

From: [REDACTED]
To: [Local Dev. Framework](#)
Subject: Publication Draft Local Plan Reps (site CA012)
Date: 13 February 2018 10:25:16
Attachments: [image001.png](#)
[image003.png](#)
[18.02.13 LETT GrundyFarm.CDCLP.PDF](#)

Dear Sir/Madam,

Please find attached representation to the Publication Draft Local Plan. The information relates to site CA012, land at Grundy Farm, Carleton.

We'd be most grateful if you could confirm receipt of the attached information.

Kindest regards,

[REDACTED]
Planner

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WATCH: [REDACTED] & [REDACTED] Discuss the Benefits of Rural Diversification

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13th February 2018

Planning Policy Team
Craven District Council

Via Email

Dear Sir / Madam

REPRESENTATION TO PUBLICATION CONSULTATION DOCUMENT IN RELATION TO LAND AT GRUNDY FARM AND EAST OF PARK LANE TERRACE, CARLETON-IN-CRAVEN (CA012)

Our client, RN Wooler & Co Ltd, has made previous representations on the Local Plan and wishes to take this opportunity to **STRONGLY OBJECT** to the lack of housing allocation in Carleton and in particular the absence of an allocation for site CA012, land at Grundy Farm, Carleton-in-Craven.

The site is located at the heart of the village of Carleton and has been promoted throughout the emerging Local Plan process as shown in the image below.

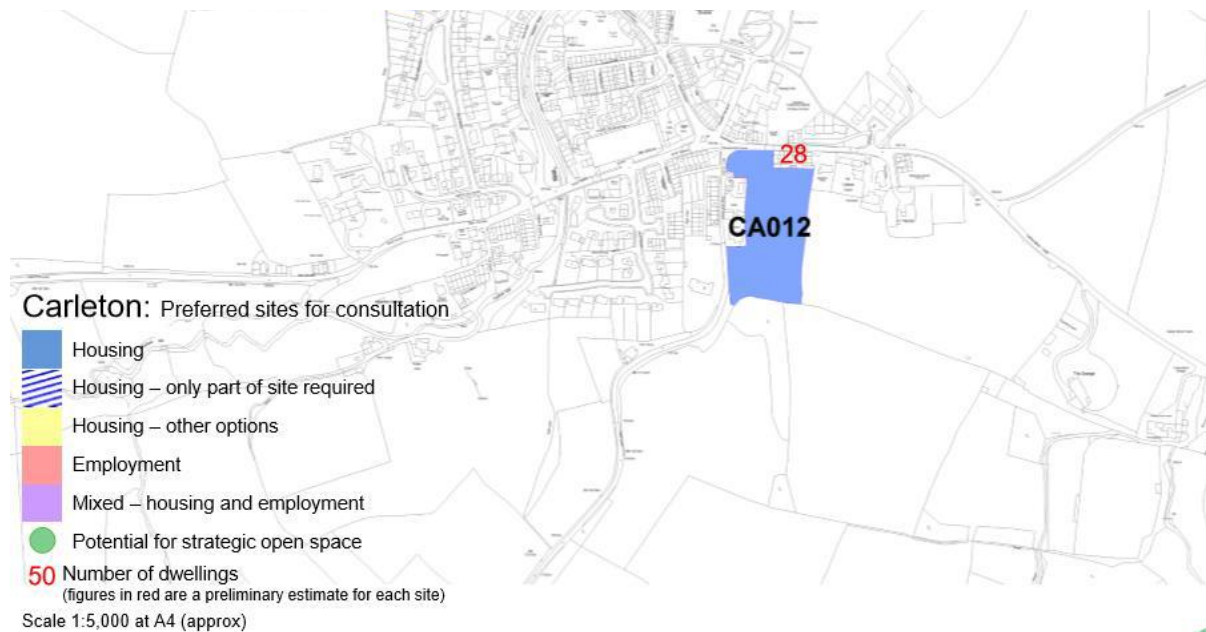


Fig1: Site CA012 as proposed within Preferred Sites for Consultation' Summer 2014.

Initially, our client wishes to make known their **STRONG OBJECTION** to the consultation draft Local Plan, in particular the decision not to allocate any housing sites within Carleton.

The Publication Draft Local Plan notes that the NET Housing Requirement for the village, based on 230 dpa 2012 to 2032 is 55 dwellings, representing a 1.2% proportion of housing growth in line with draft Policy SP4.

A calculation provided within Table 5 of the Pre-Publication Draft Craven Local Plan advises that the total number of permissions and net completions in Carleton (at 30/09/2017) was 52. As such, the residual housing requirement for allocation in Carleton stood at 2 dwellings. This figure assumes that all approved dwellings will be built out which cannot be guaranteed.

For example, this figure assumed that 24 dwellings would be coming forward for development on land at Carla Beck Lane, which attained outline permission in July 2016 (ref: 17/2016/16571). This site is shown as a housing allocation in the Submission Policies Map as shown below:

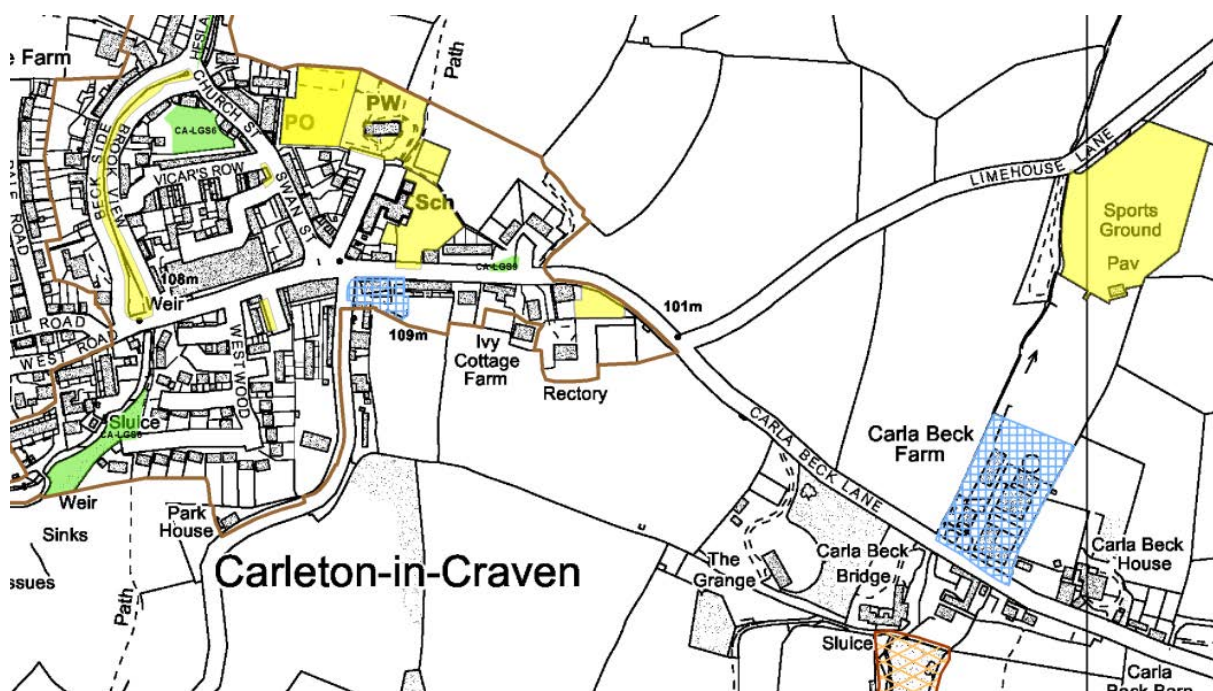


Figure 2: Existing Housing Commitment shown at Carla Beck Lane (hatched in blue)

This site was subsequently bought by RN Wooler & Co Ltd, and a revised application for just 4 dwellings on this site was submitted to and approved by Craven District Council on 25th October 2017. For this reason, there will be a deficit of 20 dwellings in Carleton following this revised approval and as such the gross residual housing requirements for the village would be 22 dwellings in the plan period.

Rural Solutions Ltd wrote to the Craven District Council Planning Policy Team in April 2017 in relation to the non-delivery of the 24 dwellings at Carla Beck Lane. This letter advised the council that our client did not wish to build out 24 dwellings on this site. The letter also requested that Craven District Council 'reduced the extent of site allocation for the Carla Beck Lane site to that shown on the attached indicative site plan, with a yield of up to five houses'.

Within the 'Site Response Papers' (response to comments received during consultation on the pre-publication draft local plan 2017), published in January 2018, the council notes the following:

In regards to Land on Carla Beck Lane, as this site already has planning permission for 24 houses the Council have to base our housing numbers on the information that we have in front of us. If this application was quashed and a new planning application submitted then the Council could take the new proposed numbers for the site into consideration and make the necessary amendments.

In light of the above, the council must now reconsider the need for a housing allocation in the village to meet the proposed housing requirements within the Local Plan. We consider that the proposed site at Grundy Farm is the only current site that can make a significant contribution to the housing requirements of the village during the plan period.

In January 2018 the suitability of the Grundy Farm site for development was considered as part of the 'Residential Site Selection Process'. As part of this assessment it noted that the site should not be considered in the pool of sites as the site 'does not include a sufficient frontage to enable an access of acceptable standards to be formed on to the public highway (Highways Comments)'.

A planning application on site CA012 is currently being considered by Craven District Council under reference 17/2017/17886. This revised application proposes circa 15 dwellings (plans currently being produced) on the site. As part of this application in depth discussions have taken place between Rural Solutions Ltd and North Yorkshire County Council Highways Team. NYCC Highways have now confirmed that a suitable access point **can be achieved to the site** and a formal response is expected in due course.

A previous sustainability appraisal of the site, undertaken by the council in April 2016, advised that 'Because of the impact on the Conservation Area and listed farm buildings identified in the open space assessment and Allocation Site Assessment, the development of the whole of CA012 is unacceptable'.

It is of note that in the two subsequent appraisals of the site in both July 2017 and January 2018, the council raise no concerns to any potential impact of development upon heritage assets. We would like to take this opportunity to commend the council for removing their initial concerns and we concur with the assessment of the council

that the development of the site can take place without any potential impact upon nearby heritage assets.

As a highways solution has now been found, and there are no other concerns raised by the council following their site assessment, there is now no reason why site CA012 cannot come forward as an allocation in the Local Plan. The site can make a significant contribution to the housing requirement of Carleton within the Local Plan period, particularly as the site at Carla Beck Lane has reduced from 24 dwellings to 4 dwellings following the recent planning approval.

The client have done all they can to keep Craven District Council informed as to the plans and aspirations for the site at Carla Beck Lane. Development has now commenced on the four dwelling scheme at Carla Beck Lane and the client has no intention of developing 24 dwellings at the site.

Comments on Soundness of Proposed Local Plan (Non-allocation of site CA012)

In line with paragraph 182 of the National Planning Policy Framework we provide the following comments in respect to the soundness of the proposed allocation:

Positively prepared – the council has not considered the previous local plan representations submitted on behalf of our client. These representations had previously acknowledged that the Carla Beck Lane site would be reduced from 24 dwellings to 4 dwellings resulting in a deficit of 20 dwellings in the residual housing requirement of the village. The plan in its current form makes no provision for the residual housing requirement for the village.

Justified – There is no reason why the council would ignore all the previous representations submitted on behalf of the client that has clearly advised that the Carla Beck Lane site would only achieve four dwellings. The loss of 20 dwellings from this permission has resulted in their being a deficit of 22 dwellings in the village for the plan period. We have continually put forward the site at Grundy Farm for allocation as part of the emerging local plan. Following confirmation from NYCC Highways that a suitable access can be achieved on the site there is no justifiable reason why the site at Grundy Farm cannot be considered as a housing allocation.

Effective – The allocation of the site for housing development would be effective in addressing the clearly identified residual housing need in the village. The site is also being promoted by a local housing developer who has confirmed that the site is deliverable in the short term and can make an effective contribution to housing need in the district. Plan Objective PO4 seeks to 'maintain a continuous supply of housing land to meet housing needs throughout the plan period'. It is clear that there is a deficit in the residual housing requirements for the village following the reduction in dwelling numbers at Carla Beck Farm. The lack of allocated housing sites within the village will detrimentally impact upon the village's potential to effectively provide a

continuous supply of housing land as required by the plan. Plan Objective 5 also seeks to improve housing choice in terms of house type, size, tenure, price and location. It is clear that there are no sites allocated housing sites within the village capable of providing affordable housing a mix of units are required by the local plan. By allocating additional land as part of the plan, the council allow themselves the potential for a continuous supply of housing in the village throughout the plan period. Additional allocation will also allow for the delivery of affordable housing throughout the plan period. For these reasons we do not consider the plan to be effective in its current form.

Consistent with national policy – The allocation of the site would be consistent with the NPPF's objective to 'boost significantly the supply of housing'. As the site at Carla Beck Lane will now no longer yield the 24 dwellings allocated within the local plan it is clear that the council will be unable to meet their OAN, as required by the NPPF. The inclusion of additional deliverable housing allocations in the village, such as that proposed at Grundy Farm, would allow the council the flexibility to adapt to any changes within the district and would allow for a continuous supply of both market and affordable housing over the plan period

Conclusion

Given that the site at Carla Beck Lane has been reduced from 24 dwellings to 4 dwellings, a there would be a residual housing requirement of 22 dwellings within Carleton within the plan period. It is clear that additional housing allocation sites will be required to meet the requirement within the emerging local plan.

Initial concerns in respect to potentially access issues have been discussed with NYCC Highway as part of an ongoing outline planning application (ref: 17/2017/17886). As a highway solution has now been found, there is no reason why the site cannot come forward as a housing allocation in the Local Plan.

The site allocation would make a substantial contribution to the residual housing requirement for the village throughout the plan period.

We plan to attend the forthcoming examination in public to make further representations on behalf of our client.

Our client, therefore STRONGLY OBJECTS to the lack of housing allocations for Carleton and in particular the absence of an allocation for site CA012, land at Grundy Farm.

With kind regards

Yours sincerely

[Redacted]

Planner

[Redacted]

[Redacted]