as more occupants would have to park vehicles on the road side.</p> <p>2. Marton Road is too narrow to accomodate any further traffic incurred from additional housing. The addition of new homes on this site will increase volume of</p>	<p>Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.</p> <p>Advice has been provided by North Yorkshire County Council regarding traffic / access issues.</p> <p>Development proposals would be required to address sewerage and drainage issues to the satisfaction of the relevant bodies.</p> <p>Development proposals would be required to address suitable boundary treatment subject to the satisfaction of Network Rail or other relevant bodies.</p> <p>The site next to the cricket field is not supported as it has flooding issues and does not adjoin the existing built up area and there are other sites which are closer to</p>	No change.

					<p>traffic, Skell Hill and all other access points already have issues with fast moving vehicles, farm vehicles, pedestrians and cyclists. The likelihood of an accident occurring will increase dramatically.</p> <p>3. No footpaths on Marton Road which is an issue will become a bigger issue for new families with no safe access to the village amenities and school.</p> <p>4. The railway line at the rear of the proposed development will also cause an issue, the noise of the freight trains running through the night will cause noise pollution to the new development as well as the safety issues regarding children having easy access to the railway lines.</p> <p>5. Flooding is likely to increase on Marton Road with the development of the land. Presently the field does hold the water but if this land is developed then there is additional risk of flooding at the bottom of the proposed site adjacent to the mill. This road already floods badly during bad weather making it inaccessible at times.</p>	<p>village amenities and services, and which would be better related to the existing village.</p>	
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					<p>6. The sewers may not be able to cope with additional housing. They already back up with the current occupancy so further development will only exacerbate this problem.</p> <p>7. Lack of safe areas for children to play in this part of the village will run the risk of children playing on the roads or close to the railway lines which will have devastating consequences.</p> <p>Alternative Site Adjacent to Sports Pitches. This site would be more suitable for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Entrance directly on to the main A65.</li> <li>2. There is an existing footpath into the village for ease of access to the village amenities and school with no need to cross any busy main roads.</li> <li>3. Easy access to the bus routes and bus stops.</li> <li>4. No disruption to existing properties, increased traffic, noise and light pollution etc.</li> <li>5. Playground facilities within easy reach.</li> </ol>		
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					<p>6. No risk of flooding.</p> <p>7. The owner of the land is going to make a large donation to both the village football and cricket clubs for the shared access which will hugely benefit the village teams.</p> <p>Regards Lisa Martin</p>		
<p>Carole Aspin</p> <p>78.</p>			G2/5 G2/6	Object	<p>Dear Sirs</p> <p>I have concerns about the proposed site G2/5 and the site G2/6. I am particularly concerned about the number of proposed houses and the expected number of cars that this will generate. I estimate that 49 houses will have about 1.5 cars on average per household ( data from Traffic survey 2012. Gov.uk). Looking at the roads available, the access way to main roads will be down Marton Road onto Church Street. Marton Road is a very narrow road and at several places there is not space for two cars to pass with any ease. Accessing Marton Road is difficult from Beech Close and I presume other access points because</p>	<p>Partially accepted.</p> <p>Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.</p> <p>Advice has been provided by North Yorkshire County Council regarding traffic / access issues.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p>	No further change.

					<p>of the speed of cars coming down the slope near Walton Close and the limited distance that can be visualised to see oncoming traffic. I have had my garden gates destroyed twice because of cars realising too late they were unable to pass. One of the narrowest points is as Marton Road meets Church Street, where there is significant traffic coming down the hill from Broughton to access the A65. Marton Road is used extensively by farm tractors and milk collection vehicles, which makes the problem of a narrow road more difficult. There is no pavement on either side of the road from the proposed developments to Marton Close. From Marton Close there is a narrow one person only pavement on one side of the road. This is the route used by my children and others to access the school buses. It is extensively used by residents to walk dogs and to walk into the village and railway station. Marton Road has limited street lighting and visibility of pedestrians is poor in the dark and in poor weather</p>	<p>Development proposals would be required to address sewerage and drainage issues to the satisfaction of the relevant bodies.</p> <p>Development proposals would be required to address suitable boundary treatment subject to the satisfaction of Network Rail or other relevant bodies.</p> <p>The site next to the cricket field is not supported as it has flooding issues and does not adjoin the existing built up area and there are other sites which are closer to village amenities and services, and which would be better related to the existing village.</p> <p>G2/6:</p> <p>See 10.1 above.</p>	
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					<p>conditions. As the road is so narrow, I am not sure that there is the potential to build a pavement. I do not think this is a safe road at present but I am very concerned if significantly more traffic were to use the road. I also have concerns about building on land which will reduce the amount of absorption area for run-off water following rain. At present after a heavy rainfall the water rushes down either side of Marton Road and houses towards Church Street have flooding problems. I think this would increase if a large grassed area uphill were to be covered with housing and driveways. I am not against house building within the area but I think there should be consideration to the impact on road safety, both for car users and pedestrians. I note that the development plan at 6.1.2 point 6 states the development plan 'will not create conditions prejudicial to highway safety.' I would favour a much smaller development at the above sites - maximum 8 -10 houses or the use of one of the sites</p>		
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					that access the main A65 directly. The site near the sports pitches has a long view of the oncoming traffic and the traffic has slowed down coming over the canal bridge area from Skipton or from coming through the village. There would be very little money which would need to be spent to allow safe access. I think the options to improve road safety are limited on Marton Road and would need significant capital investment. Yours sincerely, Carole Aspin		
Chris and Joyce Varley  79.1			All	Support	Dear Madam  We live at Raybridge House in Gargrave and have done for nearly 30 years. We have seen the Neighbourhood Plan prepared by the Parish Council and approve of its contents.	Noted.	No change.
79.2			Site by cricket field	Comment / object	We would however strongly object to any proposals for development on any of the following:-	Accepted.  This site is not supported in the Plan as a site allocation.	No change.

					A: the field to the east of the cricket field. This is low lying and development would result in increased water run off and increased risk of flooding on the A65. Flooding on the A65 on the Skipton side of the village is worse since Highways carried out roadworks, and Raybridge Lane is a nightmare at times.		
79.3			G7	Support	B: the field off Church Lane behind the Vicarage. This is a beautiful green space and should be retained as such.	Noted.	No change.
79.4			G7	Support	C: the field on the left hand side of Marton Road as one turns from the Masons Arms. This is also a beautiful and treasured green space and should be kept. Yours faithfully Chris and Joyce Varley 20 December 2015	Noted.	No change.
Dr Morrie W Charlton 80.1			G2/1	Support	Infilling and not detracting from the general village.	Noted.	No change.
80.2			G2/2	Support	Whilst this satiates local housing need and infills a brown field site it reduces local provision for the elderly.	Noted.  The Parish Council understands that North	No change.

					As this is a strategic plan the issues of an aging population need to be addressed.	Yorkshire County Council are considering other sites in Gargrave for provision of new and improved care home facilities. However this work is at an early stage and an identified site has not yet been approved. The proposed housing site would only come forward if and when suitable re-provision was provided.	
80.3			G2/3	Support	Infilling extension – provided the owners of adjacent properties are agreeable – it is supported by them then this minimises impact on village	Noted.	No change.
80.4			G2/4	Support	Minimises the impact on village – almost a fait accompli re development. There is a condition regarding this development – the extension of the 30mph speed limit	Noted.  The site has planning permission and will be shown as a commitment rather than a site allocation as suggested by Craven DC.	No further change.
80.5			G2/5	Support	Minimises impact on village – affordable housing.	Noted.	No change.
80.6			G2/6	Support	This should not mean the loss of caravans/mobile homes that are affordable. There is not a necessity for affordable housing as this site is some distance from the village and realistically requires a car.	Noted.  Affordable housing policies are included elsewhere in the NDP.	No change.

80.7			All	Comment.	A sound plan that minimises a deleterious impact on the village. Realistically the strategic plan should be linked to local amenities and transport provision. Local amenities/services are likely to be reduced as a consequence of budget cuts.	Noted.  Policies in the Plan support improvements in local infrastructure.	No change.
David & Jacquie Aldersley  81.1			G2	Support / Comment	<p>Alternative site Next to sports pitches which is not being considered for some strange reason? This site would be more suitable for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Entrance directly onto the main A65.</li> <li>2. Footpath into the village for school with no need to cross main road.</li> <li>3. No other property will be interfered with e.g. flooding, noise, overlooking etc.</li> <li>4. Playground round the corner.</li> <li>5. Flooding at Ray Bridge Road end, drains need sorting out.</li> <li>6. The owner of the land is going to make</li> </ol>	The site next to the cricket field is not supported as it has flooding issues and does not adjoin the existing built up area and there are other sites which are closer to village amenities and services, and which would be better related to the existing village.	No change.

					a large donation to the football and cricket club for shared access.		
81.2			G2/5	Object	<p>Marton Road too narrow to accommodate any more traffic. 49 houses approx. 75 extra cars. Entrance very bad. Poor visibility onto fast moving traffic. No footpath into village for school children. Very poor lighting. Railway Line at rear of site. Kids will play on line, whatever you do to stop them.</p> <p>Flooding of 31 Marton Road to the Mill. Field holds water but still floods now! Sewers back up now so another 49 houses would be asking for trouble. If they say they will repair them why not now! Railway noise at night from frequent trains &amp; passenger trains. No play area for the children so railway would be their first call to play.</p>	<p>Not accepted.</p> <p>Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.</p> <p>Advice has been provided by North Yorkshire County Council regarding traffic / access issues.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p> <p>Development proposals would be required to address sewerage and drainage issues to the satisfaction of the relevant bodies.</p>	No change.

						Development proposals would be required to address suitable boundary treatment subject to the satisfaction of Network Rail or other relevant bodies.	
Richard Hird  82.1			All	Comment	<p>I have been confused to date and the documents on the web site do not make clear my concerns.</p> <p>What is the agreed date with CDC that existing developments can or cannot be included in the Plan. It's a fundamental question; and I cannot see that any plans are relevant if this is not known.</p> <p>The last discussion the village was asked to comment on, on reflection did not know this and was putting forward developments that were clearly wrong.</p> <p>Can you say with confidence that areas like G2/4 where plans have been done can be included in this DP?</p> <p>In brief comments made by someone who works in the CDC planning department, cast doubt on whether we are co-ordinating our thoughts with those of the</p>	<p>Noted.</p> <p>The Plan period will be 2012 – 2032 in line with the new Craven Local Plan. This has changed from the previous period but has provided on the advice of Craven DC.</p> <p>The Parish Council is working closely with Craven DC to ensure the NDP is in general conformity with the new Local Plan as well as the adopted Local Plan.</p>	Amend Plan period to 2012 – 2032 throughout document.

					planning department. I see no mention of any discussion with the Planning department in the documents. What are the Planning department thoughts? And how do they differ from ours? Have any discussions have been had? Comments on the proposed sites		
82.2				G2/1	No comment	Noted.	No change.
82.3				G2/2	No comment	Noted.	No change.
82.4				G2/3	No comment	Noted.	No change.
82.5				G2/4	See point above; but have no comment regarding the development	Noted.	No change.
82.6				G2/5	This seems a major development not in keeping with the rest of the village. It will put further pressure on traffic on Marton road, especially where it meets the village. It is also good green belt piece of land. Would probably be ok if it was not so large.	<p>Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.</p> <p>Advice has been provided by North Yorkshire County Council regarding traffic / access issues.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and</p>	No change.



						extend the existing footway / street lighting to serve the site.	
82.7				G2/6	I understand only three houses are earmarked for this zone, which should not cause any concerns.	Noted.	No change.
Lesley Reznicek 83.1	Map 1 Gargrave Draft NDP		G2/1	Support		Noted.	No change.
83.2			G2/2	Support		Noted.	No change.
83.3			G2/3	Support		Noted.	No change.
83.4			G2/4	Reluctant Support	As planning consent for 29 houses is already approved, I support with two key considerations.  1 careful consideration of drainage as this is a wet field.  2 safe access onto the main A65 as traffic approaches Gargrave quickly – move 30 mph signage.	Noted.  The site has planning permission and will be shown as a commitment rather than a site allocation as suggested by Craven DC.	No further change.
83.5			G2/5	Serious Objections	The proposal for a maximum of 45 houses on Marton Road has not been seriously thought through. I note at meetings that Parish Council	Not accepted.  Site G2/5 is supported by Craven DC and should be retained in the Plan as it	No change.

					<p>members objected to building off Eshton Road because of the danger of the bridge but at least there is a pavement over the bridge.</p>	<p>meets sustainable development objectives.</p> <p>Advice has been provided by North Yorkshire County Council regarding traffic / access issues.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p> <p>Development proposals would be required to address sewerage and drainage issues to the satisfaction of the relevant bodies.</p> <p>Development proposals would be required to address suitable boundary treatment subject to the satisfaction of Network Rail or other relevant bodies.</p>	
83.6					<p>Traffic from Rivers Way and Walton Avenue access Marton Road as the road</p>	<p>See 83.6 above.</p>	<p>No change.</p>

					<p>narrows. Farm vehicles and milk pick up lorries are up and down Marton Road at excessive speed. As the road narrows between Rivers way and Marton Close there is no pavement and only access for a single lane of cars. People have to walk up and down here as cars screech to a halt to let vehicles coming the other way have access.</p> <p>This difficult section of the road has improper drainage and takes all the water coming down Marton Road so it wet and slippery and cars skid. The gate at the corner of Marton Road and Rivers Way has been replaced as a result of such a skid.</p> <p>The influx of another 45 cars, and many houses have more than one car is not a safe proposition. There is already additional traffic from the newly open lodge area further up the road and from the extra houses proposed at G2/6 the saw mill.</p> <p>I do feel it has been a case of put the houses out of sight</p>		<p><u>Note however this site was subsequently deleted from the Submission NDP on the advice of Craven District Council on grounds of flood risk)</u></p>
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					(albeit an eyesore from the Pennine Way) without real consideration of the infrastructure on Marton Road. (Please note the road cannot be widened as there are houses on each side)		
83.7			G2/6	Support	I will support this providing G2/5 is reviewed and the number of houses proposed 45 reduced to no more than 15.	Noted. Housing numbers are a matter for the development management process but the estimates for each site are based on appropriate average densities (25dph) which have been revised following discussions with CDC.	No change.
83.8			G7 8	See Comments	I support all green spaces suggested but cannot understand why 8 is a preferential green space to the area between G2/5 and green space 6 for the following reasons:  1 This section includes the Pennine Way and as you approach Gargrave from the top of these fields beyond the railway bridge, you have the most stunning view of the	Noted.  The reasons for including this area as a site allocation for housing are set out in the Plan.  The site allocation is supported by Craven DC and the policies have been amended to help protect landscape and built and natural heritage assets.	No change.

					<p>village of Gargrave. Ramblers have commented to me on this. It also gives an impressive view of the moat which we should preserve for future generations. It is part of the heritage which should be on the neighbourhood plan. It also aids our tourism.</p> <p>2 It is a wild life haven with frogs, toads, a population of hedgehogs which are on the endangered species list and a wide variety of birds including, bramblings, bullfinches, goldfinches and a growth in the number of sparrows which are dwindling elsewhere. Its claim for green space status is stronger than 8 which I also support.</p>		
Mr & Mrs Stephen Coetzer 84.	Map 1 Gargrave No 5 & 6			Object	<p>Object to additional low cost housing on Marton Road as the road is too narrow to accommodate extra traffic, flooding due to poor drainage system &amp; no footpath and poor access with limited and poor visibility of moving traffic.</p>	<p>Not accepted.</p> <p>The Plan supports a range of house types, sizes and tenures including affordable housing.</p> <p>Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.</p>	<p>No further change.</p> <p><b><u>Note however this site was subsequently deleted from the Submission NDP on the advice of Craven District Council on grounds of flood risk)</u></b></p>

						<p>G2/6 Not accepted.</p> <p>The GNP is encouraging sustainable development leading to good planning outcomes within the designated plan area and with respect to the Old Sawmill Site considers development will bring many benefits.</p> <p>Paragraph 104 of the NPPF 2012 states 'Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests' but should still meet the requirements for site-specific flood risk assessments.'</p> <p>Following a site specific flood risk assessment concerns for risk and consequences of flooding can be resolved. Measures to deal with Fluvial Flood Risk, Surface Water Flood Risk, SUDS Compliance and Flood Resilience may be required of an appropriate development and can be designed in.</p>	
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						<p>The Old Saw Mill is an historic building which needs attention for its preservation. It's change of use through a sympathetic renovation and conversion will preserve it for now and the future enhancing our built environment.</p> <p>The Old Saw Mill Site scored 85 in the GNP Sustainability Site Assessment which is significantly higher than the score of 80 set for inclusion as a proposed site in the GNP. In The GNP Informal Consultation The Old Saw Mill Site received 36 representations of support and 8 of objection making it a supported site overall by the community. The redevelopment of The Sawmill Site brings an opportunity to improve the visual impact of the site within this Special Landscape Area.</p> <p>The PC considers that redevelopment of this site brings opportunities of much needed improvement to many aspects of this site</p>	
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						and should comply with the NPPF 2012 and its treatment of flooding.  Redevelopment of this site will lead to good planning outcomes for Gargrave.	
Winston Shutt  85.1	Map 3			Object	Why has the Settlement Boundary of the village been moved, and with whose permission?	Noted.  The Parish Council have the power, through the Neighbourhood Plan process, to determine the settlement boundary. The proposed settlement boundary is based on the previous one in the old Local Plan, and revised to include proposed housing sites, recent development and existing commitments.	No change.
85.2	Map 8			Object	Local Green Space no.8 Should not be a green space – it is next to open countryside anyway. Should still be considered available for housing.	Noted.  The justification for retaining the site as a local green space is set out in the accompanying supporting document which assesses all the proposed local green spaces using Craven DC methodology.	No change.
85.3			G2/8	Object	Site G2/8 should not have been removed from plan for	Noted	No change.



					housing. Is much more suitable as a larger site than G2/5 is, with direct access to the A65, not using the Listed, weight restricted, historic and only river bridge.	<p>(Not understood by GNPWG)</p> <p>Not accepted.</p> <p>The site is significant in that it makes a strong contribution to the character and appearance of the conservation area and the open area to the north of village enhances the setting of the village when viewed from the National Park.</p> <p>Development of the site for housing is not supported by the Parish Council.</p>	
85.4			G2/5	Object	This site is not suitable for this scale of development. Its lack of suitability has been ignored in favour of an out of sight out of mind attitude. This site contradicts most of the Neighbourhood Plan's policies on new housing development.	<p>Not accepted.</p> <p>Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.</p> <p>Advice has been provided by North Yorkshire County Council regarding traffic / access issues.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will</p>	No change.

						<p>be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p> <p>The site should therefore be retained in the Plan.</p>	
85.5			G2/5	Object	<p>One of the fields adjacent to G2/5 has had land drains constructed, which shares a drainage ditch with G2/5 and together cause flooding across Marton Road. Milton House is a Grade 2 listed building (one of the historic ones the plan claims to want to protect) which was built in a position where it would not flood from the river, but had an excellent view of it. Man-made surface water drains and ditches have caused the road, car park and gardens to flood on numerous occasions, to the extent that a soakaway had to be installed on the carp park, at great expense. Sometimes, however, this has not been enough and NYCC have supplied sandbags a number of times, most recently after speaking with NYCC flood authority.</p>	<p>Noted.</p> <p>Development proposals would be required to address sewerage and drainage issues to the satisfaction of the relevant bodies.</p>	No change.

					<p>Developing the site, even with SuDS, will further increase surface run-off, due to the slope of the site, towards Marton Road and consequently Milton House Nursing Home. All this excess water will be caused through acts of Man, not God.</p> <p>Road drains do not have adequate capacity for extra loading. Sewers are already over capacity, with properties on Marton Road suffering from garden sewer flooding.</p> <p>In all, there would need to be new sewers, rather than connecting into current ones, new road drains, rather than connection into old ones, pavements, as there are currently none, road widening, as it is too narrow for extra domestic and construction traffic and a pavement.</p> <p>Alternatively common sense could prevail and a site more suitable be used, such as G2/8, where the lower number of houses would be more in-keeping with the</p>		
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					<p>village, and not over allocate housing numbers, something the previous plan wanted to avoid.</p> <p>From a very concerned Nursing Home owner, 20 residents and all staff employed there.</p> <p>Cc Craven District Council, NYCC</p>		
Carol Shutt 86.				As above	Identical comments to the one above from Winston Shutt	Noted.  Refer to 85. Above.	No change.
Graeme Southam 87.1			G2/5	Object	<p>I object to the development of properties on Marton Road for the reasons listed below:</p> <p>Increase of traffic Width of Marton Road Amenities Flooding Road access</p>	<p>Not accepted.</p> <p>Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.</p> <p>Advice has been provided by North Yorkshire County Council regarding traffic / access issues.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and</p>	No change.

						<p>extend the existing footway / street lighting to serve the site.</p> <p>Development proposals would be required to address sewerage and drainage issues to the satisfaction of the relevant bodies.</p>	
87.2			G2/5	Object	<p>Impact on current utilities – sewer system</p> <p>The additional properties on Marton Road would have to join the existing sewer system. The sewer system does not have the capacity to cope with a further 49 households. The sewer is located under properties in Marton Road and Riversway, which means any issues with the sewers will have a major impact on the current residents.</p>	See 87.1 above.	No change.
87.3			G2/5	Object	<p>Increased volume of traffic.</p> <p>An additional 49 properties will significantly increase the number of vehicles using Marton Road. Most families have two cars which means an additional 98 cars</p>	<p>Not accepted.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the</p>	No change.

					<p>constantly using Marton Road for access.</p> <p>This will impact on the junction with Church Street and the main junction with the A65.</p> <p>This will also mean an increased risk to traffic, with more cars joining and leaving Marton Road there will be the potential for more accidents, particularly on the brow of the hill on Marton Road by Walton Close and the properties and road access nearby such as Riversway.</p>	<p>existing major road and extend the existing footway / street lighting to serve the site.</p> <p>The site should therefore be retained in the Plan.</p>	
87.4			G2/5	Object	<p>Width of road.</p> <p>The width of Marton Road is narrow, often requiring cars to give way to oncoming traffic. There is no opportunity to increase the width of the Road as properties line the road on both sides. Likewise the width of the road does not allow for pavements for pedestrians. This will mean walking on Marton Road will be more dangerous, due to the increased number of cars.</p>	<p>Not accepted.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p> <p>The site should therefore be retained in the Plan.</p>	No change.

					<p>The increased number of families and children walking to the village and to school busses or the local primary school will be at risk.</p> <p>Visitors to the village walking the Pennine Way and surrounding areas will also be at greater risk.</p>		
87.5			G2/5	Object	<p>Amenities for Families</p> <p>There are no amenities on the Marton Road side of the village. All playing areas, sports facilities and shops are a walk away. Children are likely to stay near their own home and play in the streets, with the potential for playing on a busy Marton Road. Alternatively they may stray on to farm land or onto the railway line which will adjoin part of the development.</p>	<p>Not accepted.</p> <p>The proposed site is located a short walk away from a range of local facilities and amenities including The Greens, School and village shops.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p> <p>The site should therefore be retained in the Plan.</p>	No change.
87.6			G2/5	Object	Flooding	Not accepted – see above.	No change.

					<p>The proposed development is on a field that becomes swamped in heavy rain. Currently water washes off the field, once saturated, and creates a flood on Marton Road by number 41 and opposite the Nursing Home. Building on the farm land will create a higher chance poor drainage and so a greater likelihood of flooding. The flooding will have a huge impact on the Nursing Home and residents of High Mill.</p>		
87.7			G2/5	Object	<p>Access to the development.</p> <p>Access to the development will be opposite the Nursing Home and so will have impact on emergency services accessing and supporting the residents and staff of the home.</p>	<p>Not accepted – see above.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p> <p>The site should therefore be retained in the Plan.</p>	No change.
87.8			G2/5	Comment	<p>Clearly there were significant reasons why this site was not recommended by the Craven</p>	<p>Not accepted. Craven DC has advised that they</p>	No change.



					District Council as appropriate for development.	support the allocation in the Neighbourhood Plan.	
Helen Paulger  88.1			G2/5	Object.	<p>Properties in Marton Road suffer already from</p> <p><b>flooding</b> (run off, and inadequate road drainage made worse by the years of neglect). Surface water from Marton Road pours down the slope to High Mill Cottages;</p> <p><b>raw sewage from overflowing sewers</b> unable to cope even with current demands.</p> <p>It is unwise, to say the least, to contemplate adding more housing until these problems have been resolved.</p> <p>New building means:</p> <p>Reduction in flood storage capacity (where will the compensatory water storage be sited?) and more housing connected to an already dodgy sewage system.</p> <p><b>more traffic.</b> At the moment, in order to pass parked vehicles on Skell Hill drivers find themselves on the wrong side of the road in the face of</p>	<p>Not accepted.</p> <p>Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.</p> <p>Advice has been provided by North Yorkshire County Council regarding traffic / access issues.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway / street lighting to serve the site.</p> <p>The site should therefore be retained in the Plan. Development proposals would be required to address sewerage and drainage issues to the satisfaction of the relevant bodies.</p>	No change.

					<p>oncoming traffic. <b>And it's proposed to add a busy junction on the crest of a hill?</b></p> <p><b>proposed access.</b> Is it Marton Road, Mosber Lane, Walton Close?</p>		
88.2			G2/6	Object	<p><b>Saw Mill site</b> lies within flood zone 3 "High Risk". On bank of a flashy river. Proposed constructions would adversely affect ...</p> <p><b>Loss of flood storage capacity.</b> Compensatory water storage must be provided elsewhere.</p> <p><b>Run off implications.</b> Surfact water drainage already a problem at Saw Mill. Road viaduct floods in wet weather.</p> <p><b>Flood flows in the river downstream of Saw Mill.</b> At High Mill Cottages we consider earlier interference to the water course in past years at the Saw Mill, the trout farm, and the weir were contributing factors in Sept 2000 when retaining wall</p>	<p>Not accepted.</p> <p>See 10.1 above.</p>	<p>No change.</p> <p><u><b>Note however this site was subsequently deleted from the Submission NDP on the advice of Craven District Council on grounds of flood risk)</b></u></p>

					<p>swept away and 2 to 3 metres of garden lost.</p> <p>cf Saw Mill planning applcn 30/2004/4762. Environment Agency “strongly recommended” the provision of watertight doors and windows and removal of all airbricks.</p> <p><b>Mill Pond development.</b> In the past, surplus river water went into the mill pond, which eased pressure downstream. Now, the chalets would be flooded. Planning applcn 30/2007/7637 promised a “full woodland management scheme”. In fact, most trees have gone, which reduces amount of water taken up. And there’s a high water table.</p> <p>Finally, I doubt the properties would get insurance.</p>		
<p>Martin Hancock</p> <p>89.1</p>	4			Object	<p>Who appointed the NWPG and under whose authority do they act? I have not previously been made aware of them and until otherwise</p>	<p>Not accepted.</p> <p>The Parish Council has a statutory power to prepare a Neighbourhood</p>	No change.

					advised do not recognise their role/responsibility in relation the proposed plan.	Development Plan through the Localism Act. The GNPWG was set up at an early stage to guide the preparation of the Plan on behalf of the Parish Council and interested local residents were invited to join the group. The Group has reported back to the Parish Council at all key stages of the Plan and members of the Parish Council also sit on the Group. This is good practice in neighbourhood planning and is widely used across the country. The role of the Group is set out in the Parish Council approved terms of reference, but the decision making body remains the Parish Council.	
89.2	5			Object	Re “housing which meets local needs” – as defined by whom and on what basis?	<p>Noted.</p> <p>Strategic housing need is set out in the Craven Strategic Housing Market Assessment (SHMA) 2015.</p> <p>The Neighbourhood Plan consultation process has also provided evidence of local needs for more smaller units and for housing to meet the needs of older</p>	No change.

						people. This is set out in Section 6.1 in more detail and has been updated in the Submission Plan to take account of the updated SHMA above.	
89.3	Para 1.5 – 1.8			Object	Please supply all details of consultation undertaken – dates, locations, what channels were used. The notification of formal public consultation flyer put through our letterbox a few weeks ago is the first I have heard of any of these proposals for development; I therefore dispute the suggestion that we have been made duly aware of the proposals or, until now been given any chance to comment.	Not accepted.  The Consultation Statement will provide further information about the informal and formal consultation processes, both of which have been extensive and well in excess of that required in the Neighbourhood Planning Regulations.	No change.
89.4		2.4 “a social role”		Object	How is “strong vibrant and healthy” defined? What is meant by this – please provide full and clear details.  What date has been used to determine “the needs of present and future generations”? how has this been gathered and analysed” What evidence do you have that I have been consulted on	Noted.  Please refer to the National Planning Policy Framework. This sets out national Government Planning Policy and interpretation is for those who use the document to guide planning decisions.	No change.

					this, as part of the “present” generations? Please provide full and clear details.		
89.5		Para 2.6		Object	Who has decided that Gargrave will be expected to provide 5 dwellings pa over 15 years, and on what basis?	<p>Noted.</p> <p>The housing requirement for Gargrave is based on objectively assessed needs and is set out by Craven District Council as the local planning authority in the emerging Local Plan. The Housing requirement has been increased to at least 100 dwellings.</p> <p>This is explained in the NDP, including at para 2.6.</p>	No change.
89.6		Para 2.6		Object	If would be disingenuous at best to suggest that the proposed 75 dwellings will be added to the village at a nice even increment of 5 per year given the desire any prospective developer would have for scale in a development and the economies that would accompany this – what safeguards are in place to avoid all 75 being built in the first two years of the	<p>Noted.</p> <p>The Plan cannot stop development or realistically include a Policy to guide phasing. However the Plan will be monitored over time and as a number of sites of different sizes and in different locations are proposed, it would be in the landowners / developers interests to provide new housing over a period of time to avoid “flooding the market”.</p>	No change.

					proposed development window, for example?	The Plan will be monitored over time and may be revised following the adoption of the new Local Plan.	
89.7		3.7		Comment	The Yorkshire Grand Depart was in 2014. Given this egregious factual inaccuracy, it is hard to take any of the data in the rest of the document seriously – what assurance can you provide that any of the data contained is accurate or that any faith can be placed in it?	Accepted.  This typo has been amended.	No further change.
89.8		4.1.1.		Object	We never received the questionnaire you claim to have sent and therefore have not been adequately consulted. Please provide evidence that it was delivered to our address.	Not accepted.  The Questionnaire was widely promoted and copies were delivered to local households.  The Parish Council has no “proof” that a copy was delivered to this particular household in 2014 but there was significant publicity in and around Gargrave encouraging residents to return forms, and there was a relatively high response rate.	No change.

89.9		4.2.2		Object	Who specifically requires Gargrave to support the growth figure proposed?	Noted.  General conformity with strategic local planning policy is one of the Basic Conditions for NDPs.	No change.
89.10		4.2.2		Comment	The final sentence of this para appears to directly contradict the whole premise of the document and proposal – please clarify exactly what it means.	Not accepted.  The final sentence refers to the fact that the NDP has to support more new housing development in line with the emerging Local Plan.  The wording could be amended slightly to improve clarity.	Amend 4.2.2 final sentence to read: “The Neighbourhood Plan should therefore support the housing requirement set out in the emerging new Craven Local Plan whilst taking account of local residents concerns about how such growth can be accommodated”.
89.11		4.2.3		Object	The sites referenced (GA028, 029 and 025) are not shown anywhere in the document – please forward maps showing clearly where they are located.	Not accepted.  The process for site selection is set out in 6.1.7 – 6.1.9, including reference to consideration of the above sites.  Maps of all the SHLAA sites are included in the Call for Sites Assessment Report - see Neighbourhood Plan website.	No change.
89.12		6.1.3		Comment	Presumably this means that the proposal is a net 25 additional dwellings over the next 15 years, which added to the 51 existing commitments	Noted.  This is explained in para 6.1.10 although the revised housing requirement figure	No change.



					will result in the proposed 75? Please clarify.	is now 100 units over the Plan period (2012 – 2032).	
89.13	General			Object	<p>Marton Road already carries too much traffic and is dangerous for pedestrians, cyclists and motorists, as well as being increasingly noisy and intrusive for those living along it – the idea that up to c50 new dwellings ought to be added along the road will hardly help the situation – how are you proposing these issues are resolved?</p>	<p>Not accepted.</p> <p>Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.</p> <p>Advice has been provided by North Yorkshire County Council regarding traffic / access issues.</p> <p>Development proposals would be required to address sewerage and drainage issues to the satisfaction of the relevant bodies.</p>	No change.
Nigel and Jane Fletcher 90.			G7 Local Green Space No. 7	Object	<p>Following the death of our parents, Tim and Veronica Fletcher, my sister and I are the present owners of The Hollies, 5 Church Street and 3 Church Street, Gargrave. We are in the process of selling both houses through Dale Eddison.</p> <p>It has been brought to my attention, by a resident of Gargrave, that the area</p>	<p>Noted.</p> <p>The Parish Council wrote to all known owners of the proposed local green spaces in 2015 and asked for their comments.</p> <p>The site No. 7 has been included in the plan for a number of reasons.</p>	No change

					<p>behind these properties (GA005) has been put forward by Gargrave Parish Council to be considered for Local Green Space Designation. I have not been informed of this by the Parish Council nor Craven District Council and only found out by chance.</p> <p>This area of land has effectively been an extension of the back garden of my family home and I object to it being Designated Local Green Open Space on the grounds that it does not meet the criteria.</p> <p>According to the Methodology For Assessing Sites from Craven District Council applications will be assessed according to the following tests:</p> <p><u>Test 1</u> Does the site already have planning permission for an incompatible alternative use?</p> <p>No</p> <p><u>Test 2</u> Is the site reasonably close to the community they serve?</p> <p>This site does not serve the community. It is, as stated above, effectively an</p>	<p>It meets the criteria in the NPPF ie it is in close proximity to the community it serves, it is demonstrably special – the site is identified in the Gargrave Conservation Area Appraisal as making a strong contribution to the character and appearance of the Conservation Area (ie it has historic significance) and it is local in character and is not an extensive tract of land.</p> <p>Public access and public ownership are not criteria of the NPPF.</p> <p>Further information is provided in the accompanying background document assessing the local green spaces using the Craven DC methodology.</p>	
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					<p>extension of the back garden of The Hollies . If the question means 'is the site in the village?' the answer is yes.</p> <p><u>Test 3</u> Is the site local in character and not an extensive tract of land?</p> <p>I am not sure what 'local in character' means, but it is not an extensive tract of land.</p> <p><u>Test 4</u> Can the site be shown to be demonstrably special to the local community? To meet this requirement an area must fulfil one or more of the following criteria</p> <p>Beauty - No</p> <p>Historic Significance – No</p> <p>Recreational value – No</p> <p>Tranquillity – No</p> <p>Richness of wildlife – No</p> <p>Other Reason – No</p> <p>If designated can the Local Green Space be capable of enduring beyond the Local Plan or Neighbourhood Plan period? The NPPG states that how a Local Green Space will be "managed in the future is an important consideration, if the features that make it special or locally significant are to be conserved".</p> <p>I do not understand why this small patch of land, which</p>		
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					<p>does not have planning permission, has been put forward for Designated Local Green Space Status. With this status the land will be impossible to sell and as my sister and I no longer live in Gargrave who is going to be held responsible for the management and maintenance of this land in the years to come? If we continue to own it but live in London who will sort out problems if it becomes unsightly or travellers camp on it, or rubbish is dumped in it?</p> <p>It baffles me why the back garden of my family home has been chosen along with areas such as the village greens and church yard to be considered for Designated Local Green Space Status.</p> <p>My parents were both pillars of the village and were huge supporters of Gargrave, having served on the Parish Council, Parochial Church Council, Village Hall, Over 60s and tennis club to name but a few of their many village commitments. Many people</p>		
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					<p>in the village know me well as I was born and brought up in Gargrave and I am very upset that this has been done behind my back.</p> <p>I look forward to receiving any comments and an acknowledgement that you have received this email.</p> <p>Yours faithfully, Nigel Fletcher</p>		
Hazel Shutt  91.1				Comment	<p>Where has the Parish Council web site gone? Hopefully everyone downloaded everything they needed before it vanished.</p>	<p>Noted.</p> <p>The Parish Council website should be functioning normally at <a href="http://www.gargravepc.org.uk/">http://www.gargravepc.org.uk/</a> Links to the neighbourhood plan pages are provided on the front page.</p>	No change.
91.2			General	Comment	<p>It is a shame that after all that grant money and considerable time spent by the working group, a generally good plan with sound values and aims has been thoroughly contradicted by its poor choice of site for the majority of the Plans outstanding housing development. This on the preferences of such a small number of residents?</p>	<p>Noted.</p> <p>The informal public consultation was open and above board and everyone was invited to comment on the emerging plan either at the drop in event, or using a representation form or in writing. The results of the public consultation informed the choice of</p>	No change.

					<p>How many people were eligible to comment in the May/June consultation? What proportion of the eligible commenters does this small number of residents supporting site G2/5 represent? What about the supporters of site G2/8?(CDC 025 next to cricket pitch). The cover of the Plan shows some lovely photos – coincidentally views of, or from, three locations that will be adversely affected by the extra construction and domestic traffic, if site G2/5 is developed.</p>	<p>preferred option sites presented in the Draft plan, but other planning considerations such as accessibility, highways comments, relationship with the built up area of the village and flooding also informed the proposed list of sites in the Draft Plan.</p>	
91.3			All	Comment	<p>The plan states that will not over-allocate housing sites – and yet it has. Perhaps a smaller 29 home site (G2/8) would be more in-keeping with the village, and still provide a good number of homes.</p>	<p>Noted.</p> <p>The housing requirement for Gargrave has been increased to at least 100 new homes over the Plan period. The NDP has to include some flexibility as some allocated sites may not come forward for a variety of reasons and the Plan has to demonstrate that it plans positively to meet the need for sustainable development. Therefore the Plan shows that it can provide for more</p>	<p>No change.</p>

						than the minimum figure through site allocations and other policies in the Plan.	
91.4			G2	Comment	<p>Gargrave settlement boundary – should include former site G2/8 next to cricket pitch. If you are aiming for Environmental protection and sustainability, what better way than to live opposite where you work – as the Plan supports further employment development at Systagenix site? It is closer to cycle safely to Skipton when the new Sustrans route is complete, and leave the car at home. The site lends itself to renewable energy production – solar panels on homes roofs are not shadowed by other homes or mature trees.</p> <p>According to you only two only two people objected to the use of site G2/5 – this is incorrect.</p> <p>Speaking to neighbours, more objected in writing than that, either at the ‘event’ in May, or before the June deadline, via the Parish Council.</p>	<p>Not accepted.</p> <p>The site does not adjoin the built up area and is not located close to village services and amenities. It is also in an area which floods.</p>	No change.
91.5			G2/5	Comment	<p>Kirkwells Site Assessment Report GA031</p> <p>Open land/grazing area on the edge of the village. The</p>	Noted.	No change.

					site has reasonably good accessibility to services. There is a significant difference in levels across the site and there is a policy constraint as it is identified as Special Landscape Area in the adopted Development Plan., within Conservation Area and adjacent to the curtilage of Grade II Listed Buildings. Does not relate well to the existing village form.		
91.6			G2/5	Object	<p>I am objecting to the inclusion of Site G2/5, Land off Walton Close, as a site for 45 houses. For my objections I refer to the 'Draft Policies for New Housing Within the Settlement Boundary, G1'.</p> <p>Policy 1. Sites are well related to the existing village, capable of good integration with the existing grain of Gargrave and adjoin the built up area.</p> <p>The site is not well related to the existing village, as confirmed by Kirkwells site report above. It is far too large a site to be capable of good integration into the village. It does not adjoin a 'built up' area, it is only</p>	<p>Not accepted.</p> <p>Site G2/5 is supported by Craven DC and should be retained in the Plan as it meets sustainable development objectives.</p> <p>Advice has been provided by North Yorkshire County Council regarding traffic / access issues.</p> <p>Advice from NYCC Highways advised that access is acceptable onto Church Lane but there is no footway in situ. Works will be required to improve the existing major road and extend the existing footway</p>	No change.



					<p>attached to a small development of 12 homes and is next to open countryside on other boundaries.</p> <p>Policy 2. Sites have good accessibility, having consideration for relevant footpaths, pavements and cycleways.</p> <p>The site is not easily accessible by foot, there is no pavement in either direction, even towards the village centre, pedestrians must walk along the road. The road narrows in numerous places to less than two lanes, making the road less than ideal for all road users, especially when faced with milk tankers and agricultural vehicles.</p> <p>Any development at this site would increase both domestic and construction traffic along Marton Road and at tricky junctions onto Church Street and the A65. On Marton Road we already have to contend with drivers ignoring the 30mph speed limit, and laws determining which side</p>	<p>/ street lighting to serve the site.</p> <p>Development proposals would be required to address sewerage and drainage issues to the satisfaction of the relevant bodies.</p> <p>Historic England made representations on the Draft Plan but did not express any concerns about the site's potential impact on heritage assets.</p>	
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					<p>of the road they should drive on.</p> <p>Policy 3. They do not have an adverse effect on areas or buildings of historic or architectural interest, or areas of nature conservation value.</p> <p>A housing estate is not compatible in proximity to, and in full view of Milton House, as a Listed Building. Also any large development south of the river increases traffic over the Listed and Weight Restricted Gargrave Bridge. As Kirkwells report states, the site is also in a Special Landscape Area and within a Conservation Area, so contravenes this policy.</p> <p>Draft Policy G9 states that historic stone bridges such as Gargrave Bridge should be protected. Large developments south of the river would use this bridge as access to the closest main road. In what way does deliberately increasing traffic loading protect this bridge? This is the only river crossing for vehicles for a good distance either way,</p>		
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					<p>pedestrians would also struggle to cross if the stepping stones were underwater. For those south of the bridge a closure, scheduled or not, would mean loss of access to the bus stops, shops, doctors, schools, post office etc. Those north of the bridge lose access to the trains and the church. While those with their own transport can do a long round trip, those without are stuck.</p> <p>Policy 4. They do not lead to the loss of open spaces and recreational areas.</p> <p>Site G2/5 is open land at the edge of the village, so will lead to the loss of open space if developed.</p> <p>Policy 6. They are not at significant risk of flooding and they can demonstrate they will not increase the risk of flooding elsewhere.</p> <p>The site already contributes to flooding on Marton Road which has, in the past, flooded a number of</p>		
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					<p>properties, including the grounds of Milton House.</p> <p>Draft Policy G14 promotes the use of SUDS where applicable. Due to the topography of site G2/5 surface water storage may not be applicable, as it would have to be at a ground level higher than nearby properties, increasing risks to them. Even if used, when design rainfall is exceeded, run-off can within SuDS enter highway drains, which discharge to the Aire, so furtherincreasing flood risk for the village. The shape of the site may mean that another access road is needed, most likely at the bottom of the site where it meets Marton Road. This would funnel surface water towards the listed Milton House.</p> <p>Policy 7. They have suitable provision for vehicular access and do not impact adversely on existing highway networks and particularly narrow lanes in the village centre.</p> <p>The road narrows in numerous places to less than</p>		
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				<p>two lanes, making the road less than ideal for motorists, especially when faced with milk tankers and agricultural vehicles. Cyclists on the Sustrans route, pedestrians joining the Pennine Way along the well-used Mosber Lane (which also runs alongside the site) and those walking from the canal, all the tourists the Plan wants to attract, use this road so increasing traffic would be counterproductive. Tight and busy junctions on the Sustrans route would also be subject to extra traffic. Marton Road is not gritted. The A65, however, is.</p> <p>Policy 9. They do not impede important views of adjoining landscapes or buildings of note.</p> <p>As confirmed by Kirkwells the site is in a special landscape area, so development here would not be appropriate. Nor would it be an appropriate view for residents of a Listed Building. From the Pennine Way, just before it meets Mosber Lane, you look down across site G2/5 and Milton House and the mill are</p>		
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					<p>in view. Also over the trees to the north of the village you can see the Dales.</p> <p>In regard to accessibility to sewers, sewer capacity for site G2/5 may not be adequate. When Milton Park Holiday Lodges were planned, it was said that the proposed number of lodges had to be reduced due to lack of sewer capacity, the same sewer to which Walton Close is connected.</p> <p>2.0 Planning Policy Context.</p> <p>2.4 National Planning Policy Framework (NPPF)<sup>4</sup> published in 2012. This sets out in paragraphs 6 and 7 that the purpose of the planning system is to contribute to the achievement of sustainable development, and the planning system has to perform an economic role, a social role and an environmental role:</p> <ul style="list-style-type: none"> <li>● an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to</li> </ul>		
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					<p>improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.</p> <p>Site G2/5 does not adhere to this role. Its development does not protect and enhance the natural built and historic environment, being next to listed historic buildings, being a currently protected landscape, being accessed by unsuitable infrastructure. Homes here would not use natural resources or mitigate climate change as prudently as on Site G2/8. Site G2/5 is north-west facing, with mature trees on its upper boundaries. This reduces the viability of solar panels, especially in winter months, as one home overshadows the next, also increasing fuel usage for lighting and heating.</p>		
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91.7			G2/6	Object	<p><b>Draft Policy G9 Protecting and Enhancing the Rural Landscape Setting of Gargrave</b> New development is required to take into careful consideration the landscaping setting of Gargrave. Proposals should demonstrate a positive contribution to the following landscape design principles:</p> <p>1. The open, undeveloped nature of the floodplain landscape should be conserved and development proposals will not be acceptable in areas prone to flooding (Flood Zone 3).</p> <p>Bearing in mind many homes along the river received Environment Agency Partner letters advising homes were at risk of flash floods, is it wise to ignore your own policy <b>and</b> create additional surface water run-off <b>upstream</b> of the bridge and village?</p>	<p>Noted.</p> <p>Not accepted.</p> <p>See 10.1 above.</p>	No change.



91.8	Map 8			Object	<p>LGS 6 – This is a Green Space because of a view of the Church? When is Church Close being demolished, and the surrounding TPO mature trees being felled?</p> <p>LGS 8 – This is farmland next to other farmland, doesn't need to be designated green space</p>	<p>Noted.</p> <p>Local Green Space 6. – views of the church are not include in Table 3 but the site is recognised for its significance in terms of the setting of the scheduled monument to the south.</p> <p>The justification for all the local green spaces is provided in the separate accompanying document which assess the proposed local green space using the Craven DC criteria.</p>	No change.
Julian Shutt 92.				See above.	Identical wording to Hazel Shutt's above.	<p>Noted.</p> <p>See responses to 83. Above.</p>	No change.
June Banks 93.	All			Comment	The plan has not been fully accepted. I suggest that residents do some research on Agenda 21 which is as you know, a United Nations document. Read & "Behind the Green Mask" by Rosa Koiré.	<p>Noted.</p> <p>The Plan has been subjected to an SEA Screening Opinion undertaken by Craven DC and this has been consulted upon with the 3 consultation bodies. SEA (Strategic Environmental Assessment) is a European Directive requirement and supersedes LA21.</p>	No change.

