# Oraven Local Plan 2012-2032 (outside the Yorkshire Dales National Park)

# Publication Stage Representation Form

Publication draft Oraven Local Plan public representations period runs from Tuesday 2<sup>nd</sup> January 2018 – Tuesday 13<sup>th</sup> February 2018.

Regulation19-Townand Country Planning (Local Planning) (England) Regulations 2012

Representations must be received no later than 5pm on Tuesday 13<sup>th</sup> February 2018

Please return completed forms to:

Planning Policy, Craven District Council, 1 Belle Vue Mills, Broughton Road, Skipton, North Yorkshire, BD23 1FJ

Or by email to: localplan@cravendc.gov.uk

For further information please contact the Council's Planning Policy Team via email at the address set out above or telephone 01756 706472

This form has 2 parts: Part A for personal details and Part B for your representation(s). Please fill in a separate form for each representation you wish to make.

Please note each representation must be signed and dated

#### Part A

#### Section 1: Personal Details

Title:	
First Name:	
THIS INCIPIC.	
Last Name:	
Job Title (where relevant):	COLLIA PLANNER OF ANDIONS
	CHAIR PLANNING GAMMETE
	,
Organisation (where relevant):	0/ -
	SKIPPON CILL GOCIETY
Address 1:	
	ET ANDREWS BUILDENGS
Address 2:	
	NEWMARKET FRUET
Address 3:	
	5K1970N
	386,010
	•

Address 4:	
Post code:	BD23 25E
Telephone:	
Email:	

# Section 2: Agent Details

Please supply the name, address, telephone number and e-mail of any planning agent you have working on your behalf.

Agent name:	
Address:	
Telephone number:	
Email:	

# Part B

## Please fill in a separate form for each representation

The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the legal and procedural requirements, and whether it is sound.

# Section 3

Name or Organisation:	SKIPTON CLUIC SOCIETY	
To which part of the Local Pla	an does this representation relate?	
Section and Paragraph	5 = convisionment	
Policy	ENVI	-
Policies Map		

#### Section 4: Legal Compliance & Duty to Cooperate

Do you	u consider the Local Plan is: (tick as appropriate)		
		Yes	No
1.	Legally Compliant		
2.	Sound		1/
3.	In Compliance with the Duty to Cooperate		

Please refer to the Council's representation guidance notes at

http://www.cravendc.gov.uk/newlocalplan

#### Section 5: Details of Representation

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

Unsound because it is not dear that most of Crave is a Valued landstage and an Area of Coreal language Value require landage acceptable for potential developments and a landscape Management Plan.

(Continue on a separate sheet if necessary. Please remember to include on any separate sheets the name/ organisation and details of which section, paragraph, policy or element of the policies map your representation relates)

# Soundness ENV1

Env1 fails to adequately take into account that all the countryside around Craven outside the then built-up part of Skipton was identified as "highly valued" Valued Landscape in the 2002 Study.

ENV1 makes no mention of valued landscapes or landscape sensitivity, but refers to the Craven Landscape Appraisal of 2002, rather than updating it.

The West Riding Development Plan designated the whole area of Craven outside the then built-up limit of Skipton as an Area of Great Landscape Value and of county importance. The 2002 study shows a 'Special Landscape Area' across the whole Plan Area of Craven District Council.

https://www.cravendc.gov.uk/media/3091/lca figure 4 landscape character types.p

Other authorities have looked more closely at both valued landscapes and at landscape sensitivity as part of their Local Plan process. Craven has not revised its designation of the whole area as a Special Landscape Area, and the Plan does refer to the 2002 document.

NPPF allows authorities to protect valued landscapes and to give damage to a valued landscape as a reason for refusal of planning permission (para 109). Local Authorities can designate Areas of Great Landscape Value and can also elevate other sites to the status 'valued landscape' either in response to planning applications or in a more formal way. The whole of Craven outside certain excluded areas (including the then built-up limits of Skipton) was shown to be a highly valued landscape by the 2002 study and should continue to be an Area of Great Landscape Value.

Damage assessment requires not only valuation of the landscape – provided by the 2002 Study and including 'highly valued' sites now designated in the Local Plan as for housing – but also sensitivity valuation, which measures potential harm.

The whole setting of Skipton around its 2002 limits fall within the NPPF valued landscape provisions, and yet some of this has now been designated for housing presumably on the grounds that the harm is outweighed by the need. This requires sensitivity evaluation of the harm to the valued landscape.

We have not seen the explicit evaluations and are concerned that Craven may have failed to carry out adequate sensitivity evaluation of sites within the Special Landscape Area identified of the 2002 Study in order to assess damage. Other authorities such as Plymouth have carried out explicit sensitivity evaluations.

We believe that such sensitivity evaluation would have identified the Haw Bank site, and perhaps others, as highly sensitive landscape as well as highly valued.

Sensitivity is "about the degree to which the landscape in question is robust, in that it is able to accommodate change without adverse impacts on character. This involves making decisions about whether or not significant characteristic elements of the landscape will be liable to loss... and whether important aesthetic aspects of character will be liable to change."

We do not think that the Plan makes it clear where and whether the Landscape Management Strategies and Plans of the 2002 document still apply to the newly designated housing sites within the 2002 Special Landscape Area, and if not why not, and whether the new Local Plan is consistent with the 2002 document which it cites

https://www.cravendc.gov.uk/media/3092/lca figure 5 landscape management strategies.pdf

We object to the Plan not making it clear that the designation of all countryside around Skipton is valued landscape, as both the 2002 Study and the previous West Riding Plan did.

## Modification to ENV1;

h) Support proposals which recognise that all countryside in Craven Plan area is part of a Valued Landscape.

#### Section 6: Proposed Modifications to the local plan

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination) You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

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#### Section 7: Participation at the Examination

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? (please select one answer with a tick)					
Yes, I wish to participate at the oral examination					
No, I do not wish to participate at the oral examination	Mage !				
If you wish to participate at the oral part of the examination, please outline to be necessary:	why you consider this				

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

#### Section 8: Being Kept Informed

Would you like to be kept informed of the progress of the Craven Local Plan through to adoption? (please select one answer with a tick)			
-			

Please note that if you do not wish to be kept informed of the progress of the Craven Local Plan through to adoption, you will not receive any subsequent updates relating to the Local Plan examination etc.

## Section 9: Signature & Date of Representation

Please sign and date	below:		and the second second
Sgnature			
Date	13/02/2018	,	

After the end of the representation period the Council will submit all individual representations received to the Secretary of State, together with a summary of the main issues raised during the representations period.

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If you wish your personal details to be treated in confidence and not published please tick the box below:					
I wish to request	that the personal details submitted with this representation are ence and not published.				
Please explain be	elow, why you have made this request:	·			

Craven District Council | 1 Belle Vue Square | Skipton | BD23 1FJ | www.cravendc.gov.uk

Planning Policy Team | 01756 706472 | localplan@cravendc.gov.uk



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#### Part A

#### **Section 1: Personal Details**

Title :	
First Name:	
Last Name:	
Job Title (where relevant):	CHAIR PLANNING COMMITTEE
Organisation (where relevant):	SKIPTON CWIC SOCIETY
Address 1:	ST ANDLESOF BUILDINGS
Address 2:	NEWNARKET STREET
Address 3:	SKIPON

Address 4:		٠			
Post code:	2012	中ゴジ			
Telephone:	DU25	200	· · · · · · · · · · · · · · · · · · ·	 	
Email:					

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Agent nome:		· · · · · · · · · · · · · · · · · · ·
Agent name:		
Address:	·	
Telephone number:		-
Email:		

# Part B

# Please fill in a separate form for each representation

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#### Section 3

Name or Organisation:	Skirton (wic society
To which part of the Local Plan	n does this representation relate?
Section and Paragraph	S: CON U. RON MENT
Policy	ENV 2/e)
Policies Map	

# Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Local Plan is: (tick as appropriate)				
	Yes	No		
Legally Compliant	. •			
2. Sound		. /		
3. In Compliance with the Duty to Cooperate				

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Fail to include setting of non-designated heartage assels in ON 2 (e)

(Continue on a separate sheet if necessary. Please remember to include on any separate sheets the name/ organisation and details of which section, paragraph, policy or element of the policies map your representation relates)

#### **ENV2: NON-DESIGNATED HERITAGE ASSETS**

Policy ENV2(e)

Modification: We ask for the addition of "and are sympathetic to their setting."

It is often the case that non-designated assets are of value as a group, rather than individually, and that their setting (for example a High Street, a churchyard, a yard, a terrace, or other adjoining non-designated assets) is part of their heritage value. It is not only development of the actual non-designated asset that may affect this value, but development of adjoining property.

We know that the above wording regarding sympathy to setting is used in other local plans, such as that of Plymouth which supports "Development which is sympathetic to the setting of non-designated heritage assets."

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Yes, I wish to participate at the	oral examination			wal	
No, I do not wish to participate	at the oral examinatio	<b>n</b> .		4	
If you wish to participate at the to be necessary:	oral part of the exam	nination, plea	ase outline wh	ıy you consider	this
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Please sign and date belo	ow:	
Signature		
Date	13/02/2018	

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	• .	

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# Section 1: Personal Details

Title:	
First Name:	
Last Name:	
Job Title (where relevant):	CHAIR, PLANS COMMITTEE
Organisation (where relevant):	SKIPTON CHOIC SOCIETY
Address 1:	ST ANDROW'S BOILDINGS
Address 2:	NOWMERET STREET
Address 3:	SKIPTON BORS

Address 4:	,		•	
Postcode:	BD 23	2075	,	
Telephone:		٧.		•
Email:				

#### **Section 2: Agent Details**

Please supply the name, address, telephone number and e-mail of any planning agent you have working on your behalf.

Agent name:	
Address:	
Telephone number:	
Email:	

# Part B

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#### Section 3

Name or Organisation:	Skippor civic society
To which part of the Local Pl	an does this representation relate?
Section and Paragraph	place 7; ELONOMY 7.58
Policy	ECS
Policies Map	

#### Section 4: Legal Compliance & Duty to Cooperate

Do you consider the Local Plan is: (tick as appropriate	2)	
	Yes	No
1. Legally Compliant		
2. Sound		
3. In Compliance with the Duty to Cooperate		

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Frontager policy not clearly stated as a policey

(Continue on a separate sheet if necessary. Please remember to include on any separate sheets the name/organisation and details of which section, paragraph, policy or element of the policies map your representation relates)

#### Section 6: Proposed Modifications to the local plan

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See over.

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# VITALITY OF TOWN CENTRE and FRONTAGES

The council has over the past few years been unable to defend decisions not to allow changes of use from retail to leisure or other non-retail uses because its former Frontages Policy went out of date and it had no new Local Plan. Now it has a new plan, but apparently without a clear Frontages Policy.

Policy EC5 says: "Within the primary retail area of Skipton as identified on the proposals map, the primarily retail function of this area will be safeguarded." Our question is – Will this policy enable the planning authority to reject applications for non-retail uses on ground floors, in favour of retaining retail uses, where it wishes to do so?

The covering text says that the council will aim in Skipton for "The distinct balanced mix of main town centre uses at ground floor level along primary shopping frontage with the majority of each primary frontage section on the local plan maps being in retail use." But this is in the covering text, and not backed up by a Frontages Policy.

#### **Modification:**

It should be clearer that this is a Frontages Policy and stated as a Policy not just in the covering text.

Plymouth has a Frontages Policy for the smaller towns in its area, which clearly states that it will support proposals which:

- i. Result in the loss of ground floor premises in retail use (Use Class A1) within primary frontages to uses within Use Class A2 and A3 only where they do not create a continuous frontage of more than two non Class A1 uses and would not result in more than 15m of continuous frontage in non-Class A1 use.
- ii. and iii. Do not result in more than 35% (or in some places, 25%) of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses
- iv. Provide uses outside Classes A1, A2 or A3 in ground floor premises within primary frontages only where the use would achieve a significant improvement in the vitality and viability of the centre.
- v. Result in the loss of ground floor premises in retail use (Use Class A1) within secondary frontages to other main town centre uses only where they encourage footfall within the centre and support the main functions of the rest of the centre.

#### **Modification:**

We would like to see the inclusion of a Plymouth-style frontages policy that avoids continuous frontages of non-retail uses.

#### Section 7: Participation at the Examination

	s seeking a modification, ation? (please select one			cessary	to partic	ipate at the
Yes, I wish to participate						
No, I do not wish to part	icipate at the oral examin	nation			. 1	
If you wish to participat	e at the oral part of the	examination,	please o	outline w	hy you	consider this
to be necessary:						
	•					•
				•		
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Signature	
Date	13/02/2018

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treated in confidence and not published.	below:				
	I wish to requ	est that the personal details sub	mitted with this represe	entation are	
Please explain below, why you have made this request:					
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#### **Section 1: Personal Details**

Title:	
First Name:	
Last Name:	
Job Title (where relevant):	CHAIR, PLANS GRANITEE
Organisation (where relevant):	SKIPTON CUIC SOURT
Address 1:	30 ST. ANDREWS BUILDINGS
Address 2:	NEWWARKET ST
Address 3:	Shipron

Address 4:	
Postcode:	B023 25E
Telephone:	
Email:	

# **Section 2: Agent Details**

Please supply the name, address, telephone number and e-mail of any planning agent you have working on your behalf.

Agent name:		**		
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Address:	1			
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Talankana				
Telephone number:			r	
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Email:		4		

# Part B

# Please fill in a separate form for each representation

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# Section 3

Name or Organisation:	SKIPTON CIVIC SOCIETY
To which part of the Local Plan	does this representation relate?
Section and Paragraph	S: ENULPONIMENT S, 91 pros
Policy	G-564 DNV 10
Policies Map	G564

#### **Section 4: Legal Compliance & Duty to Cooperate**

Do you consider the Local Plan is: (tick as appropriate)				
	Yes	No		
1. Legally Compliant				
2. Sound		ı		
3. In Compliance with the Duty to Cooperate				

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We wish to support the designation of Park Kill as a protected greenpace. It is an outstruding and highly valued part of our Goal landscape, part of the Conservation Near and of hertage interest.

We also support ofter designations as Green Space, including housed that the tradity housed were.

(Continue on a separate sheet if necessary. Please remember to include on any separate sheets the name/organisation and details of which section, paragraph, policy or element of the policies map your representation relates)

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Date		13/02/2018

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below:				
I wish to request that the personal of	letails submitted with this representation are			
treated in confidence and not publis	shed.			
Please explain below, why you have	e made this request:			

# Craven District Council | 1 Belle Vue Square | Skipton | BD23 1FJ | www.cravendc.gov.uk

Planning Policy Team | 01756 706472 | localplan@cravendc.gov.uk



If you would like to have this information in a way that's better for you, please telephone 01756 700600.