

Examination of the Craven Local Plan

Inspector: Matthew Birkinshaw BA(Hons) Msc MRTPI

Programme Officer: Tony Blackburn

ablackburn@cravenc.gov.uk

Sian Watson
Spatial Planning Manager
Craven District Council
1 Belle Vue Square
Broughton Road
Skipton
BD23 1FJ

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Dear Ms Watson,

Craven Local Plan Examination – Further Main Modifications

I write following the conclusion of the Main Modification consultation. I have now considered the submitted representations and offer the following comments.

Land North of Skipton – SK-LGS64

As you will recall, land north of Skipton Castle (Local Green Space designation SK-LGS64) was discussed during the examination hearings. At over 75 hectares in size I advised that the site represented an extensive tract of land that would result in the blanket designation of open countryside adjacent to the main built up area of Skipton, contrary to paragraph 77 of the 2012 National Planning Policy Framework. Consequently, I recommended that the site be deleted from Policy ENV10.

Having considered the representations made, in particular suggestions put forward by local residents, it is apparent that a much smaller area of Local Green Space could be achieved around 'Park Hill'. An alternative means of making the Plan sound to the total deletion of the Local Green Space would be to identify land bounded by Skipton Woods, Short Lee Lane and Grassington Road. I therefore recommend that a further consultation is carried out based on this area. A Main Modification would be required to the description provided in Policy ENV10, with a consequential change to the submission policies map. Both should be made available for consultation.

Proposed MMs 90 and 93

As submitted Policy H1 requires proposals for specialist housing for older people to accord with the affordable housing requirements in Policy H2. To reflect the Council's viability evidence, it was agreed during the hearings that Policy H2 should be amended to refer to the different requirements for sheltered and extra care housing. This was consulted upon as part of MM90 and MM93.

The modified supporting text to Policy H1 (MM90) refers to this type of specialist housing as "C3". However, as both the Council and representors agree, determining whether such schemes fall within Use Class C3 often depends on the specific nature of each development, and the level of care provided. For clarity and effectiveness this reference should therefore be deleted from Policy H1. For the same reasons it is also necessary to modify Policy H2(b) to confirm that affordable housing will be provided as part of specialist housing developments for older people where falling within Use Class C3. Because these amendments would materially change the meaning and interpretation of Policies H1 and H2, they should be made available for consultation alongside the proposed area of Local Green Space at Skipton Castle.

I trust that the necessary changes are self-explanatory and that you are able to accommodate the amendments into a further, focused schedule of Main Modifications. If this is not the case please advise me as soon as possible, in order that I can consider the way forward for the Examination. These comments do not represent my full findings, which will be set out in the final report taking into account any further representations made.

Yours Sincerely,

Matthew Birkinshaw

Inspector
12 July 2019