



The Planning Inspectorate

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# Report to Craven District Council

**by Matthew Birkinshaw BA(Hons) Msc MRTPI**

**an Inspector appointed by the Secretary of State**

**Date: 9 October 2019**

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Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

## **Report on the Examination of the Craven Local Plan**

The Plan was submitted for examination on 27 March 2018.

The examination hearings were held between 9 and 31 October 2018.

File Ref: PINS/C2708/429/5

## Abbreviations used in this report

2004 Act	Planning and Compulsory Purchase Act 2004
AONB	Area of Outstanding Natural Beauty
AA	Appropriate Assessment
AADT	Annual Average Daily Traffic
BADOAS	Bolton Abbey Development Options Appraisal Study
CIL	Community Infrastructure Levy
DtC	Duty to Co-operate
Dpa	Dwellings per annum
Dph	Dwellings per hectare
ELR	Employment Land Review
EA	Environment Agency
FRA	Flood Risk Assessment
GPDO	Town and Country Planning (General Permitted Development) Order
GTAA	Gypsy and Traveller Accommodation Assessment
HMA	Housing Market Area
IDP	Infrastructure Delivery Plan
LVIA	Landscape Visual Impact Assessment
LDS	Local Development Scheme
LGS	Local Green Space
LPEG	Local Plans Expert Group
MM	Main Modification
MoU	Memorandum of Understanding
NHS	National Health Service
NYCC	North Yorkshire County Council
OAN	Objectively assessed need
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PROW	Public Right of Way
PSED	Public Sector Equality Duty
RSPB	Royal Society for the Protection of Birds
SINC	Site of Importance for Nature Conservation
SFAS	Skipton Flood Alleviation Scheme
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SPA	Special Protection Area
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document
SuDS	Sustainable Drainage System
TDC	Tourism Development Commitment
WMS	Written Ministerial Statement
YDNPA	Yorkshire Dales National Park Authority

## Non-Technical Summary

This report concludes that the *Craven Local Plan* provides an appropriate basis for the planning of the District of Craven outside the Yorkshire Dales National Park, provided that a number of main modifications are made to it. Craven District Council has specifically requested that I recommend any main modifications necessary to enable the Plan to be adopted.

The main modifications all concern matters that were discussed at the examination hearings. Following the hearings, the Council prepared a schedule of the proposed modifications and where necessary carried out a sustainability appraisal of them. The main modifications were subject to public consultation between 19 February and 1 April 2019 and 18 July and 29 August 2019. I have recommended their inclusion after considering all the representations made. In summary, they:

- Modify Policy SP4 by defining villages in Tier 5 of the settlement hierarchy and to provide effective criteria for considering development proposals within, adjoining or outside the main built up areas;
- Modify the development principles for allocated sites under Policies SP5-SP11 for clarity and effectiveness;
- Delete allocated site HB036 (land east of Robin Lane, High Bentham);
- Modify Policy H2 to include separate requirements for affordable housing provision on brownfield sites and for age restricted and extra care housing;
- Clarify the amount of land required for employment over the plan period, and list the sites allocated to meet the identified need in Policy SP2;
- Modify Policies EC1 and EC2 to support proposals for economic development within the main built up areas of Tier 1-5 settlements;
- Modify Policy EC4 to make it clear which areas are defined as Key Locations for Tourism Development;
- Insert a new Policy, EC4B, to provide specific criteria for alternative proposals for tourism development at Hellifield;
- Modify Policy EC4A to state what types of development will be permitted, and where, at Bolton Abbey;
- Modify Policy EC5 by clarifying what uses are permitted in Skipton's Primary Shopping Area and Town, District and Local Centres;
- Amend Local Green Space designations under Policy ENV10;
- Add additional criteria to Policy ENV1 to consider the impact of external lighting on the character of Craven's landscape;
- Remove the requirement for development proposals to accord with the North Yorkshire County Council's parking standards in Policy INF4;
- Amend the criteria in Policy INF6 concerning the provision of education infrastructure;
- Insert a new policy (INF7) to maximise use of sustainable transport and ensure that necessary junction improvements are provided in Skipton;
- Insert a Key Diagram and schedule of saved policies to be superseded; and
- Modify other aspects of the Plan to ensure that it is justified, effective and consistent with national policy.

## Introduction

1. This report contains my assessment of the *Craven Local Plan* in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first, whether the Plan's preparation has complied with the duty to co-operate ('DtC'). It then considers whether the Plan is sound, and finally, whether it is compliant with the legal requirements. Paragraph 182 of the 2012 National Planning Policy Framework ('the Framework') states that in order to be sound a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The revised Framework was published in July 2018, and further revised in February 2019. It includes a transitional arrangement in paragraph 214 whereby, for the purpose of examining this Plan, the policies in the 2012 Framework will apply. Likewise, where the national Planning Practice Guidance ('PPG') has been updated to reflect the revised Framework, the previous versions of the PPG continue to apply for the purposes of this examination. Therefore, unless stated otherwise, references in this report are to the 2012 Framework and the versions of the PPG which were extant prior to July 2018.
3. The starting point for the examination is the assumption that Craven District Council ('the Council') has submitted what it considers to be a sound plan. The Plan, submitted in March 2018, is the basis for the examination. It was published for consultation during January and February 2018.

## Main Modifications

4. In accordance with Section 20(7C) of the 2004 Act the Council has requested that I should recommend any Main Modifications ('MMs') necessary to rectify matters that make the Plan unsound, and thus incapable of being adopted. This report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearing sessions, are necessary. The MMs are referenced in bold in the report (**MM1**, **MM2** etc.) and are set out in full in Appendix 1.
5. Following the examination hearings, the Council prepared a schedule of the proposed MMs and carried out a sustainability appraisal ('SA') of them where relevant. The MM schedule was subject to public consultation between 19 February and 1 April 2019. In light of the representations received a further schedule of MMs was prepared and consulted upon between 18 July and 29 August 2019. I have taken account of the responses to both consultations in reaching my conclusions on the main issues.

## Policies Map

6. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination the Council is required to provide a submission policies map showing the changes that would result from the proposals in the plan. In this case, the submission policies map consists of an overview of the district, and 29 inset maps.

7. The policies map is not defined in statute as a development plan document and therefore I do not have the power to recommend main modifications to it. However, a number of the proposed MMs require consequential changes to the policies map. This includes the deletion of site HB036, amendments to sites SG021/SG066/SG080 and SK058, the modification of Local Green Spaces SK-LGS64 and HE-LGS1 and the identification of Town, District and Local Centres in Policy EC5. There are also instances where the geographic illustration of policies is not justified, and amendments are required to ensure that they are effective. For example, defining the Tourism Development Commitment at Hellifield.
8. Changes to the submission policies map were published for consultation alongside the MMs. When the Local Plan is adopted, in order to comply with the legislation and give effect to its policies, the Council will need to update the adopted policies map to include the proposed changes. Any cartographical errors (such as the omission of Key Locations for Tourism Development and Source Protection Zones) should also be rectified, along with the most up-to-date position concerning housing commitments shown on the inset maps.
9. As submitted the Plan does not include a key diagram as required by paragraph 157 of the Framework. This is rectified by **MM9** which illustrates the broad locations for development. **MM1** and **MM125** are also necessary to list those policies which the Local Plan replaces.

## Assessment of Duty to Co-operate ('DtC')

10. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council has complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
11. The *Craven Local Plan Duty to Cooperate Statement Update*<sup>1</sup> sets out the main cross-boundary issues that have been subject to ongoing engagement with neighbouring authorities and key stakeholders. Amongst other things this includes housing growth in settlements bisected by the Yorkshire Dales National Park boundary, the setting of the National Park, the setting of the Forest of Bowland AONB and strategic flood risk issues. Appendix A contains records of all the meetings, correspondence and consultation with neighbouring authorities throughout the preparation of the Plan, including a summary of the actions and outcomes.
12. Examination Document SD006 includes a Memorandum of Understanding ('MoU') between Craven District Council and the Yorkshire Dales National Park Authority ('YDNPA'). In summary, it confirms that the YDNPA is supportive of the housing, employment and infrastructure growth proposed in the Plan. The evidence demonstrates how the Council has identified cross-boundary issues, engaged with relevant neighbouring authorities and decided on a spatial strategy for the area. This is consistent with the outcomes expected in the PPG.<sup>2</sup>

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<sup>1</sup> Examination Document SD006

<sup>2</sup> Paragraph: 010 Reference ID: 9-010-20140306

13. I therefore conclude that the Council has engaged constructively, actively and on an on-going basis in the Plan's preparation. Dialogue has led to specific policy outcomes and the DtC has been met.

## Assessment of Soundness

### Main Issues

14. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified 13 main issues upon which the soundness of the Plan depends. The following sections of the report deal with the main issues and focus on matters of soundness, rather than responding to every point raised by representors.

### Issue 1 – Whether the Plan is informed by a robust, objective assessment of housing need and whether the housing requirement is justified and positively prepared to meet that need

15. Policy SP1 sets out a housing requirement of **4,600** dwellings over the plan period (2012-2032). This is defined as a minimum net target and equates to 230 dwellings per annum ('dpa').

#### Housing Market Area

16. The PPG<sup>3</sup> advises that housing market areas ('HMA's') can be broadly defined by assessing migration flows and the extent to which people move house in an area. A high proportion of household moves is defined as typically 70%.
17. Evidence provided in the *Strategic Housing Market Assessment Update 2017* ('SHMA')<sup>4</sup> analyses migration patterns from the 2011 census. It demonstrates that containment levels for Craven are approximately 59% (origin) and 61% (destination). This is slightly lower than the 70% threshold in the PPG.
18. However, neighbouring Bradford is a largely self-contained district, with over 76% of house moves taking place within its administrative boundary. Whilst it has functional links with Leeds, Bradford is an appropriate HMA in its own right. So are Lancaster and Pendle, with the latter having a greater association with the Burnley HMA than Craven. An HMA based on the Craven administrative boundary is therefore justified, and reflects its rural location in between the Leeds and Manchester city regions.

#### Demographic Starting Point

19. The SHMA Update uses the 2014 based household projections. At the time of submission they represented the most up-to-date evidence of housing growth, and equated to a need for **2,600** dwellings (130 dpa over the plan period). To reflect under-estimations in population growth a 're-based' profile was also tested. This scenario slightly increases the projected need for housing to **2,820** dwellings (141 dpa).

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<sup>3</sup> Paragraph: 011 Reference ID: 2a-011-20140306

<sup>4</sup> Examination Document Ho013

20. Guidance in the PPG advises that plan makers may consider sensitivity testing, specific to local circumstances, based on alternative assumptions regarding demographic projections and household formation rates.<sup>5</sup> The SHMA therefore assesses migration over a longer, 15-year timeframe. This avoids forecasting future needs based on short-term recessionary trends, which in Craven, highlighted significantly lower in-migration. In this case it provides a more robust assessment of likely future growth and identifies a need for **3,980** dwellings (199 dpa).
21. A further adjustment has been made by using alternative headship rates for young adults. The SHMA assesses household formation by using a partial return to a mid-point between the 2014 and 2008-based headship rates for the 25-34 age group. Although I find the evidence in support of this uplift largely inconclusive, it only equates to an additional 3 dwellings per year. (**4,040** dwellings over the plan period or 202 dpa).
22. Prior to the examination hearing sessions the 2016 based sub-national population projections were published. The PPG advises that wherever possible local needs assessments should be informed by the latest available evidence, but this does not automatically mean that housing assessments become out-of-date every time new projections are issued. In response, the Council has produced an update<sup>6</sup> which shows that based on the 2016-projections the need for housing would only increase marginally, to **4,060** dwellings (203 dpa). Over the plan period the difference of 20 dwellings is not meaningful and the SHMA has not been rendered out-of-date.

### Market Signals

23. Between 2005 and 2016 lower quartile house prices in Craven increased from £119,500 to £138,000. During the same period median house prices increased from £159,000 to £182,500. The most recent data in the SHMA suggests that prices are continuing to rise, with a lower quartile price of £145,000 in the first half of 2017 and a median price of £195,000. Translated into a House Price Ratio this shows worsening affordability, with an increase from 7.0 in 2005 to 8.3 in 2016. This is higher than the figure for England (7.2).
24. Rental levels show a similar trend. Although median rents have remained relatively stable, from 2010 to 2016 lower quartile rents increased from £446 to £494 per month. The latest Rental Affordability Ratio for Craven is 36.3%, which is higher than neighbouring Bradford and Harrogate.
25. Worsening affordability therefore remains an issue and justifies an uplift to increase the supply of housing. The SHMA recommends a 20% uplift which results in the need for **4,840** dwellings, or 242 dpa.
26. In seeking to quantify the uplift the Council has referred to the *Report to the Communities Secretary and to the Minister of Housing and Planning (Local Plans Expert Group 'LPEG')*. It suggests that where the House Price Ratio is at or above 7.0, and/or the Rental Affordability Ratio is at or above 30%, then a 20% uplift should be applied. An uplift of 25% is recommended where the

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<sup>5</sup> Paragraph: 017 Reference ID: 2a-017-20140306

<sup>6</sup> Examination Document EL4.008c

House Price Ratio is at or above 8.7 and/or the Rental Affordability Ratio is at or above 35%.

27. The Rental Affordability Ratio for Craven is 36.3%, which suggests that a higher increase of 25% should be applied based on the LPEG Report recommendations. But the recommendations only provide a benchmark to consider the scale of any uplift, which remains a matter of professional planning judgement. They do not represent national planning policy for the purpose of this examination.
28. It is also important to note that the Rental Affordability Ratio in Craven has fluctuated since 2010. As demonstrated by Table 5.1a in the SHMA, values have been rising and falling from roughly 32%, to a high of around 36%. Between 2010 and 2016 the average was 34.2%. For these reasons I consider that the uplift in the SHMA is a reasonable and proportionate response for Craven. Accordingly, the figure of **4,840** dwellings, or 242 dpa, represents a robust objectively assessed need ('OAN') for Craven District.

#### Yorkshire Dales National Park

29. The OAN of **4,840** dwellings (242 dpa) relates to the Craven District. However, part of the District falls within the YDNP. It is therefore necessary to establish a housing requirement for just the plan-area.
30. It has been assumed that 15% of the District's growth will take place in the National Park. This is based on an assessment of Craven's four sub-areas in Examination Document De002. It estimates that the proportion of growth in South Craven (including Skipton) will be 57%, with 19% in mid-Craven, 9% in North Craven and 15% in the National Park.
31. To put this figure into context, the YDNPA's Local Plan seeks to achieve 27 dpa in Craven. The figure of 15% (or 36 dpa) therefore broadly reflects the spatial strategy in the National Park and is justified. As identified above, the Council has been actively engaging with the YDNPA throughout the plan's preparation and have an agreed position statement. Attributing 15% of the OAN to the YDNP leaves a requirement for **4,120** dwellings (206 dpa) to be met in Craven District, outside the National Park.

#### Housing Growth Strategy

32. Policy SP1 sets a higher housing requirement of **4,600** dwellings (230 dpa). The main reason for the further uplift is to provide additional affordable housing.
33. In reaching this figure the *Housing Growth Option Paper*<sup>7</sup> considered Options A-D, ranging from 145 dpa to 350–400 dpa. The November 2017 *Housing Growth Option Paper Addendum*<sup>8</sup> considered a further 3 options, including 206 dpa, 242 dpa and 280 dpa.

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<sup>7</sup> Examination Document Ho005

<sup>8</sup> Examination Document Ho004



34. The higher options were rejected due to the capacity of Skipton to accommodate further growth. Additional housing would be required in the Tier 2-4 settlements which have significantly lower levels of employment, services and facilities. This would undermine the spatial strategy which, for the reasons set out below, focuses the majority of new housing in Skipton in an attempt to attract younger families into the area.
35. The additional uplift above the OAN for housing is therefore a positive, justified response to provide additional market and affordable homes in Craven. In doing so, the Plan will be consistent with other specific, measurable and deliverable strategies such as the York, North Yorkshire and East Riding Housing Action Plan. It is also consistent with the Framework which seeks to boost significantly the supply of housing.
36. Concerns have been raised that by attributing growth to the National Park not all the District's housing needs will be met, as the Council will have no control over delivery. However, because of the uplift in response to the Housing Growth Strategy, the difference between the housing requirement (4,600) and the Craven District OAN (4,840) is only 240 dwellings. This only leaves 12 dpa to be met within the YDNP. Information supplied by the YDNPA confirms that since 2013/14 roughly 17 dpa have been completed, with a further 167 dwellings identified through planning permissions and allocations. Subject to the conclusions on supply below, I am therefore satisfied that the full OAN for housing will be met.
37. That being the case, to provide greater clarity on this issue additional text should be included in the Plan to confirm that the two authorities will continue to work together and identify any actions necessary if the position changes (**MM122**). The very specific reference to rates of delivery in the YDNP, which could quickly become out-of-date, should also be deleted by **MM2**.

### Conclusion

38. Establishing the future need for housing is not an exact science. Assessing the OAN for housing is based on an exercise of reasoned judgements on a careful assessment of the relevant evidence. In my view, the Council has followed this approach. The Plan is informed by a robust, objective assessment of housing need and is positively prepared in identifying a housing requirement to ensure that needs will be met.

### **Issue 2 – Whether the housing strategy and distribution of growth is justified and consistent with national planning policy**

#### Settlement Hierarchy – Policy SP4

39. Skipton is by far the largest settlement in Craven and benefits from a wide range of employment, services, facilities and public transport connections. It also contains the administrative functions of the District Council and a range of services provided by North Yorkshire County Council ('NYCC'). Identifying Skipton as the Principal Town Service Centre (Tier 1) is therefore appropriate.
40. Below Skipton are the Key Service Centres of Settle (in the mid sub-area) and High and Low Bentham (in the north sub-area). Settle is the only town in the mid sub-area of the district, has a good range of services and facilities and

supports the surrounding rural area. It is also a popular tourist destination. Identifying Settle as a Key Service Centre reflects its role and function.

41. In High and Low Bentham, the level of services is more typical of a Local Service Centre than a Key Service Centre. However, the combined settlement is the largest, and the only town in the northernmost part of the district. Although the built-up areas of High and Low Bentham are separated by a green wedge, they are viewed as a single community under the administration of Bentham Town Council. To ensure an appropriate distribution of growth throughout the district, and to support sustainable rural development, identifying High and Low Bentham as a Tier 2 settlement is therefore justified.
42. Glusburn and Crosshills have a greater population than High and Low Bentham and benefit from frequent public transport services to Burnley and Keighley. But the A6068 suffers from significant congestion and delays at peak hours caused by the Aire Valley railway crossing. Glusburn and Crosshills are also situated nearer to the South Pennine Moors Special Protection Area ('SPA') Phase 2 and Special Area of Conservation ('SAC'). To limit the potential for additional recreational disturbance the Plan seeks to restrict growth in this area by identifying Glusburn and Crosshills as a Local Service Centre (Tier 3). This is an appropriate and justified strategy given the identified constraints.
43. The other Local Service Centres include Gargrave and Ingleton. They are typically larger than the Villages but are different from the Tier 2 settlements due to their inferior public transport connections and the need for residents to access services in other locations (such as secondary schools).
44. Below the Local Service Centres are Tier 4 Villages with Basic Services and Villages with Basic Services bisected by the YDNP boundary. They are defined by Examination Document EL3.004(ii) as containing a children's play area and at least two other facilities from a list of a primary school, a shop and a pub. This approach ensures that the settlements have been considered on a transparent and consistent basis. Any settlements failing to meet the definition fall into Tier 5 - 'Other villages and the open countryside'.
45. Using this methodology, the Plan defines Giggleswick as a Village. Despite being adjacent to Settle, which contains a good range of shops, services and facilities, Giggleswick is separated by the River Ribble and has a very different, semi-rural residential character. The decision to identify Giggleswick as a Village in its own right is therefore justified, and its position in the settlement hierarchy reflects its character, role and function.

#### Distribution of Growth – Policy SP4

46. Policy SP4 sets out 'guideline' figures for housing growth in each Tier of the hierarchy. In summary, it seeks to deliver 50% of the housing requirement in Skipton, 10.9% in the Key Service Centres, 3.5% in the Local Service Centres, up to 2.5% in the Villages with Basic Services and 6% elsewhere.
47. Examination Document Sp001 sets out the different options the Council considered for distributing growth. Each of the Options (A) to (D) was subject to Sustainability Appraisal ('SA'). The SA process identified a fifth scenario; Option E. This has been carried forward into the submission Local Plan and

seeks to focus the majority of growth on Skipton and the main settlements, but with growth also allocated to the smaller towns and villages.

48. Directing 50% of the housing growth to Skipton reflects the town's status as by far the largest settlement with the greatest level of jobs and services. The Plan is therefore consistent with one of the Framework's Core Planning Principles which seeks to focus significant development in locations which are, or can be made, sustainable. It is also generally the case that larger towns will usually be able to absorb proportionately more development than smaller ones without compromising their character. This is especially important in Craven where numerous settlements are located on the edge of the YDNP.
49. One of the main reasons for identifying Settle and High and Low Bentham as Key Service Centres was to provide a balanced distribution of housing across the district. Their level of growth will ensure that new housing is spread throughout each sub-area and reinforce the function of both service centres. The strategy also seeks to attract people of a working age into the district to address the relatively high proportion of retirees in Craven. This is a sound strategy and is best achieved by focusing new housing in the areas of Skipton, Settle and High and Low Bentham where people can easily access jobs, education, childcare and transport. Combined, over 70% of the total housing growth will take place in Tiers 1 and 2.
50. In High and Low Bentham a greater level of growth *could* have been achieved. Nevertheless, Policy SP4 will deliver around 500 dwellings there over the plan period. With a population of approximately 3,050, the scale of additional housing will be commensurate with its size. Likewise, with the exception of Glusburn and Crosshills (for the reasons given above), the 3.5% of overall housing growth proposed in the Local Service Centres is broadly proportionate to their size, level of services and accessibility by public transport.
51. In the Tier 4 settlements housing growth varies from 0-2.5% of the total figure. The precise distribution to individual settlements has been influenced by factors such as land availability, environmental constraints, existing commitments and the spatial distribution across the sub-areas. For example, Cononley has 2.5% growth compared to Burton in Lonsdale which only has 0.4%. This reflects the availability of a large mixed-use site close to the railway station (Site CN006). When also considering that the process of allocating sites involves an element of planning judgement, there is, quite reasonably, no precise correlation between the size of a Local Service Centre and its level of growth.
52. In Giggleswick the amount of planned growth has nearly all been accounted for by completions and commitments. Nevertheless, the village is within walking distance of Settle where over 500 new dwellings are proposed. There are also an additional 35 dwellings allocated on land at Lord's Close (Site SG014), and, the Plan allows for additional sites to come forward through the Neighbourhood Plan process. The planned level of growth is justified.
53. At Carleton 55 dwellings are proposed over the plan period. Upon submission this broadly reflected the number of committed dwellings. During the examination process a new planning permission has been granted on a site which has significantly reduced its yield to only 4 dwellings. Whilst this would

*potentially* leave a deficit (the site may yet come forward for 24 dwellings) the level of growth proposed for Carleton is sound. It reflects the scale and distribution of development tested in the SA and would be commensurate with the size and level of services on offer in the village. Given its proximity to Skipton any potential future residents are also likely to rely on the much wider range of services only a relatively short distance away.

54. Elsewhere no housing growth is attributed to Bolton Abbey or Long Preston. At Long Preston the Plan reflects the fact that the majority of the village falls within the YDNP. The situation at Bolton Abbey is different. Although the village contains enough services and facilities to be defined as a Tier 4 settlement, a bespoke approach has been taken through Policy EC4A which seeks to determine its level of growth through a masterplanning process. This is justified in light of its heritage assets of 'exceptional' significance<sup>9</sup> and the need to secure the sustainable future of Bolton Abbey as a tourist destination.
55. As submitted, there is an internal conflict between Policy SP4 (which states that no new housing is proposed at Bolton Abbey) and Policy EC4A (which supports mixed-use development in the Core Visitor Area). For clarity and effectiveness both are rectified by **MM7**, **MM8** and **MM104** which refer to the potential for new mixed-use development.
56. Elsewhere 6% growth is attributed to 'Other Villages and the Countryside'. Supporting some new housing in the smaller villages is appropriate to maintain their future sustainability, especially given the rural nature of Craven. However, the Plan does not identify the 'Other Villages'. As such, developers, decision-makers and local communities would not be able to ascertain whether Policy SP4(F) or (K) applied. For effectiveness **MM7** is therefore required to list the Tier 5 Villages which are based on a threshold of 15 houses. Because the majority of smaller settlements are unlikely to have shops or services, assessing them by number of dwellings, rather than facilities, is appropriate.
57. Evidence provided by the Council shows that only around 3 dpa were delivered in Tier 5 villages from 2007 to 2008.<sup>10</sup> It has therefore been suggested that a smaller amount of growth should be attributed to this tier, with more elsewhere. However, Examination Document EL3.006(iv) shows that over the past 11 years 155 net dwellings have been delivered on small sites in the countryside (14 dpa). When considering the predominantly rural nature of Craven, it is highly likely that there will continue to be a need for rural workers to live at or near their place of work. The levels of growth also balance the need to deliver significant new housing in Tiers 1 and 2, but provide some new development in the rural areas to support existing communities.

## Conclusion

58. Subject to the recommended MMs I therefore conclude that the settlement hierarchy and spatial distribution of growth are justified and consistent with national planning policy. I am also satisfied that the SA has considered a range of reasonable alternatives, including more dispersed growth and a greater focus on the built-up areas of the south-east sub-area.

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<sup>9</sup> As defined by Examination Document Hol001 (Bolton Abbey Development Options Appraisal Study, April 2017)

<sup>10</sup> Examination Document EL3.006(iv)

### **Issue 3 – Whether Policy SP4 will be effective for decision-making purposes and in achieving the proposed housing strategy**

59. The Plan does not define any settlement or development boundaries. Instead, it seeks to respond positively and flexibly to development needs by considering progress against the planned level of growth for each settlement. New residential development is permitted on allocated sites and through the application of Policy SP4. The criteria in Policy SP4 seek to explain the circumstances where development can come forward.
60. In the absence of any settlement boundaries several changes are required to Policy SP4 to ensure that it provides a robust, effective policy framework to consider proposals for development on non-allocated sites. The changes are also necessary for clarity, and to ensure consistency with paragraph 154 of the Framework which states that policies should provide a clear indication of how a decision maker should react to a development proposal.

#### Tier 1-4 Settlements

61. New residential development is supported in the 'main built up area' of Tier 1-4 settlements. In the submitted Plan the main built up area is defined as the continuous built form of the settlement with several clearly defined exceptions.
62. To prevent scenarios where ribbon development can continuously extend outwards from a settlement, and in the interests of maintaining rural character, it is necessary to prevent further ribbon development by adding it to the list of exceptions (**MM8**). Although the policy will require an element of planning judgement, subject to this MM the definition of the 'main built up area' is sufficiently clear for it to be effective.
63. As submitted criterion (H) only allows additional housing growth on previously developed land within Tier 1-4 settlements. Given the predominantly rural nature of Craven this would unnecessarily restrict new housing coming forward in some of the smaller settlements where opportunities to reuse brownfield land is limited. It is therefore necessary to broaden the scope of Policy SP4 in **MM7** and **MM8** by allowing housing development on other non-allocated land within these settlements to ensure that it is effective and positively worded.
64. A significant number of concerns have been raised that this will drastically widen the scope of sites that can be built on. But the policy continues to afford adequate control by precluding the development of gardens, paddocks and other undeveloped land on the edges of settlements which contribute positively to local character. Because the plan is read as a whole, other relevant policies would also apply, such as the protection of sport, open space and recreation land.
65. In seeking to provide a flexible and responsive approach to meeting needs Policy SP4 also permits new housing adjoining settlements in three scenarios. The first is where it can be demonstrated that the planned level of growth for that settlement will not be delivered over the plan period. In principle this is justified. It permits additional windfall sites where they are required to meet the spatial strategy and ensures that proposals are tested against a set of defined criteria.

66. However, it is unclear which settlements Policy SP4(I) applies to. **MM8** clarifies this by confirming that sites adjoining Tier 1-4 settlements will be considered. Although the spatial strategy includes Tier 5 Villages, due to their size they do not have a specific growth figure to assess progress against. The Tier 5 settlements are also typically small villages with little or no shops, services and public transport provision. Restricting open market housing to limited growth *within* these settlements is therefore appropriate.
67. In establishing whether Policy SP4(I) applies it will be necessary to consider the progress of allocated sites, some of which may not come forward until later in the plan period. The figures in Policy SP4 should therefore refer to the total amount of planned housing growth for each settlement, rather than a yearly figure. This is modified by **MM8**, with consequential changes to the supporting text made by **MM7**.
68. The effectiveness of Policy SP4 will depend on the amount of growth for each settlement being regularly reviewed and published by the Council. Because Table 5 only provides a snapshot in time it will quickly become outdated as more planning permissions are granted, or where planning permissions lapse. For effectiveness it is therefore necessary to remove Table 5 and include a commitment for the Council to publish updates on a regular basis, usually quarterly. This is rectified by **MM7** and **MM9** and will ensure that decision-makers, developers and local communities know whether Policy SP4(I)(a) applies. For the same reasons it is also necessary to refer to the Housing Trajectory, which will be updated annually, and bring Policy SP1 up-to-date by **MM3**.
69. Where the planned level of growth for a Tier 1-4 settlement will not be achieved, proposals for new development adjoining the main built up area will be acceptable in principle subject to meeting criteria i) to vii). Due to their location on the edges of settlements criteria relating to character and appearance, preventing coalescence and ensuring that schemes are proportionate in size are all necessary and justified. On the other hand, the need for proposals to demonstrate that the highway network could satisfactorily accommodate traffic is ambiguous. The need for proposals to consider traffic impacts is also covered in detail by Policy INF7, which includes a broader assessment of sustainable transport. Part vi) is therefore unnecessary and deleted by **MM8**.
70. The second and third instances where additional housing will be permitted adjoining Tier 1-4 settlements is where development relates to a rural exception site (b), or where it is 'justified by special economic, environmental and/or social circumstances' (c). Part (c) is intended to allow for circumstances such as where the redevelopment of a brownfield site would bring about significant environmental improvements. For clarity it is necessary to explain this through changes to the supporting text. (**MM7**)
71. Because the housing requirement is a minimum figure, concerns have been raised that the spatial strategy only plans to meet a minimum level of growth. But Policy SP4 supports additional housing within the main built up areas of Tier 1-5 settlements and allows non-allocated sites to come forward through the neighbourhood planning process. There is nothing to suggest that the requirements for each settlement will therefore be treated as a 'cap'.

### Tier 5 Settlements

72. For clarity and for consistency with other settlements in the hierarchy, **MM8** includes additional wording to confirm that new housing will be supported *within* the main built up area of Tier 5 Villages. This ensures that new housing can come forward to secure the sustainable future of smaller rural settlements.
73. To reflect the size, role and function of Tier 5 Settlements, Policy SP4(J) includes an additional requirement that proposals for housing are 'small in scale', unless the listed exceptions apply. This lacks sufficient clarity to be effective and **MM8** therefore confirms that proposals should be limited to around 4 dwellings. Given the limited size of the Tier 5 Villages, and their predominantly rural location, the additional limitations on new housing developments are justified.

### Development in the Countryside

74. If a site is outside the main built up area of a Tier 1-5 settlement defined by Policy SP4, and it is not an adjoining site for the purposes of criterion (I), then it falls within the countryside. When the policy and supporting text are read together this is sufficiently clear.
75. Where new residential development is proposed in the countryside Policy SP4(K) requires schemes to accord with the Framework and meet one of the circumstances listed under i) to iii). Requiring development to accord with the Framework as a whole is ambiguous. Instead, for clarity and effectiveness it is necessary to include specific criteria for proposals to follow, including schemes which demonstrate exceptional quality or innovative design as permitted by national planning policy (**MM8**). To reflect these changes the supporting text also needs to be updated by **MM7**.

### Conclusion

76. Subject to the recommended MMs I therefore conclude that Policy SP4 will be capable of providing an effective basis for decision-making purposes and in achieving the proposed housing strategy.

### **Issue 4 – Whether the process for selecting residential allocations was robust, and whether they are justified and capable of being developed over the plan period**

#### Methodology

77. Sites put forward in the *Strategic Housing Land Availability Assessment* ('SHLAA') went through an initial screening exercise where they were considered against a set of criteria to determine site suitability. From the initial sieving exercise sites were considered through the SA process (Stage 1) which considered potential allocations against a range of sustainability indicators with input from the YDNPA, North Yorkshire County Council ('NYCC'), the Environment Agency ('EA') and Historic England. Suitable sites were then taken forward into a 'Pool of Sites' from which they proceeded to a 'District Level Analysis' (Stage 2).

78. The degree to which the scores have influenced site allocations varies by location. For example, Settle and Bentham are both Tier 2 settlements yet have varying levels of flood risk. As a result, a site may score poorly for flooding in Settle, but would still bring about significant social and economic benefits. The process therefore requires an element of planning judgement, rather than simply adding up positive and negative scores.
79. A final assessment was used to determine preferred allocations and included a consideration of site viability, proximity to natural environment features (such as SPAs), proximity to designated landscapes (such as the YDNP) and proximity to health and safety executive zones. As with the 'Pool of Sites', this 'District Level Analysis' also required professional judgement, especially where the number of suitable sites exceeded the growth target for a settlement. Nevertheless, it ensured that the sustainability merits of sites have been tested on a broadly consistent basis. Overall, the site selection process has been robust, and reasonable alternatives have been considered.
80. It has been suggested that the Council incorrectly determined the flood risk vulnerability of site Ref GA025, which meant that it did not progress to the 'Pool of Sites'. But the SA process also identified that the open site was bordered by a scenic area of the canal divorced from existing development. This was reinforced by the Council's June 2018 decision to refuse outline planning permission due to harm to landscape character. There are also other allocated sites in Gargrave, which, along with commitments, would meet the growth identified in Policy SP4. Thus, whether or not the flood risk maps had been updated by the EA, there is nothing to suggest that the site would have passed Stages 1 and 2.

#### Development Principles

81. For allocated sites the proposed number of dwellings has been determined by applying a standard density of 32 dwellings per hectare ('dph') to the net site area. The figure is an average based on schemes delivered across Craven.
82. Applying a standard density is a reasonable approach to establishing an approximate yield for each site. However, the final design is likely to determine the net site area, which in turn, will establish total dwelling yield. There may also be instances where the characteristics of a site justify a higher, or lower, density. It is therefore necessary to provide greater flexibility by referring to site areas and dwelling totals as approximate. (**MM10, MM11, MM12, MM13, MM14, MM15, MM16, MM17, MM18, MM19, MM20, MM21, MM22, MM23, MM29, MM30, MM31, MM32, MM33, MM34, MM35, MM36, MM37, MM39, MM40, MM41, MM42, MM43, MM44, MM45, MM47, MM48, MM49, MM50, MM51, MM52, MM53, MM54, MM55, MM56, MM57, MM58, MM59, MM61, MM62, MM63, MM64, MM65, MM66, MM67, MM68** and **MM69**).
83. For the same reasons the areas of green infrastructure should be referred to as indicative where included as part of allocations, with site areas rounded to the nearest decimal point (**MM11, MM16, MM17, MM19, MM20, MM21, MM22, MM23, MM30, MM31, MM32, MM35, MM39, MM49, MM52, MM63** and **MM66**). Similar modifications are also required to Policy ENV5 and the supporting text by **MM80** and **MM81**. Because the areas of green



infrastructure are not intended to be definitive at this stage (and will be informed by detailed design and masterplanning) the Council should ensure that they are appropriately labelled on the policies maps. These MMs improve the effectiveness of the Plan by adding a degree of flexibility on details which are more appropriately addressed at the planning application stage.

84. Although several of the residential allocations are subject to flooding, the Council has demonstrated how development can come forward and avoid areas at the greatest risk (in Flood Zones 2 and 3) through layout and siting. Avoiding areas of flood risk has also been accounted for in the calculation of housing yield and the requirement for green infrastructure. Provided that sites avoid areas at the greatest risk of flooding their development will be consistent with the sequential approach advocated by the Framework and the *Craven District Council Level 1 Strategic Flood Risk Assessment*<sup>11</sup> ('SFRA'). The development principles are therefore necessary and justified, but to be effective they should be clearer in stating that where necessary the design and layout of proposals must be informed by a Flood Risk Assessment. (**MM11, MM13, MM15, MM16, MM18, MM19, MM20, MM21, MM22, MM23, MM26, MM28, MM31, MM32, MM33, MM35, MM36, MM37, MM39, MM42, MM44, MM45, MM49, MM52, MM56, MM59, MM60, MM63, MM68 and MM69**)
85. In some cases, no flood risk or surface water hazards have been identified. The development principles are therefore superfluous and should be deleted. Where sites are over 1ha in size the provision of a flood risk assessment is already required by the Framework (**MM17, MM30, MM48, MM55, MM57, MM58 and MM64**).
86. Some, but not all of the allocations require development proposals to incorporate sustainable drainage systems ('SuDS'). However, the Plan is read as a whole and the need for SuDS is included in Policy ENV6. The allocations are not unsound by failing to include this requirement.
87. Where necessary the development principles also require the design and layout of proposals to conserve the significance of heritage assets. Although this is justified, simply referring to 'conservation areas and listed buildings' lacks sufficient clarity to be effective. Where a site needs to account for its proximity to a particular heritage asset it should be clearly set out. Similarly, where sites are likely to require archaeological investigation, for effectiveness the relevant policies should also refer to the need for mitigation. Both issues are rectified by **MM11, MM12, MM14, MM15, MM16, MM17, MM18, MM19, MM20, MM21, MM22, MM23, MM30, MM31, MM32, MM34, MM35, MM36, MM39, MM41, MM50, MM55, MM56, MM57, MM59, MM63, MM64, MM66, MM67, MM68 and MM69**.
88. Part of the justification for several sites in and around Skipton is that they would not give rise to any significant increase in recreational disturbance on the North Pennine Moors SPA and SAC, subject to including generous areas of open space. The extensive areas of green infrastructure shown on the policies map are therefore justified. However, with the exception of land at Malsis Hall, Glusburn (Site SC085), this requirement is not translated into the

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<sup>11</sup> Examination Document FI001

development principles. To ensure that the Plan is effective **MM11, MM17, MM19, MM20, MM21** and **MM23** are therefore necessary. For the same reason MMs are required to sites in Settle, High and Low Bentham and Ingleton due to their proximity to the Ingleborough Complex SAC, Craven Limestone Complex SAC and/or Bowland Fells SPA. (**MM30, MM31, MM32, MM35, MM39, MM49, MM58**)

89. Finally, for effectiveness, and to ensure consistency with paragraph 115 of the Framework, reference to proposals 'taking account' of the Forest of Bowland AONB need to be modified to state that development should have regard to conserving landscape and scenic beauty. This is rectified by **MM41, MM42, MM43, MM44, MM45, MM47, MM48, MM49** and **MM50**.

### Allocated Sites

#### *Skipton – Tier 1 (Policy SP5)*

90. To the north west of Skipton Site SK081/SK082/SK108 is allocated for around 325 dwellings and a new primary school. The reason for allocating part of the site for education is due to the lack of capacity and/or ability to significantly expand existing primary schools in the area. The inclusion of the 1.8 hectare site is therefore justified and necessary at this moment in time. However, alternative provision could be made elsewhere during the plan period, or additional capacity may become available. For effectiveness it is therefore necessary to confirm that the site is identified for a new primary school unless needs are met elsewhere (**MM17**).
91. The requirement for a landscape buffer along the north/north-west boundary of the site is justified by the Council's *Landscape Visual Impact Assessment* ('LVIA').<sup>12</sup> It concludes that landscape mitigation is necessary in the form of a green infrastructure corridor due to, amongst other things, the relationship between the site and the YDNP. The LVIA also provides justification for retaining the existing tree copses and an open aspect to the south.
92. Due to the size of the allocation and the mix of uses proposed the requirement to carry out a masterplan is necessary to ensure a comprehensive and cohesive development. However, the requirement for the masterplan to be carried out in accordance with, and to the 'satisfaction' of key stakeholders is ambiguous and unnecessary. For clarity Policy SP5 should instead state that proposals for new development should be supported by a masterplan *in consultation* with stakeholders, and this is rectified by **MM17**. Because the wording is used for other allocations the same changes are required by **MM24, MM25, MM103** and **MM104**. Although not consulted upon as part of the MMs, for consistency and clarity I have also used the same wording in Appendix 1 for Site SG060 (**MM38**).
93. To the east of Skipton Site SK089/SK090 is also allocated for new housing and a primary school. The same reasons support its inclusion in the Plan, namely the lack of suitable primary schools in this part of Skipton with the capacity to accommodate the growth proposed. Likewise, for the reasons given above,

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<sup>12</sup> Examination Document La007

the development principles should be modified by **MM20** to provide greater flexibility in the event that provision is made elsewhere.

94. In response to concerns that the site is not large enough to accommodate a new primary school and 218 dwellings the Council has produced two drawings.<sup>13</sup> They demonstrate that even accounting for the changes in level, green infrastructure requirements and existing easements, around 211 dwellings can be achieved. The final detail and capacity will be a matter for the design stage as part of the planning application process.
95. Assessments of potential access points have demonstrated that the site can be accessed from Otley Road, Elsey Croft, Wensleydale Avenue or Airedale Avenue. Reference to Airedale Avenue should therefore be included in the development principles for the site. However, taking an access from Otley Road would require extensive earthworks due to the topography of the area. The visual impact of such works would be significant, especially on one of the main routes into Skipton which is currently surrounded by open fields and mature trees. In the interests of the character and appearance of the area **MM20** is therefore necessary to delete this option from the policy.
96. Site SK088 now benefits from planning permission. The principle of residential development has therefore been established. The same also applies to Site SK087. Although the development principles require proposals to accord with Policy ENV10, the area of Local Green Space ('LGS') is outside the site boundary. **MM18** is therefore necessary to remove reference to Policy ENV10.
97. Land south of Moorview Way (Site SK013) is allocated for 100 dwellings. Whilst planning permission has recently been refused for residential development, the reasons for refusal related to matters of design and the living conditions of neighbouring residents. Based on discussions at the hearing sessions I am satisfied that a scheme can be delivered within the plan period that resolves these issues.
98. To the south of Skipton are three allocations accessed from Horse Close Bridge (Site SK061, Site SK101 and Site SK114/SK124). At present the width of the bridge restricts two-way traffic flow. To prevent vehicles backing up onto the A6131 either an upgraded bridge, or a new crossing, will be necessary. In the interests of effectiveness this needs to be reflected in the policy requirements. (**MM16**, **MM22** and **MM23**)
99. Since submission of the Plan the Council confirms that £2.3m of grant funding has been awarded by Homes England towards a new crossing. Previous estimates indicated that the bridge would cost between £440,000 and £770,000. Sufficient funding is therefore in place to deliver the necessary infrastructure, and all three sites are developable within the plan period.
100. The development principles for Site SK114/SK124 (land east of North Parade) require access to be taken from either the Cawder Road garage site or the existing reservoir track from Whinny Gill Road. Discussions regarding the former garage site have reached a hiatus, with the cost of securing the land threatening the viability of the scheme. To ensure that the site is deliverable

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<sup>13</sup> Examination Documents EL5.002a and EL5.002b

it is therefore necessary to specify that other options for access along Cawder Road may also be suitable, subject to an appropriate final design. (**MM23**)

101. Requiring proposals for Site SK061 (land west of Sharphaw Avenue) to be set-back from the canal is justified to reflect the prevailing pattern of development and to avoid areas at risk of flooding. Setting development back from the canal at Site SK101 (land east of Keighley Road and south of Cawder Lane) is also justified to maintain the area of landscaping and provide opportunities for recreational use. To promote connectivity and usability of the area pedestrian links with the surrounding footpath network should also be provided (**MM22**). The final details will be a matter for the planning application stage, with other policies in place (such as ENV4) to ensure that any tree loss is minimised.
102. Based on the EA's latest mapping the majority of Site SK094 (land bounded by Carleton Road, the railway line and the A629) falls within Flood Zones 2 and 3. The requirement in Policy SP5 to provide areas of green infrastructure is therefore necessary to ensure that only land within Flood Zone 1 is brought forward for housing.
103. Following completion of the Skipton Flood Alleviation Scheme ('SFAS') it has been suggested that the southern area of the allocation would no longer be at risk. But as explained in Examination Document EL4.003, the SFAS is only intended to change the extent of the functional floodplain. Some areas may move from Flood Zone 3b to Flood Zone 3a, but none will be 'downgraded' to Zone 1 or 2. At this moment in time the need for extensive areas of green infrastructure remain necessary.
104. Close to the centre of Skipton are two sites currently in employment use (SK058 and SK060). Due to the physical constraints of the sites, which preclude possible future expansion for employment uses, their re-use for residential development is justified. However, the need for a Traffic Impact Assessment at Firth Street (Site SK060) is a matter for the Council's planning application validation checklist and has not been justified for inclusion as part of the development principles. It is therefore deleted by **MM15**. The site area and dwelling capacity of SK058 should also be amended to reflect the amount of land available for residential development. In addition, because the two villa-style houses are no longer proposed for conversion their reference in Policy SP5 needs to be deleted. Both are rectified by **MM14**.

*Settle – Tier 2 (Policy SP6)*

105. North of the town are two allocations adjacent to the Settle-Carlisle Railway (Sites SG079 and LA004). Providing a buffer between residential development and Barrel Sykes Farm is necessary to preserve the setting of the Grade II listed building beyond Site SG079. However, reference to a 'strip' of land infers that the area could be a narrow, linear parcel of land when a greater degree of separation is required. For effectiveness this is modified by **MM35**.
106. The proximity of Sites SG079 and LA004 to the Settle-Carlisle Railway Conservation Area and the YDNP boundary necessitate restrictions on building heights, the retention of existing dry-stone walls and the provision of green infrastructure. It is also necessary to require development to retain views of Watershed Mill, which is a prominent, locally important landmark, and to be set-back from Langcliffe Road to maintain the rural character of the area.

107. Within the town centre the Council-owned car park off Lower Greenfoot and Commercial Street is allocated for approximately 13 dwellings (Site SG032). Despite being in use, evidence provided by the Council shows that there is currently a surplus of pay and display car parking spaces in the town.<sup>14</sup> Based on ticket sales and site inspections there will still be capacity within Settle, even on market days. As such, allocation of the site for housing will not lead to significant on-street parking to the detriment of Settle's tourist economy or the living conditions of local residents.
108. In July 2018 the Council resolved to grant outline planning permission for residential development on Site SG025 (land south of Ingfield Lane). The principle of new housing has therefore been established, along with the key development principles such as the need to protect the setting of the Grade II listed Falcon Manor Hotel. Extensive areas of green infrastructure have also been included which will provide landscape buffers to the YDNP and the Settle-Carlisle Railway line.
109. As part of the approved scheme land was included for necessary surface water management arrangements. For effectiveness this needs to be referred to in Policy SP6. To reflect the site-specific flooding constraints any potential future proposals also need to be informed by a flood risk assessment and drainage strategy. Both are addressed by **MM31**.
110. To the north-east of Site SG027/SG068 (land south of Brockhole View and west of Brockhole Lane) is a parcel of land which has planning permission for 4 dwellings. Because the site threshold is less than 5 it has not been shown as a commitment on the policies map.
111. At Site SG021/SG066/SG080 (land north-west and south-west of Penny Green) the submission version Local Plan refers to two access points. Taking access from the B6480 would require substantial earthworks to account for the significant change in level. It would also introduce a highly prominent, suburban feature into what remains an attractive, rural approach to Settle. It is therefore unjustified and deleted by **MM30**.
112. As submitted the other point of access would be from Penny Green. However, the Council confirms that this is a drafting error and does not reflect discussions with NYCC during the preparation of the Plan. It is therefore not justified, and I have deleted the requirement from the schedule of MMs in Appendix 1. The exact location of the access will be a matter for the final design as part of the planning application process.

*Bentham – Tier 2 (Policy SP7)*

113. The owners of Bentham Golf Course have confirmed that Site HB036 is no longer available for residential development. It is therefore deleted by **MM40** and **MM46**. As a relatively small allocation for approximately 16 dwellings its removal does not undermine the spatial strategy for Bentham.
114. To the west of Robin Lane are three separate allocations; Sites HB024, HB044 and HB052. Site HB024 (land north of Lakeber Drive) has an existing access

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<sup>14</sup> Examination Documents EL5.010a and EL5.010c

onto Lakeber Drive which NYCC confirms would be acceptable subject to surveys showing that vehicle speeds are less than 25 mph. Because this has not yet been proven it is expected that access would be taken from the adjacent site (HB052) instead. Two possible options therefore exist to access the site, and I am satisfied that it can be developed within the plan period. However, for effectiveness the access arrangements should be clarified by **MM43**.

115. The same principle applies to Site HB044 (land west of Goodenber Road). There is also potential for a further access to be gained from Barghs Meadow. Although the option was initially discounted due to the need for third party land, allocating the site for residential development provides certainty and clarity to the parties involved. Specifying a second access point from Barghs Meadow is therefore justified in the interests of positive planning and providing greater flexibility in seeking to bring the site forward for development. (**MM48** and **MM49**)

116. Land adjacent to the Bentham Community Primary School (Site HB038) includes 0.3 hectares for an extension to the school. The allocation is justified due to the expected increase in demand for places over the plan period and the need to expand provision. The location of the allocation adjacent to the existing school buildings is also logical and sound.

117. In the centre of Bentham, the Council is seeking to designate a conservation area as supported by Examination Document He018. Based on the indicative plans Site HB011 (land former primary school east of Robin Lane) would be immediately adjacent to the conservation area boundary. Requiring development proposals to take account of the character and appearance of the area is therefore appropriate. However, for clarity and effectiveness it is necessary to amend the second development principle which, as submitted, suggests that the conservation has already been designated. (**MM41**)

*Glusburn/Crosshills – Tier 3 (Policy SP8)*

118. Allocating a minimum number of dwellings at Malsis Hall (Site SC085) provides no certainty over what scale of development is acceptable. For effectiveness **MM52** is necessary to specify an approximate dwelling capacity.

*Ingleton – Tier 3 (Policy SP9)*

119. Evidence provided in Examination Documents EL5.010a and 010b demonstrates that the loss of car parking spaces at Backgate (Site IN006) will not have a significant impact on overall provision in Ingleton due to the surplus of spaces in the town. The allocation is therefore justified.

120. The majority of housing in Ingleton is focused on the eastern side of the River Greta, but existing properties are also found to the west, including on either side of Site IN010. As a result, subject to an appropriate final design, the residential development of the site will not cause any significant harm to the character and appearance of the area. Providing that the layout and design avoids areas at the highest risk of flooding, which the requirement for proposals to be informed by a FRA in **MM56** would ensure, the allocation is justified.

121. Allocations IN028, IN029 and IN049 all relate to predominantly greenfield sites with no significant identified constraints affecting their delivery within the plan period. Although the policies map does not identify any areas of green infrastructure, this does not negate the need for development proposals to incorporate adequate landscaping to minimise their visual impact. Subject to an appropriate final design the principle of residential development is justified.

*Gargrave – Tier 3 (Policy SP10)*

122. The Gargrave Neighbourhood Plan has been formally 'made' and forms part of the statutory development plan for the area. It allocates land to the west of Walton Close (Craven Local Plan Site GA031/Gargrave Neighbourhood Plan Site G2/2) and land at Neville House (Craven Local Plan Site GA004/Gargrave Neighbourhood Plan Site G2/1) for residential development. It also identifies land off Eshton Road (Craven Local Plan Site GA009/Gargrave Neighbourhood Plan Site G4/1) for extra care housing.

123. The SFRA identifies that roughly 17% of site GA009 is within Flood Zone 3a, which is largely confined to the area adjacent to the canal. Examination Document EL5.006 illustrates how a broadly rectangular parcel of land could be achieved on the remainder of the site sufficient to accommodate 60 extra-care apartments, even allowing for its irregular shape. Subject to a MM requiring development to avoid the areas at the highest risk of flooding (**MM63**) the allocation is justified and consistent with national planning policy.

124. All the allocations at Gargrave are within walking distance of the facilities in the centre of the village. Bus stops are also available on Eshton Road. Staff and/or visitors of the proposed development at Site GA009 would therefore be able to access the site by modes other than the private car.

125. To reach the village centre on foot potential future occupiers of Site GA031 would have to use Marton Road, which in places is unlit and does not have footpaths. However, in this location Marton Road is residential in character and has a 30mph speed limit. At the time of my site visits, which were carried out during the day and early evening, traffic was relatively light, with vehicle speeds restricted by the presence of parked cars. Moreover, potential future occupiers would only have to walk a relatively short distance before turning onto Walton Avenue and picking up the footpath adjacent to the river.

126. The bridges over the River Aire and the Leeds & Liverpool Canal in Gargrave only have narrow footpaths. This causes pedestrians to temporarily step into the road when passing parents with prams or wheelchair users. But no concerns have been raised by the County Council's Highways Officers, and no evidence has been presented to illustrate that the existing arrangements have caused accidents in the past. It is also important to consider that a large part of Gargrave is a designated conservation area. The siting of buildings close to the pavement edge are part of its historic character. Based on the evidence provided the accessibility of the sites for pedestrians does not justify deleting the allocations from the Plan, which will bring about significant public benefits including the provision of additional market and affordable housing.

*Other Allocations – Policy SP11*

127. **MM66** seeks to provide clarity by referring to heritage assets by name. In error the schedule of MMs failed to include reference to the Burton-in-Lonsdale Conservation Area under Site BU012. This factual clarification is rectified in the schedule of MMs in Appendix 1. For effectiveness it is also necessary to specify that around 0.3 hectares of green infrastructure will be provided to protect the setting of the Grade II listed school (**MM66**). The precise location of the open space will be a matter for the final design.
128. At Bradley **MM67** is necessary to clarify that development proposals must consider the setting of the adjacent Conservation Area. In the interests of the character and appearance of the area it is also necessary to require proposals to retain the existing dry-stone walls and provide new ones to establish a new boundary to the village.
129. Site SG014 (land at Lord's Close) forms part of playing fields at Giggleswick School. However, it is the school's intention that releasing the site for residential development will fund new and improved provision. To reflect this principle, and to ensure that the allocation is consistent with paragraph 74 of the Framework, **MM68** is necessary to require the provision of alternative or better facilities in accordance with Policy INF3.
130. The development principles for the former Station Works, Cononley, (Site CN006) are based on the approved planning permission for the site. Although this reflects the current position, referring to 1,445 square metres of Class B1 floorspace is too prescriptive and provides no flexibility should a revised scheme be necessary. This is rectified by **MM69**.

Conclusion

131. I therefore conclude that the process of identifying the allocations was robust, and subject to the recommended MMs they are justified and capable of being developed over the plan period.

**Issue 5 – Whether there is a reasonable prospect of a five-year supply of deliverable housing sites on adoption, and whether the policies and allocations in the plan will ensure that the housing requirement will be met**

132. Paragraph 47 of the Framework states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their requirements, with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery the buffer should be increased to 20%.
133. Assessing net housing completions demonstrates that on average only 154 dpa have been completed in Craven between April 2012 and March 2018. For the purposes of calculating the five-year housing land supply against the 2012 Framework, there has been a persistent under-delivery of housing. At this moment in time a 20% buffer is applicable.



134. The under-delivery of housing in Craven since the start of the plan period has resulted in a shortfall of 456 dwellings. Accounting for this in the next 5 years would result in a five-year housing requirement of **1,927** dwellings, or 385 dpa. This is comprised of the housing requirement in Policy SP1 (230 x 5), plus the shortfall (456) with a 20% buffer.
135. The *Craven Local Plan Housing Trajectory 2012 to 2032 (October 2018)*<sup>15</sup> includes a breakdown of the Council's housing land supply. In summary, it demonstrates that there are sites sufficient to provide some **2,691** dwellings in the first five years following adoption of the Plan.
136. When assessing sites, the Council has not applied standard lead-in times or delivery rates. Instead, the trajectory is based on an assessment of each site from consultation with relevant land owners and developers. This is a robust approach and seeks to ensure that sites are supported by clear evidence that completions will begin within five years.
137. The Council's trajectory includes 939 dwellings coming forward from allocated sites that do not currently have planning permission. However, Site SK061 is owned by Craven Council, which has entered into a Joint Venture Partnership with Barnfield Developments to bring it forward. As identified above, grant funding has also been secured for the necessary bridge over the Leeds & Liverpool Canal, with the Homes England funding offer requiring completion of the enabling works by March 2021. Design work is well underway and there is a clear commitment that the site will start delivering within five years of adoption. The same applies to Site SK114/124, with Keyhaven Homes confirming that the allocation is deliverable.
138. Part of Site SK089/SK090 is also owned by the Council, which is actively looking to bring forward development under the Joint Venture with Barnfield Construction. In addition, funding has been secured through the One Public Sector Land Release Fund to provide the necessary infrastructure to access the site. Some delivery, as part of a first phase, is therefore likely within five years from adoption of the Plan. Delivery is also expected on land at Lord's Close, Giggleswick, with a planning application expected within 6 months of adoption of the Local Plan.
139. In Gargrave the Council's trajectory indicates that land to the west of Walton Close (Site GA031) will deliver 44 dwellings before 2022/23. Whilst no planning permission has been granted, the allocation relates to a relatively flat (for Craven) greenfield site on the edge of a village surrounded by existing housing. No significant planning constraints have been identified that would prevent the delivery of what is a relatively modest development.
140. At Sackville Street, Skipton, the Reward Manufacturing site has full planning permission for 43 dwellings (Ref 63/2015/15417). The Council confirms that an application to discharge pre-commencement conditions has now been received and there is nothing to suggest that the site would be unable to start delivering new housing over the next few years. Similarly, at St Monica's Convent full planning permission has been granted (Ref 63/2018/18950) for the construction of 58 extra care apartments.

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<sup>15</sup> Examination Document EL5.005

141. For some of the allocations the use of a bespoke, developer-led questionnaire has led to an overly-optimistic output, with rates of up to 40 dpa expected. Examination Document EL5.005 therefore adjusts the trajectory as discussed with representors at the examination hearing sessions. Amongst other things this includes amending the rate of delivery on some sites to around 30 dpa, which more accurately reflects recent build-out rates across Craven.
142. The Council has also included a windfall allowance of 45 dpa for sites of less than 5 units. Paragraph 48 of the Framework states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. In this case the Council has pointed to a historic rate of approximately 50 dpa that have come forward from small windfall sites of less than 5 units. Applying a 10% lapse rate results in an annual supply of 45 dwellings.
143. In summary therefore, although some of the Council's assumed delivery rates are optimistic, the number of dwellings expected to come forward in the first five years from adoption (2,691) comfortably exceeds the five-year housing requirement (1,927). Even applying more conservative estimates to some of the larger sites I am satisfied that the deliverable supply would exceed the five-year housing requirement. There is also clear evidence that allocated sites without planning permission are likely to start delivering within five years. As a result, there is a good prospect that there will be an up-to-date supply of specific deliverable sites sufficient to provide five years' worth of housing land against the requirements of Policy SP1 on adoption, taking into account the definition of deliverable under the 2019 Framework.

Will the housing requirement be met?

144. Examination Document EL5.005 identifies a total supply of **5,474** dwellings. It therefore comfortably exceeds the housing requirement of **4,600**. In this regard the Plan is consistent with paragraphs 47-49 of the Framework which seek to boost significantly the supply of housing. It makes appropriate provision to ensure that the housing requirement is met in full.
145. Many of the sites within the Plan will come forward in the first five years. This reflects the fact that the Council has not had an up-to-date plan since 1999. Nevertheless, some of the larger allocations, such as SK081/SK082/SK108 and SK89/90 are expected to deliver housing beyond 2023/24. The Plan therefore identifies some sites for years 6-10 and beyond.
146. Although the delivery of housing in the trajectory is expected to drop below 230 dpa in later years, it is important to consider the flexible, responsive nature of Policy SP4. In the event that the level of growth for a particular settlement is not achieved, in Policy SP4 the Plan already includes a mechanism to allow for additional sites to come forward in accordance with the spatial strategy, which focuses the majority of growth on Skipton. As such, the Plan makes adequate provision to ensure that there is a reasonable prospect of maintaining a rolling five-year supply without the need for additional allocations to be identified.

## Conclusion

147. I therefore conclude that there is a reasonable prospect of a five-year supply of deliverable housing sites on adoption, and that the policies and allocations in the Plan will ensure that the housing requirement will be met.

### **Issue 6 – Whether the Plan makes appropriate provision to meet the identified need for affordable housing, and whether Policies H1 and H2 are justified, effective and consistent with national planning policy**

#### Provision of Affordable Housing – Policy H2

148. The SHMA Update identifies a requirement for 126 affordable homes per year. The greatest demand is for 1 and 2-bedroom properties.

149. In response Policy H2 requires 30% of all new housing on greenfield sites of 11 or more dwellings (or over 1,000 square metres) to be affordable. In designated rural areas proposals on greenfield sites of 6 to 10 dwellings will be expected to make a financial contribution in lieu. The thresholds are therefore consistent with national policy which, for the purpose of this examination, are expressed in the Written Ministerial Statement ('WMS') on *Small-scale Developers* and in the PPG.<sup>16</sup> Both state that affordable housing should not be sought on sites of 10 units or less, with local planning authorities able to set a lower threshold of 5 units in designated rural areas. To correct a grammatical error, and for clarity, effectiveness and consistency with the rest of Policy H2, I have included a comma in part a)II) in the schedule of MMs in Appendix 1.

150. Examination Document Ec005 tests the impacts of Policy H2 on viability. In summary, it demonstrates that at 30% the majority of greenfield developments will be able to provide affordable housing. Allowances have also been included for additional costs where applicable such as highways and education infrastructure, and to account for the varied topography of sites in Craven. The requirements for greenfield sites are therefore justified.

151. As submitted Policy H2 does not set a requirement for affordable housing on previously developed (brownfield) land. Instead, it requires developers to negotiate with the Council to 'secure a proportion' of affordable housing. This fails to provide sufficient clarity to be effective. It is also contrary to paragraph 174 of the Framework which states that planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing.

152. Additional evidence has been prepared which tests different typologies based on typical brownfield allocations in the Plan (Examination Document EL4.009b). It demonstrates that a slightly lower requirement of 25% affordable housing should be sought on previously developed land to reflect the additional costs of bringing sites forward. **MM93** is therefore necessary to amend Policy H2, with consequential changes made to the supporting text by **MM92**.

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<sup>16</sup> WMS of 28 November 2014 and PPG ID: 23b-031-20161116

153. One of the main issues with assessing the viability of affordable housing on brownfield land is the availability of transparent evidence on land values. For the purpose of the appraisals document EL4.009b adopts a threshold land value of £350,000 per acre.
154. Evidence from a previous viability assessment for a brownfield site in Craven identified an existing use value of around £256,000 per acre. Published sources of information demonstrate that in neighbouring Bradford, prime industrial values are in the region of £300,000 per acre. When taking into account that the Bradford market is more comparable to Leeds than rural Craven, and the fact that prime industrial land is unlikely to be purchased to redevelop for housing, the threshold land values assumed for brownfield sites are reasonable.
155. The other main difference in the brownfield land assessment is the value attributed to site clearance and remediation costs. A figure of £50,000 per acre has been used which is derived from other assessments carried out by Aspinall Verdi for comparable areas such as South Lakeland. An increased contingency of 5% has also been applied for site clearance and remediation costs, in addition to an allowance of 3% to account for factors such as topography (which will not always apply). Other values, such as the use of median build costs and professional fees were agreed with stakeholders following consultation on the initial viability assessment in June 2015.
156. In summary therefore, although there may be instances where the individual circumstances of a site mean that costs are higher, the evidence demonstrates that providing 25% affordable housing on brownfield land will not threaten the ability to viably bring forward the majority of housing development in the Plan. This would be consistent with paragraph 173 of the Framework.
157. Where applicants seek to provide a lower level of affordable housing Policy H2 requires 'exceptional circumstances' to be demonstrated. Although the phrase is not used in the Framework in relation to affordable housing, the Council has thoroughly tested the viability of development in the District and found that 25-30% affordable housing is justified. Generous buffers have also been factored into the appraisals to account for site specific variations. In principle therefore, the policy is justified.
158. The issue with Policy H2 and the accompanying text is the erroneous implication that the Council will only review viability cases in exceptional circumstances. For effectiveness **MM92** and **MM93** are necessary to rectify this. It is also necessary to provide greater clarity when exceptional circumstances might apply, such as where unexpected or unforeseen development costs affect viability, or where a scheme has overriding benefits such as reusing heritage assets. For the same reasons **MM92** and **MM93** are required to confirm that the Council will apply vacant building credit in accordance with the PPG. Subject to these changes it is sufficiently clear to decision-makers and developers that scheme viability may be a reason where a lower proportion of affordable housing is sought, evidenced by appropriate testing on an 'open book' basis.
159. As submitted Policy H2 requires developers to provide a 'minimum' of 30% affordable housing on qualifying sites. This is ambiguous and suggests that

the Council may require a higher amount, when it is only intended to provide flexibility on schemes where greater provision is made. It is therefore rectified by **MM93**.

160. Policy H2 also intends to allow commuted sum payments in lieu of on-site provision where it would achieve wider housing and planning objectives. For clarity and effectiveness it is necessary to clarify that payments in lieu will be supported where they contribute to creating balanced and mixed communities, with proposals expected to make a financial contribution equivalent to the on-site provision (**MM93**). Consequential changes to the supporting text are required by **MM92**.

161. Justification for the use of transfer values in calculating off-site provision is provided in Examination Document Ec001. It confirms that the Homes and Communities Agency supports the approach, which "*...ensures that Registered Providers can access homes to meet local housing need and create mixed sustainable communities in high value areas...*" The viability evidence<sup>17</sup> has also tested the use of transfer values on small schemes (less than 10 units). It concludes that even in the lowest housing market areas development would remain viable with an equivalent commuted sum. Besides, in the event that a particular scheme was not viable, then as modified Policy H2 allows for a lower level of affordable housing provision to be negotiated on a case-by-case basis.

#### Affordable Housing Delivery

162. The Council confirms that between 2007/08 and 2016/17 around 27% of new housing was affordable.<sup>18</sup> The requirement for between 25-30% affordable housing in Policy H2 is therefore realistic and achievable.

163. Based on completions to date, extant planning permissions and allocated sites roughly 1,350 affordable homes are expected to be delivered over the plan period.<sup>19</sup> This equates to just over half the total affordable housing need. To reflect this calculation the figures in the supporting text to Policy SP1 should be updated by **MM2**.

164. Where it could help deliver the required number of affordable homes the PPG advises that increasing the housing requirement should be considered.<sup>20</sup> The Council has considered increasing the housing requirement further through the assessment of different housing options. For the reasons set out above higher growth has been discounted due to a combination of constraints and conflict with the spatial strategy, which focuses development towards Skipton. Although more housing *could* be delivered in smaller rural settlements, this would lead to unsustainable patterns of development and would be at odds with one of the Council's aims to deliver more housing in locations that are attractive to families.

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<sup>17</sup> Examination Document Ec005

<sup>18</sup> Examination Document EL3.003(i)

<sup>19</sup> Examination Document EL3.003(ii)

<sup>20</sup> Paragraph: 029 Reference ID: 2a-029-20140306

### Specialist Housing for Older People – Policy H1

165. Policy H1 requires specialist housing for older people to provide affordable housing in accordance with Policy H2. However, the viability evidence confirms that whilst age restricted housing can typically support 25-30% affordable housing, this is not the case for assisted living or extra care schemes. Depending on their location such developments can only afford to provide 7-12% affordable housing.
166. To reflect the evidence base this distinction should be set out in Policy H2 (**MM93**), and for clarity and effectiveness, definitions of each development type provided in the accompanying text to Policy H1 (**MM90**). To ensure that the Plan is effective it is also necessary to clarify that the Council will only seek affordable housing contributions from schemes falling within Use Class C3 (**MM93a**), and that not all types of specialist housing for older people are defined as 'dwelling houses'. (**MM90a**)

### Rural Exception Sites – Policy H2

167. Rural exception sites are defined by Annex 2 of the Framework as small sites used for affordable housing where they would not normally be used for housing. To reflect this definition a MM is required to confirm that rural exception sites refer to land outside the main built up area of Tier 2-5 settlements (**MM93**). For effectiveness the same MM is also necessary to refer to the Parish (which can be defined) rather than the local 'area'.
168. Restricting market housing on rural exception sites to 'very special circumstances' is not consistent with paragraph 54 of the Framework, which states that local planning authorities should consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs. This is rectified by **MM93**.
169. In considering allowing market housing on rural exception sites the Viability Report Addendum raised concerns that landowners will not necessarily make the link between market housing and the cross-subsidy required to deliver additional affordable housing. Because landowners will see an opportunity to deliver market housing there is a risk that they will attribute a higher 'hope value' to land on the edge of settlements. As land values increase there is a danger that sites no longer come forward, which is counter-productive.
170. Setting a limit for the number of open market houses on rural exception sites would prevent such scenarios. **MM93** is therefore necessary to specify that no more than 30% of the total number of dwellings are for the open market. This reflects the fact that rural exception sites are typically small sites where small numbers of market housing will be allowed, consistent with the definition in the Framework. For the same reasons it is also necessary to require applicants to provide viability information to ensure that aspirational land values have not been used to justify providing open market housing.

## Conclusion

171. I therefore conclude that the Plan makes appropriate provision to help meet the need for affordable housing, and, subject to the recommended MMs, Policies H1 and H2 are justified, effective and consistent with national planning policy.

### **Issue 7 - Whether the policies relating to the type and mix of housing are justified, effective and consistent with national planning policy**

#### Housing Mix and Density – Policy SP3

172. To reflect the SHMA the supporting text to Policy SP3 needs to make the distinction between the type and mix of housing expected for market and affordable properties (**MM5**). However, comparing figures from the original SHMA to the 2017 update demonstrates how the need for different sized properties can vary over time. To ensure that Policy SP3 is effective, and does not become out-dated, the policy should therefore state that a mix of sizes, types and tenures should be provided which reflects local needs having regard to the SHMA, its successor or other appropriate local evidence. **MM5** and **MM6** provide flexibility should new evidence emerge. For the same reasons similar modifications are required to Policy H2 relating to the type and tenure of affordable housing that will be sought on qualifying sites. (**MM93**)

173. The requirement in Policy SP3 for development proposals to achieve a density of 32 dph is justified by Examination Document Ho001. Although a relatively small selection of sites was assessed, it covers a range of typical developments expected over the plan period. That being the case, densities should be applied flexibly and respond to local circumstances. **MM6** is therefore required to ensure that the Plan is consistent with paragraph 59 of the Framework which states that policies should avoid unnecessary prescription and concentrate on the overall density of new development in relation to neighbouring buildings and the local area more generally.

#### 'Lifetime Homes' – Policy H1

174. The PPG advises that local planning authorities may set higher accessibility, adaptability and wheelchair housing standards where there is evidence of a need for additional standards. In doing so, it requires authorities to have a clear understanding of housing needs in their area and recognise that there are a wide range of factors which can be taken into account. This includes the size, location, type and quality of dwellings required, the accessibility and adaptability of the existing housing stock, an understanding of how needs vary across different tenures and the impact on viability.

175. No such evidence has been provided to support the requirement for new homes to be built to 'Lifetime Homes' standards, which have also been replaced by the Government's optional technical standards. Policy H1(b) is therefore unjustified and should be deleted by **MM91**. For the same reasons Policy ENV3(m) should be amended by **MM77**. As part of a future review of the Plan the Council should consider whether there is any local evidence to support the adoption of the optional technical standards.

### Gypsy, Traveller, Showmen and Roma Accommodation – Policy H3

176. The *Craven District Council Traveller Housing Needs Survey* was published in 2013.<sup>21</sup> In summary, it identified a need for one permanent pitch in the north of the district. This was provided by a site at Bentham Moor Road, Burton-in-Lonsdale which received planning permission for 2 caravans in 2016.
177. The Council has also produced a technical note and the *Gypsy and Traveller Analysis (2017)*.<sup>22</sup> The latest update assesses the number of caravans on sites in Craven and the number of unauthorised encampments. Based on the information available the evidence concludes that there is no demand for additional pitches provided that the existing supply is retained.
178. One of the matters identified in the *Traveller Housing Needs Survey* is the use of informal stopping points to and from the Appleby Horse Fair. However, due to the scale and frequency of demand (Appleby Fair is held each June) the evidence suggests that there is no need to allocate a specific stopping place in the Local Plan. Instead, it concludes that formal management of the situation with a higher level of involvement from the Council is necessary. This is a matter for the Council to pursue outside of the Local Plan examination.
179. Where new sites are proposed applications need to demonstrate conformity with Policy H3. For effectiveness **MM94** makes a distinction between providing a good standard of amenity for existing and future occupiers.

### Conclusion

180. Subject to the recommended MMs I therefore conclude that Policies SP3, H1 and H3 are justified, effective and consistent with national planning policy.

### **Issue 8 - Whether the Plan will have an adverse impact on the integrity of European protected sites**

#### *Loss of Habitat*

181. The North Pennine Moors SPA and SAC is situated beyond the A65 to the north of Skipton. It encompasses extensive tracts of semi-natural moorland habitats including upland heath and blanket bog. One of the qualifying features of the SPA is the presence of the European Golden Plover.
182. The *Habitat Regulation Assessment ('HRA') Appropriate Assessment Report (Iteration II)*<sup>23</sup> confirms that off-site habitats are particularly important for Golden Plover during the breeding season, as young birds are taken to feed on meadows adjacent to the moorland. It refers to evidence which suggests that chicks may be moved up to 2km or more to feed.
183. Residential allocations to the north of Skipton are all over 2.5km away from the SPA boundary. Nevertheless, at the request of Natural England they have all been assessed by the Council to consider the likely effects of development on possible feeding sites and foraging areas for the Golden Plover. The

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<sup>21</sup> Examination Document Ho016

<sup>22</sup> Examination Documents Ho0014 and Ho003

<sup>23</sup> Examination Document HR003



findings are set out in the HRA which confirms that the proposed allocations all adjoin built up areas such as existing housing or the A65 and have clear evidence of farming disturbance. Because of this human and agricultural disturbance, which includes noise and light pollution, the HRA concludes that it is highly unlikely that Golden Plovers use the fields in any significant numbers.

184. In response Natural England confirmed that it was 'broadly satisfied' with the assessment but advised that bird surveys may be required if specific analysis showed that SPA birds use any of the sites, having regard to data collected from local RSPB representatives. Local RSPB groups do not hold data on specific bird surveys, but consultation with the Group Leader for the RSPB in Craven confirmed that its members had not recalled witnessing any Golden Plovers foraging close to the north of Skipton.
185. Although specific bird surveys have not been carried out for each individual allocation, I am satisfied that the HRA conclusions are adequately robust. It is also important to consider that the Plan is read as a whole and Policy ENV4 requires development to achieve net gains in biodiversity and avoid the loss of priority habitats. To ensure that appropriate consideration is given to the use of land as potential feeding sites, Policy ENV4 and the supporting text should be expanded to confirm that its requirements apply to both allocated and non-allocated sites, and by reference to land being used for foraging by qualifying bird species (**MM78** and **MM79**). Subject to the recommended MMs, sufficient safeguards are in place to ensure that the Plan will not have an adverse impact on the availability of foraging areas.

#### *Recreational Pressure*

186. All the proposed allocations in Skipton are within 7km of the North Pennine Moors SPA and SAC. In order to mitigate the effects of additional recreational disturbance the largest of the allocated sites in Skipton include extensive areas of green infrastructure aimed at providing attractive, accessible and usable alternatives.
187. As submitted, it is unclear that the areas of green infrastructure associated with the larger allocations in Skipton are required for this purpose. Changes are therefore necessary to the relevant allocations by **MM11**, **MM17**, **MM19**, **MM20**, **MM21** and **MM23**. For sites SK061 and SK101, where the scope for providing comprehensive areas of green infrastructure is more restricted, it is necessary to require development proposals to create public access along the canal corridor and provide pedestrian links to the surrounding footpath network in order to achieve the same objectives (**MM16** and **MM22**). The remaining sites, SK044, SK058 and SK015 are all small allocations of less than 20 dwellings. They are also easily accessible by walking and cycling to proposed LGSs throughout Skipton, such as Aireville Park and the canal network. Likewise, potential future occupants of site SK060 and SK087 will be able to easily access existing recreational opportunities in and around Skipton.
188. In summary therefore, subject to the recommended MMs the approach to mitigation is consistent with the HRA which recommends using effective mitigation measures proportionate to the number of dwellings proposed.
189. To the south and south-east of Skipton is the South Pennine Moors SAC and Phase 2 SPA. Situated close to the Bradford urban area it is recognised by the

HRA as having notable recreational pressure from existing development. As part of the SA process the spatial strategy in Policy SP4 has therefore sought to minimise additional development to the south of Skipton. No allocations are made in Sutton or Cowling, which are the nearest settlements to the SAC and SPA.

190. Two sites are allocated in Glusburn and Crosshills. However, the development principles for site SC085 (land at Malsis Hall) require extensive areas of green infrastructure and pedestrian connections to link with existing PROWs. Planning permission has now been granted for the scheme and the areas of green infrastructure and pedestrian routes have been secured to provide realistic alternatives and mitigate the effects of increased recreational pressure. Surrounding site SC037(a) are extensive Green Wedges, some of which can be utilised for public recreation. Suitable alternatives are therefore already in place, which are safeguarded by Policy ENV13.
191. The only other allocations to the south-east of Skipton include sites BR016 at Low Bradley and CN006 at Cononley. Both are situated in Tier 4 villages and benefit from extensive areas of surrounding countryside which are accessible by the existing PROW network. As set out in the HRA, this will be suitable to mitigate the impacts of the relatively low level of residential development proposed. Site CN006 also now benefits from planning permission.
192. Elsewhere, Settle is within 7km of the Ingleborough Complex and Craven Limestone Complex SACs, and Ingleton is within 7km of the Ingleborough Complex SAC and the Bowland Fells SPA. Unlike areas around Skipton and Bradford, the recreational pressure on these sites is considerably less, mainly due to their distance from large urban settlements. Due to the distances involved between the proposed allocations and the designated sites, the other recreational possibilities nearby, including the YDNP, and the extensive areas of green infrastructure required as part of the larger sites, the allocations are not likely to give rise to any significant adverse effects.<sup>24</sup> That being the case, for effectiveness it is necessary to clarify that where areas of green infrastructure are required, proposals should aim to provide walking opportunities aimed at relieving pressure on the Ingleborough Complex, the Craven Limestone Complex and/or Bowland Fells. This is rectified by **MM30, MM31, MM32, MM35, MM39, MM49** and **MM58**.

#### *Air Quality Impacts*

193. The HRA confirms that the A59 from Skipton briefly runs within 200m of the North Pennine Moors SAC and SPA to the east of the Plan boundary. In response the Council has considered the cross-boundary, in-combination effect of proposed development with the traffic impact arising from planned growth in Harrogate. The HRA predicts that the annual average daily traffic flow ('AADT') will not exceed the 1,000-vehicle threshold as a result of the Craven Local Plan and the Harrogate Local Plan. Additional information has also been provided for HGVs which demonstrates that the threshold of 200 AADT will not be exceeded either.<sup>25</sup> In response Natural England confirms that there will be

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<sup>24</sup> Examination Document EL3.001(i)

<sup>25</sup> Examination Document EL5.009

no adverse effects on the integrity of the Ingleborough Complex SAC or the North Pennine Moors SAC and SPA arising from changes in air quality.

### Conclusion

194. Subject to the recommended MMs I therefore conclude that the policies and allocations in the Plan will not have a significant adverse impact on the integrity of the North Pennine Moors SPA and SAC, the South Pennine Moors SAC and Phase 2 SPA, the Ingleborough Complex SAC, the Craven Limestone Complex SAC or the Bowland Fells SPA.

### **Issue 9 – Whether the strategy for job growth and employment is justified and consistent with national planning policy**

195. The March 2017 *Employment Land Review* and November 2017 *Employment Land Review Addendum* ('ELR')<sup>26</sup> identify a need for 27-32 hectares of employment land over the plan period. The range is based on economic and labour market estimates, future labour supply and past completions. It is a comprehensive and robust assessment of likely future needs.

196. In meeting this need the Council has identified an existing supply of approximately 16 hectares. Roughly a further 15.6 hectares are allocated across new sites in Skipton, Settle and Ingleton. For consistency with the ELR **MM4** is required to refer to the figures as gross. To provide greater flexibility it is also necessary to refer to the site area as 15.6 hectares.

### Allocated Employment Sites

197. The allocation of employment sites has been considered through the portfolio review in the March 2017 ELR. This included the suitability of existing and proposed sites taking account of factors such as barriers to delivery and attractiveness to the market. Sites were also subject to SA and considered against the spatial hierarchy in Policy SP4. As with residential allocations, the process involved professional judgement.

#### *Skipton – Policy SP5*

198. Land to the south-east of Site SK049 has planning permission for a mixed-use development of residential and employment uses. The proposed allocation has been identified as a second phase of the committed scheme to provide a further 6 hectares of Class B1, B2 and B8 uses. For clarity to decision-makers, developers and local communities this should be set out in the development principles for the site, rather than referring to an 'employment-led' scheme, which implies that other uses would also be acceptable. (**MM26**)

199. As submitted Policy SP5 provides no indication how the site will be accessed. **MM26** sought to rectify this by referring to the primary site access from Ings Lane and a possible secondary access from the adjacent Wyvern Park scheme. However, further investigations have now identified that the latter would be the preferred route to limit HGVs and other commercial traffic from travelling through the town centre. The recommended Main Modification in Appendix 1

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<sup>26</sup> Examination Documents Ec002 and Ec003

therefore states that access to the site will be gained from Wyvern Park and/or Ings Lane. The exact arrangement will be a matter for the final design at the planning application stage.

200. A significant area of the site falls within the functional floodplain (Zone 3b). The SFRA recommended that the site, which forms part of a much wider area, should be safeguarded for flood storage and not developed. However, the SFAS has now been completed, in addition to the Council's Ings Beck and Gallow Syke Water Management Project. Both are expected to result in the re-classification of the site as Flood Zone 3a. Subject to this outcome the proposed uses would be acceptable in accordance with the PPG's Flood Risk Vulnerability Classification.<sup>27</sup>
201. The critical issue for the soundness of the Plan is that whilst the EA confirms that the alleviation schemes are likely to take the site out of the functional floodplain, the re-classification of the land has not yet occurred. It is therefore necessary to modify Policy SP5 by restricting development unless it can be demonstrated that the proposed uses are outside Flood Zone 3b. Should the remodelling show that the site remains in the functional floodplain then it is also necessary for Policy SP5 to include appropriate action. This may include a full or partial review of the Plan. (**MM26**)
202. Development of land to the south of Skipton Auction Mart (Site SK113) is justified as an extension to the existing site. However, to reflect the existing mix of uses, and considering the ownership of the land, Policy SP5 should allow for the potential expansion of the Cattle Mart and any associated uses by Craven College. **MM27** is necessary for the policy to be effective.
203. The development principles for the site also require buildings to be set-back from the canal by 15m. Although the Heritage Impact Assessment considered that a set-back is necessary, referring to a 15m buffer is too prescriptive and is not based on any detailed designs for the site. It is unjustified and deleted by **MM27**. The remainder of the second bullet point is sufficient to ensure that special attention is paid to the character and appearance of the area and to achieve an appropriate set-back from the canal at the application stage.
204. The Skipton Rock Quarry (Site SK135) has direct access to the A65 and includes a former quarry workings and repairs yard. Redevelopment of the site would provide an opportunity for specialist and/or heavy industry with little or no impact on surrounding residential uses. Its allocation for Class B2 and B8 uses is therefore appropriate, subject to a biodiversity appraisal and mitigation plan to account for its proximity to a Site of Importance for Nature Conservation ('SINC') to the south.

#### *Settle – Policy SP6*

205. During the course of the examination the Council has resolved to approve outline planning permission for a mixed-use development at Runley Bridge Farm (Site SG064). For clarity the approved mix of uses and indicative number of dwellings should be set out in Policy SP6 by **MM39**.

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<sup>27</sup> Paragraph: 067 Reference ID: 7-067-20140306

206. The planning application process has determined that the principle of a mixed-use development in this location is acceptable, having particular regard to landscape impact and the relationship with the YDNP. To reflect the work carried out, and to provide clarity to future developers and decision-makers the development principles should be modified by reference to necessary mitigation. This includes specifying that the residential element of the scheme must be a low-density, heavily landscaped scheme with dwelling heights limited to 2-storeys, and that new landscaping must screen views of the site on the approach to Settle from the south. (**MM39**)
207. To the north of the Sowarth Industrial Estate around 1.7 hectares is allocated as a mixed-use regeneration opportunity (Site SG060). Rather than specify an amount of B1, B2 or B8 uses, Policy SP6 allows for a range of employment, retail, leisure and residential uses aimed at regenerating the business park. The approach to the site is justified and provides sufficient flexibility to enable proposals for its redevelopment to come forward. (**MM38**)

*Ingleton – Policy SP9*

208. Two sites are allocated under Policy SP9 as expansions to the Ingleton Industrial Estate. Both greenfield sites are relatively free from constraints and will complement the existing mix of units. The sites are therefore justified. However, for effectiveness, and given their location on the edge of Ingleton, **MM60** is required to ensure that proposals for new development consider their visual impact, especially from public viewpoints along Tatterthorn Lane.
209. In total the Plan makes provision for around 33 hectares of employment land. In doing so it takes a positive approach by seeking to deliver slightly more than the 27-32 hectares recommended in the ELR Addendum. This is consistent with paragraph 21 of the Framework which requires policies to be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.
210. There is a risk that should some sites stall, insufficient land will be available to meet the need over the plan period. The total figure also includes Site SG060, which as a regeneration opportunity site may not come forward for entirely B1, B2 or B8 uses. However, the requirement in Policy SP2 reflects the highest figure in the range of options presented. It also includes a buffer to provide additional flexibility and to account for losses. Furthermore, the requirement to carry out a review of the Plan every five years would provide an opportunity for the Council to consider if more sites were needed. I am therefore satisfied that sufficient land has been identified to ensure that needs will be met.

Employment and Economic Development – Policy EC1

211. In addition to allocated sites, Policy EC1 supports proposals for employment generating uses in existing employment areas (as defined on the policies map) and locations which 'accord with the spatial strategy'. This is too ambiguous and should be reworded to confirm that employment proposals will be supported in the main built-up areas of Tier 1-5 settlements. For the same reasons it is necessary to remove reference to the 'local area' from Policy EC1 (**MM96**).

212. Policy EC1(a) requires proposals to avoid or mitigate against adverse impacts on 'sensitive uses'. The rationale behind the policy is appropriate, but for effectiveness the supporting text should be expanded to be clear what 'sensitive' uses might include (**MM95**). Criterion (d) should also be modified to require the provision of broadband where possible, reflecting the remote nature of some parts of Craven. (**MM96**)

#### Safeguarding Existing Employment Areas – Policy EC2

213. At Glusburn, Hayfield Mill is identified as an Existing Employment Area. The designation includes an area of car parking on the western site boundary. Whilst it has been suggested that the car park is surplus to requirements, it is identified in the ELR as forming part of the site and is accessed from the main entrance on Colne Road. The extent of the designation is therefore justified.

214. Identifying employment commitments on the policies map is justified as it provides clarity regarding the location of new business premises and industrial estates. It is also appropriate to safeguard committed sites given the relatively small difference between the need for employment land and supply.

215. In addition to allocated and committed sites, it is also necessary to safeguard sites currently, or last used for employment. **MM98** and **MM97** ensure that existing employment sites are not lost to alternative uses without first considering whether there is a reasonable prospect of securing their reuse.

#### Conclusion

216. Subject to the recommended MMs I therefore conclude that the strategy for job growth and employment is justified and consistent with national planning policy.

### **Issue 10 – Whether the strategy for the rural economy, tourism and retail is justified, effective and consistent with national planning policy**

#### The Rural Economy – Policy EC3

217. In addition to Policy EC1, Policy EC3 supports existing and new rural businesses to grow, succeed and expand. Amongst other things this includes supporting the provision of new and replacement buildings and infrastructure. In this regard the Plan is consistent with paragraph 28 of the Framework which states that planning policies should support economic growth in rural areas by taking a positive approach to sustainable new development.

218. As submitted Policy EC3 only supports the reuse of buildings provided that they are in 'sustainable rural locations'. This goes beyond paragraph 55 of the Framework and Policy SP4, both of which allow the reuse of redundant or disused buildings in the countryside where a proposal would lead to an enhancement to the immediate setting. **MM100** is therefore necessary in the interests of effectiveness and consistency with the Framework.

219. The supporting text to Policy EC3 recognises the important contribution that existing live/work units make to the rural economy and seeks to 'protect' them where possible. But as with other employment sites, there may be instances where there is no longer a need or demand for such premises and the reuse of

the building would be appropriate. Additional flexibility is therefore provided by **MM100** and **MM99**.

Tourism – Policies EC4, EC4A and Proposed Policy EC4B

*Hellifield*

220. Policy EC4 promotes new and improved tourism facilities. It identifies 8 Key Locations where tourism-related development is supported. At Hellifield an additional site, which benefits from extant planning permission, is identified as a Tourism Development Commitment ('TDC').
221. The Key Location for tourism at Hellifield relates to the heritage-led regeneration of the railway station and immediate surrounding area. It is separate from the TDC which is located to the south-west. Although this is set out in the supporting text at paragraph 7.33, for clarity and effectiveness it is necessary to make this made clear by **MM101**, **MM102** and **MM105** (Policy EC4B).
222. Identifying the TDC provides clarity to decision-makers, the local community and to developers, who are still actively pursuing proposals for the site. In the event that alternative proposals come forward it also ensures that there are a range of criteria which the development can be assessed against.
223. One of the criteria is that future proposals must be limited to or adjoin the areas of previously approved development. This is justified as it provides interested parties with a clear understanding of where additional development may be located without significantly extending the footprint of the scheme. For clarity and effectiveness, the approved areas should be included on the inset map on page 196 of the Plan (**MM106** and **MM107**).
224. The site promoters continue to object on the grounds that the original outline planning permission established the principle of tourism development over a much larger area (the red line boundary). However, the areas of built development did not occupy the same area. Because the site is situated in a sensitive location adjacent to the Settle-Carlisle Railway Conservation Area, the Grade II listed Hellifield station and the YDNP, seeking to control the size and scale of tourism-related development in this location is justified.
225. For the same reasons the criteria in Policy EC4 relating to the TDC at Hellifield are justified to ensure that any alternative proposals take into account the landscape, the setting of designated heritage assets, biodiversity, the adjacent LGS designation and existing public rights of way. The Plan therefore provides a flexible, positive policy framework that supports alternative development whilst taking account of material planning considerations.
226. One of the criteria in Policy EC4 for the TDC requires proposals to be 'sensible in scale'. The reasoning behind the criteria is justified; to limit the scale of any additional development given the location of the site on the edge of Hellifield bounded by designated heritage assets and the YDNP. But determining whether a proposal is 'sensible' lacks sufficient clarity to be effective. This is rectified by **MM105** and **MM101**, which also introduces a requirement to consider the character and appearance of the area.

227. As part of the MMs to Policy EC4 the revised inset map incorrectly identified the existing access as a Public Right of Way, which it is not. This should be rectified upon adoption of the Plan, along with any other cartographical errors.
228. Encircling the TDC at Hellifield is a LGS designation. Despite having clearly defined boundaries the designation covers a large area comprising several different parcels of land. This includes fields separated by walls and fences, an area of woodland and the Gallaber Pond to the north. In total, it measures over 35 hectares and extends beyond the main built-up area of Hellifield and the outlying station buildings. Compared with the size of the village it is a far-reaching, extensive tract of land.
229. A similar conclusion was reached in the January 2017 *Draft Local Green Space Assessment*.<sup>28</sup> It found that the Hellifield Flashes failed to meet test 2 – is the site local in character and not an extensive tract of land? Although the areas of built development associated with the TDC have been removed, this has only reduced its size from 41.7 hectares to 35.5 hectares. In my opinion, the conclusions of the 2017 assessment therefore continue to apply. By reason of its size and coverage the site fails to meet the criteria for LGSs set out in paragraph 77 of the Framework. It also conflicts with guidance in the PPG which states that the blanket designation of open countryside adjacent to settlements is not appropriate.
230. In response the Council has suggested that the Plan could be modified by reference to three smaller areas, namely the Gallaber Pond, Dunbars Flash and Little Dunbars Flash.<sup>29</sup> At 6.8 hectares the Gallaber Pond is not an extensive tract of land and is justified as a LGS. It also has clearly defined boundaries and can be illustrated on the policies maps.
231. However, the boundaries of the Dunbar and Little Dunbar Flashes are amorphous and change depending on the season. During one of my site visits, which was carried out during late summer, the smaller area contained no water and was used by grazing sheep. In the absence of any defined boundary at all, which was one of the Council's reasons for selecting HE-LGS1 in the first instance, the Plan would be unclear and ineffective. For these reasons **MM87** refers only to the Gallaber Pond as an area of LGS at Hellifield.

### *Bolton Abbey*

232. The *Bolton Abbey Development Options Appraisal Study* ('BADOAS')<sup>30</sup> assesses different options aimed at sustaining Bolton Abbey as a key tourist destination. In summary, the Study identifies several issues affecting its long-term sustainable future, including a lack of staff and visitor accommodation, a lack of facilities (especially play facilities) and the need for a greater critical mass of development to attract and support tourism.
233. Designating Bolton Abbey for tourism-led, mixed-use development is therefore justified to secure its future as a key tourist destination. Identifying specific locations for larger scale development also provides clarity to decision-makers,

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<sup>28</sup> Examination Document Lo001

<sup>29</sup> Examination Document EL5.008b

<sup>30</sup> Examination Document Ho001



developers and local communities and is based on the appraisal of the area in the BADOAS study. That being the case, to ensure that Policy EC4A is effective, several modifications are required by **MM103** and **MM104**.

234. Firstly, because there are no settlement boundaries it is necessary to confirm that the mix of uses will be permitted within the Core Visitor Area. Secondly, reference to 'Other development' should be replaced with text confirming that small-scale residential development commensurate to the size and scale of the Core Visitor Area will be acceptable in principle. Allowing some residential development at Bolton Abbey is justified given the status of the village as a Tier 4 settlement. Thirdly, Policy EC4A requires the completion of a masterplan in collaboration with, and to the satisfaction of, key stakeholders. Consistent with other changes **MM103** and **MM104** replace this with a requirement to consult with key stakeholders.

#### Retail – Policies EC5 and EC5A

235. Paragraph 23 of the Framework requires Local Plans to define the extent of town centres and primary shopping areas and set policies which make clear which uses will be permitted in such locations. This is achieved by **MM109** which is necessary to ensure consistency with national planning policy. Consequential changes are also required to the supporting text by **MM108**.

236. For clarity it is necessary to confirm that the retail capacity figures in Policy EC5 are from 2016, and therefore development proposals will have to take account of the most recent data. For consistency with national planning policy, **MM109** is required to confirm when proposals will be subject to the sequential and impact tests, with the latter based on local thresholds justified by Examination Document Ec006.

237. As submitted, Policy EC5A permits residential uses at ground floor in Skipton's primary shopping area, provided that the proposal does not result in the change of use from Class A1 retail. This could lead to the loss of other main town centre uses and undermine the retail function of the area, which the policy specifically seeks to avoid. **MM110** is therefore required to confirm that residential uses will only be permitted where they would not undermine the vitality and viability of the centre, with similar requirements for District and Local Centres. In all locations the Plan supports residential uses above shops.

#### Conclusion

238. Subject to the recommended MMs I therefore conclude that the strategy for the rural economy, tourism and retail is justified, effective and consistent with national planning policy.

**Issue 11 – Whether the Plan makes adequate provision to ensure that the necessary infrastructure and community facilities will meet the day-to-day needs of local communities**

#### Infrastructure Delivery – Policy SP12

239. As submitted the Infrastructure Delivery Plan ('IDP') is an appendix to the Plan. Because the IDP is a 'living document' which is intended to be updated,

Appendix C could become quickly outdated. It is therefore deleted by **MM124**, with consequential changes to Policy SP12 required by **MM70** and **MM71**.

240. Where new infrastructure is proposed Policy SP12 states that decisions should be based on an assessment of a proposal's contribution to social, economic and environmental sustainability, 'not solely cost'. This is ambiguous and should be deleted by **MM71**. To ensure that the Plan provides a positive framework for the provision of new infrastructure **MM71** also supports, in principle, any necessary maintenance, upgrading and expansion of utilities.

#### Planning Obligations – Policy INF1

241. Policy INF1 sets out the overarching approach to securing planning obligations. To ensure consistency with paragraph 204 of the Framework **MM111** is required to confirm that planning obligations will only be sought where they are necessary to make the development acceptable in planning terms, are directly related to the development and fairly and reasonably related in scale and kind. Cross reference to Policy INF7 (as modified) is also necessary, as this relates to the provision of highways infrastructure. (**MM112**)

#### Community Facilities – Policy INF2

242. Policy INF2 supports the provision of new and improved community facilities to promote better health, well-being and equality. Through criteria (e) to (h) it also seeks to safeguard against the unnecessary loss of valued local facilities in accordance with paragraph 70 of the Framework. In all cases individual applications will be considered on their merits, and there is no justification to exclude properties previously owned by the NHS.
243. Changes are proposed to Policy INF2 by **MM113**. These are necessary to confirm when criteria (e) to (h) apply and to provide more clarity regarding the need for marketing.

#### Sport, Open Space and Recreation Facilities – Policy INF3

244. The provision of new sports, open space and recreational facilities as part of new developments is consistent with paragraph 70 of the Framework which states that planning policies should plan positively for the use of shared space and community facilities. For effectiveness changes are required to Policy INF3 to confirm that new facilities must be accessible by sustainable modes of transport, that new provision must cater for the needs arising from the development and that the amount of open space will be based on the calculations in Appendix A. For the same reasons it is also necessary to make the distinction between qualitative and quantitative needs. (**MM114**)

#### Parking Provision – Policy INF4

245. Requiring development proposals to meet minimum car parking standards "*...as set out by the local highway authority*" provides no clarity to decision-makers, developers or local communities. Furthermore, no evidence has been provided that considers local car ownership levels, the accessibility of certain locations by non-car modes or the overall need for any car parking standards. The requirements in Policy INF4 are therefore unjustified and should be

amended by **MM116**, with consequential changes to the supporting text by **MM115**.

#### Communications Infrastructure – Policy INF5

246. Requiring proposals for new development to provide high speed broadband connections is justified and consistent with paragraphs 42 and 43 of the Framework which support the expansion of electronic communications networks. But this may not be feasible for all developments given the rural nature of the district. **MM117** is therefore necessary to ensure that Policy INF5 is effective. The same reasons also necessitate additional text to clarify what constitutes a 'sensitive area'.

#### Education Provision – Policy INF6

247. For the reasons set out above the identification of land for additional education is justified in Skipton and High and Low Bentham. For clarity to decision-makers, developers and local communities the sites should also be listed in Policy INF6, which is the relevant policy on education. (**MM119**)

248. The thresholds for contributing towards new or improved schools have been established in conjunction with NYCC. Below the thresholds the number of pupils generated from new residential developments is considered unlikely to require structural changes to a local school, such as new classrooms. For primary education the distinction between Skipton and other areas is due to the fact that primary schools in rural areas tend to be smaller with less scope to accommodate new pupils. The thresholds are justified and supported by Examination Document EL3.012(iii).

249. That being the case, in some locations the local primary or secondary school may be undersubscribed and have capacity to take on additional pupils. **MM119** is therefore required to state that the thresholds apply where a development proposal would result in a deficit of school places in the area. For clarity **MM123** also updates the methodology for calculating financial contributions in Appendix B.

250. At the examination hearing sessions NYCC confirmed that as the local education authority it is committed to reviewing its evidence on the pupil yields and costs associated with new development. In the event that the calculations may change in the future, **MM118** includes a commitment for the Council to take any action as may be necessary, which may include an early review of the Plan or parts of it.

251. Finally, for effectiveness **MM119** is necessary to remove reference to whether 1-bedroom dwellings are capable of being enlarged, which could potentially be carried out without planning permission.

#### Highways Infrastructure – Proposed Policy INF7

252. As submitted the Plan does not include a policy which seeks to maximise the use of sustainable modes of transport and minimise the need to travel, provide safe and suitable access to new development or ensure that developments avoid severe cumulative impacts. **MM121** is therefore necessary to ensure

consistency with paragraphs 29-46 of the Framework, with additional supporting text provided by **MM120**.

253. The June 2017 *Modelling Highway Impacts of Local Plan Developments in Skipton*<sup>31</sup> report assessed the cumulative impact of growth in the Plan. It identified two junctions in Skipton that require mitigation to accommodate the scale of development proposed. Further modelling work carried out prior to the hearing sessions sets out what the necessary works will entail, along with their indicative cost.<sup>32</sup>
254. In response the Council has agreed a Statement of Common Ground with NYCC.<sup>33</sup> It confirms that the proposed mitigation is appropriate and 'relatively minor' in nature, consisting of road widening within the highway limits.
255. To reflect the latest modelling work the necessary junction improvements need to be referred to in the Plan through Policy INF7. This is remedied by **MM120** and **MM121**. For the same reasons it is also necessary to refer to those sites which have been identified as likely to have the greatest impact due to their size and location.
256. The additional costs of providing the highway improvement works have been factored into the Council's viability assessment, which concludes that the works will not undermine the delivery of the relevant sites in Skipton. Requiring a proportionate contribution to mitigate against the cumulative impacts of planned growth in Skipton is therefore necessary, justified, and subject to Policy INF7, the Plan will include an effective mechanism to ensure that the works are carried out. To provide clarity to decision-makers and developers the requirement should also be included in each of the relevant site allocation policies by **MM16, MM17, MM20, MM22** and **MM23**.
257. Further modelling has also been carried for Tier 2 Settlements which confirms that the main junctions will continue to operate within capacity.<sup>34</sup> Although it does not model connections with the A65 at Ingleton or the A683 via Wray, no evidence has been provided to suggest that the residual cumulative impacts of development in these locations would be severe. Policy INF7 also provides a robust policy framework to ensure that where necessary, development will be expected to provide new or upgraded highways infrastructure.

## Conclusion

258. Subject to the recommended MMs I therefore conclude that the Plan makes adequate provision to ensure that the necessary infrastructure and community facilities will meet the day-to-day needs of local communities.

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<sup>31</sup> Examination Document In008

<sup>32</sup> Examination Document EL3.011(ii)

<sup>33</sup> Examination Document EL3.011(iii)

<sup>34</sup> Examination Document EL3.011(iv)

## **Issue 12 – Whether the approach to Local Green Spaces and Green Wedges is justified, effective and consistent with national planning policy**

### Local Green Space – Policy ENV10

259. Paragraph 77 of the Framework states that LGS designations will not be appropriate for most green areas or open spaces. The designation should only be used where the green space is in reasonably close proximity to the community it serves, is demonstrably special to a local community and holds a particular local significance and is local in character and not an extensive tract of land. There are 'no hard and fast rules' on how big LGSs can be. However, the PPG is clear that the blanket designation of open countryside adjacent to settlements is not appropriate, and that LGSs should not be used as a 'back door' to achieving a new area of Green Belt.<sup>35</sup> For the reasons given above I have already concluded HE-LGS1 is contrary to the Framework and the PPG in its current form.
260. The area north of Skipton town centre is locally important due to its historic significance and association with Skipton Castle. The area includes the popular Skipton Woods and the earthworks of a Civil War battery on Park Hill. Nevertheless, the proposed LGS designation in this location extends to over 75 hectares and encompasses a vast area of land stretching from the High Street, over Park Hill, all the way up to the A59. Based on observations at my site visit the contiguous agricultural fields, combined with Skipton Woods, represent an extensive tract of land that would result in a blanket designation of open countryside adjacent to the main built up area of Skipton. SK-LGS64 therefore conflicts with paragraph 77 of the Framework, and the advice contained in the PPG, and should be deleted in its current form.
261. Representations received in response to the MM consultation have identified an alternative site bounded by Skipton Woods, Short Lee Lane and Grassington Road. This much smaller area focused on 'Park Hill' is clearly identifiable and is demonstrably special to the local community by reason of its historic significance. Despite being over 25 hectares in size, its significance lies in its association with the town of Skipton, which is the main settlement in Craven. When viewed in this context, the smaller area of LGS (referenced as Site SK-LGS66) is not an extensive tract of land. SK-LGS64 is therefore accordingly modified by **MM87** and **MM87a**.
262. Concerns have been raised that the areas excluded from the designation will result in their development. However, any potential future planning applications would be considered on their own merits, having regard to other policies in the Plan. Amongst others this includes Policy ENV2, which, as modified, refers to Skipton Castle, the castle's grounds and its extensive landscape setting. (**MM75**)
263. To the east of Hellifield the *Local Green Space Assessment*<sup>36</sup> identifies that HE-LGS5 holds a particular local significance due to the positive contribution that it makes to the setting of the Grade II listed Church of St. Aidan. Based on observations at my site visit I agree. The LGS is therefore justified.

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<sup>35</sup> Paragraph: 015 Reference ID: 37-015-20140306

<sup>36</sup> Examination Document Lo002

264. Between Embsay and Eastby is an irregular shaped parcel of land designated under EM-LGS11. The site is located close to the community it serves, is local in character and is not an extensive tract of land. It is demonstrably special to the local community and has a particular local significance due to the positive contribution that it makes to the Embsay Conservation Area and the visual separation provided between Embsay and Eastby. The site meets the tests set out in paragraph 77 of the Framework and its inclusion as an area of LGS is justified.
265. Site SG-LGS22 (The Glebe Field, Giggleswick) was assessed in 2015 and found to be of 'low' ecological significance, comprising amenity grassland, bare ground, hard standing and broad-leaved trees. Nevertheless, the open space is clearly visible from Church Street, the public footpath which runs through the site and from the path which runs alongside Tems Beck. Its open, verdant appearance contributes positively to the character of the area. The *Giggleswick Conservation Area Appraisal*<sup>37</sup> also recognises that the "...open green spaces within Giggleswick village make a significant contribution to the visual quality and biodiversity value of the conservation area and its setting." The attractive visual qualities of the site and the contribution that it makes to the significance of the conservation area therefore justify its inclusion as LGS.
266. Similarly, site CA-LGS6 is recognised as a visually attractive area of open space which contributes to the character and appearance of the Carleton Conservation Area.<sup>38</sup> Although public views of the paddock are limited, it is surrounded by residential properties. The PPG confirms that land can still be considered for designation even if there is no public access (for example green areas which are valued because of their wildlife, historic significance and/or beauty).<sup>39</sup> This applies to Site CA-LGS6, which is justified as LGS because of its significance to the conservation area.

### Green Wedges – Policy ENV13

267. Policy ENV13 states that the Green Wedges are intended to allow settlements to grow in a way that reinforces their individual character, prevent coalescence and enhance recreational opportunities. For effectiveness it is therefore necessary to expand the criteria by reference to the separate character and identity of settlements. As submitted the policy only requires development to avoid compromising the physical gap between settlements. **(MM89)**
268. The extent of the Green Wedges is justified by the *Review of Green Wedge Designations in Craven*.<sup>40</sup> Although site allocations HB038 and LB012 would reduce the extent of the Green Wedge in High and Low Bentham, they represent logical infill between existing development. No further coalescence between High and Low Bentham would occur. Around Glusburn and Crosshills the review also recommends a reduced Green Wedge to reflect committed developments.
269. To the east of Sutton, the existing Green Wedge provides separation from Eastburn. However, the designation only applies to the land north of Sutton

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<sup>37</sup> Examination Document He021

<sup>38</sup> Examination Document He003

<sup>39</sup> Paragraph: 017 Reference ID: 37-017-20140306

<sup>40</sup> Examination Document La010

Lane. To achieve the objectives of preventing coalescence and maintaining their separate character and identity the inclusion of additional land in the submission version Local Plan is justified.

### Conclusion

270. Subject to the recommended MMs I therefore conclude that the approach to LGSs and Green Wedges is justified, effective and consistent with national planning policy.

### **Issue 13 – Whether the plan provides sufficient measures to protect, preserve and enhance the natural, built and historic environments and includes appropriate policies to address climate change**

#### Countryside and Landscape – Policy ENV1

271. Policy ENV1 states that when assessing development proposals which affect the Forest of Bowland AONB or the YDNP great weight will be given to the conservation of their special qualities, which include their landscape and scenic beauty. This is consistent with paragraph 115 of the Framework.

272. Elsewhere Policy ENV1 requires proposals to respect, safeguard, and wherever possible restore or enhance landscape character. It provides a clear policy framework for decision-makers to consider the effects of development on the landscape outside the AONB and the YDNP. This is further reinforced by the supporting text, which makes it clear that Craven's countryside and the quality of its landscapes are "...the area's defining feature and the jewel in its crown."

273. However, for effectiveness Policy ENV1 should refer to the relevant landscape character appraisals and assessments – which includes the *Forest of Bowland Landscape Character Assessment*. For the same reasons, and to ensure consistency with the evidence base, it is necessary to refer to profiled Natural England Character Areas and require development proposals to respond to the character area and type they are located within. (**MM73**)

274. As submitted, it is unclear what is required of proposals to accord with the *Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lighting (GN01:2011)*. For clarity, **MM73** is necessary to confirm that exterior lighting should be kept to a minimum and that proposals should demonstrate that there will be no adverse impacts from external illumination. Consequential changes are also required to the supporting text by **MM72**.

#### Heritage – Policy ENV2

275. Policy ENV2(b) states that substantial harm or total loss to the significance of a designated heritage asset will be permitted only where it can be demonstrated that there are substantial public benefits. However, to ensure consistency with paragraph 133 of the Framework, and make the policy effective, it is necessary to specify that the harm or loss must be outweighed by substantial public benefits (**MM75**). For the same reasons the supporting text should be modified at paragraph 5.23 to reflect the other circumstances referred to in paragraph 133 of the Framework. (**MM74**)

276. Policy ENV2(a) lists those elements which contribute most to the District's distinctive character and sense of place. Because Skipton Castle, its grounds and its extensive landscape setting all make a significant contribution to Skipton's heritage and character they should be listed in the Policy, along with a recognition of townscape and landscape as part of the vision for Craven. (**MM75** and **MM1a**)

#### Good Design – Policy ENV3

277. For consistency with other MMs it is necessary to remove the requirement to meet 'Lifetime Homes' from Policy ENV3 (**MM77**). For effectiveness it is also necessary to remove the need for 'impact assessments', which is too vague. Instead, the policy should state that development proposals should provide a good standard of amenity for all existing and future occupants of land and buildings. Because sensitive uses may not just be limited to residential uses, and pollution may come from sources other than noise, odour or traffic, changes to the supporting text are also required by **MM76**.

278. Paragraph 50 of the Framework requires local planning authorities to plan for a mix of housing based on current and future demographic needs, including people with disabilities. **MM77** is therefore required to make it explicit that new design should make reasonable provision to ensure that buildings and spaces are accessible and usable by all, including people with disabilities. For clarity and effectiveness, the same MM should also confirm that opportunities to minimise energy, carbon and waste should be taken wherever possible.

#### Biodiversity - Policy ENV4

279. As submitted Policy ENV4 fails to recognise the need for an appropriate assessment in the first instance, the need to consider the cumulative effects of development and the need for appropriate compensatory measures where necessary. This is rectified by **MM79**.

280. In accordance with the HRA the larger allocations all include areas of green infrastructure and development principles aimed at mitigating the effects of additional recreational pressure on various SPAs and SACs. For effectiveness, and to ensure consistency with other modifications, the approximate sizes of the areas of green infrastructure should be updated by **MM79** and **MM81**. It is also necessary to confirm that the areas are indicative, and that an overall net gain in biodiversity will be expected in accordance with paragraph 109 of the Framework. Consequential changes are made to the supporting text by **MM78** and **MM80**.

#### Flood Risk – Policies ENV6 and SD2

281. All the newly allocated sites in the Plan have been subject to a SFRA. Where sites include areas within Flood Zones 2 or 3 the development principles in Policies SP5-SP11 require proposals to avoid areas at the highest risk of flooding through their layout, design and use of green infrastructure.

282. The SFAS has also now been completed, and along with the Ings Beck and Gallow Syke Water Management Project are expected to result in the re-classification of sites such as SK049 by taking them out of the functional floodplain. Subject to the recommended MMs I am satisfied that the Plan is



consistent with paragraph 100 of the Framework which requires local plans to provide a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property.

283. Policies ENV6 and SD2 provide a robust policy framework to ensure that windfall sites also avoid areas at the highest risk of flooding. However, for effectiveness the Plan should recognise that the EA standards referred to in Appendix D may become superseded. Following the deletion of the IDP the standards would also be contained within Appendix C of the Plan. (**MM82**)

#### Land, Air and Water Quality – Policies ENV7 and ENV8

284. **MM83** is necessary to ensure that Policy ENV7(a) is consistent with paragraph 112 of the Framework by reference to significant development, and the use of best and most versatile agricultural land. Reference to encouraging the use of electric vehicles is also required in accordance with paragraph 35 of the Framework which requires Plans to exploit the use of sustainable transport.
285. Encouraging new development to conserve water is a justified and appropriate strategy in seeking to mitigate and adapt to climate change. However, to be effective Policy ENV8 should be clearer that new developments should incorporate water conservation measures in their design, including the collection and re-use of water on site. (**MM84**)

#### Renewable and Low Carbon Energy – Policy ENV9

286. The Council has considered identifying suitable areas for renewable and low carbon energy.<sup>41</sup> In summary, the evidence shows that Craven has a low potential for generating renewable and low carbon energy due to the national landscape designations of the YDNP and the Forest of Bowland AONB.
287. In the case of small-scale wind turbines Policy ENV9 refers to a tower height of 30m. This is contrary to the evidence-base which assessed turbine heights to the blade tip. **MM85** and **MM86** are necessary to ensure that the policy and supporting text are justified and reflect the evidence-base. For effectiveness it is also necessary to delete ambiguous references to 'well-conceived' projects, which lack clarity for decision-makers, developers and local communities.

#### Footpaths, Bridleways, Byways and Cycle Routes – Policies ENV11 and ENV12

288. The intention of Policy ENV12 is to include footpaths, bridleways, byways and cycle routes, including public rights of way and the towpath of the Leeds & Liverpool Canal. This is clarified by **MM88**. The approach to protecting the historic character of the Leeds & Liverpool Canal and improving access along the canal is a positive and justified strategy for the district.

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<sup>41</sup>Examination Documents In007 and La008

## Assessment of Legal Compliance

### Local Development Scheme ('LDS')

289. The Plan conforms to the subject matter and geographic area set out in the LDS.<sup>42</sup> It was submitted for examination in accordance with the timescale given of January-March 2018. The Plan area is logical given that the administrative boundary of the Craven local planning authority area is outside the YDNP.

### Consultation

290. Consultation has been carried out in accordance with the *Statement of Community Involvement (SCI) for Planning*.<sup>43</sup> Letters and emails were sent to everyone on the Council's database, including statutory bodies and Parish and Town Councils, advertisements were published on the Council's website and in local newspapers and social media was used. Public exhibitions were also carried out and documents made available at the Council's offices, libraries and online. Throughout each stage the Council has sought views electronically and on paper. The Council's *Statement of Consultation and Policy Response Papers*<sup>44</sup> set out the main issues arising from each stage of the consultation process, and how representations have been taken into account.

291. The Conservation Area Appraisals have not been subject to standalone public consultation. Nevertheless, the classification of land beyond villages such as Carleton does not form part of the Local Plan. Instead, the Plan defines the extent of the Conservation Area boundary and sets clear policy requirements for development proposals which affect heritage assets and their setting. It therefore provides a robust policy framework to ensure that the contribution which a site makes to the significance of a designated heritage will be taken into account as part of the development management process.

### Sustainability Appraisal and Habitat Regulations

292. The Council has carried out a SA of the Plan and of the MMs where necessary. It considered alternative housing growth scenarios, including the provision of additional housing to meet the full need for affordable housing, and different spatial strategies. The Council has carried out an adequate SA of the Plan and reasonable alternatives have been considered to a sufficient degree.

293. A HRA has been carried out in support of the Plan which includes an Appropriate Assessment. Iteration III and the accompanying Addendum also consider the implications of the recommended MMs.

294. The HRA and SA documents demonstrate how a combination of the spatial distribution of development, and the use of extensive areas of green infrastructure will mitigate the effects of additional recreational disturbance. Subject to the recommended MMs the policies and allocations in the Plan will not have a significant adverse impact on the integrity of the North Pennine Moors SPA and SAC, the South Pennine Moors SAC and Phase 2 SPA, the

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<sup>42</sup> Examination Document SD001

<sup>43</sup> Examination Document SD002

<sup>44</sup> Examination Documents EL1.005 and EL1.005a – EL1.005d

Ingleborough Complex SAC, the Craven Limestone Complex SAC or the Bowland Fells SPA.

#### Public Sector Equality Duty ('PSED')

295. In reaching my conclusions against the Matters identified above I have had due regard to the equality impacts of the Plan in accordance with the Public Sector Equality Duty, contained in Section 149 of the Equality Act 2010. Amongst other things, this sets out the need to advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not.

296. There are specific policies in the Plan concerning the provision of accommodation for older people and gypsies and travellers. The Plan also includes requirements to provide accessible environments as part of new developments. As such, the disadvantages that these groups suffer will be minimised over the plan period and their needs met in so far as they are different to those without a relevant protected characteristic.

#### Climate Change

297. Policies SD1, SD2, ENV3, ENV6, ENV7, ENV8 and ENV9 will help ensure that the development proposed in the Plan will contribute to the mitigation of, and adaptation to, climate change. The policies include requirements relating to energy efficiency, renewable and low carbon energy and mitigating flood risk. The distribution of development in Policy SP4 also seeks to focus significant new development in locations which are, or can be, made sustainable.

298. I therefore conclude that the Plan meets the relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

### **Overall Conclusion and Recommendation**

299. The Craven Local Plan has a number of deficiencies in respect of soundness and legal compliance which, for the reasons set out above, mean that I recommend non-adoption of the Plan as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

300. The Council has requested that I recommend MMs to make the Plan sound, legally compliant and capable of adoption. Overall, I conclude that with the recommended modifications set out in the accompanying Appendix the Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

*Matthew Birkinshaw*

INSPECTOR

This report is accompanied by the following Appendices:

Appendix 1 – Schedule of Recommended Main Modifications

## Appendix 1 – Schedule of Recommended Main Modifications

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Para/Site.	Main Modification
MM1	5	Introduction Para 1.1	This Local Plan sets out a spatial strategy and policies for change, development and conservation in Craven District outside the Yorkshire Dales National Park (YDNP) for the period 2012 to 2032. It is used to decide planning applications and sets out how land is to be used for things like housing, business, recreation and conservation; how the right development is to be achieved in the right location at the right time; and how sustainable development can be achieved overall. <u>A number of policies from the Craven Local Plan (1999) were saved in 2007. The majority of these saved policies have been replaced in this Local Plan. Appendix D details which saved policies have been replaced by those within this Local Plan.</u>
MM1a	26	Vision for Craven in 2032 Mid Area first paragraph and South Area final paragraph	<p>The market town of Settle is the focus of most new homes and jobs in the mid area supporting a balanced population that includes working people and families. <u>The growth of the town will have been achieved in a manner which has retained both its intimate feel and its distinctive character.</u> The smaller villages of Clapham Giggleswick, Rathmell and Hellifield are also thriving local communities.</p> <p>As the largest settlement in the district, Skipton is the main focus for growth in Craven. New public open spaces and family facilities mean that the town centre continues to thrive. Residents, workers and visitors alike appreciate the blend of street markets, independent shops, national retailers and a wide range of other essential services in a historic setting <u>of townscape and landscape.</u> Skipton also offers a broad range of employment opportunities, along with a diverse evening economy and cultural offer.</p>

MM2	35	Supporting Text for Policy SP1 Paras 4.12 and 4.14	<p>4.12 This housing requirement will more than meet the FOAN of the plan area of 206 dpa. <del>Furthermore when the housing requirement for the Craven Local Plan (230 dpa) is combined with the likely housing delivery of 27 dpa in that part of the Craven District lying within the Yorkshire Dales National Park (257 dpa), the FOAN of the HMA (242 dpa) will be more than met.</del></p> <p>4.14. The SHMA 2017 Update identifies a need for 126 dpa affordable homes across the HMA (Craven District). Plan preparation has considered whether the Local Plan could be expected to fully meet the need for affordable housing. The viability of providing for a proportion of market housing, along with other planning obligations, for affordable housing has been assessed. The minimum proportion for affordable housing <u>that should be required on greenfield these sites</u> has been assessed as 30%. This is evidenced in the Craven Local Plan Viability Assessment Addendum: (November 2017). This proportion means that 230 dpa housing requirement will not meet the full need for affordable housing. However, the higher growth options assessed in the Local Plan Housing Growth Options Paper have been rejected because of their conflict with the plan's spatial strategy and the significant uncertainty over their deliverability. <del>Notwithstanding this decision, if 30% of the 230 dpa provided in the plan area was affordable housing then, combined with the provision in the National Park (within Craven District), about 66% of the HMA's affordable housing need would be met.</del> <u>It is estimated that just less than 60% of the Craven District's affordable housing need would be met from new housing provision in this plan and the Yorkshire Dales National Park Plan (2016).</u> In addition to this provision the Council seeks to increase the provision of affordable housing through its action plans and strategies and on all opportunity sites, including existing properties.</p>
MM3	37	Policy SP1 Meeting Housing Need Final paragraph	<p>Housing Monitoring shows that <del>768</del> <u>924</u> net dwellings have been completed between 1 April 2012 and <del>30 September 2017</del> <u>31 March 2018</u>, the balance of the housing provision for the remainder of the plan period to be provided through b), c) and d) above is therefore <del>3,832</del> <u>3,676</u> net additional dwellings.</p>
MM4	40	Policy SP2 Economic Activity and Business Growth Part a) and a) ii)	<p>a) Making provision for a minimum of 32 hectares <u>gross</u> of employment land over the plan period for B1, B2 and B8 Uses through:</p> <p>ii) Allocating 15.63ha <u>gross</u> of additional employment land for B1, B2 and B8 Uses in Skipton (Policy SP5), Settle (Policy SP6) and Ingleton (Policy SP9)</p>

MM5

41

Supporting Text to Policy SP3 Housing Mix and Density Paras 4.30, 4.34 and 4.35

4.30 The NPPF (para 50), expects local authorities to identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. In response, the Council's latest Strategic Housing Market Assessment (SHMA) Update 2017 provides the following general view on the overall housing mix the local population is likely to need over the plan period:

- ~~Homes with 1-2 bedrooms – 39.4%~~
- ~~Homes with 3 bedrooms – 43.7%; and~~
- ~~Homes with 4 or more bedrooms – 16.9%.~~

<u>SHMA Update 2017</u> <u>Suggested dwelling mix by market and affordable dwellings (Page 89, Table 7.3)</u>			
<u>Overall dwelling size mix</u>	<u>Market (%)</u>	<u>Affordable (%)</u>	<u>Overall (%)</u>
<u>1/2 Beds</u>	<u>18.9</u>	<u>87.4</u>	<u>39.4</u>
<u>3 Beds</u>	<u>57.3</u>	<u>11.8</u>	<u>43.7</u>
<u>4 Beds</u>	<u>23.8</u>	<u>0.8</u>	<u>16.9</u>

The overall mix ~~is across all tenures and~~ assumes a broad tenure split of 70% market and 30% affordable.

4.34 In determining planning applications, the council will have regard to the overall need to deliver a mix and range of house types and sizes and will have regard to the most up to date evidence of need/demand, ~~including from~~ the SHMA and any other relevant sources, such as the local Housing Register (which is a continually updated waiting list for rented affordable housing). Where applicants propose a mix of housing that does not appear to take account of identified needs, they will be expected to provide credible reasons and robust evidence to support their proposals.

4.35 Policy SP3, which follows, will help to guide the mix and density of new homes provided in Craven, in order to promote balanced mixed communities and to ensure that overall provision matches overall needs as closely as possible, land resources are used effectively and efficiently, and proper account is taken of evidence, scheme viability and site-specific circumstances

MM6	42 and 43	Policy SP3 Housing Mix and Density	<p>The mix and density of new housing developments will ensure that land is used in an effective and efficient manner to address local housing needs. This will be achieved in the following ways:</p> <p><del>a) The local planning authority will use the housing mix set out below as a general guide for achieving an appropriate overall mix of new housing across the plan area and across all tenures;</del></p> <ul style="list-style-type: none"> <li><del>● Homes with 1-2 bedrooms — 39%</del></li> <li><del>● Homes with 3 bedrooms — 44%</del></li> <li><del>● Homes with 4 or more bedrooms — 17%</del></li> </ul> <p><u>a) The local planning authority will require new housing developments to provide an appropriate mix of housing having regard to the dwelling size and mix recommended in the SHMA, its successor or other appropriate and up to date evidence of local housing need.</u></p> <p><del>b) The local planning authority will use 32 dwellings per hectare (net) as a general guide for achieving an appropriate overall housing density across the plan area and across all tenures;</del></p> <p><u>b) The local planning authority will require new housing developments to be developed at appropriate densities, which make effective and efficient use of land and have regard to local and site-specific circumstances. In typical greenfield developments or in brownfield developments with no significant element of conversion, the appropriate housing density should be approximately 32 dwellings per hectare (net).</u></p> <p><del>e) The local planning authority will apply the general guides, set out in parts a) and b) above, flexibly to ensure that individual proposals across the plan area are able to take account of local variations in housing need, scheme viability or other site-specific circumstances, which may indicate that a different housing mix or density is required in order to achieve local plan objectives.</del></p> <p><u>c) The local planning authority will be flexible in its requirements for housing mix and density where this is necessary to ensure scheme viability, to take account of local variations in housing need, to better promote balanced mixed communities or to achieve other local plan objectives.</u></p>
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MM7	44, 45, 46, 47, and 48	Supporting Text to Policy SP4 Spatial Strategy and Housing Growth Paras 4.40, 4.41 Table 2, 4.45, 4.46, 4.47, 4.49, 4.50, 4.51, 4.52, and 4.53	<p>4.40 At the next level, are villages with basic services and <u>some of these villages with basic services that are bisected by the Yorkshire Dales National Park boundary. They these are Tier 4 settlements and they provide a minor service role within the rural areas.</u> <u>Smaller villages and hamlets and farmsteads in open countryside</u> fall within Tier 5 of the settlement hierarchy. <u>Their service role is generally limited to the residents of the settlement itself and the local rural community.</u></p> <p><u>Tier 5 settlements are all those villages and hamlets in the plan area which have 15 or more residential properties closely grouped together and not classified as a Tier 4 settlement and above. Villages and hamlets which do not have this level of closely grouped buildings relate more to the countryside than a built up area.</u></p> <p>4.41 The settlements included in the settlement hierarchy are presented in Table 2 below:</p> <p><b>Table 2 – Settlement Hierarchy</b></p> <table border="1" data-bbox="595 683 1803 1238"> <thead> <tr> <th>Tier</th> <th>Role and Function</th> <th>Settlement</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Principal Town Service Centre</td> <td>Skipton</td> </tr> <tr> <td>2</td> <td>Key Service Centres</td> <td>High and Low Bentham, Settle</td> </tr> <tr> <td>3</td> <td>Local Service Centres</td> <td>Gargrave, Glusburn and Crosshills, Ingleton</td> </tr> <tr> <td>4a</td> <td>Villages with Basic Services</td> <td>Burton-in-Lonsdale, Carleton, Cononley, Cowling, Farnhill and Kildwick, Hellifield, Low Bradley, Sutton-in-Craven</td> </tr> <tr> <td>4b</td> <td>Villages with Basic Services Bisected by Yorkshire Dales National Park boundary</td> <td>Bolton Abbey, Clapham, Embsay, Giggleswick, Long Preston</td> </tr> </tbody> </table>	Tier	Role and Function	Settlement	1	Principal Town Service Centre	Skipton	2	Key Service Centres	High and Low Bentham, Settle	3	Local Service Centres	Gargrave, Glusburn and Crosshills, Ingleton	4a	Villages with Basic Services	Burton-in-Lonsdale, Carleton, Cononley, Cowling, Farnhill and Kildwick, Hellifield, Low Bradley, Sutton-in-Craven	4b	Villages with Basic Services Bisected by Yorkshire Dales National Park boundary	Bolton Abbey, Clapham, Embsay, Giggleswick, Long Preston
Tier	Role and Function	Settlement																			
1	Principal Town Service Centre	Skipton																			
2	Key Service Centres	High and Low Bentham, Settle																			
3	Local Service Centres	Gargrave, Glusburn and Crosshills, Ingleton																			
4a	Villages with Basic Services	Burton-in-Lonsdale, Carleton, Cononley, Cowling, Farnhill and Kildwick, Hellifield, Low Bradley, Sutton-in-Craven																			
4b	Villages with Basic Services Bisected by Yorkshire Dales National Park boundary	Bolton Abbey, Clapham, Embsay, Giggleswick, Long Preston																			



5	Small villages and hamlets and open countryside	<u>Broughton, Bell Busk, Coniston Cold, Draughton, Eastby (bisected by Yorkshire Dales National Park boundary), East Marton, Halton East, Kildwick Grange, Lothersdale, Lower Westhouse, Newby, Rathmell, Stirton (bisected by Yorkshire Dales National Park boundary), Thornton-in-Craven, Tosside, West Marton and Wigglesworth</u>
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4.45 As set out above, Tier 4 settlements comprise villages with basic services (4a) and villages with basic services that are bisected by the YDNP boundary (4b). Overall, a limited level of growth is directed towards Tier 4 settlements (the spatial strategy of the plan, accompanied by its sustainability appraisal, supported up to 2.5% of the plan area's growth for each Tier 4 settlement). However a Allocated growth is not directed to Bolton Abbey and Long Preston as Tier 4b settlements for the following reasons:-

- The majority of the built settlement of Long Preston is located within the Yorkshire Dales National Park and no land has been made available to allocate growth in the very small part of the village located in the Craven Plan area;
- Bolton Abbey is not to be allocated a specific planned level of housing growth in the spatial strategy in view of the significance and sensitivity of its heritage assets. Instead, limited housing growth is supported by Policy EC4A as part of a comprehensive masterplan for additional tourism-led, mixed use development at Bolton Abbey.

4.46 ~~Growth at Tier 5 level of the strategy relates to those villages not identified in this policy and also the open countryside. Low levels of growth are directed towards these areas. The plan seeks to deliver limited growth in the Tier 5 settlements which comprise small villages and hamlets, some of which have no shops or services. To allow a limited, but proportionate amount of new residential development the plan therefore supports around 1.5% of the total housing growth in the lowest tier of the hierarchy~~

About 4.5% of the plan's total housing growth is supported in the countryside and on small sites across the plan area. This reflects the rural nature of the plan area and the number of agricultural workers dwellings, residential conversions of redundant or disused rural buildings, rural affordable housing schemes and small self- build projects, as evidenced by past completions.

4.47 In order to ensure that the plan's balanced sustainable spatial strategy is implemented, the focus of growth will

be through the delivery of the plan's land allocations for housing and employment, and any opportunities that come forward during the plan period on previously developed land or other appropriate land within Tier 1 to 5 2, 3, 4a and 4b settlements. However, in the light of the spatial strategy's low levels of growth planned for Tier 5 settlements as a whole and their relatively small size, housing proposals within their built up area is to be limited to around 4 dwellings unless special circumstances justify a higher figure.

4.49 Nevertheless it ~~may~~ will still be appropriate to support the release of land for housing on land outside a settlement's main built up area in addition to the plan's land allocations in Tier 1 to 4 settlements. ~~and previously developed land within the areas main built up areas in certain circumstances.~~ ~~For example~~ e-Circumstances may change in relation to the availability of, and likely yield from, the plan's land allocations, and planning permissions may lapse due to changed circumstances. ~~If these or other~~ circumstances mean that land will may-not come forward during the plan period, and the planned growth for a settlement is clearly not being delivered, then other sustainable housing development on land adjoining within that settlement will, in principle, be supported. Set out below is how the Council will monitor the delivery of each settlements' planned level of growth.

The planned level of growth in a particular settlement is the amount of dwellings which the plan estimates should be built in that settlement by the end of the plan period. This figure is provided in the right hand column of the policy table below e.g. Skipton, Settle and Gargrave (2,300, 501 and 160 dwellings respectively). The Council will assess, on a regular basis, usually quarterly, the performance of each relevant settlement in meeting its planned growth levels. This assessment will be a 'live' document published on the Council's website. For each settlement in the plan with a planned level of growth, (this excludes Bolton Abbey, Long Preston and Tier 5 settlements) the assessment will provide, in a simple tabular form, the latest data and a commentary on dwelling delivery.

This monitoring and management of housing growth seeks to ensure that each settlement's sustainable growth is delivered and the plan's housing requirement is met in the event of changed circumstances over the plan period. Furthermore, as referenced in Section 9: Monitoring, the plan's housing trajectory will be updated on an annual basis in the Council's Annual Monitoring Report.

4.50 Rural exception sites in accordance with Policy H2 will also be supported on land outside and well related to the main built up area of Tier 2 to 5 settlements. Furthermore, for Tier 1 to 4 settlements, ~~t~~There may be special environmental, economic and/or social circumstances that mean the benefits of a proposal to the local environment, economy or community indicate land release for development on unallocated land on adjoining the edge of a main built up area should be supported. Housing need, economic prosperity and environmental enhancement may be relevant to the consideration of these proposals. Such circumstances might include where a proposal makes a

significant contribution to addressing a particular housing need which cannot be met elsewhere, or where the proposal leads to substantial environmental benefits, for example, through the re-use of previously developed land and buildings.

4.51 All proposals on unallocated land for new homes on land adjoining the edge of Tier 1 to 4 , 2, 3, 4a and 4b settlements, will need to accord with all relevant policies of this local plan and any 'made' neighbourhood plans. In addition there are criteria that are particularly relevant to assess proposals on the edge of on land adjoining settlements against (Policy SP4 I a) to c) and i) to vi). These seek to avoid a significant increase in the planned level of growth that could undermine the spatial strategy and the role of settlements in the settlement hierarchy. Other criteria are given in this policy to ensure that the impact of the proposal on the character and appearance of the settlement and countryside is acceptable. Impact on settlement form and size are also considered appropriate to assess. ~~The traffic impact of proposals on the local highway network must be acceptable and prospective applicants should seek advice from North Yorkshire County Council, the Highways Authority, on the evidence required to demonstrate the extent of the traffic impact of the proposal.~~

4.52 The plan does not allocate land for housing in the small Tier 5 settlements. These settlements only have access to few or no services and sustainable growth to them is limited compared to the higher order settlements. The majority of suitable housing sites in these villages are likely to be below the plan's threshold for allocation (less than 5 dwellings) and within the settlement's main built up area. ~~However, H-housing adjoining the main built up area of in these settlements is to be supported in principle where it is an affordable housing scheme on a rural exception site in accordance with Policy H2 of the plan. can be demonstrated that it is necessary to maintain a sustainable, vibrant and healthy rural economy and communities, but clearly these settlements' only have access to few or no services and sustainable growth to them is very limited. For this reason proposals should be small in scale compared to the size of the settlement, unless there are environmental, social and economic reasons why not. Compliance with other relevant policies in this plan, in particular those in relation to good design (Policy ENV3) and the countryside and landscape (Policy ENV1), will ensure that the local impact of such proposals will be acceptable. Rural exception sites in accordance with Policy H2 of this plan will also be supported~~

4.53 Land not adjoining a Tier 1 to 5 , 2, 3, 4a and 4b settlements' main built up area (as defined in this policy) and not well related allocated for development in this plan, to a Tier 5 settlement will be classified as open countryside. In the open countryside Here, support for individual housing proposals will be limited to those which meet the special circumstances identified in the NPPF and the criteria in this policy. Compliance with other relevant policies of this plan will ensure the local impact of these types of proposals will be acceptable.

MM8	48, 49, 50, 51, and 52	Policy SP4 Spatial Strategy and Housing Growth	<p>A sustainable pattern of growth will be promoted to deliver the spatial strategy of the plan over the plan period 2012 to 2032. This will be achieved by:-</p> <p>A. Directing most growth towards Skipton as the Tier 1 settlement (Principal Town Service Centre);</p> <p>B. Directing a level of growth to Settle and Bentham to underpin and enhance their roles as Tier 2 settlements (Key Service Centres);</p> <p>C. Directing a proportionate level of growth to Glusburn/Crosshills, Gargrave and Ingleton to underpin their roles as Tier 3 settlements (Local Service Centres);</p> <p>D. Directing limited growth towards Tier 4a settlements (Villages with Basic Services) to sustain their vitality and function;</p> <p>E. Directing limited growth towards Tier 4b settlements (Villages with Basic Services Bisected by the National Park Boundary) to reflect their roles as tourism hubs or gateways on the edge of the Yorkshire Dales National Park;</p> <p>F. Directing a low level of growth to Tier 5 settlements and <u>the</u> open countryside to support a sustainable, vibrant and healthy rural economy and communities;</p> <p>G. Delivering growth on sites that have planning permission and sites that are allocated for development under Policies SP5 to SP11;</p> <p><u>Tiers 1 – 4</u></p> <p>H. Supporting proposals for additional housing growth on non-allocated <del>previously developed</del> land <u>for housing</u> within the main built up areas** of Tier 1, 2, 3, 4a and 4b settlements provided they accord with all other relevant local plan and neighbourhood plan policies;</p> <p>I. Supporting the release of non-allocated sites for housing that adjoin the main built up area** of <u>Tier 1 to 4 settlements</u> where:-</p> <p>a) it can be demonstrated that the planned growth in the spatial strategy for the settlement will not be delivered during the plan period, <u>with the exception of Bolton Abbey (where Policy EC4A of this plan provides for limited new housing) and Long Preston</u>, or</p> <p>b) it is a rural exception site in accordance with Policy H2 of the local plan, or</p>
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c) development is justified by special economic, environmental and /or social circumstances

Proposals justified under a), b), or c) above, will be supported provided that they proposals:-

i) are consistent with the role and function of the settlement in the spatial strategy;

ii) are proportionate to the size of the settlement;

iii) are complementary to the settlement's form, character and appearance;

iv) would conserve the character and appearance of the countryside;

v) would avoid contributing towards the coalescence of settlements; and

~~vi) would generate traffic that can be satisfactorily accommodated by the highway network; and~~

vii) accord with all other relevant local plan policies or neighbourhood plan policies.

#### Tier 5

J. Supporting proposals for housing within the main built up area\*\* of in Tier 5 settlements which is necessary to maintain a sustainable, vibrant and healthy rural economy and communities, ~~and~~ provided that the proposal is in accordance with criteria I i) to vi) above and is:-

a) small in scale compared to the size of the settlement and limited to around 4 dwellings, unless justified by special economic, environmental and/or social circumstances, or

b) for an affordable housing rural exception site in accordance with Policy H2; or

c) required in order to secure significant improvements to the environment or conservation of designated heritage assets ~~in accordance with the National Enabling Policy~~; or

d) justified through the neighbourhood planning process, and

e) ~~the proposal~~ accords with all other relevant policies in the local plan.

#### Residential Development in the Countryside

K. ~~Supporting individual~~ Limiting proposals for new homes in the countryside away from existing settlements. Unless permitted by criteria G, I or J above, or allocated for alternative uses by other local plan policies, land outside the main built up areas of Tier 1 – 5 settlements will be defined as open countryside. Within the open countryside

residential development will be supported provided that it:-

a) ~~the proposal accords with the NPPF;~~

b) ~~the proposal accords with all other relevant local plan and neighbourhood plan policies; and~~

e) b) ~~one or more of the following special circumstances apply:~~

i) ~~the proposal would meet an essential need for a rural worker to live permanently at or near their place of work in the countryside;~~

ii) ~~the proposal is required in order to secure significant improvements to the environment or conservation of a designated heritage asset in accordance with the National Enabling Policy, and such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.~~

iii) ~~the proposal is for the re-use of one or more redundant or disused buildings and would enhance the immediate setting; or.~~

iv) ~~the design is of exceptional quality and in accordance with the National Planning Policy Framework~~

*\*\*The main built up area is defined as the settlement's closely grouped and visually well related buildings and any associated spaces between these buildings, ~~continuous built form of the settlement~~ and excludes:*

*1. Individual buildings, or groups of dispersed buildings or ribbon developments which are clearly detached from the main ~~continuous~~-built up area of the settlement, and ribbon developments attached to the main built up area but where the housing relates more to the surrounding countryside than to the main built up area of the settlement, and*

*2. Gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to surrounding countryside than to the main built up area of the settlement, and*

*3. Agricultural buildings and associated land on the edge of the settlement, and*

*4. Outdoor sports and recreational facilities and other formal open spaces on the edge of the settlement.*

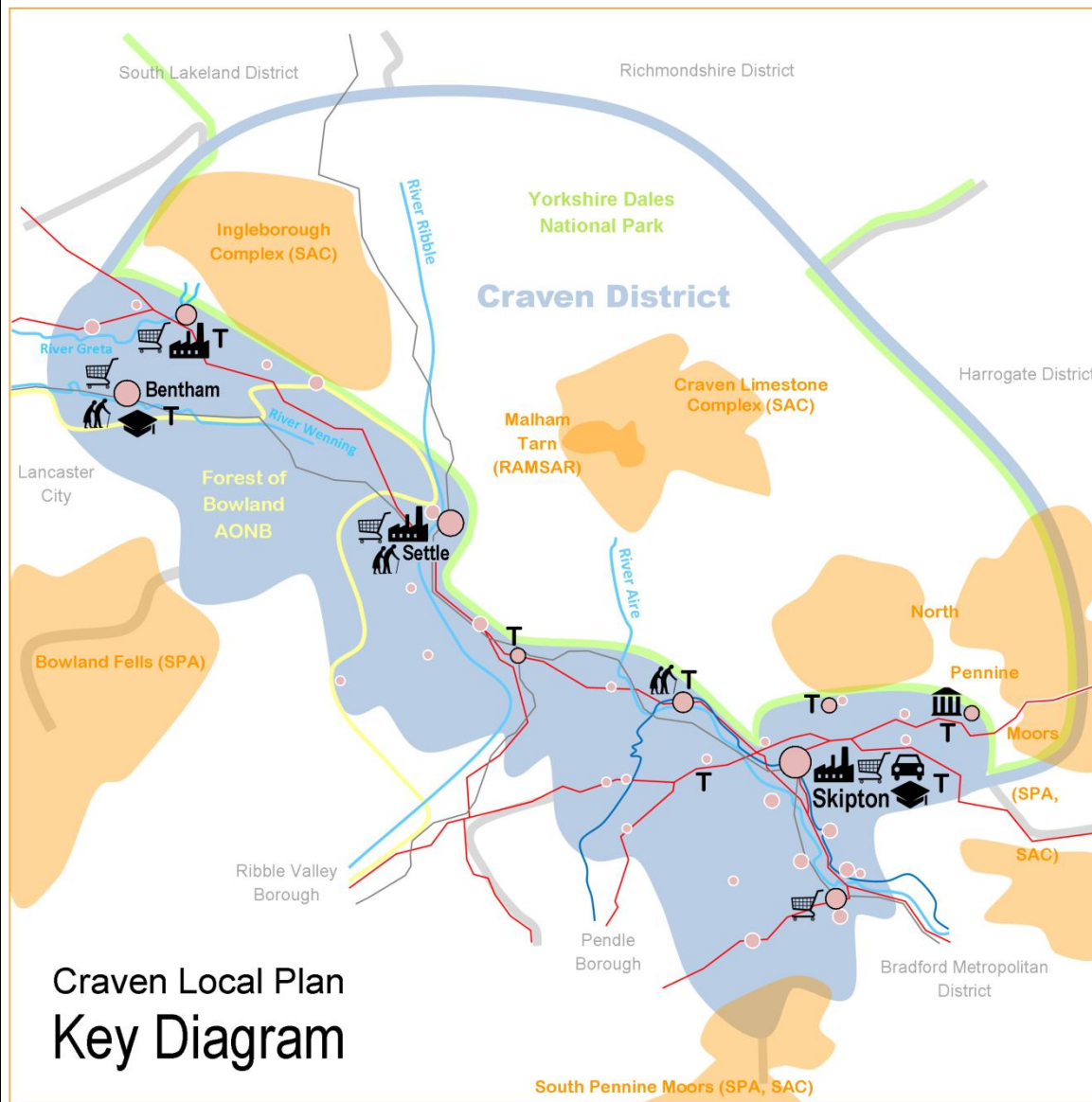
Guidelines for the distribution of new dwellings to deliver the spatial strategy is set out in the table below:-

Tier	Settlement	Proportion of housing growth (%) at 230 net dwellings pa	Housing_Provision (Approx number of NET dwellings pa)
1	Skipton (Principal Town Service Centre)	50%	<u>2,300</u> 415
2	Settle (Key Service Centre for mid sub area)	10.9%	<u>501</u> 25
2	Low and High Bentham (Key Service Centre for north sub area)	10.9%	<u>501</u> 25
3	Glusburn/Crosshills (Local Service Centre)	3.5%	<u>160</u> 8
3	Ingleton (Local Service Centre)	3.5%	<u>160</u> 8
3	Gargrave (Local Service Centre)	3.5%	<u>160</u> 8
Tier	Settlement	Proportion of housing growth (%) at 230 net dwellings pa	Housing Provision (Approx number of NET dwellings pa)
4a	Villages with Basic Services		
4a	Burton in Lonsdale	0.4%	<u>18</u> 4
4a	Carleton	1.2%	<u>55</u> 3


















			4a	Cononley	2.5%	<u>115</u> 6
			4a	Cowling	0.8%	<u>37</u> 2
			4a	Farnhill and Kildwick	0.4%	<u>18</u> 4
			4a	Hellifield	0.8%	<u>37</u> 2
			4a	Low Bradley	0.8%	<u>37</u> 2
			4a	Sutton in Craven	1.2%	<u>55</u> 3
			4b	Villages with Basic Services that are bisected by the National Park boundary		
			4b	Bolton Abbey	0%	0
			4b	Clapham	0.8%	<u>37</u> 2
			4b	Embsay	2%	<u>92</u> 5
			4b	Giggleswick	0.8%	<u>37</u> 2
			4b	Long Preston	0%	0
			<u>5</u>	<u>Villages and hamlets</u>		
			5	<u>Tier 5 settlements:</u> <del>Other villages and open countryside and plan area small site</del>	6%– <u>1.5%</u>	14 <u>69</u>



			<table border="1"> <tr> <td>allowance</td> <td></td> <td></td> </tr> <tr> <td><u>Broughton, Bell Busk, Coniston Cold, Draughton, Eastby, East Marton, Halton East, Kildwick Grange, Lothersdale, Lower Westhouse, Newby, Rathmell, Stirton (bisected by the Yorkshire Dales National Park Boundary), Thornton-in-Craven, Tosside, West Marton and Wigglesworth</u></td> <td></td> <td></td> </tr> <tr> <td><u>Open Countryside and Small Site Allowance</u></td> <td><u>4.5%</u></td> <td><u>207</u></td> </tr> </table>	allowance			<u>Broughton, Bell Busk, Coniston Cold, Draughton, Eastby, East Marton, Halton East, Kildwick Grange, Lothersdale, Lower Westhouse, Newby, Rathmell, Stirton (bisected by the Yorkshire Dales National Park Boundary), Thornton-in-Craven, Tosside, West Marton and Wigglesworth</u>			<u>Open Countryside and Small Site Allowance</u>	<u>4.5%</u>	<u>207</u>
allowance												
<u>Broughton, Bell Busk, Coniston Cold, Draughton, Eastby, East Marton, Halton East, Kildwick Grange, Lothersdale, Lower Westhouse, Newby, Rathmell, Stirton (bisected by the Yorkshire Dales National Park Boundary), Thornton-in-Craven, Tosside, West Marton and Wigglesworth</u>												
<u>Open Countryside and Small Site Allowance</u>	<u>4.5%</u>	<u>207</u>										
MM9	53, 54, 55, 56 and 57	Supporting text for Policies SP5 to SP11 Paras 4.54 and New Key Diagram, 4.55, 4.56, 4.57, 4.58, 4.59, 4.60, 4.61, 4.62, 4.63 and Table 3, 4.64 and Table 4, 4.65 and Table 5.	<p>Spatial Strategy for Housing and Economic Growth – Key Diagram and Preferred <u>Allocated Sites</u></p> <p>4.54 The <del>draft</del> strategic policies SP1 to SP4 set out the overall spatial strategy of the local plan for housing and economic growth in terms of the scale and distribution of housing and employment development to meet objectively assessed needs over <del>the next 15 years</del> of the plan period <u>2012-2032</u>. <u>The Key Diagram below provides a geographic representation of the broad locations of the plan’s spatial strategy and land uses identified in the plan policies.</u> To realise the spatial strategy of the local plan, specific <del>preferred</del>-allocated sites are identified in <del>draft</del> Policies SP5 to SP11 to deliver the sustainable development that is needed.</p>									



Craven Local Plan  
Key Diagram

-  Craven District boundary
-  Craven District in the Yorkshire Dales National Park
-  Craven Local Plan area
-  Neighbouring local authority boundaries
-  Road connections
-  Rail connections
-  Rivers
-  Leeds and Liverpool Canal
-  Principal Town Service Centre - Tier 1 growth
-  Key Service Centres - Tier 2 growth
-  Local Service Centres - Tier 3 growth
-  Villages with Basic Services - Tier 4 growth
-  Small Villages and Hamlets - Tier 5 growth
-  Employment growth
-  Growth in older people's housing
-  Growth in education provision
-  Town/village centres
-  Heritage-led tourism development
-  Key locations for tourism development
-  Road infrastructure improvements

~~4.55. The NPPF (para 159 ) says that local planning authorities should prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. Reviews of land available for economic development should also be undertaken at the same time.~~

~~4.56. The council has prepared and maintained a SHLAA from the outset of preparing the local plan and following an earlier 'Calls for Sites', has encouraged the submission of sites as an ongoing process as the plan has evolved and progressed through informal consultation and engagement. The council also commissioned consultants Lichfields to undertake a review of available and suitable employment land (March and November 2017).~~

~~4.57. The sites put forward by landowners/developers for inclusion in the SHLAA have been subject to a series of analyses (which are set out in detail in the Residential Site Selection Process Background Paper accompanying the draft local plan) to assess their suitability for housing allocation. The first of those analyses used four criteria to examine the initial appropriateness of the sites to undergo Sustainability Appraisal (SA). These were:-~~

- ~~i) The site is located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy;~~
- ~~ii) The site is at least 0.1 hectares in size and is capable of accommodating at least five dwellings;~~
- ~~iii) The site has an initial advantage because it contains at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1);~~
- ~~iv) The site is located outside areas protected nationally or internationally for key habitats and plant and animal species (i.e. Sites of Special Scientific Interest, Special Areas of Conservation & Special Protection Areas).~~

~~4.58. Sites that did not meet one or more of the aforementioned four criteria above stayed at **Level 1** of the SA. The sites which passed each of these four criteria moved on to analysis under twenty socio-economic and environmental SA objectives. Under each of the twenty objectives, sites could receive five different judgements based on their perceived influence on a social, economic, and/or environmental objective. These are strongly positive, positive, neutral (no or negligible effect, or uncertainty regarding effect), negative, or strongly negative. Sites which were considered not to perform to a satisfactory level remained at **Level 2** in the SA, whereas those sites which were considered to perform to a satisfactory level proceeded to **Level 3** and were included in the **Pool of Sites**. All of the above analyses are referred to as **Stage 1**, or the **Settlement Level Analysis**.~~

~~4.59. The next stage, **Stage 2 (District Level Analysis)**, features selecting the sites which are judged to be the most~~

appropriate and best residential sites from the Pool of Sites. There are four criteria to analyse sites which reach Stage 2, listed as follows:

- Viability of Affordable Housing Provision;
- Site Proximity to Designated Landscape Features;
- Site Proximity to Designated Natural Environment Features;
- Site Position to Health & Safety Executive (HSE) Zone.

4.60. If sites in a settlement pass all four criteria of the District Level Analysis, and collectively there are more sites in a settlement than are required to meet the balance of the housing provision required by Policy SP1 in line with the distribution strategy of Policy SP4 and after utilising the most appropriate housing densities for each site in accordance with Policy SP3, a further step is necessary within Stage 2. In these circumstances the sites within a settlement are compared and a judgement reached on which sites are preferred for allocation in the draft local plan. The judgements reached on each site are detailed in the Residential Site Selection Process Background Paper which accompanies the draft local plan.

4.61. For each proposed Preferred Site, a narrative of site analysis and description, including a net developable area, number of dwellings generated, and development principles is prepared and these are set out in the draft local plan within draft Policies SP5, SP6, SP7, SP8, SP9, SP10 and SP11.

4.62. To achieve the delivery of the balance of the housing requirement in Policy SP1 of 3,832 **net** additional dwellings within the plan period 2012 to 2032, account has to be taken of likely future losses to the existing housing stock and consequently what level of gross completions may need to be delivered to ensure that the net housing requirement is achieved. Losses to the existing housing stock can occur through demolitions, changes of use from residential to other uses and conversion of residential properties resulting in a reduced number of dwellings (for instance by converting two cottages into a single dwelling).

4.63. Research into gross and net housing completions over a 10 year period from 2007 to 2016 shows that on average 12% of gross completions were offset by net losses through conversions or subdivisions and losses in the existing housing stock as Table 3 below shows.

Table 3— Gross and Net Completions in Craven from January 2007 to December 2016	
Total Gross Completions	1596
Total Net Completions	1403
Annual average gross completions	159.6
Annual Average Net completions	140.3
% difference	12%

4.64 This evidence suggests that an allowance of 12% should be made to the residual housing requirement of 3,832 net additional dwellings to ensure the net figure is delivered within the plan period, as illustrated in Table 4.

Table 4— Housing Loss Allowance		
A	<del>NET</del> Additional Dwellings Required 2012-2032 in Policy SP1	4600
B	<del>NET</del> Completions 1 Apr 12 to 30 September 2017	768
C	<del>NET</del> Residual Housing Requirement for the remainder of the plan period . (A – B)	3832
D	Add 12% allowance for housing losses 2017 to 2032	460
E	Gross Housing Requirement for remainder of plan period (C + D)	4292
F	Extant planning permissions at 01 October 2017	1549



**Table 5 - Summary of Housing Requirement and Proposed Supply by Settlement**

Tiers 1 to 5	Settlement	Proportion of housing growth (%)	NET Housing Requirement based on 230 Opes 2012 to 2032 Policy SP4	Total NET Comps to 01/04/2012 to 30/09/2017 Policy SP1	NET Residual Housing Requirement 01/10/2017 to 31/03/2032 Policy SP1 & 14.5 yrs	Add 12% housing allowance to achieve NET delivery* Table 4	GROSS Total Residual Housing Requirement 2017 to 2032* Table 4	OPPs at 30 Sept 2017 Policy Publication Local Plan*	GROSS Residual Housing Requirement for allocation in Publication Plan	Approx yield of sites proposed for allocation in Publication Plan
Tier 1	Skipton	50%	2300	334	1966	236	2202	803	1399	1402
Tier 2	Bentham	10.90%	501	13	488	59	547	54	493	494
Tier 2	Settle	10.90%	501	121	370	44	414	65	349	359
	Gusburn and									
Tier 3	Crosshills	3.50%	160	40	120	14	134	79	55	58
Tier 3	Ingleton	3.50%	160	32	128	15	143	40	103	103
Tier 3	Gergrave	3.50%	160	19	141	17	158	42	116	118
	Burton in									
Tier 4a	Lonsdale	0.40%	18	1	17	2	19	3	16	15
Tier 4a	Carlton	1.20%	55	7	48	6	54	52	2	0
Tier 4a	Cononley	2.50%	115	19	96	12	108	42	66	93
Tier 4a	Cowling	0.80%	37	28	-1	0	-1	33	-24	0
	Fernhill &									
Tier 4a	Kildwick	0.40%	18	1	17	2	19	16	3	0
Tier 4a	Hellifield	0.80%	37	11	26	3	29	38	-9	0
Tier 4a	Bradley	0.80%	37	5	32	4	36	18	18	25
Tier 4a	Sutton	1.20%	55	28	17	2	19	25	-6	0
	Boiton									
Tier 4a	Abbey	0%	0	0	0	0	0	6	-6	0
Tier 4a	Gephem	0.80%	37	18	19	2	21	24	-3	0
Tier 4a	Embay	2.00%	92	1	91	11	102	101	1	0
Tier 4a	Giggleswick	0.80%	37	25	12	1	13	12	1	35
	Long									
Tier 4a	Preston	0%	0	2	-2	0	-2	5	-7	0
	Total	94.00%	4320	735	3585	430	4015	1458	2557	2702
	Other									
	villages and									
	open									
	countryside									
	and plan									
	area small									
	site									
Tier 5	allowance	6.00%	280	33	247	30	277	91	186	186
<b>Grand Total</b>		<b>100.00%</b>	<b>4600</b>	<b>768</b>	<b>3832</b>	<b>460</b>	<b>4292</b>	<b>1549</b>	<b>2743</b>	<b>2888</b>

Note: individual figures may not sum to total figure due to rounding



MM10	58 and 59	Policy SP5 Strategy for Skipton – Tier 1	<p><del>DRAFT</del> POLICY SP5: STRATEGY FOR SKIPTON –TIER 1</p> <p>Skipton is the primary focus for growth and provision is made for the following development areas to meet the housing needs, commercial and employment space in the town:</p>																																			
Housing Sites:			<table border="1"> <thead> <tr> <th data-bbox="600 475 766 603">Site Ref</th> <th data-bbox="766 475 1352 603">Location</th> <th data-bbox="1352 475 1594 603"><del>Net Dev</del> <u>Approx</u> Area (Ha)</th> <th data-bbox="1594 475 1803 603"><u>Approx</u> Yield</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 603 766 715">SK013</td> <td data-bbox="766 603 1352 715">Land east of Aldersley Avenue and south of Moorview Way, Skipton</td> <td data-bbox="1352 603 1594 715"><del>3.112</del> <u>5.7</u></td> <td data-bbox="1594 603 1803 715">100</td> </tr> <tr> <td data-bbox="600 715 766 799">SK015</td> <td data-bbox="766 715 1352 799">Cefn Glas, Shortbank Road, Skipton</td> <td data-bbox="1352 715 1594 799"><del>0.442</del> <u>0.4</u></td> <td data-bbox="1594 715 1803 799">14</td> </tr> <tr> <td data-bbox="600 799 766 911">SK044</td> <td data-bbox="766 799 1352 911">Former allotments and garages, Broughton Road, Skipton</td> <td data-bbox="1352 799 1594 911"><del>0.591</del> <u>0.6</u></td> <td data-bbox="1594 799 1803 911">19</td> </tr> <tr> <td data-bbox="600 911 766 995">SK058</td> <td data-bbox="766 911 1352 995">Whitakers Chocolate Factory Site, Skipton</td> <td data-bbox="1352 911 1594 995"><del>0.492</del> <u>0.3</u></td> <td data-bbox="1594 911 1803 995"><del>46</del> <u>10</u></td> </tr> <tr> <td data-bbox="600 995 766 1118">SK060</td> <td data-bbox="766 995 1352 1118">Business premises and land, west of Firth Street, Skipton</td> <td data-bbox="1352 995 1594 1118"><del>1.323</del> <u>1.3</u></td> <td data-bbox="1594 995 1803 1118"><del>423</del> <u>121</u></td> </tr> <tr> <td data-bbox="600 1118 766 1230">SK061</td> <td data-bbox="766 1118 1352 1230">East of canal, west of Sharpaw Avenue, Skipton</td> <td data-bbox="1352 1118 1594 1230"><del>2.781</del> <u>3.7</u></td> <td data-bbox="1594 1118 1803 1230">89</td> </tr> <tr> <td data-bbox="600 1230 766 1460">SK081, SK082 &amp; SK108</td> <td data-bbox="766 1230 1352 1460">Land north of Gargrave Road and west of Park Wood Drive and Stirtonber , Skipton</td> <td data-bbox="1352 1230 1594 1460">C3 <del>10.119</del> <u>10.6</u> D1 1.8</td> <td data-bbox="1594 1230 1803 1460"><del>324</del> 339</td> </tr> </tbody> </table>				Site Ref	Location	<del>Net Dev</del> <u>Approx</u> Area (Ha)	<u>Approx</u> Yield	SK013	Land east of Aldersley Avenue and south of Moorview Way, Skipton	<del>3.112</del> <u>5.7</u>	100	SK015	Cefn Glas, Shortbank Road, Skipton	<del>0.442</del> <u>0.4</u>	14	SK044	Former allotments and garages, Broughton Road, Skipton	<del>0.591</del> <u>0.6</u>	19	SK058	Whitakers Chocolate Factory Site, Skipton	<del>0.492</del> <u>0.3</u>	<del>46</del> <u>10</u>	SK060	Business premises and land, west of Firth Street, Skipton	<del>1.323</del> <u>1.3</u>	<del>423</del> <u>121</u>	SK061	East of canal, west of Sharpaw Avenue, Skipton	<del>2.781</del> <u>3.7</u>	89	SK081, SK082 & SK108	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber , Skipton	C3 <del>10.119</del> <u>10.6</u> D1 1.8	<del>324</del> 339
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			SK087	Land to north of A6131 and south of A65, Skipton	<del>1.104</del> <u>1.1</u>	35
			SK088	Hawbank Fields north of Otley Road and south of A6131, Skipton	<del>4.484</del> <u>8.6</u>	143
			SK089 & SK090	Land to the north of Airedale Avenue & Elsey Croft and east of railway line, Skipton	C3 <del>6.807</del> <u>6.8</u> D1 1.8	<del>248</del> <u>211</u>
			SK094	Land bounded by Carleton Road, railway line and A629, Skipton	<del>3.082</del> <u>10.5</u>	99
			SK101	East of Keighley Road and south of Cawder Lane, Skipton	<del>3.422</del> <u>4</u>	110
			SK114 & SK124	Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton	<del>3.489</del> <u>4.6</u>	112
			Total		C3 <del>41.048</del> <u>58.2</u> D1 – 3.6	1402
			Mixed Use Regeneration Sites:			
			Site Ref	Location	Net Dev <u>Approx</u> Area (Ha)	
			SK139	East and west of Cavendish Street, Skipton	<del>1.995</del> <u>2</u>	

			SK140	Skipton Station Areas A, and B, Carleton New Road, Sandylands Business Centre, Skipton		<del>5.632</del> <u>5.6</u>
			Total			<del>7.627</del> <u>7.6</u>
		Employment Sites				
			Site Ref	Location	Use Class	<u>Approx</u> Area (Ha)
			SK049	Land east of Skipton bypass, Skipton	B1,B2 and B8	<del>6.02</del> <u>6</u>
			SK113	Land south of Skipton Auction Mart, Skipton	B1,B2 and B8	<del>3.01</del> <u>3</u>
			SK135	Skipton Rock Quarry, Skipton	B2 and B8	<del>1.064</del> <u>1.1</u>
			Total			<del>10.094</del> <u>10.1</u>

MM11	60	Policy SP5 Site SK013	<table border="1" data-bbox="604 255 1792 654"> <thead> <tr> <th data-bbox="604 255 750 327">Site Ref.</th> <th data-bbox="750 255 1366 327">Location</th> <th data-bbox="1366 255 1792 327">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="604 327 750 438">SK013</td> <td data-bbox="750 327 1366 438">Land east of Aldersley Avenue and south of Moorview Way, Skipton</td> <td data-bbox="1366 327 1792 438">C3 Residential</td> </tr> <tr> <td colspan="3" data-bbox="604 438 1792 550"> <p><del>Site Allocation</del> <u>Approx. Area: 5.746 5.7 ha [net developable area 3.112 3.1 ha; (including approximately 2.6ha of green infrastructure) area 2.634 2.6 ha].</u></p> </td> </tr> <tr> <td colspan="3" data-bbox="604 550 1792 654"> <p><u>Approx. Number of Dwellings Generated: 100 dwellings [3.112 ha x 32 dwellings per ha].</u></p> </td> </tr> </tbody> </table> <p data-bbox="560 694 1792 726"><u>required with appropriate mitigation incorporated into development proposals where necessary.</u></p> <p data-bbox="560 805 2094 1005">Development proposals for this site will incorporate <u>an area of approximately 2.6ha of green infrastructure</u> in the west, south and south east of the site to provide a buffer to the open moorland to the south and east <u>to enhance biodiversity; to provide recreation mitigation for the North Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC) and to provide a new PROW connection with the existing residential area at Aldersley Avenue and the play park to the north west of the site.</u></p> <p data-bbox="560 1085 2094 1284"><u>A Flood Risk Assessment is required, as a fluvial and/or A surface water flood risk hazard has been identified within the western part of the site. area. Proposals for development on this site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p>	Site Ref.	Location	Uses	SK013	Land east of Aldersley Avenue and south of Moorview Way, Skipton	C3 Residential	<p><del>Site Allocation</del> <u>Approx. Area: 5.746 5.7 ha [net developable area 3.112 3.1 ha; (including approximately 2.6ha of green infrastructure) area 2.634 2.6 ha].</u></p>			<p><u>Approx. Number of Dwellings Generated: 100 dwellings [3.112 ha x 32 dwellings per ha].</u></p>		
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<p><u>Approx. Number of Dwellings Generated: 100 dwellings [3.112 ha x 32 dwellings per ha].</u></p>															

~~Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be~~

MM12	61	Policy SP5 Site SK015	<table border="1"> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> <tr> <td>SK015</td> <td>Cefn Glas, Shortbank Road, Skipton</td> <td>C3 Residential</td> </tr> </table>	Site Ref.	Location	Uses	SK015	Cefn Glas, Shortbank Road, Skipton	C3 Residential
			Site Ref.	Location	Uses				
			SK015	Cefn Glas, Shortbank Road, Skipton	C3 Residential				
			<p><del>Site Allocation</del> <u>Approx. Area: 0.442 0.4 ha</u></p>						
<p><del>Approx. Number of Dwellings Generated: 14 dwellings [0.442 ha x 32 dwellings per ha].</del></p>									
<p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</del></p>									
MM13	61	Policy SP5 Site SK044	<table border="1"> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> <tr> <td>SK044</td> <td>Former allotments and garages, Broughton Road, Skipton</td> <td>C3 Residential</td> </tr> </table>	Site Ref.	Location	Uses	SK044	Former allotments and garages, Broughton Road, Skipton	C3 Residential
			Site Ref.	Location	Uses				
			SK044	Former allotments and garages, Broughton Road, Skipton	C3 Residential				
			<p><del>Site Allocation</del> <u>Approx. Area: 0.591-0.6 ha</u></p>						
<p><del>Approx. Number of Dwellings Generated: 19 dwellings [0.591 ha x 32 dwellings per ha].</del></p>									
<p><del>A Flood Risk Assessment is required, as a fluvial and/or A fluvial and surface water flood risk hazard has been identified within the southern and eastern part of the site. area. Proposals for development on this site Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</del></p>									
MM14	62	Policy SP5 Site SK058	<table border="1"> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> <tr> <td>SK058</td> <td>Whitakers Chocolate Factory Site, Skipton</td> <td>C3 Residential</td> </tr> </table>	Site Ref.	Location	Uses	SK058	Whitakers Chocolate Factory Site, Skipton	C3 Residential
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			<table border="1" data-bbox="600 183 1765 327"> <tr> <td colspan="3" data-bbox="600 183 1765 252"><b>Site Allocation <u>Approx.</u> Area:</b> 0.492 <u>0.3</u> ha</td> </tr> <tr> <td colspan="3" data-bbox="600 252 1765 327"><b><u>Approx.</u> Number of Dwellings Generated:</b> 46 <u>10</u> dwellings [0.492 ha x 32 dwellings per ha].</td> </tr> </table> <p data-bbox="562 343 2018 494">Proposals for the redevelopment of this site <del>including the demolition of existing buildings will conserve</del> <u>should preserve or enhance</u> the character <del>and or appearance of this part of the Skipton Conservation Area.</del> Any redevelopment proposals will <u>be required to retain and convert the two villa style houses,</u> the boundary walls on Upper Union Street, <del>and will not exceed the scale and massing of the existing buildings on the site.</del></p> <p data-bbox="562 518 2018 630"><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.</del> <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u></p>	<b>Site Allocation <u>Approx.</u> Area:</b> 0.492 <u>0.3</u> ha			<b><u>Approx.</u> Number of Dwellings Generated:</b> 46 <u>10</u> dwellings [0.492 ha x 32 dwellings per ha].								
<b>Site Allocation <u>Approx.</u> Area:</b> 0.492 <u>0.3</u> ha															
<b><u>Approx.</u> Number of Dwellings Generated:</b> 46 <u>10</u> dwellings [0.492 ha x 32 dwellings per ha].															
MM15	63	Policy SP5 Site SK060	<table border="1" data-bbox="600 683 1783 829"> <thead> <tr> <th data-bbox="600 683 752 756">Site Ref.</th> <th data-bbox="752 683 1393 756">Location</th> <th data-bbox="1393 683 1783 756">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 756 752 829">SK060</td> <td data-bbox="752 756 1393 829">Business premises and land, west of Firth Street, Skipton</td> <td data-bbox="1393 756 1783 829">C3 Residential</td> </tr> </tbody> </table> <table border="1" data-bbox="600 829 1783 1008"> <tr> <td colspan="3" data-bbox="600 829 1783 898"><del>Site Allocation <u>Approx.</u> Area:</del> 4.323 <u>1.3</u> ha</td> </tr> <tr> <td colspan="3" data-bbox="600 898 1783 1008"><del><u>Approx.</u> Number of Dwellings Generated:</del> <u>121</u> <del>423</del> including approximately dwellings in total; 23 units from building conversion + <del>400</del> <u>98</u> units from new build [(0.094 ha x 250 dwellings per ha = 23 units) + (1.22 ha x 82 dwellings per ha = 100 units)].</td> </tr> </table> <p data-bbox="562 1077 2074 1189">Proposals for the redevelopment of this site <del>will conserve</del> <u>should preserve or enhance</u> the character <del>and or appearance of this part of the Skipton Conservation Area.</del> The historic Mill Buildings identified in the Heritage Impact Assessments will be retained and converted and the stone boundary wall along Firth Street shall also be retained.</p> <p data-bbox="562 1220 2018 1332"><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.</del> <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u></p> <p data-bbox="562 1372 2063 1452"><del>A Flood Risk Assessment is required, as a fluvial and/or</del> <u>A surface water flood risk hazard has been identified within along the western boundary part of the site area.</u> <del>Proposals for development on this site</del> <u>Development proposals</u></p>	Site Ref.	Location	Uses	SK060	Business premises and land, west of Firth Street, Skipton	C3 Residential	<del>Site Allocation <u>Approx.</u> Area:</del> 4.323 <u>1.3</u> ha			<del><u>Approx.</u> Number of Dwellings Generated:</del> <u>121</u> <del>423</del> including approximately dwellings in total; 23 units from building conversion + <del>400</del> <u>98</u> units from new build [(0.094 ha x 250 dwellings per ha = 23 units) + (1.22 ha x 82 dwellings per ha = 100 units)].		
Site Ref.	Location	Uses													
SK060	Business premises and land, west of Firth Street, Skipton	C3 Residential													
<del>Site Allocation <u>Approx.</u> Area:</del> 4.323 <u>1.3</u> ha															
<del><u>Approx.</u> Number of Dwellings Generated:</del> <u>121</u> <del>423</del> including approximately dwellings in total; 23 units from building conversion + <del>400</del> <u>98</u> units from new build [(0.094 ha x 250 dwellings per ha = 23 units) + (1.22 ha x 82 dwellings per ha = 100 units)].															

must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;

A Traffic Impact Assessment will be required

MM16

64

Policy SP5  
Site SK061

Site Ref.	Location	Uses
SK061	East of canal, west of Sharpaw Avenue, Skipton	C3 Residential
<p><del>Site Allocation</del> <u>Approx. Area: 3.663 3.7 ha [net developable area 2.781 – 2.8 ha;</u>  <u>(including approximately 0.9ha of green infrastructure) area 0.882].</u></p>		
<p><u>Approx. Number of Dwellings Generated: 89 dwellings [2.781 ha x 32 dwellings per ha].</u></p>		

~~Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.~~

Development on this site should be set back from the Leeds & Liverpool Canal to mirror the residential development located immediately to the north of the site and to create provide an area of green infrastructure ~~within the site;~~ of approximately 0.9ha. A PROW will be created along the proposed green infrastructure corridor to promote urban short walks for exercise and recreation and to provide pedestrian links from the site to the surrounding footpath network;

~~A PROW will be created along the proposed green infrastructure corridor to promote urban short walks for exercise and recreation and to provide pedestrian links from the site to the surrounding footpath network;~~

~~A Flood Risk Assessment is required, as a~~ A fluvial and/or surface water flood risk hazard has been identified within the south and western part of the site area. Proposals for development on this site Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not

			<p><u>where possible or feasible;</u></p> <p>Access to the site is to be gained from Cawder Lane. Access to <u>Cawder Lane from</u> Keighley Road <del>from Cawder Lane</del> is <u>currently taken</u> via the existing Horse Close Bridge, which is <del>currently restricted in terms of</del> <u>by its</u> width. Development proposals <del>for the site will</del> <u>must</u> therefore demonstrate how <u>vehicular</u> access to the site <del>via Horse Close Bridge can be improved</del> gained from a new crossing over the Leeds &amp; Liverpool Canal <del>(by either widening the existing bridge or the provision of a new bridge)</del> to serve the new housing. A traffic impact assessment will be required;</p> <p><u>Development proposals will be required to contribute towards the provision of highway improvements , in accordance with Policy INF7, at the following locations:</u></p> <p>a) <u>the A65/Gargrave Road/A629/A59 junction; and</u></p> <p>b) <u>the A6131/A65 junction.</u></p>												
MM17	65	Policy SP5 Site SK081, SK082 and SK108 (incorporating SK080a)	<table border="1" data-bbox="564 778 1783 1166"> <thead> <tr> <th data-bbox="564 778 916 850">Site Ref.</th> <th data-bbox="916 778 1500 850">Location</th> <th data-bbox="1500 778 1783 850">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="564 850 916 991">SK081, SK082 &amp; SK108 (incorporating site SK080a)</td> <td data-bbox="916 850 1500 991">Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton</td> <td data-bbox="1500 850 1783 991">C3 Residential D1 Education</td> </tr> <tr> <td colspan="3" data-bbox="564 991 1783 1098"> <p><u>Site Allocation</u> <u>Approx. Area: 15.918 16 ha</u> [<del>net developable area 10.119 10.6 ha; (including approximately 3.5ha of green infrastructure and 1.8 ha for the provision of a new school in Skipton) ; green infrastructure area 3.999 ha.</del>]</p> </td> </tr> <tr> <td colspan="3" data-bbox="564 1098 1783 1166"> <p><u>Approx. Number of Dwellings Generated: 339 324 dwellings</u> [<del>10.119 ha x 32 dwellings per ha</del>].</p> </td> </tr> </tbody> </table> <p><u>An area of land (1.8ha) in the north east corner of the site is allocated for the provision of a new primary school. safeguarded for a new primary school, unless this identified educational need is met elsewhere in the town. If this safeguarded area is no longer required for a primary school, as determined by the Local Education Authority and in accordance with Policy INF6, additional residential development will be acceptable in principle subject to meeting other local plan policies.</u></p>	Site Ref.	Location	Uses	SK081, SK082 & SK108 (incorporating site SK080a)	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton	C3 Residential D1 Education	<p><u>Site Allocation</u> <u>Approx. Area: 15.918 16 ha</u> [<del>net developable area 10.119 10.6 ha; (including approximately 3.5ha of green infrastructure and 1.8 ha for the provision of a new school in Skipton) ; green infrastructure area 3.999 ha.</del>]</p>			<p><u>Approx. Number of Dwellings Generated: 339 324 dwellings</u> [<del>10.119 ha x 32 dwellings per ha</del>].</p>		
Site Ref.	Location	Uses													
SK081, SK082 & SK108 (incorporating site SK080a)	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton	C3 Residential D1 Education													
<p><u>Site Allocation</u> <u>Approx. Area: 15.918 16 ha</u> [<del>net developable area 10.119 10.6 ha; (including approximately 3.5ha of green infrastructure and 1.8 ha for the provision of a new school in Skipton) ; green infrastructure area 3.999 ha.</del>]</p>															
<p><u>Approx. Number of Dwellings Generated: 339 324 dwellings</u> [<del>10.119 ha x 32 dwellings per ha</del>].</p>															



~~The site-~~ This is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park ~~boundary~~ and a SINC. Development proposals for this site will incorporate a green infrastructure corridor measuring approximately 3.5ha along the ~~entire north and western~~ boundary of the site to provide landscape mitigation for the Yorkshire Dales National Park, ~~and the SINC~~ and the adjoining Skipton Conservation Area . It will also ~~to~~ provide a new PROW connections through the site with the existing residential area at Rockwood, Aireville Park and the Railway Station beyond to deliver recreational walking opportunities aimed at relieving pressure on the North Pennines Special Protection Area (SPA) & Special Area of Conservation (SAC).

~~The two~~ existing tree copses in the south east of the site will be protected, ~~as areas of green infrastructure.~~ ~~These areas will be~~ retained and improved through suitable management in order to retain existing wooded areas within the site and along the Gargrave Road approach into Skipton.

~~Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.~~ An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.

~~A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible~~

~~Before any development takes place, a comprehensive Masterplan for the site including the incorporation of the development and design principles detailed above, shall be produced in collaboration consultation with relevant stakeholders and to the satisfaction of the local planning authority and other key stakeholders., to ensure that development of the site comes forward in a coordinated way. The Masterplan will define areas of green infrastructure based on the second development principle set out above; show land safeguarded for a new primary school, if required; demonstrate connectivity of the site with the surrounding area and PROW network and will demonstrate how all the development principles for this site are to be addressed~~ Development proposals will be expected to accord with the principles of the Masterplan.

Development proposals will be required to contribute towards the provision of highway improvements , in accordance with Policy INF7, at the following locations:

a) the A65/Gargrave Road/A629/A59 junction; and

b) the A6131/A65 junction.

MM18	66 and 67	Policy SP5 Site SK087	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SK087</td> <td>Land to the north of A6131 and south of A65, Skipton</td> <td>C3 Residential</td> </tr> </tbody> </table>	Site Ref.	Location	Uses	SK087	Land to the north of A6131 and south of A65, Skipton	C3 Residential
			Site Ref.	Location	Uses				
			SK087	Land to the north of A6131 and south of A65, Skipton	C3 Residential				
			Site Allocation <u>Approx</u> Area: 1.104 ha 1.1ha						
<u>Approx</u> Number of Dwellings <del>Generated</del> : 35 dwellings [1.104 ha x 32 dwellings per ha].									
<p><del>A Flood Risk Assessment is required, as a fluvial and/or</del> <u>A surface water flood risk hazard has been identified within the south part of the site area. Proposals for development on this site</u> <del>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not</del> <u>where possible or feasible;</u></p> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</del></p> <p>Development proposals for this site must accord with local plan policies <del>ENV10, H2, INF3 and INF6</del> (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.</p>									
MM19	67 and 68	Policy SP5 Site SK088	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SK088</td> <td>Hawbank Fields north of Otley Road and south of A6131, Skipton</td> <td>C3 Residential</td> </tr> </tbody> </table>	Site Ref.	Location	Uses	SK088	Hawbank Fields north of Otley Road and south of A6131, Skipton	C3 Residential
			Site Ref.	Location	Uses				
			SK088	Hawbank Fields north of Otley Road and south of A6131, Skipton	C3 Residential				
<u>Approx</u> Site Allocation Area: <del>8.598</del> <u>8.6</u> ha [net developable area <del>4.484</del> <u>4.5</u> ha;									
<u>(including approximately 4.1 ha of green infrastructure)</u> 4.114 ha									

			<p><u>Approx Number of Dwellings Generated: 143 dwellings [4.484 ha x 32 dwellings per ha].</u></p> <p><del>A Flood Risk Assessment is required, as a fluvial and /or surface water flood risk hazard has been identified within the south part of the site area. Proposals for development on this site Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</del></p> <p><del>The site This is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park. Development proposals for this site will incorporate landscape mitigation(s) including approximately 4.1-44 ha of green infrastructure in the north, south and east of the site to ensure that built development avoids areas of the site at risk of flooding; to provide landscape mitigation for the Yorkshire Dales National Park and to deliver recreational walking opportunities aimed at relieving pressure on the North Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC) .which shall include the protection of the existing area of woodland in the south west of the site.</del></p> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</del></p>														
MM20	68 and 69	Policy SP5 Site SK089 and SK090	<table border="1" data-bbox="562 1013 1803 1460"> <thead> <tr> <th data-bbox="562 1013 745 1098">Site Ref.</th> <th data-bbox="745 1013 1373 1098">Location</th> <th data-bbox="1373 1013 1803 1098">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 1098 745 1225">SK089 &amp; SK090</td> <td data-bbox="745 1098 1373 1225">Land to the north of Airedale Avenue &amp; Elsey Croft and east of railway line, Skipton</td> <td data-bbox="1373 1098 1803 1225">C3 Residential <u>D1 Education</u></td> </tr> <tr> <td colspan="3" data-bbox="562 1225 1803 1380"> <p><del>Approx Site Allocation Area: 40.594 10.6 ha [net developable area 6.807 6.8 ha; (including approximately 2 ha of green infrastructure and 1.8 ha for the provision of a new school in Skipton); green infrastructure area 1.984 2 ha].</del></p> </td> </tr> <tr> <td colspan="3" data-bbox="562 1380 1803 1460"> <p><u>Approx Number of Dwellings Generated: 211 218 dwellings [6.807 ha x 32 dwellings per ha].</u></p> </td> </tr> </tbody> </table>			Site Ref.	Location	Uses	SK089 & SK090	Land to the north of Airedale Avenue & Elsey Croft and east of railway line, Skipton	C3 Residential <u>D1 Education</u>	<p><del>Approx Site Allocation Area: 40.594 10.6 ha [net developable area 6.807 6.8 ha; (including approximately 2 ha of green infrastructure and 1.8 ha for the provision of a new school in Skipton); green infrastructure area 1.984 2 ha].</del></p>			<p><u>Approx Number of Dwellings Generated: 211 218 dwellings [6.807 ha x 32 dwellings per ha].</u></p>		
Site Ref.	Location	Uses															
SK089 & SK090	Land to the north of Airedale Avenue & Elsey Croft and east of railway line, Skipton	C3 Residential <u>D1 Education</u>															
<p><del>Approx Site Allocation Area: 40.594 10.6 ha [net developable area 6.807 6.8 ha; (including approximately 2 ha of green infrastructure and 1.8 ha for the provision of a new school in Skipton); green infrastructure area 1.984 2 ha].</del></p>																	
<p><u>Approx Number of Dwellings Generated: 211 218 dwellings [6.807 ha x 32 dwellings per ha].</u></p>																	

A new primary school will be provided on 1.8ha of the total site area of sites SK089 & SK090 to meet the educational requirements for Skipton over the plan period, unless this identified educational need is met elsewhere in the town. If a new primary school is no longer required on this site, as determined by the Local Education Authority and in accordance with Policy INF6, residential development will be acceptable in principle subject to meeting other local plan policies.

~~A Flood Risk Assessment is required, as a~~ A fluvial and /or surface water flood risk hazard has been identified within the west and south part of the site area. Proposals for development on this site ~~Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;~~

~~The site~~ This is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park. boundary. Development proposals for this site will incorporate landscape mitigation(s) including a green infrastructure corridors. A green infrastructure corridor along the northern and western boundary of the site along Otley Road will be provided to maintain the existing open, rural feel of this the Otley Road approach to Skipton up to the railway bridge. A green infrastructure corridor will also be provided to the south-west of site SK090 incorporating ~~It will also incorporate an existing footpath running within the site adjacent to the south west boundary, providing links to the east of Skipton and beyond. A third further green-infrastructure corridor will also be provided adjacent to the southern boundary to provide in~~ a buffer between existing residential development at Elsey Croft and new residential development on sites SK089 and SK090. This area will also maintain an open feel to the existing PROW running along the southern boundary of the site, provide opportunities for safe walking routes to the new primary school and deliver recreational walking opportunities aimed at relieving pressure on the North Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC).

~~Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.~~

~~Access to the site SK090 is to be gained from Wensleydale Avenue, Airedale Avenue~~ Otley Road and Elsey Croft.

Development proposals will be required to contribute towards the provision of highway improvements , in accordance

			<p><u>with Policy INF7, at the following locations:</u></p> <p><u>a) the A65/Gargrave Road/A629/A59 junction; and</u></p> <p><u>b) The A6131/A65 junction.</u></p>								
MM21	69	Policy SP5 Site SK094	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SK094</td> <td>Land bounded by Carleton Road, railway line and A629, Skipton</td> <td>C3 Residential</td> </tr> </tbody> </table>			Site Ref.	Location	Uses	SK094	Land bounded by Carleton Road, railway line and A629, Skipton	C3 Residential
			Site Ref.	Location	Uses						
			SK094	Land bounded by Carleton Road, railway line and A629, Skipton	C3 Residential						
			<p><u>Approx Site Allocation Area: 10.487 10.5 ha [net developable area 3.082 3.1 ha;</u></p> <p><u>(including approximately 7.4 ha of green infrastructure) area 7.406 ha).</u></p>								
<p><u>Approx Number of Dwellings Generated: 99 dwellings [3.082 ha x 32 dwellings per ha].</u></p>											
<p><u>A Flood Risk Assessment is required, as a A fluvial and /or surface water flood risk hazard has been identified within the south and east part of the site area. Proposals for development on this site Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p><u>The site This is a greenfield site in a prominent location on the edge of Skipton. Development proposals for this site will incorporate landscape mitigation(s) including an area of approximately 7.4 ha of green infrastructure in the east, west and south of the site, providing an opportunity for an area of open space/green infrastructure to be created, potentially incorporating a closed road cycle circuit track and to ensure that built development avoids areas of the site at risk from flooding. This part of the site lies within flood risk zone 2 &amp; 3, which incorporates an existing PROW along the southern boundary of the site. Proposals Green infrastructure on the site will incorporate the route of this an existing PROW along the southern boundary of the site in order to maintain this existing link from the site to the wider area and deliver recreational walking opportunities aimed at relieving pressure on the North Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC).</u></p>											

			<p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</del></p>						
MM22	70	Policy SP5 Site SK101	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SK101</td> <td>East of Keighley Road and south of Cawder Lane, Skipton</td> <td>C3 Residential</td> </tr> </tbody> </table> <p><del>Approx Site Allocation Area: 3.999 4 ha [not developable area 3.422 3.4 ha; (including approximately 0.6 ha of green infrastructure area 0.569 ha).</del></p> <p><del>Approx Number of Dwellings Generated: 109 dwellings [3.422 ha x 32 dwellings per ha].</del></p> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</del></p> <p>Development on this site will be set back from the Leeds &amp; Liverpool Canal to <del>provide</del> <u>create</u> an area of green infrastructure <u>of approximately 0.6ha. within the site</u> <u>A PROW will be created along the proposed green infrastructure corridor which will to promote urban short walks for exercise and recreation and to provide pedestrian links from the site to the surrounding footpath network;</u></p> <p><del>A Flood Risk Assessment is required. as a</del> <u>A</u> fluvial and <del>ter</del> surface water <u>flood risk</u> hazard has been identified within the <u>south east part of the site area. Proposals for development on this site</u> <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p>Access to the site is to be gained from Cawder Lane. Access to <u>Cawder Lane from</u> Keighley Road <del>from Cawder Lane</del></p>	Site Ref.	Location	Uses	SK101	East of Keighley Road and south of Cawder Lane, Skipton	C3 Residential
Site Ref.	Location	Uses							
SK101	East of Keighley Road and south of Cawder Lane, Skipton	C3 Residential							

			<p>is <u>currently taken</u> via the existing Horse Close Bridge, which is <del>currently restricted in terms of</del> <u>by its</u> width. Development proposals for the site will <del>must</del> therefore demonstrate how <u>vehicular</u> access to the site via Horse Close Bridge can be <del>improved</del> gained from a new crossing over the Leeds &amp; Liverpool Canal (<del>by either widening the existing bridge or the provision of a new bridge</del>) to serve the new housing. A traffic impact assessment will be required;</p> <p><u>Development proposals will be required to contribute towards the provision of highway improvements , in accordance with Policy INF7, at the following locations:</u></p> <p>a) <u>the A65/Gargrave Road/A629/A59 junction; and</u></p> <p>b) <u>The A6131/A65 junction.</u></p>												
MM23	71	Policy SP5 Site SK114 and SK124	<table border="1" data-bbox="566 675 1803 1043"> <thead> <tr> <th data-bbox="566 675 741 746">Site Ref.</th> <th data-bbox="741 675 1355 746">Location</th> <th data-bbox="1355 675 1803 746">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="566 746 741 858">SK114 &amp; SK124</td> <td data-bbox="741 746 1355 858">Land to east of North Parade &amp; Cawder Road garage site, Horse Close, Skipton</td> <td data-bbox="1355 746 1803 858">C3 Residential</td> </tr> <tr> <td colspan="3" data-bbox="566 858 1803 970"> <u>Approx Site Allocation Area: 4.571 <del>4.6</del> ha [net developable area 3.489 <del>3.5</del> ha; (including approximately 1.1 ha of green infrastructure area) 1.082 ha].</u> </td> </tr> <tr> <td colspan="3" data-bbox="566 970 1803 1043"> <u>Approx Number of Dwellings Generated: 112 dwellings [3.489 ha x 32 dwellings per ha].</u> </td> </tr> </tbody> </table> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</del></p> <p><del>The site</del> <u>This</u> is a greenfield site in a prominent location on the edge of Skipton. Development proposals for this site will incorporate <u>landscape mitigation(s) including three green infrastructure corridors, an area of approximately 1.1 ha of green infrastructure to recognise the <del>two</del> existing wooded ghylls on the site in the north and central part of the site and their role in</u> <del>are identified as areas of green infrastructure,</del> providing links to the existing PROW network, <del>to the north and to provide a landscape buffer</del> <u>to the most north eastern part of the site which</u> is steeply sloping and</p>	Site Ref.	Location	Uses	SK114 & SK124	Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton	C3 Residential	<u>Approx Site Allocation Area: 4.571 <del>4.6</del> ha [net developable area 3.489 <del>3.5</del> ha; (including approximately 1.1 ha of green infrastructure area) 1.082 ha].</u>			<u>Approx Number of Dwellings Generated: 112 dwellings [3.489 ha x 32 dwellings per ha].</u>		
Site Ref.	Location	Uses													
SK114 & SK124	Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton	C3 Residential													
<u>Approx Site Allocation Area: 4.571 <del>4.6</del> ha [net developable area 3.489 <del>3.5</del> ha; (including approximately 1.1 ha of green infrastructure area) 1.082 ha].</u>															
<u>Approx Number of Dwellings Generated: 112 dwellings [3.489 ha x 32 dwellings per ha].</u>															

characterised by open moorland. The area of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the North Pennine Moors Special Protection Area (SPA) & Special Area of Conservation (SAC). This area is proposed as a green infrastructure corridor linking to the area of GI running east to west across the northern boundary of the site.

~~A Flood Risk Assessment is required, as a fluvial and/or A surface water flood risk hazard has been identified within the south east part of the site area. Proposals for development on this site~~ Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;

Access to the site is to be gained from ~~the Cawder Road, such as the garage site located in the south west of the site. Alternatively there is the potential to~~ A possible additional access point is access the site via the existing reservoir track from Whinny Gill Road, which provides access to a residential scheme with consent to the north of the site. Access to Cawder Road from Keighley Road from Cawder Lane is currently taken via the existing Horse Close Bridge, which is currently restricted in terms of by its width. Development proposals for the site will must therefore demonstrate how vehicular access to the site via Horse Close Bridge can be improved gained from a new crossing over the Leeds & Liverpool Canal (by either widening the existing bridge or the provision of a new bridge) to serve the new housing. A traffic impact assessment will be required;

Development proposals will be required to contribute towards the provision of highway improvements , in accordance with Policy INF7, at the following locations:

a) the A65/Gargrave Road/A629/A59 junction; and

b) The A6131/A65 junction.



MM24	72 and 73	Policy SP5 Site SK139	Site Ref.	Location	Uses
			SK139	East and west of Cavendish Street, Skipton	Retail (A1) and commercial led mixed use
			<u>Approx Site Allocation Area: 1.995-2ha</u>		
			Overall A retail-led commercially led <u>mixed use</u> regeneration opportunity, <del>with a focus on commercial and retail uses</del>		
<p><del>A retail/commercial led</del> <u>This site is a retail-led mixed use</u> regeneration opportunity area on land east and west of Cavendish Street, Skipton offering potential to enhance this part of the town <u>and meet the majority or all of the retail need for Skipton identified in Policy EC5.</u> The site <u>also</u> provides opportunities to address <del>identified retail capacity leisure requirements</del> in Skipton, provide improvements to environmental quality and enhance connections in the town. Proposals will <u>also</u> take account of the following development principles:</p> <p><u>The site will be redeveloped for retail and commercial uses that complement and underpin the role and function of this part of Skipton whilst supporting the town centre as a whole;</u></p> <p><del>Proposals will provide for retail-led floorspace that takes account of the convenience and comparison retail capacity as identified in the 2016 Retail and Leisure Study</del> <u>will accord with the provisions of Policy EC5;</u></p> <p>A masterplan for the opportunity area, including the incorporation of the development and design principles above, will be produced in <del>collaboration</del> <u>consultation with key stakeholders</u> and to the satisfaction of the local planning authority. <del>and key stakeholders</del> Development proposals will be expected to accord with the principles of the Masterplan. Regeneration <del>will</del> should not occur on a piecemeal basis and a comprehensive approach is expected.</p>					

MM25	73 and 74	Policy SP5 Site SK140	Site Ref.	Location	Uses
			SK140	Land at Skipton Station, Broughton Road, Carleton New Road, Sandylands Business Centre, Skipton	Commercially led including employment and an element of <u>retail and community</u> uses.
<u>Approx Site Allocation Area: 5.632 5.6 ha</u>					
Overall: A commercially led regeneration opportunity, with a focus on commercial and employment led mixed uses, and an element of community use.					
<p>The site will be developed for commercial and employment-led mix of uses <u>which may include an element of ancillary retail</u>, that complement and underpin the commercial, employment, transport, and community functions of this part of Skipton;</p> <p>A masterplan for the regeneration opportunity area, including the incorporation of the development and design principles above, will be produced in <del>collaboration</del> <u>consultation</u> with <u>key stakeholders</u> and to the satisfaction of the local planning authority. <del>and key stakeholders</del> Development proposals will be expected to <del>then</del> accord with the principles of the Masterplan. Regeneration should not occur on a piecemeal basis and a comprehensive approach to redevelopment is expected.</p>					
MM26	75	Policy SP5 Site SK049	Site Ref.	Location	Uses
			SK049	Land east of Skipton bypass, Skipton	B1, B2, B8 Employment
<u>Approx Site Allocation Area: 6.02 6ha</u>					
Development of the site will be employment led (B1, B2, B8) to ensure the delivery of socio-economic objectives set					

			<p>out in the Local Plan.</p> <p>High flood risk is likely to be reduced on completion of the Skipton Flood Alleviation Scheme. However, a Flood Risk Assessment is likely to be required in order to assess any residual fluvial or surface water hazard within the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible. <u>Development proposals must be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. The Flood Risk Assessment shall incorporate the findings of both the Environment Agency's Skipton Flood Alleviation Post-Scheme Modelling Report for Eller Beck and Waller Hill Beck and the District Council's Post Scheme Modelling Report for the Ings Beck and Gallow Syke Water Management Project and demonstrate that the proposed B1, B2 and B8 uses can be accommodated on land falling outside Flood Zone 3b. Should it become apparent that the Skipton Flood Alleviation Schemes have not taken the site out of Flood Zone 3b, the Council will work with relevant stakeholders to take appropriate action. This may include the preparation of a partial or full review of the Local Plan.</u></p> <p><u>Access to the site will be gained via the Wyvern Park development scheme which has consent for business/employment floorspace and residential dwellings to the south east of the site, and/or from Ings Lane.</u></p>									
MM27	76	Policy SP5 Site SK113	<table border="1" data-bbox="568 847 1783 1251"> <thead> <tr> <th data-bbox="568 847 741 922">Site Ref.</th> <th data-bbox="741 847 1357 922">Location</th> <th data-bbox="1357 847 1783 922">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="568 922 741 1150">SK113</td> <td data-bbox="741 922 1357 1150">Land south of Skipton Auction Mart, Skipton</td> <td data-bbox="1357 922 1783 1150"><del>B1, B2, B8 Employment</del> <u>Mixed employment development including B1, B2, B8 and/or expansion of Craven Cattle Mart Ltd and Craven College.</u></td> </tr> <tr> <td colspan="3" data-bbox="568 1150 1783 1251"><u>Approx Site Allocation Area: 3.04 3ha</u></td> </tr> </tbody> </table> <p>The site adjoins the Skipton Conservation Area and is in a prominent location on the Leeds &amp; Liverpool Canal at an important gateway to the town. Therefore, the developer is required to carry out a detailed assessment of the likely impact of development on the character and appearance of area, including the conservation area and its setting, and to incorporate any necessary mitigation measures into the proposals. Special attention will be paid to the proposed</p>	Site Ref.	Location	Uses	SK113	Land south of Skipton Auction Mart, Skipton	<del>B1, B2, B8 Employment</del> <u>Mixed employment development including B1, B2, B8 and/or expansion of Craven Cattle Mart Ltd and Craven College.</u>	<u>Approx Site Allocation Area: 3.04 3ha</u>		
Site Ref.	Location	Uses										
SK113	Land south of Skipton Auction Mart, Skipton	<del>B1, B2, B8 Employment</del> <u>Mixed employment development including B1, B2, B8 and/or expansion of Craven Cattle Mart Ltd and Craven College.</u>										
<u>Approx Site Allocation Area: 3.04 3ha</u>												

			<p>siting, design, layout and landscaping of development to ensure that the character and appearance of the area is not adversely affected <del>with and any buildings should be set back from the canal by at least 15 metres.</del></p> <p><u>Development of this site will be a mix of employment and economic development including B1,B2 &amp; B8 uses and potential for expansion of adjoining existing employment area to the north to accommodate the expansion of Craven Cattle Mart Ltd and Craven College.</u></p>						
MM28	77	Policy SP5 Site SK135	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SK135</td> <td>Skipton Rock Quarry, Skipton</td> <td>B2, B8 Employment</td> </tr> </tbody> </table> <p><u>Approx Site Allocation Area: 1.064-1.1ha</u></p> <p><del>A Flood Risk Assessment is required as a fluvial and/or A surface water flood risk hazard has been identified within the central part of the site area. Proposals for development on this site</del> <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p>	Site Ref.	Location	Uses	SK135	Skipton Rock Quarry, Skipton	B2, B8 Employment
Site Ref.	Location	Uses							
SK135	Skipton Rock Quarry, Skipton	B2, B8 Employment							
MM29	78 and 79	Policy SP6 Strategy for Settle – Tier 2	<p><b>DRAFT POLICY SP6: STRATEGY FOR SETTLE – TIER 2</b></p> <p>Settle is a secondary location for growth in the plan area, providing serviced employment land and housing growth to reflect the role of Settle as a rail connected key service centre for the mid sub area. Development will provide housing to meet local needs whilst employment development will ensure that a medium to long term supply of serviced employment land is delivered to provide opportunities for entrepreneurs and businesses to expand and locate in the mid sub area. Provision is made for the following sites and locations to meet these aims:</p>						

Housing Sites:

Site Ref	Location	Net Dev <u>Approx.</u> Area (Ha)	<u>Approx.</u> Yield
SG021, SG066, SG080	Land to the north-west and south-west of Penny Green, Settle	<del>2.487</del> <u>3.7</u>	80
SG025	Land to the south of Ingfield Lane, Settle	<del>3.94</del> <u>11.4</u>	125
SG027, SG068	Land to the south of Brockhole View and west of Brockhole Lane, Settle	<del>4.775</del> <u>2.6</u>	57
SG032	Car park, off Lower Greenfoot and Commercial Street, Settle	<del>0.412</del> <u>0.4</u>	13
SG035	F H Ellis Garage, Settle	<del>0.162</del> <u>0.2</u>	32
SG042	NYCC Depot, Kirkgate, Settle	<del>0.245</del> <u>0.3</u>	<del>8</del> <u>10</u>
SG079	Land to the north of Town Head Way, Settle	<del>0.802</del> <u>1.7</u>	26
LA004	Land to north of Barrel Sykes, Settle	<del>0.56</del> <u>0.6</u>	18
Total		<del>10.353</del> <u>20.9</u>	<del>359</del> <u>361</u>

			<table border="1"> <tr> <th colspan="4">Employment/Mixed Use <u>Regeneration</u> Sites:</th> </tr> <tr> <th>Site Ref</th> <th>Location</th> <th>Net Dev <u>Approx.</u> Area (Ha)</th> <th><u>Approx.</u> Yield</th> </tr> <tr> <td>SG060</td> <td>Northern part of Sowarth Industrial Estate, Settle</td> <td>4.654 <u>1.7</u></td> <td><u>N/A</u></td> </tr> <tr> <th colspan="4">Employment-Led Mixed Use Sites:</th> </tr> <tr> <td>SG064</td> <td>Land south of Runley Bridge Farm and west of B6480</td> <td>5 .039 Minimum 2.6ha for B1,B2 and B8</td> <td><u>19</u></td> </tr> <tr> <td><b>Total</b></td> <td></td> <td><b>6.723</b></td> <td></td> </tr> <tr> <td colspan="4"> </td> </tr> </table>			Employment/Mixed Use <u>Regeneration</u> Sites:				Site Ref	Location	Net Dev <u>Approx.</u> Area (Ha)	<u>Approx.</u> Yield	SG060	Northern part of Sowarth Industrial Estate, Settle	4.654 <u>1.7</u>	<u>N/A</u>	Employment-Led Mixed Use Sites:				SG064	Land south of Runley Bridge Farm and west of B6480	5 .039 Minimum 2.6ha for B1,B2 and B8	<u>19</u>	<b>Total</b>		<b>6.723</b>					
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MM30	79 and 80	Policy SP6 Site SG021, SG066 and SG080	<table border="1"> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> <tr> <td>SG021, SG066, SG080</td> <td>Land to the north-west and south-west of Penny Green, Settle</td> <td>C3 Residential</td> </tr> <tr> <td colspan="3"> <p>Site Allocation Area: 4.297 ha (net developable area 2.487 ha; green infrastructure area 1.581 ha; 0.229 for potential access road to B6480). <u>Approx. Area: 3.7 ha (including approx. 1.2 ha of additional green infrastructure)</u></p> </td> </tr> <tr> <td colspan="3"> <p><del>Number of Dwellings Generated: 80 dwellings (2.487 hectares x 32 dwellings per hectare).</del></p> </td> </tr> </table>		Site Ref.	Location	Uses	SG021, SG066, SG080	Land to the north-west and south-west of Penny Green, Settle	C3 Residential	<p>Site Allocation Area: 4.297 ha (net developable area 2.487 ha; green infrastructure area 1.581 ha; 0.229 for potential access road to B6480). <u>Approx. Area: 3.7 ha (including approx. 1.2 ha of additional green infrastructure)</u></p>			<p><del>Number of Dwellings Generated: 80 dwellings (2.487 hectares x 32 dwellings per hectare).</del></p>																			
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			<p><u>Approx. Number of Dwellings: 80</u></p> <p><del>The site</del> <u>This</u> is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate biodiversity and landscape mitigation(s) including a green infrastructure area <del>corridor of approximately</del> <u>1.2 ha</u> along the south-eastern border of the <del>net developable area of the site</del>, to mitigate impact on the Settle-Carlisle Railway Conservation Area to the east, and wider views of the site from the National Park. <u>The area of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC).</u> Existing dry stone boundary walls to be retained on site.</p> <p>Siting and design of development on the site to conserve the significance of the Settle-Carlisle Railway Conservation Area. <del>heritage assets near the site and their settings.</del></p> <p><del>A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;</del></p> <p><del>Access to the site is to be gained from Penny Green and/or the B6480. Any new access road from the B6480 will not be included in the net developable area of the site and will be sensitively designed and extensively landscaped including tree planting to minimise and mitigate impact on the nearby conservation area and the B6480, as a main road approach into Settle.</del></p>						
MM31	80 and 81	Policy SP6 Site SG025	<table border="1" data-bbox="562 1018 1765 1161"> <thead> <tr> <th data-bbox="562 1018 757 1090">Site Ref.</th> <th data-bbox="757 1018 1417 1090">Location</th> <th data-bbox="1417 1018 1765 1090">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 1090 757 1161">SG025</td> <td data-bbox="757 1090 1417 1161">Land to the south of Ingfield Lane, Settle</td> <td data-bbox="1417 1090 1765 1161">C3 Residential</td> </tr> </tbody> </table> <p data-bbox="562 1161 1765 1393"><del>Site Allocation Area: 11.43 ha [net developable area 3.91 ha; green infrastructure area 7.52 ha (including an approved surface water management scheme in the south-east section of the site)].</del> <u>Approx. Area: 11.4 ha (including approx. 7.5 ha of additional green infrastructure, which incorporates an approved surface water management scheme in the south-east section of the site).</u></p> <p data-bbox="562 1393 1765 1449"><del>Number of Dwellings Generated: 125 dwellings (3.91 ha x 32 dwellings per ha).</del> <u>Approx.</u></p>	Site Ref.	Location	Uses	SG025	Land to the south of Ingfield Lane, Settle	C3 Residential
Site Ref.	Location	Uses							
SG025	Land to the south of Ingfield Lane, Settle	C3 Residential							

Number of Dwellings: 125

~~The site~~ This is a greenfield site in a prominent location on the edge of Settle. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area. Development proposals for this site will incorporate landscape and recreation mitigation(s) including green infrastructure areas corridors of approximately 7.5 ha through the centre of the site; the western edge of the site and connecting to the approved 'water meadows' surface water management scheme to the south and east of the site. Mitigation along the south-eastern boundary will include a softening of the built form with gaps and planting of tree blocks between clusters of dwellings which will be front facing towards the YDNP. Dwelling heights will be restricted to two storeys in height. Mitigation measures are to mitigate impact on the special qualities of the YDNP, the Settle-Carlisle Railway Conservation Area and the heritage assets of the Falcon Manor Hotel and Ingfield Lodge. The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Craven Limestone Complex Special Area of Conservation (SAC).

~~A Flood Risk Assessment is required as a fluvial and/or~~ A surface water flood risk hazard has been identified ~~within to the southern and western parts of the site area.~~ Proposals for development on this site ~~Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not~~ where possible or feasible;

~~Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.~~ An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.



MM32	81 and 82	Policy SP6 Site SG027 and SG068	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SG027, SG068</td> <td>Land to the south of Brockhole View and west of Brockhole Lane, Settle</td> <td>C3 Residential</td> </tr> <tr> <td colspan="3"> <p><del>Site Allocation Area: 2.631 ha (net developable area 1.775 ha; and green infrastructure area 0.856 ha).</del> <u>Approx. Area: 2.6 ha (including approx. 0.8 ha of additional green infrastructure)</u></p> </td> </tr> <tr> <td colspan="3"> <p><del>Number of Dwellings Generated: 57 dwellings (1.775 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 57</u></p> </td> </tr> </tbody> </table>	Site Ref.	Location	Uses	SG027, SG068	Land to the south of Brockhole View and west of Brockhole Lane, Settle	C3 Residential	<p><del>Site Allocation Area: 2.631 ha (net developable area 1.775 ha; and green infrastructure area 0.856 ha).</del> <u>Approx. Area: 2.6 ha (including approx. 0.8 ha of additional green infrastructure)</u></p>			<p><del>Number of Dwellings Generated: 57 dwellings (1.775 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 57</u></p>		
			Site Ref.	Location	Uses										
			SG027, SG068	Land to the south of Brockhole View and west of Brockhole Lane, Settle	C3 Residential										
			<p><del>Site Allocation Area: 2.631 ha (net developable area 1.775 ha; and green infrastructure area 0.856 ha).</del> <u>Approx. Area: 2.6 ha (including approx. 0.8 ha of additional green infrastructure)</u></p>												
<p><del>Number of Dwellings Generated: 57 dwellings (1.775 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 57</u></p>															
<p><del>The site</del> <u>This</u> is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate landscape and recreation mitigation(s) including <del>ingers</del> <u>areas of green infrastructure of approximately 0.8 ha</u> in the southern, <u>western and eastern</u> parts of the site and connecting to the approved 'water meadows' surface water management scheme to the west of the site. <del>Green infrastructure will also be incorporated along the eastern boundary of the site to protect the rural nature of Brockhole Lane.</del> <u>Mitigation-The provision of green infrastructure along the southern and eastern boundaries will protect the rural nature of Brockhole Lane and provide landscape mitigation for the Yorkshire Dales National Park will result in a by softening of the built form; and will include</u> including the planting of tree blocks of native species, and <u>providing gaps</u> between clusters of dwellings which will be front facing towards the YDNP. Dwelling heights will be restricted to two storeys in height. Existing dry stone boundary walls to be retained on site and new dry stone boundary walls to be created to enclose the southern and eastern boundaries of the site to respect the character of Brockhole Lane and surrounding fields. <del>Mitigation measures are to mitigate impact on the special qualities of the YDNP.</del> <u>The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Craven Limestone Complex Special Area of Conservation (SAC).</u></p>															
<p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.</del> <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u></p>															
<p><del>A Flood Risk Assessment is required.</del> <u>A surface water flood risk hazard has been identified within the southern part of the site.</u> <del>Proposals for development on this site</del> <u>Development proposals must therefore be supported by a Flood</u></p>															

			<p><u>Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not <u>where possible or feasible</u>;</u></p>		
MM33	82	Policy SP6 Site SG032	Site Ref.	Location	Uses
			SG032	Car park, off Lower Greenfoot and Commercial Street, Settle	C3 Residential
			<p><del>Site Allocation Area: 0.412 ha (net developable area 0.412 ha)-</del> <u>Approx. Area: 0.4 ha</u></p>		
			<p><del>Number of Dwellings Generated: 13 dwellings (0.412 ha x 32 dwellings per ha)-</del> <u>Approx. Number of Dwellings: 13</u></p>		
<p><u>A surface water flood risk hazard has been identified within the western part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), where possible;</u></p>					
MM34	83	Policy SP6 Site SG035	Site Ref.	Location	Uses
			SG035	F H Ellis Garage, Settle	C3 Residential
			<p><del>Site Allocation Area: 0.162 ha (net developable area 0.162 ha)-</del> <u>Approx. Area: 0.2 ha</u></p>		
			<p><del>Number of Dwellings Generated: 32 dwellings (specialist accommodation for older people) (0.162 ha x 200 dwellings per ha)-</del> <u>Approx. Number of Dwellings: 32 (specialist accommodation for older people)</u></p>		
<p>Siting and design of development on the site to conserve the significance of heritage assets (<del>listed buildings and</del></p>					

			<p>conservation areas) on and adjacent to the site and their settings (<u>the grade II listed buildings to the north west of the site: The Terrace, No. 3 Windyridge and The Croft; and Settle Conservation Area</u>).</p>		
MM35	84	Policy SP6 Site SG079			
			Site Ref.	Location	Uses
			SG079	Land to the north of Town Head Way, Settle	C3 Residential
			<p><del>Site Allocation Area: 1.745 ha (net developable area 0.802 ha; green infrastructure area 0.943 ha).</del> <u>Approx. Area: 1.7 ha (including approx. 0.9 ha of additional green infrastructure).</u></p>		
			<p><del>Number of Dwellings Generated: 26 dwellings (0.802 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 26</u></p>		
<p><del>The site</del> <u>This</u> is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate landscape <u>and recreation</u> mitigation(s) including a green infrastructure <del>corridor</del> <u>area of approximately 0.9 ha</u> along the eastern and northern boundaries of the site to <u>provide landscape mitigation for the Yorkshire Dales National Park</u> <del>mitigate impact on the National Park</del> and the adjacent grade II listed building, Barrel Sykes Farm. <u>The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Craven Limestone Complex Special Area of Conservation (SAC) by providing footpath links to the railway tunnel footpath to the north and the National Park highway/footpath and PROW to the east.</u> The layout of the site will be designed to leave gaps through the site <del>from east to west</del> to retain views from the National Park to the <u>Grade II listed</u> Barrel Sykes Farm and the undesignated heritage asset of Watershed Mill chimney beyond. The layout of the site will also ensure that views from Town Head Way north towards Barrel Sykes Farm and the Watershed Mill chimney are retained.</p> <p>The existing dry stone boundary walls will be retained. A new dry stone boundary wall will be</p>					

			<p>created east to west across the site to enclose the northern strip <u>area</u> of green infrastructure in order to maintain the setting of the adjacent heritage asset of the grade II listed Barrel Sykes Farm and to provide a clear definable edge to the development.</p> <p><del>A Flood Risk Assessment is required. A surface water flood risk hazard has been identified within the northern part of the site. Proposals for development on this site</del> <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p>													
MM36	85	Policy SP6 Site SG042	<table border="1" data-bbox="566 619 1825 948"> <thead> <tr> <th data-bbox="566 619 757 687">Site Ref.</th> <th data-bbox="757 619 1415 687">Location</th> <th data-bbox="1415 619 1825 687">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="566 687 757 762">SG042</td> <td data-bbox="757 687 1415 762">NYCC Depot, Kirkgate, Settle</td> <td data-bbox="1415 687 1825 762">C3 Residential</td> </tr> <tr> <td colspan="3" data-bbox="566 762 1825 837"><del>Site Allocation Area: 0.245 ha (net developable area 0.245 ha).</del> <u>Approx. Area: 0.3 ha</u></td> </tr> <tr> <td colspan="3" data-bbox="566 837 1825 948"><del>Number of Dwellings Generated: 8 dwellings (0.245 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 10</u></td> </tr> </tbody> </table> <p><del>and conservation areas) on and adjacent to the site and their settings (the grade II listed buildings to the south of the site: Victoria Hall, Kirkgate; Bond End, Kirkgate; the grade II* listed building to the south of the site: Friends Meeting House, Kirkgate; and Settle Conservation Area and the Settle Carlisle Railway Conservation Area).</del></p> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.</del> <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u></p> <p><u>A surface water flood risk hazard has been identified within the central part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), where possible;</u></p>	Site Ref.	Location	Uses	SG042	NYCC Depot, Kirkgate, Settle	C3 Residential	<del>Site Allocation Area: 0.245 ha (net developable area 0.245 ha).</del> <u>Approx. Area: 0.3 ha</u>			<del>Number of Dwellings Generated: 8 dwellings (0.245 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 10</u>			Siting and design of development on the site to conserve the significance of heritage assets (listed buildings
Site Ref.	Location	Uses														
SG042	NYCC Depot, Kirkgate, Settle	C3 Residential														
<del>Site Allocation Area: 0.245 ha (net developable area 0.245 ha).</del> <u>Approx. Area: 0.3 ha</u>																
<del>Number of Dwellings Generated: 8 dwellings (0.245 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 10</u>																

MM37	86	Policy SP6 Site LA004	Site Ref.	Location	Uses
			LA004	Land to the north of Barrel Sykes, Settle	C3 Residential
			Site Allocation Area: <del>0.557 ha (net developable area 0.557 ha).</del> <u>Approx. Area: 0.6 ha</u>		
			Number of Dwellings Generated: <del>18 dwellings (0.557 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 19</u>		
			<p>The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate biodiversity and landscape mitigation(s);</p> <p>A Flood Risk Assessment is required. <u>A surface water flood risk hazard has been identified within the southern part of the site. Proposals for development on this site Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p>		
MM38	87 and 88	Policy SP6 Site SG060	Site Ref.	Location	Uses
			SG060	Northern part of Sowarth Industrial Estate, Settle	<del>Commercially led</del> Commercial mixed use including employment, retail <u>and</u> leisure uses
			Site Allocation Area: <del>1.654</del> <u>Approx. Area: 1.7 ha</u>		
			<p>Opportunity for a limited amount of residential use, in keeping with the residential areas to the north of the site, and incorporating pedestrian links to the town centre where possible;</p> <p>A Masterplan for the regeneration opportunity area, including the incorporation of the development and design principles detailed above, shall be produced in <u>consultation</u> <del>collaboration</del> with <u>key stakeholders</u>, and to the</p>		

			satisfaction of the local planning authority. <del>and other key stakeholders</del> Development proposals will be expected to accord with the principles of the Masterplan. Regeneration should not occur on a piecemeal basis and a comprehensive approach to redevelopment is expected.						
MM39	88 and 89	Policy SP6 Site SG064	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SG064</td> <td>Land south of Runley Bridge Farm and west of B6480</td> <td>Employment led mixed use development</td> </tr> </tbody> </table>	Site Ref.	Location	Uses	SG064	Land south of Runley Bridge Farm and west of B6480	Employment led mixed use development
			Site Ref.	Location	Uses				
			SG064	Land south of Runley Bridge Farm and west of B6480	Employment led mixed use development				
			<p><del>Site Allocation Area: 5.039 hectares.</del> <u>Approx. Area: 5 ha</u> (minimum 2.6 ha for B1,B2 and B8 and approx. 1.6 ha of additional green infrastructure )</p>						
			<p><u>Approx. Number of Dwellings: 19</u></p>						
<p>The site is allocated as employment led mixed use site with an element of residential. A minimum of 2.6 ha shall be for B1, B2 and B8 uses, <u>with approximately 1.6ha of green infrastructure. Low density residential development will be permitted on the northern part of the site to limit views from the Yorkshire Dales National Park.</u></p>									
<p>Siting and design of high quality development on the site to conserve the significance of heritage assets (<del>listed buildings and scheduled ancient monuments</del>) <u>on near the site (the grade II listed building to the north of the site: Anley House; and Settle-Carlisle Railway Conservation Area) and their settings. A suitable density of development will be incorporated on more visually sensitive parts of the site.</u></p>									
<p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.</del> <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u></p>									
<p>As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. New proposals will include <u>green infrastructure areas of approximately 1.6 ha which will incorporate a comprehensive landscaping scheme to filter views of the development from the south, east and west.</u> Semi mature trees will be planted for immediate effect. <u>The residential element in the northern part of the site will be</u></p>									

		<p><u>a low density, landscape-led scheme, and dwelling heights will be restricted to two storeys to protect views from the Settle Carlisle Railway Conservation Area and the Yorkshire Dales National Park to the east. The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC)</u></p> <p><u>A Flood Risk Assessment is required. A fluvial and surface water flood risk hazard has been identified within the southern part of the site. <del>Proposals for development on this site</del> Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), <del>unless this is not</del> where possible or feasible;</u></p> <p><u>Development proposals must be accompanied by a phasing and delivery schedule to ensure that the proposed employment uses come forward prior to the commencement of any residential development.</u></p>
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MM40	90	Policy SP7 Strategy for Bentham –Tier 2	<p><del>DRAFT</del> POLICY SP7: STRATEGY FOR BENTHAM –TIER 2</p> <p>Bentham is a secondary location for growth in the plan area, reflecting its role as a key service centre in the north sub area and providing serviced employment land and housing growth to underpin growing prosperity in the town; capitalise on linkages with the rail connected university city of Lancaster, and the tourism potential of the Forest of Bowland AONB. Provision is made for the following development areas to meet housing needs and bolster prosperity and resilience in the town:</p>	
			Housing Sites:	
			Site Ref	Location

HB011	Primary school, east of Robin Lane, west of Lowcroft, High Bentham	<del>0.962</del> <u>1.0</u>	<del>70</del> <u>72</u>
HB023	North of Low Bentham Road, High Bentham	<del>1.648</del> <u>1.7</u>	53
HB024	North of Lakeber Drive, High Bentham	<del>0.872</del> <u>0.9</u>	<del>27</del> <u>29</u>
HB025	East of Butts Lane, High Bentham	<del>1.045</del> <u>1.0</u>	32
HB026	North of Springfield Crescent and east of Butts Lane, High Bentham	<del>2.577</del> <u>2.6</u>	82
HB036	<del>Land to the East of Robin Lane, High Bentham</del>	0.502	46
HB038	Land south of Low Bentham Road, High Bentham	C3 <del>0.594</del> <u>0.6</u> D1 <del>0.300</del> <u>0.3</u>	19
HB044	Land to west of Goodenber Road, High Bentham	<del>1.870</del> <u>1.9</u>	<del>59</del> <u>61</u>
HB052	Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham	<del>3.688</del> <u>5.7</u>	118
LB012	Wenning View, Low Bentham	<del>0.566</del> <u>0.6</u>	18



			<table border="1"> <tr> <td></td> <td>Road, Low Bentham</td> <td></td> <td></td> </tr> <tr> <td colspan="2"><u>Approx. Total</u></td> <td>14.602 <u>14.2</u></td> <td>494 <u>484</u></td> </tr> </table>		Road, Low Bentham			<u>Approx. Total</u>		14.602 <u>14.2</u>	494 <u>484</u>				
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<u>Approx. Total</u>		14.602 <u>14.2</u>	494 <u>484</u>												
MM41	91	Policy SP7 Site HB011	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>HB011</td> <td>Primary school, east of Robin Lane, west of Lowcroft, High Bentham</td> <td>C3 Residential</td> </tr> <tr> <td colspan="3">Site Allocation Area: 0.962 ha (<del>net developable area 0.962 ha</del>). <u>Approx. Area: 1.0 ha</u></td> </tr> <tr> <td colspan="3"><del>Number of Dwellings Generated: 70 extra care dwellings</del> <u>Approx. Number of Dwellings: 72 extra care</u></td> </tr> </tbody> </table> <p>The site will provide approximately <del>70</del> <u>72</u> units of extra care or other specialist housing for older people or people with disabilities to meet identified local needs;</p> <p>Development will <del>conserve heritage assets, including those revealed</del> <u>have regard to the character and appearance of the area and the characteristics identified</u> in the Assessment of High Bentham for Conservation Area designation (August 2016);</p> <p>The design of proposals will <del>shall take account of impacts on</del> <u>conserve the landscape and scenic beauty of</u> the Forest of Bowland AONB;</p> <p>Access to the site <del>may</del> <u>will</u> be gained from Robin Lane and/<u>or</u> Low Croft;</p> <p>Development proposals for this site must accord with local plan policies H2 and INF<u>63</u> (which set out requirements for contributions towards affordable housing and sport, open space and recreation facilities) and all other relevant</p>	Site Ref.	Location	Uses	HB011	Primary school, east of Robin Lane, west of Lowcroft, High Bentham	C3 Residential	Site Allocation Area: 0.962 ha ( <del>net developable area 0.962 ha</del> ). <u>Approx. Area: 1.0 ha</u>			<del>Number of Dwellings Generated: 70 extra care dwellings</del> <u>Approx. Number of Dwellings: 72 extra care</u>		
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			local plan policies.												
MM42	91	Policy SP7 Site HB023	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>HB023</td> <td>North of Low Bentham Road, High Bentham</td> <td>C3 Residential</td> </tr> <tr> <td colspan="3">Site Allocation Area: 1.648 ha (net developable area 1.648 ha). <u>Approx. Area: 1.7 ha</u></td> </tr> <tr> <td colspan="3"><del>Number of Dwellings Generated: 53 dwellings (1.648 ha x 32 dwellings per ha)</del> <u>Approx. Number of Dwellings: 54</u></td> </tr> </tbody> </table> <p><del>A Flood Risk Assessment is required as a-</del> <u>A surface water flood risk hazard has been identified within the southwest corner part of the site. Surface water flood risk will be addressed-Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the development site. and the development-Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p>The design of proposals <del>will shall take account of impacts on</del> <u>conserve the landscape and scenic beauty of the Forest of Bowland AONB;</u></p>	Site Ref.	Location	Uses	HB023	North of Low Bentham Road, High Bentham	C3 Residential	Site Allocation Area: 1.648 ha (net developable area 1.648 ha). <u>Approx. Area: 1.7 ha</u>			<del>Number of Dwellings Generated: 53 dwellings (1.648 ha x 32 dwellings per ha)</del> <u>Approx. Number of Dwellings: 54</u>		
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<del>Number of Dwellings Generated: 53 dwellings (1.648 ha x 32 dwellings per ha)</del> <u>Approx. Number of Dwellings: 54</u>															

MM43	92	Policy SP7 Site HB024	<table border="1" data-bbox="568 231 1803 566"> <thead> <tr> <th data-bbox="568 231 748 304">Site Ref.</th> <th data-bbox="748 231 1368 304">Location</th> <th data-bbox="1368 231 1803 304">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="568 304 748 378">HB024</td> <td data-bbox="748 304 1368 378">North of Lakeber Drive, High Bentham</td> <td data-bbox="1368 304 1803 378">C3 Residential</td> </tr> <tr> <td colspan="3" data-bbox="568 378 1803 451"><del>Site Allocation Area: 0.872 ha (net developable area 0.872 ha).</del> <u>Approx. Area: 0.9 ha</u></td> </tr> <tr> <td colspan="3" data-bbox="568 451 1803 566"><del>Number of Dwellings Generated: 27 dwellings (0.872 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 29</u></td> </tr> </tbody> </table> <p data-bbox="568 603 2002 676">development of the site will provide <del>a means for</del> <u>emergency vehicles to access between Lakeber Drive and the adjoining allocated site HB052. , from Lakeber Drive</u></p> <p data-bbox="568 759 2089 833">The design of proposals will <del>shall take account of impacts on</del> <u>conserve the landscape and scenic beauty of the Forest of Bowland AONB;</u></p>	Site Ref.	Location	Uses	HB024	North of Lakeber Drive, High Bentham	C3 Residential	<del>Site Allocation Area: 0.872 ha (net developable area 0.872 ha).</del> <u>Approx. Area: 0.9 ha</u>			<del>Number of Dwellings Generated: 27 dwellings (0.872 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 29</u>			<p data-bbox="1832 204 2089 596"><u>Access to the site will be provided via the adjoining allocated site HB052 unless access can be provided from Lakeber Drive. In either circumstance,</u></p>
Site Ref.	Location	Uses														
HB024	North of Lakeber Drive, High Bentham	C3 Residential														
<del>Site Allocation Area: 0.872 ha (net developable area 0.872 ha).</del> <u>Approx. Area: 0.9 ha</u>																
<del>Number of Dwellings Generated: 27 dwellings (0.872 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 29</u>																
MM44	93	Policy SP7 Site HB025	<table border="1" data-bbox="568 938 1803 1316"> <thead> <tr> <th data-bbox="568 938 748 1011">Site Ref.</th> <th data-bbox="748 938 1368 1011">Location</th> <th data-bbox="1368 938 1803 1011">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="568 1011 748 1129">HB025</td> <td data-bbox="748 1011 1368 1129">East of Butts Lane, High Bentham, High Bentham</td> <td data-bbox="1368 1011 1803 1129">C3 Residential</td> </tr> <tr> <td colspan="3" data-bbox="568 1129 1803 1203"><del>Site Allocation Area: 1.015ha (net developable area 1.015 ha).</del> <u>Approx. Area: 1.0 ha</u></td> </tr> <tr> <td colspan="3" data-bbox="568 1203 1803 1316"><del>Number of Dwellings Generated: 32 dwellings (1.015 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 32</u></td> </tr> </tbody> </table> <p data-bbox="568 1353 2089 1474"><u>therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p>	Site Ref.	Location	Uses	HB025	East of Butts Lane, High Bentham, High Bentham	C3 Residential	<del>Site Allocation Area: 1.015ha (net developable area 1.015 ha).</del> <u>Approx. Area: 1.0 ha</u>			<del>Number of Dwellings Generated: 32 dwellings (1.015 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 32</u>			<p data-bbox="1816 954 2089 1347"><u>A Flood Risk Assessment is required as a- A surface water flood risk hazard has been identified along the eastern site boundary part of the site. Development proposals must</u></p>
Site Ref.	Location	Uses														
HB025	East of Butts Lane, High Bentham, High Bentham	C3 Residential														
<del>Site Allocation Area: 1.015ha (net developable area 1.015 ha).</del> <u>Approx. Area: 1.0 ha</u>																
<del>Number of Dwellings Generated: 32 dwellings (1.015 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 32</u>																

			The design of proposals <del>will shall take account of impacts on</del> <u>conserve the landscape and scenic beauty of the Forest of Bowland AONB;</u>												
MM45	93	Policy SP7 Site HB026	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>HB026</td> <td>North of Springfield Crescent and east of Butts Lane, High Bentham</td> <td>C3 Residential</td> </tr> <tr> <td colspan="3"><b>Site Allocation Area:</b> <del>2.577 ha (net developable area 2.577 ha).</del> <b>Approx. Area:</b> <u>2.6 ha</u></td> </tr> <tr> <td colspan="3"><b>Number of Dwellings Generated:</b> <del>82 dwellings (2.577 ha x 32 dwellings per ha).</del> <b>Approx. Number of Dwellings:</b> <u>82</u></td> </tr> </tbody> </table> <p>A <del>Flood Risk Assessment is required as a.</del> <u>A surface water flood risk hazard adjoins the northwest corner part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site.</u> Proposals <del>for development on this site</del> will incorporate Sustainable Urban Drainage Systems (SUDS), <del>unless this is not where possible or feasible;</del></p> <p>The design of proposals <del>will shall take account of impacts on</del> <u>conserve the landscape and scenic beauty of the Forest of Bowland AONB;</u></p>	Site Ref.	Location	Uses	HB026	North of Springfield Crescent and east of Butts Lane, High Bentham	C3 Residential	<b>Site Allocation Area:</b> <del>2.577 ha (net developable area 2.577 ha).</del> <b>Approx. Area:</b> <u>2.6 ha</u>			<b>Number of Dwellings Generated:</b> <del>82 dwellings (2.577 ha x 32 dwellings per ha).</del> <b>Approx. Number of Dwellings:</b> <u>82</u>		
Site Ref.	Location	Uses													
HB026	North of Springfield Crescent and east of Butts Lane, High Bentham	C3 Residential													
<b>Site Allocation Area:</b> <del>2.577 ha (net developable area 2.577 ha).</del> <b>Approx. Area:</b> <u>2.6 ha</u>															
<b>Number of Dwellings Generated:</b> <del>82 dwellings (2.577 ha x 32 dwellings per ha).</del> <b>Approx. Number of Dwellings:</b> <u>82</u>															

MM46	94	Policy SP7 Site HB036	Site Ref.	Location	Uses
			HB036	Land to the East of Robin Lane, High Bentham	C3 Residential
			Site Allocation Area: 0.502 ha (net developable area 0.502 ha).		
			Number of Dwellings Generated: 16 dwellings (0.502 ha x 32 dwellings per ha).		
			<p>Development Principles:</p> <p>A Flood Risk Assessment is required as there is some risk of groundwater emergence within the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;</p> <p>The site's prominent location at the town's northern entrance will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution;</p> <p>The design of proposals will take account of impacts on the Forest of Bowland AONB;</p> <p>Access to the site will be gained from Robin Lane, at the south end of the site;</p> <p>Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.</p>		

MM47	94	Policy SP7 Site HB038	<table border="1" data-bbox="568 233 1809 437"> <thead> <tr> <th data-bbox="568 233 748 304">Site Ref.</th> <th data-bbox="748 233 1368 304">Location</th> <th data-bbox="1368 233 1809 304">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="568 304 748 437">HB038</td> <td data-bbox="748 304 1368 437">Land south of Low Bentham Road, High Bentham</td> <td data-bbox="1368 304 1809 437">C3 Residential D1 Education</td> </tr> </tbody> </table> <p data-bbox="568 437 1809 592"><del>Site Allocation Area: 0.891 ha (net developable area 0.891 ha including 0.591 ha for the provision of new housing and 0.3 ha for the provision of an extension to Bentham Primary School).</del> <u>Approx. Area: 0.9 ha</u></p> <p data-bbox="568 592 1809 703"><del>Number of Dwellings Generated: 19 dwellings (0.591 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 19</u></p> <p data-bbox="568 703 1809 775"><u>such provision, additional residential development will be acceptable in principle;</u></p> <p data-bbox="568 775 1809 896">The design of proposals <del>will shall take account of impacts on</del> <u>conserve the landscape and scenic beauty of the Forest of Bowland AONB;</u></p>	Site Ref.	Location	Uses	HB038	Land south of Low Bentham Road, High Bentham	C3 Residential D1 Education	<p data-bbox="1832 240 2094 719">The eastern part of the site (0.3 ha of land) is <del>allocated</del> <u>safeguarded</u> for the provision of an extension to Bentham Primary School. <u>In the event that the eastern part of the site (0.3 ha of land) is not required for</u></p>
Site Ref.	Location	Uses								
HB038	Land south of Low Bentham Road, High Bentham	C3 Residential D1 Education								

MM48	95	Policy SP7 Site HB044	<table border="1" data-bbox="562 229 1771 608"> <thead> <tr> <th data-bbox="562 229 748 304">Site Ref.</th> <th data-bbox="748 229 1368 304">Location</th> <th data-bbox="1368 229 1771 304">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 304 748 421">HB044</td> <td data-bbox="748 304 1368 421">Land to west of Goodenber Road, High Bentham</td> <td data-bbox="1368 304 1771 421">C3 Residential</td> </tr> <tr> <td colspan="3" data-bbox="562 421 1771 496"> <p><del>Site Allocation Area: 1.870 ha (net developable area 1.870 ha).</del> <u>Approx. Area: 1.9 ha</u></p> </td> </tr> <tr> <td colspan="3" data-bbox="562 496 1771 608"> <p><del>Number of Dwellings Generated: 59 dwellings (1.870 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 61</u></p> </td> </tr> </tbody> </table> <p data-bbox="562 647 2094 722"><del>Development will provide a means of access between the site and the adjoining allocated site, HB052;</del> <u>Access to the site will be provided via the adjoining allocated site HB052 unless access can be provided from Barghs Meadow;</u></p> <p data-bbox="562 743 2094 780">The adjacent public right of way, <u>which runs along the southwest boundary of the site,</u> will be protected;</p> <p data-bbox="562 801 2094 876">The design of proposals <del>will</del> <u>shall</u> <del>take account of impacts on</del> <u>conserve the landscape and scenic beauty of the Forest of Bowland AONB;</u></p> <p data-bbox="562 896 2094 971"><del>A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;</del></p>	Site Ref.	Location	Uses	HB044	Land to west of Goodenber Road, High Bentham	C3 Residential	<p><del>Site Allocation Area: 1.870 ha (net developable area 1.870 ha).</del> <u>Approx. Area: 1.9 ha</u></p>			<p><del>Number of Dwellings Generated: 59 dwellings (1.870 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 61</u></p>		
Site Ref.	Location	Uses													
HB044	Land to west of Goodenber Road, High Bentham	C3 Residential													
<p><del>Site Allocation Area: 1.870 ha (net developable area 1.870 ha).</del> <u>Approx. Area: 1.9 ha</u></p>															
<p><del>Number of Dwellings Generated: 59 dwellings (1.870 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 61</u></p>															

MM49

95  
and  
96

Policy SP7  
Site HB052

Site Ref.	Location	Uses
HB052	Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham	C3 Residential
<p><del>Site Allocation Area: 5.742 ha (including a net developable area of 3.688 ha and 2.054 ha of additional green infrastructure).</del> <u>Approx. Area: 5.7 ha (including approx. 2 ha of additional green infrastructure)</u></p>		
<p><del>Number of Dwellings Generated: 118 dwellings (3.688 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 118</u></p>		

~~Development will provide a means of access between the site and each of the adjoining allocated sites, HB024 and HB044;~~ Development will provide access to the adjoining allocated sites HB024 and

HB044, unless access can be taken from Lakeber Drive and Barghs Meadow respectively;

~~Development of the site will contribute to the improvement and growth of green infrastructure and to achieving net gains in biodiversity. Existing public rights of way that cross the site will form a framework for the design of~~ Substantial areas of additional on-site public green space, totalling approximately 2 ha, will be provided in order to mitigate landscape impact, enhance local green infrastructure, achieve a net gain in biodiversity, provide a connection to the open countryside, and secure well-being benefits. The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Bowland Fells Special Protection Area (SPA). Such green space will be designed to take account of existing public rights of way that cross the site and to maintain a natural or semi-natural setting to those public rights of way. Development of this site and adjoining allocated sites HB024 and HB044 will take the opportunity to secure additional benefits by creating green infrastructure linkages across all three sites;

~~A Flood Risk Assessment is required as a~~ A surface water flood risk hazard has been identified in the western part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;

The design of proposals ~~will shall take account of impacts on~~ conserve the landscape and scenic beauty of the Forest of Bowland AONB;



Access to the site will be gained from Robin Lane and an emergency access will be provided from Lakeber Drive via the adjoining allocated site HB024;

MM50

96

Policy SP7  
Site LB012

Site Ref.	Location	Uses
LB012	Wenning View, Low Bentham Road, Low Bentham	C3 Residential
<del>Site Allocation Area: 0.566 (net developable area 0.566 ha).</del> <u>Approx. Area: 0.6 ha</u>		
<del>Number of Dwellings Generated: 18 dwellings (0.566 ha x 32 dwellings per ha).</del> <u>Approx. Number of Dwellings: 18</u>		

~~The developer is required to arrange an investigation and assessment of the site's archaeological interest, which may necessitate the carrying out of ground works before and/or during development. The findings of the investigation and assessment will be taken into account in the proposals and any necessary mitigation measures will be incorporated into the development, in the interests of archaeological conservation.~~ An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.

The design of proposals ~~will shall take account of impacts on~~ conserve the landscape and scenic beauty of the Forest of Bowland AONB;

MM51	97	Policy SP8 Strategy for Glusburn and Crosshills – Tier 3	<p><b>DRAFT POLICY SP8: STRATEGY FOR GLUSBURN/CROSSHILLS – TIER 3</b></p> <p>Located between Skipton and Steeton/Silsden in Bradford district, Glusburn/Crosshills is a substantial centre of population in Craven and is a service centre. There are however physical constraints to growth that influence future growth and direction. A proportionate level of growth is directed towards to Glusburn/Crosshills which takes account of this role, recognises associated infrastructure constraints and accounts for development opportunities. Provision is made for the following sites to secure growth that underpins the role and function of Glusburn/Crosshills:</p> <table border="1" data-bbox="566 467 1765 1106"> <thead> <tr> <th colspan="4" data-bbox="566 467 1765 552">Housing Sites:</th> </tr> <tr> <th data-bbox="566 552 734 738">Site Ref</th> <th data-bbox="734 552 1131 738">Location</th> <th data-bbox="1131 552 1339 738">Net-Dev <u>Approx.</u> Area (Ha)</th> <th data-bbox="1339 552 1765 738"><u>Approx.</u> Yield</th> </tr> </thead> <tbody> <tr> <td data-bbox="566 738 734 823">SC085</td> <td data-bbox="734 738 1131 823">Land at Malsis, Glusburn</td> <td data-bbox="1131 738 1339 823"><del>12.66</del> <u>12.7</u></td> <td data-bbox="1339 738 1765 823"><del>Minimum 33</del> <u>67</u></td> </tr> <tr> <td data-bbox="566 823 734 938">SC037(a)</td> <td data-bbox="734 823 1131 938">Land at Ashfield Farm, Skipton Road, Crosshills</td> <td data-bbox="1131 823 1339 938"><del>0.79</del> <u>0.8</u></td> <td data-bbox="1339 823 1765 938">25</td> </tr> <tr> <td colspan="2" data-bbox="566 938 1131 1023"><u>Approx.</u> Total</td> <td data-bbox="1131 938 1339 1023"><del>13.45</del> <u>13.5</u></td> <td data-bbox="1339 938 1765 1023"><del>84</del> <u>92</u></td> </tr> <tr> <td colspan="2" data-bbox="566 1023 1131 1106"></td> <td data-bbox="1131 1023 1339 1106"></td> <td data-bbox="1339 1023 1765 1106"></td> </tr> </tbody> </table>			Housing Sites:				Site Ref	Location	Net-Dev <u>Approx.</u> Area (Ha)	<u>Approx.</u> Yield	SC085	Land at Malsis, Glusburn	<del>12.66</del> <u>12.7</u>	<del>Minimum 33</del> <u>67</u>	SC037(a)	Land at Ashfield Farm, Skipton Road, Crosshills	<del>0.79</del> <u>0.8</u>	25	<u>Approx.</u> Total		<del>13.45</del> <u>13.5</u>	<del>84</del> <u>92</u>				
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SC037(a)	Land at Ashfield Farm, Skipton Road, Crosshills	<del>0.79</del> <u>0.8</u>	25																										
<u>Approx.</u> Total		<del>13.45</del> <u>13.5</u>	<del>84</del> <u>92</u>																										

MM52	98	Policy SP8 SC085	Site Ref.	Location	Uses
			SC085	Land at Malsis, Glusburn	Heritage-led conversion and new build development to include an element of C2 institutional and C3 residential.
			Site Allocation Area: <del>12.66 ha (net developable area 12.66 ha)</del> . <u>Approx. Area: 12.7 ha (including approximately 8.6ha of additional green infrastructure area)</u>		
			<del>Number of Dwellings Generated: Minimum 33</del> <u>Approx. Number of Dwellings: 67</u>		
<p>A Heritage Impact Assessment will be carried out <del>and the proposed development will be</del> to the satisfaction of Historic England;</p> <p>An Ecological Impact Assessment will be carried out <del>and the proposed development will be</del> to the satisfaction of Natural England. Any necessary biodiversity mitigation is to be designed into the scheme;</p> <p>The site is within the 2.5km buffer zone of the South Pennine Moors SPA/SAC. To relieve <u>recreational</u> pressure on the SPA/SAC and to protect the parkland setting of the Grade II Listed Building, the site will include extensive areas of green infrastructure <u>of approximately 8.6 ha</u>. A PROW will be created through the site to link to existing PROWs on Malsis Lane to the south and High Corn Mill to the north-east;</p> <p><del>A Flood Risk Assessment is required, as a</del> <u>A fluvial and/or surface water flood risk hazard has been identified within the northern part of the site area. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site.</u> <del>Proposals for development on this site</del> will incorporate Sustainable Urban Drainage Systems (SUDS), <del>unless this is not</del> <u>where possible or</u> feasible;</p>					

MM53	99	Policy SP8 Site SC037(a)	Site Ref.	Location	Uses
			SC037(a)	Land at Ashfield Farm, Skipton Road, Crosshills	C3 Residential
			Net Developable Area: 0.79 ha <u>Approx. Area: 0.8 ha</u>		
			<del>Number of Dwellings Generated: 25 dwellings [0.79 ha x 32 dwellings per ha]</del> <u>Approx. Number of Dwellings: 25</u>		
MM54	100	Policy SP9 Strategy for Ingleton – Tier 3	DRAFT POLICY SP9: STRATEGY FOR INGLETON –TIER 3		
			Located to the north of Low and High Bentham and adjacent to the A65, Ingleton is a tourist and employment centre, with a village centre that is struggling for vitality. A proportionate level of growth is directed towards Ingleton to bolster its' role and function as a local service centre, and provision is made for the following sites to achieve this:		
			Housing Sites:		
			Site Ref	Location	<del>Net Dev</del> <u>Approx.</u> Area (Ha)
IN006	CDC car park, Backgate, Ingleton	<del>0.179</del> <u>0.2</u>	6		
IN010	Caravan Park, north of River Greta, Ingleton	<del>0.35</del> <u>0.4</u>	44 <u>13</u>		

			IN028	Between Ingleborough Park Drive and Low Demense, Ingleton	0.872 <u>0.9</u>	29
			IN029	East of New Village and south of Low Demense, Ingleton	1.115 <u>1.2</u>	36
			IN049	Former playing fields, Ingleton Middle School, Ingleton	0.653 <u>0.7</u>	21
			<u>Approx. Total</u>		3.169 <u>3.4</u>	403 <u>105</u>
			Employment Sites:			
			Site Ref	Location	Net Dev Area (Ha)	Uses
			IN022 and IN035	Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane (Extensions to existing employment area)	2.94	B1, B2 and B8
			<b>Total</b>		<b>2.94</b>	
MM55	101	Policy SP9 Site IN006	Site Ref.	Location	Uses	
			IN006	CDC carpark, Backgate, Ingleton	C3 Residential	

			<table border="1" data-bbox="562 183 1765 335"> <tr> <td colspan="3" data-bbox="562 183 1765 255">Site Allocation Area: 0.179 ha (net developable area 0.179 ha). <u>Approx. Area: 0.2 ha</u></td> </tr> <tr> <td colspan="3" data-bbox="562 255 1765 335">Number of Dwellings Generated: 6 dwellings <u>Approx. Number of Dwellings: 6</u></td> </tr> </table> <p data-bbox="562 399 2094 518">Siting and design of development on the site to conserve the significance of heritage assets (<del>conservation area and listed buildings</del>) on <u>and adjacent to</u> the site and their settings (<u>the grade II listed building to the west of the site: Panwell Cottage, Backgate, and Ingleton Conservation Area</u>);</p> <p data-bbox="562 542 2094 662"><del>A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within art of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;</del></p>			Site Allocation Area: 0.179 ha (net developable area 0.179 ha). <u>Approx. Area: 0.2 ha</u>			Number of Dwellings Generated: 6 dwellings <u>Approx. Number of Dwellings: 6</u>											
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Number of Dwellings Generated: 6 dwellings <u>Approx. Number of Dwellings: 6</u>																				
MM56	101	Policy SP9 Site IN010	<table border="1" data-bbox="562 718 1783 1093"> <thead> <tr> <th data-bbox="562 718 750 790">Site Ref.</th> <th data-bbox="750 718 1337 790">Location</th> <th data-bbox="1337 718 1783 790">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 790 750 906">IN010</td> <td data-bbox="750 790 1337 906">Caravan Park, north of River Greta, Ingleton</td> <td data-bbox="1337 790 1783 906">C3 Residential</td> </tr> <tr> <td colspan="3" data-bbox="562 906 1783 981">Site Allocation Area: 0.35 ha (net developable area 0.35 ha). <u>Approx. Area: 0.4 ha</u></td> </tr> <tr> <td colspan="3" data-bbox="562 981 1783 1056">Number of Dwellings Generated: 11 dwellings <u>Approx. Number of Dwellings: 13</u></td> </tr> <tr> <td colspan="3" data-bbox="562 1056 1783 1093"></td> </tr> </tbody> </table> <p data-bbox="562 1093 2094 1244">Siting and design of development on the site to conserve the significance of heritage assets (<del>conservation area and listed buildings</del>) on <u>and adjacent to</u> the site and their settings (<u>the grade II listed bridges to the south and north of the site: Ingleton Viaduct and Bridge to the north east of Broadwood Cottage, Bridge End respectively; and Ingleton Conservation Area</u>);</p> <p data-bbox="562 1268 2094 1316"><del>Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;</del></p> <p data-bbox="562 1340 2094 1460"><del>A Flood Risk Assessment is required, as a A fluvial and/or surface water flood risk hazard has been identified within the western part of the site. area. <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site.</u> Proposals for development</del></p>			Site Ref.	Location	Uses	IN010	Caravan Park, north of River Greta, Ingleton	C3 Residential	Site Allocation Area: 0.35 ha (net developable area 0.35 ha). <u>Approx. Area: 0.4 ha</u>			Number of Dwellings Generated: 11 dwellings <u>Approx. Number of Dwellings: 13</u>					
Site Ref.	Location	Uses																		
IN010	Caravan Park, north of River Greta, Ingleton	C3 Residential																		
Site Allocation Area: 0.35 ha (net developable area 0.35 ha). <u>Approx. Area: 0.4 ha</u>																				
Number of Dwellings Generated: 11 dwellings <u>Approx. Number of Dwellings: 13</u>																				

			<p>on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not <u>where</u> possible or feasible;</p>		
MM57	102	Policy SP9 Site IN028	Site Ref.	Location	Uses
			IN028	Between Ingleborough Park Drive and Low Demense, Ingleton	C3 Residential
			Site Allocation Area: 0.9 ha (net developable area 0.9 ha). <u>Approx. Area: 0.9 ha</u>		
			<del>Number of Dwellings Generated: 29 dwellings</del> <u>Approx. Number of Dwellings: 29</u>		
<p>Siting and design of development on the site to conserve the significance of heritage assets (<del>listed buildings and conservation area</del>) near <u>and adjacent to</u> the site and their settings (<u>the grade II listed buildings to the north-west and west of the site: Police Station, High Street and Panwell Cottage, Back Gate respectively; and Ingleton Conservation Area</u>);</p> <p><del>Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;</del></p> <p><del>A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;</del></p>					
MM58	103	Policy SP9 Site IN029	Site Ref.	Location	Uses
			IN029	East of New Village and south of Low Demense, Ingleton	C3 Residential
			Site Allocation Area: 1.196 ha (net developable area 1.115 ha). <u>Approx. Area: 1.2 ha</u>		

			<p><del>Number of Dwellings Generated: 36 dwellings (1.115 ha x 32 dwellings per ha) <u>Approx. Number of Dwellings: 36</u></del></p> <p><del>Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation area) near the site and their settings appropriate;</del></p> <p><del>Opportunity to incorporate social infrastructure related to community parks and other green infrastructure</del>  <u>Development proposals are required to maintain the existing PROW or provide an alternative PROW connection through the site to connect with the PROW network to the south of the site in the open countryside and shall be designed to have a natural or semi-natural setting to deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Bowland Fells Special Protection Area (SPA);</u></p> <p><del>A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;</del></p>														
MM59	103 and 104	Policy SP9 Site IN049	<table border="1" data-bbox="566 948 1765 1382"> <thead> <tr> <th data-bbox="566 948 750 1023">Site Ref.</th> <th data-bbox="750 948 1368 1023">Location</th> <th data-bbox="1368 948 1765 1023">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="566 1023 750 1134">IN049</td> <td data-bbox="750 1023 1368 1134">Former playing fields, Ingleton Middle School, Ingleton</td> <td data-bbox="1368 1023 1765 1134">C3 Residential</td> </tr> <tr> <td colspan="3" data-bbox="566 1134 1765 1267"> <p><del>Site Allocation Area: 0.653 ha (net developable area 0.653 ha). <u>Approx. Area: 0.7 ha</u></del></p> </td> </tr> <tr> <td colspan="3" data-bbox="566 1267 1765 1382"> <p><del>Number of Dwellings Generated: 21 dwellings (0.653 ha x 32 dwellings per ha) <u>Approx. Number of Dwellings: 21</u></del></p> </td> </tr> </tbody> </table>			Site Ref.	Location	Uses	IN049	Former playing fields, Ingleton Middle School, Ingleton	C3 Residential	<p><del>Site Allocation Area: 0.653 ha (net developable area 0.653 ha). <u>Approx. Area: 0.7 ha</u></del></p>			<p><del>Number of Dwellings Generated: 21 dwellings (0.653 ha x 32 dwellings per ha) <u>Approx. Number of Dwellings: 21</u></del></p>		
Site Ref.	Location	Uses															
IN049	Former playing fields, Ingleton Middle School, Ingleton	C3 Residential															
<p><del>Site Allocation Area: 0.653 ha (net developable area 0.653 ha). <u>Approx. Area: 0.7 ha</u></del></p>																	
<p><del>Number of Dwellings Generated: 21 dwellings (0.653 ha x 32 dwellings per ha) <u>Approx. Number of Dwellings: 21</u></del></p>																	



			<p>Siting and design of development on the site to conserve the significance of heritage assets (<del>listed buildings and conservation area</del>) near the site and their settings (<u>the grade II listed building to the west of the site: The Laurels, Laundry Lane</u>);</p> <p><del>Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;</del></p> <p><del>A Flood Risk Assessment is required, as a</del> <u>A surface water hazard has been identified within to the southern and western parts of the site area. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site.</u> <del>Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</del></p>								
MM60	104	Policy SP9 Site IN022 and IN035	<table border="1" data-bbox="568 746 1744 976"> <thead> <tr> <th data-bbox="568 746 748 823">Site Ref.</th> <th data-bbox="748 746 1451 823">Location</th> <th data-bbox="1451 746 1744 823">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="568 823 748 976">IN022 and IN035</td> <td data-bbox="748 823 1451 976">Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane. <u>(Extensions to existing employment area)</u></td> <td data-bbox="1451 823 1744 976">B1,B2 &amp; B8</td> </tr> </tbody> </table> <p data-bbox="568 976 1744 1050"><del>Site Allocation Area: 2.94 ha</del> <u>Approx. Area: 2.9 ha</u></p> <p data-bbox="568 1050 2096 1310"><del>A Flood Risk Assessment is required, as a</del> <u>A surface water hazard has been identified within the eastern and western parts of the site IN035 area, and a small area adjacent to the western boundary of site IN022. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site.</u> <del>Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</del></p> <p data-bbox="568 1310 2096 1465"><del>Air quality, noise pollution and/or light pollution measures to be addressed as far as possible in the design and layout of the scheme</del> <u>Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light</u></p>			Site Ref.	Location	Uses	IN022 and IN035	Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane. <u>(Extensions to existing employment area)</u>	B1,B2 & B8
Site Ref.	Location	Uses									
IN022 and IN035	Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane. <u>(Extensions to existing employment area)</u>	B1,B2 & B8									

pollution. This is particularly important in terms of mitigating impact on public viewpoints from Tatterthorn Lane;

Access to the site is to be gained from ~~Enter Lane~~ Tatterthorn Lane and from the A65 via ~~Warth Lane~~ the existing industrial estate road.

MM61  
105  
Policy SP10  
Strategy for  
Gargrave Tier  
3

~~DRAFT~~ POLICY SP10: STRATEGY FOR GARGRAVE –TIER 3

Located astride the A65 and benefitting from rail connections with Skipton, Settle, Lancaster and beyond, Gargrave provides employment opportunities and has an active community set within a high quality built environment. A neighbourhood plan is in preparation. A proportionate level of growth is directed towards Gargrave to underpin and bolster its' role and function as a local service centre as follows:

Housing Sites:

Site Ref	Location	<del>Net Dev</del> <u>Approx.</u> Area (Ha)	<u>Approx.</u> Yield
GA004	Neville House, Neville Crescent, Gargrave	<del>0.423</del> <u>0.4</u>	14
GA009	Land off Eshton Road, north of Canal, Gargrave	<del>2.542</del> <u>3.8</u>	60

			GA031	Land to the west of Walton Close, Gargrave	1.38 <u>1.4</u>	44
			<u>Approx. Total</u>		4.345 <u>5.6</u>	118
MM62	105	Policy SP10 Site GA004	Site Ref.	Location	Uses	
			GA004	Neville House, Neville Crescent, Gargrave	C3 Residential	
			<del>Site Allocation Area: 0.423 ha</del> <u>Approx. Area: 0.4 ha</u>			
			<del>Number of Dwellings Generated: 14 dwellings</del> <u>Approx. Number of Dwellings: 14</u>			
MM63	106	Policy SP10 Site GA009	Site Ref.	Location	Uses	

			<table border="1"> <tr> <td data-bbox="568 183 748 300">GA009</td> <td data-bbox="748 183 1368 300">Land off Eshton Road, north of Canal, Gargrave</td> <td data-bbox="1368 183 1776 300">C3 Residential</td> </tr> <tr> <td colspan="3" data-bbox="568 300 1776 416"> <p>Site Allocation Area: <del>3.759 ha (net developable area 2.542 ha)</del>. <u>Approx. Area: 3.8 ha (including approx. 1.2 ha of additional green infrastructure)</u></p> </td> </tr> <tr> <td colspan="3" data-bbox="568 416 1776 523"> <p><del>Number of Dwellings Generated: 60 extra care dwellings</del> <u>Approx. Number of Dwellings: 60 extra care</u></p> </td> </tr> </table>	GA009	Land off Eshton Road, north of Canal, Gargrave	C3 Residential	<p>Site Allocation Area: <del>3.759 ha (net developable area 2.542 ha)</del>. <u>Approx. Area: 3.8 ha (including approx. 1.2 ha of additional green infrastructure)</u></p>			<p><del>Number of Dwellings Generated: 60 extra care dwellings</del> <u>Approx. Number of Dwellings: 60 extra care</u></p>		
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<p>Siting and design of development on the site to conserve the significance of heritage assets (<del>conservation area</del>) on the site and their settings (<u>the grade II listed bridge to the east of the site: Ray Bridge No. 173, Leeds and Liverpool Canal; and Gargrave Conservation Area</u>);</p> <p><del>Opportunity to incorporate social infrastructure related to a community parks and other green infrastructure adjacent to the Leeds &amp; Liverpool Canal;</del> <u>Development proposals for this site will incorporate an area of green infrastructure measuring approximately 1.2 ha to the south and east of the site to provide a landscape buffer to the Yorkshire Dales national Park and improve access to the Leeds &amp; Liverpool Canal, including for people with limited mobility;</u></p> <p><del>A Flood Risk Assessment is required, as a</del> <u>A fluvial and/or surface water flood risk hazard has been identified within the southern part of the site. Area Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p>												
MM64	107	Policy SP10 Site GA031	<table border="1"> <thead> <tr> <th data-bbox="568 1219 748 1294">Site Ref.</th> <th data-bbox="748 1219 1368 1294">Location</th> <th data-bbox="1368 1219 1776 1294">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="568 1294 748 1369">GA031</td> <td data-bbox="748 1294 1368 1369">Land to the west of Walton Close, Gargrave</td> <td data-bbox="1368 1294 1776 1369">C3 Residential</td> </tr> <tr> <td colspan="3" data-bbox="568 1369 1776 1444"> <p>Site Allocation Area: <del>1.38 ha (net developable area 1.38 ha)</del>. <u>Approx. Area: 1.4 ha</u></p> </td> </tr> </tbody> </table>	Site Ref.	Location	Uses	GA031	Land to the west of Walton Close, Gargrave	C3 Residential	<p>Site Allocation Area: <del>1.38 ha (net developable area 1.38 ha)</del>. <u>Approx. Area: 1.4 ha</u></p>		
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~~Number of Dwellings Generated: 44 dwellings~~ Approx. Number of Dwellings: 44

Siting and design of development on the site to conserve the significance of heritage assets (~~conservation area and scheduled ancient monuments~~) near the site and their settings (the scheduled ancient monument to the west of the site: Moated site west of Paget Hall; the grade II listed building to the north-west of the site: Milton House, Marton Road; and Gargrave Conservation Area);

~~Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;~~

~~A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;~~

MM65

108

Policy SP11  
Strategy for  
Tier 4a and 4b  
Villages with  
Basic Services  
and Bisected  
Villages with  
Basic Services

**DRAFT POLICY SP11: STRATEGY FOR TIER 4A AND 4B VILLAGES WITH BASIC SERVICES AND BIASECTED VILLAGES WITH BASIC SERVICES**

Tier 4 settlements will receive a limited amount of growth that underpins their role and function as settlements with basic services and to ensure ongoing sustainability. Villages with basic services and/or tourism function which are bisected by the National Park boundary also receive an appropriate level of growth on the following sites:

Housing Sites:

Site Ref	Location	Net-Dev <u>Approx.</u> Area (Ha)	<u>Approx.</u> Yield
BU012	Richard Thornton's CE Primary School, Burton in Lonsdale	<del>0.489</del> <u>0.7</u>	15
BR016	Land to west of Gilders, Langholme,	<del>0.77</del> <u>0.8</u>	25

			<table border="1"> <tr> <td></td> <td>Skipton Road, Low Bradley.</td> <td></td> <td></td> </tr> <tr> <td>SG014</td> <td>Land at Lord's Close, Giggleswick</td> <td>1.096 <u>1.1</u></td> <td>35</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Mixed Use Housing and Employment Site</td> </tr> <tr> <td>CN006</td> <td>Station Works, north of Cononley Lane, Cononley</td> <td>2.168 <u>2.2</u></td> <td>C3 <u>93-94</u> B1 <u>0.15ha</u></td> </tr> <tr> <td colspan="2"><u>Approx. Total</u></td> <td>4.523 <u>4.8</u></td> <td>168-<u>169</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>		Skipton Road, Low Bradley.			SG014	Land at Lord's Close, Giggleswick	1.096 <u>1.1</u>	35					Mixed Use Housing and Employment Site				CN006	Station Works, north of Cononley Lane, Cononley	2.168 <u>2.2</u>	C3 <u>93-94</u> B1 <u>0.15ha</u>	<u>Approx. Total</u>		4.523 <u>4.8</u>	168- <u>169</u>				
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			<p><u>gatepiers, Scheduled Ancient Monument Castle Hill Motte and Bailey castle, Tranquil Vale);</u></p> <p><u>Approximately 0.3ha of G-green infrastructure shall be provided on the site to protect the setting of the Grade II Listed Building;</u></p>								
MM67	110	Policy SP11 Site BR016	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>BR016</td> <td>Land to west of Gilders, Langholme, Skipton Road, Low Bradley.</td> <td>C3 Residential</td> </tr> </tbody> </table> <p><del>Site Allocation Area: 0.77 ha (net developable area 0.77 ha).</del> <u>Approx. Area: 0.8 ha</u></p> <p><del>Approx Number of Dwellings Generated: 25 dwellings (0.8 ha x 32 dwellings per ha)</del></p> <p>Siting and design of development on the site to conserve the <del>significance</del> <u>setting</u> of the Bradley conservation area <del>setting</del>;</p> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.</del> <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary;</u></p> <p><u>The existing dry stone boundary walls will be retained. New dry stone boundary walls will be created along the northern and western boundaries of the site to help establish a definitive new urban edge to the village;</u></p>	Site Ref.	Location	Uses	BR016	Land to west of Gilders, Langholme, Skipton Road, Low Bradley.	C3 Residential		
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MM68	110	Policy SP11 Site SG014	<table border="1"> <thead> <tr> <th>Site Ref.</th> <th>Location</th> <th>Uses</th> </tr> </thead> <tbody> <tr> <td>SG014</td> <td>Land at Lord's Close, Giggleswick</td> <td>C3 Residential</td> </tr> </tbody> </table> <p><del>Site Allocation Area: 1.096 ha (net developable area 1.096 ha).</del> <u>Approx. Area: 1.1 ha</u></p> <p><del>Approx Number of Dwellings Generated: 35 dwellings (1.1 ha x 32 dwellings per ha)</del></p>	Site Ref.	Location	Uses	SG014	Land at Lord's Close, Giggleswick	C3 Residential		
Site Ref.	Location	Uses									
SG014	Land at Lord's Close, Giggleswick	C3 Residential									

			<p><del>A Flood Risk Assessment is required, as a A fluvial and/or surface water flood risk hazard has been identified within along the eastern boundary part of the site. area</del> <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.</del> <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary;</u></p> <p><u>The site is currently in use a playing field and any development proposals on this site must accord with the requirements of policy INF3, criterion (d).</u></p>												
MM69	111	Policy SP11 Site CN006	<table border="1" data-bbox="566 742 1765 1161"> <thead> <tr> <th data-bbox="566 742 745 817">Site Ref.</th> <th data-bbox="745 742 1265 817">Location</th> <th data-bbox="1265 742 1765 817">Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="566 817 745 932">CN006</td> <td data-bbox="745 817 1265 932">Station Works, north of Cononley Lane, Cononley</td> <td data-bbox="1265 817 1765 932">C3 Residential and B1 uses</td> </tr> <tr> <td colspan="3" data-bbox="566 932 1765 1046"> <u>Site Allocation Area: 2.168 ha [including 1,445 sqm of B1 use provision]. Approx. Area: 2.2 ha (including approx. 0.15ha for B1 Use)</u> </td> </tr> <tr> <td colspan="3" data-bbox="566 1046 1765 1161"> <u>Number of Dwellings Generated: 93 dwellings [2.02 ha (2.168ha — 1,445sqm) x 46 dwellings per hectare] Approx. Number of Dwellings: 94</u> </td> </tr> </tbody> </table> <p><u>Conversion of the Mill and siting and design of development on the site to conserve the significance of heritage assets (site is adjacent to Cononley Conservation area) on and adjacent to the site and their settings (Undesignated heritage asset of Cononley Mill , Mill House and Mill Chimney and Cononley Conservation Area);</u></p> <p><del>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.</del> <u>An assessment of the site's archaeological interest will be required with appropriate</u></p>	Site Ref.	Location	Uses	CN006	Station Works, north of Cononley Lane, Cononley	C3 Residential and B1 uses	<u>Site Allocation Area: 2.168 ha [including 1,445 sqm of B1 use provision]. Approx. Area: 2.2 ha (including approx. 0.15ha for B1 Use)</u>			<u>Number of Dwellings Generated: 93 dwellings [2.02 ha (2.168ha — 1,445sqm) x 46 dwellings per hectare] Approx. Number of Dwellings: 94</u>		
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			<p><u>mitigation incorporated into development proposals where necessary;</u></p> <p><del>A Flood Risk Assessment is required, as a</del> <u>A fluvial and/or surface water flood risk hazard has been identified within the north-eastern part of the site. area</u> <del>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</del></p>
MM70	112	Supporting Text for Policy SP12 Paras 4.67, 4.69	<p>4.67. Planning for infrastructure provision has been, and continues to be an ongoing process through the development of an Infrastructure Delivery Plan (IDP), <del>which accompanies this plan (Appendix C).</del> <u>which sits alongside the Local Plan, as part of the evidence base.</u> The IDP has been produced in collaboration with infrastructure providers and examines provision of the following broad types of infrastructure:</p> <ul style="list-style-type: none"> <li>• Physical: transport, energy, water and drainage, waste</li> <li>• Social: education, health care, leisure and recreation, community and social and emergency services</li> <li>• Green: open space</li> </ul> <p>4.69 <u>Planned</u> infrastructure provision will be funded through a number of sources. Mainstream funding sources, such as the District and County Council's capital programmes, service providers' investment programmes, and government grants, will continue to fund the bulk of infrastructure spending <u>required to deliver the planned growth.</u> However, other initiatives such as planning obligations and the Community Infrastructure Levy (CIL) can also provide a substantial resource for locally-determined priorities, <u>and other proposals that come forward.</u></p> <p><b><u>Other proposals</u></b></p> <p><u>In addition to the planned growth set out in the plan, it is likely that other proposals will come forward that have infrastructure requirements arising, that have not been accounted for. The Council will seek contributions from developers when considering such proposals to contribute towards a range of infrastructure arising in line with the provisions of <b>Policy INF1: Planning Obligations.</b> Policy SP12 makes provision for this and sets out a policy requirement for infrastructure provision, and mechanisms available for delivery, provided as part of additional proposals.</u></p>

MM71	113	Policy SP12 Infrastructure Strategy and Development Delivery	<p><b><u>Planned Infrastructure</u></b></p> <p><del>The Council will work with statutory undertakers, utility companies and other agencies to identify the infrastructure required to support arising from the delivery of the planned growth proposed in the local plan. This is set out in the Infrastructure Delivery Plan (IDP) which accompanies is part of the evidence base of the local plan (Appendix C). The IDP will be updated regularly.</del></p> <p><del>The Council will work to mitigate and minimise adverse impacts that may arise from the delivery of the local plan. Decisions on the timing of infrastructure delivery identified in the IDP are kept under review but will be tied to the timing of development growth delivery over the plan period. Associated decisions should be taken based upon an assessment of the contribution to social, economic and environmental sustainability and effect upon implementation of the strategy, not solely cost. The Council will work to mitigate and minimise adverse impacts that may arise from the delivery of the local plan in terms of infrastructure provision.</del></p> <p>Development proposals are expected to either provide, or enable the provision of, infrastructure which is directly related to, or made necessary by that development. Where infrastructure cannot be provided directly, the Council will seek developer contributions through planning obligations in accordance with Policy INF1 or Community Infrastructure Levy (CIL) (only if and when a CIL charge has been adopted under the relevant Regulations).</p> <p>The Council expects infrastructure improvements and investments to be delivered by development, or through developer contributions secured by legal agreement or CIL. Delivery of infrastructure should be timely and to an adoptable standard, as specified by the relevant responsible statutory undertaker, organisation or authority.</p> <p><u>Proposals for the necessary maintenance, upgrading and expansion of utilities infrastructure will be supported in principle.</u></p>
MM72	117	Supporting Text to Policy ENV1 Para 5.13	<p><del>5.13 The Institution of Lighting Professionals identifies five different Environmental Zones. National parks and Areas of Outstanding Natural Beauty are classified as E1 (the second most rigorous category). In these locations the lighting should be 'intrinsically dark'. Developers should have regard to the Forest of Bowland AONB Obtrusive Lighting Position Statement which will be used in decision making, this sets the position that within the AONB or in locations affecting its boundaries, exterior lighting proposed as part of any new development should be the minimum required and only appropriate for its purpose, so as to protect the area's natural surroundings and intrinsic darkness.</del></p>

MM73	118 and 119	Policy ENV1 Countryside and Landscape Part a) and f)	<p>a) Expect new development proposals, in those areas not subject to national landscape designations, to respect, safeguard, and wherever possible, restore or enhance the landscape character of the area. Proposals should have regard to the relevant Landscape Character Appraisal/<u>Assessment</u> and specifically to the different landscape character types that are present in the plan area. Regard should also be had to the relevant <u>profiled</u> Natural England Character Areas <u>Profiles</u> (listed at para 5.5) and the North Yorkshire and York Landscape Characterisation Project (2011) (or successor documents). Proposals will show how they respond to the particular character <u>area and</u> type they are located within.</p> <p>f) <del>The impacts of obtrusive lighting will be minimised within proposals for new development, All new proposals where external lighting is to be incorporated within a development scheme shall be subject to guidance set out in the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lighting GN01:2011. For the purposes of clarity, areas of remote open countryside and those which are identified as being sensitive to light pollution within the relevant Landscape Character Appraisal will be categorised as falling within zone E1. <u>Exterior lighting proposed as part of any new development should be the minimum required and only appropriate to its purpose, so as to protect the area's natural surroundings and intrinsic darkness. Proposals for exterior lights shall demonstrate there is no significant adverse effect, individually or cumulatively, on; the character of the area; the visibility of the night sky; biodiversity (including bats and light sensitive species); and residents, pedestrians or drivers.</u></del></p>
MM74	121	Supporting Text to Policy ENV2 Para 5.23	<p>5.23 Any harm to or loss of a heritage asset – through destruction, alteration or development within its setting – will require clear and convincing justification. Decisions will need to be based on informed, balanced judgements and the merits of each case. Proposals which would result in harm to the significance of a designated heritage asset will be weighed against the public benefits of that proposal. Where substantial harm or total loss is likely to occur, it would have to be demonstrated that the harm is necessary to achieve substantial public benefits <u>or:</u></p> <ul style="list-style-type: none"> <li>• <u>the nature of the heritage asset prevents all reasonable uses of the site; and</u></li> <li>• <u>no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</u></li> <li>• <u>conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and</u></li> <li>• <u>the harm or loss is outweighed by the benefit of bringing the site back into use.</u></li> </ul>

			Where any heritage assets or parts of heritage assets are likely to be lost, the assets should be properly surveyed and recorded beforehand. Requiring such records to be made, kept safe and open to the public is therefore an important element of heritage conservation.
MM75	122	Policy ENV2 Heritage Part a) and b)	<p>a) Paying particular attention to the conservation of those elements which contribute most to the District's distinctive character and sense of place. These include:-</p> <ul style="list-style-type: none"> <li>i) The legacy of mills, chimneys, and terraced housing associated with the textile industry;</li> <li>ii) The bridges and structures associated with the Settle-Carlisle Railway;</li> <li>iii) The buildings, bridges, locks and other and structures associated with the Leeds-Liverpool Canal and Thanet Canal;</li> <li>iv) The historic market towns of Skipton and Settle;</li> <li>v) <u>Skipton Castle, the castle grounds and the castle's extensive landscape setting, including the medieval hunting park, Skipton Woods and Civil War Battery;</u></li> <li>vi) The legacy of traditional barns and other buildings and structures associated with the farming industry and historic land estates.</li> </ul> <p>b) Ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance) conserve those elements which contribute to its significance. The more important the asset, the greater the weight that will be given to its conservation. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. <del>Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only where it can be demonstrated that there are substantial public benefits.</del> <u>Substantial harm to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where it can be demonstrated that there are substantial public benefits that outweigh that harm or loss..</u></p>
MM76	126	Supporting Text to Policy ENV3 Para 5.41 and 5.42	<p><del><b>Sensitive Uses</b></del></p> <p><del>5.41 Uses such as residential</del></p> <p><del><b>Existing Sources of Pollution</b></del></p> <p><del>5.42 For example. Noise, odour, traffic etc</del></p>

MM77	127	Policy ENV3 Good Design Part b), f), i), m), and u)	<p>b) Designs should respect the form of <u>existing and</u> surrounding buildings including density, scale, height, massing and use of high quality materials which should be locally sourced wherever possible;</p> <p><del>f) Proposed development of sensitive uses adjacent to existing sources of pollution should demonstrate through the submission of appropriate impact assessments that there would be no detrimental impact on future residential amenity. Development proposals should be able to demonstrate that they will secure a good standard of amenity for all existing and future occupants of land and buildings;</del></p> <p><del>i) Development proposals including changes of use should be accessible and inclusive to everyone, ensuring a means of access for people with physical disabilities;</del></p> <p><del>m) Developers are encouraged to build new homes to the 'Lifetime Homes' standard so that they can be readily adapted to meet the needs of those with disabilities and the elderly as well as assisting independent living at home;</del></p> <p><u>i) Reasonable provision should be made to ensure that buildings and spaces are accessible and usable and that individuals, regardless of their age, gender or disability are able to gain access to buildings and to gain access within buildings and use their facilities, both as visitors and as people who live and work in them;</u></p> <p>u) Sustainability should be designed in, so that development takes <del>the</del> all reasonable opportunities <u>y</u> to reduce energy use, <del>and</del> water use, <u>and</u> carbon-emissions and <u>to</u> minimise waste, <del>and</del> ensure future resilience to a changing climate <u>and, wherever possible,</u> <del>Developments should also take the opportunity wherever possible to generate power through solar or other means, in accordance with Building Regulations.</del> This should include <u>residential,</u> industrial and commercial developments.</p>
MM78	130	Supporting Text to Policy ENV4 Para 5.45	<p>5.45. The above internationally, nationally and locally designated sites are mapped on the Policies Map. However, safeguarding these (relatively few) designated sites, which are often isolated pockets of rich biodiversity, will not be sufficient to preserve and enhance biodiversity overall. In order to do this, we need to make the best of all opportunities, wherever they arise, to safeguard native habitats and species and to help their recovery, expansion, adaptation to climate change and movement across the plan area. <u>The NPPF states that the planning system should minimise impacts on biodiversity and provide net gains in biodiversity where possible. As such green infrastructure routes/areas have been incorporated into greenfield site allocations where possible and these are identified under Policy ENV4 to provide opportunities for a net gain in biodiversity to be achieved and maintained on these sites.</u> Future reviews of the Local Plan will include the safeguarding of Local Geodiversity Sites which, at present, are at candidate stage and not formally designated. Geological features in the district are currently safeguarded where they</p>

			<p>form part of internationally designated SSSI.</p> <p><u>The vast majority of the plan area lies within 7km of at least one internationally designated site. These include the North Pennine Moors SPA and SAC, the South Pennine Moors Phase 2 SPA and SAC, the Ingleborough Complex SAC, the Craven Limestone Complex SAC and the Bowland Fells SPA. As identified in the Habitats Regulation Assessment – Appropriate Assessment Report, the close proximity of SPAs and SACs means that the designated sites can be vulnerable to recreational pressures emanating from the potential future occupants of new residential development. Other forms of development, such as intensive leisure or tourism proposals may also give rise to additional recreational pressure. Where new developments are within 2.5km of designated sites they (the SPA and/or SAC) can be particularly vulnerable to disturbance, and the development site itself could affect the foraging habitat for qualifying bird species.</u></p> <p><u>Development proposals likely to have a significant effect on a European site, when considered alone and in combination with other plans and projects, will therefore need to be subject to an Appropriate Assessment. Where the Appropriate Assessment cannot rule out adverse impacts on a site’s integrity (having considered any suitable mitigation), and there are no alternative solutions, permission will be refused unless there are imperative reasons of overriding public interest (the ‘IROPI test’). In the event that a development proposal passes the IROPI test, compensatory measures must still be provided, for instance the re-creation of a comparable habitat.</u></p>
MM79	132, 133, 134 and 135	Policy ENV4 Biodiversity Part a) and f)	<p>Growth in housing, business and other land uses <u>on allocated and non-allocated sites</u> will be accompanied by improvements in biodiversity. This means that:</p> <p>a) Wherever possible, development will make a positive contribution towards achieving a net gain in biodiversity and in particular will:</p> <p>i) <u>Ensure that there is no adverse impact effect on any international designated site’s integrity, either alone or in combination with other plans and projects,—which is to be demonstrated through Appropriate Assessment. In cases where Appropriate Assessment concludes that adverse effects cannot be avoided or adequately mitigated, development proposals will not be acceptable unless the IROPI test under Article 6(4) of the EU Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (The Habitats Directive) has been passed and appropriate and suitable compensatory measures are provided.</u></p> <p>f) The following allocated sites <del>will be</del> <u>are</u> accompanied by guiding development principles which <del>will</del> identify</p>

indicative areas of green infrastructure within each site where ~~significant contributions~~ where an overall net gain in biodiversity are to be made, via the introduction of green infrastructure routes will be expected:

Site Reference	Site Address	<u>Approx Area of Green Infrastructure (Ha)</u>	Inset Map
	SP5: SKIPTON		
SK013	Land east of Aldersley Avenue and south of Moorview Way, Skipton	<u>2.6</u>	1
SK061	East of canal, west of Sharphaw Avenue, Skipton	<u>0.9</u>	1
SK081, SK082, SK108	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton	<u>3.5</u>	1
SK088	Hawbank Fields, north of Otley Road and south of A6131, Skipton	<u>4.1</u>	1
SK089, SK090	Land to the north of Airedale Avenue and Elsey Croft, east of railway line, Skipton	<u>2</u>	1
SK094	Land bounded by Carleton Road, railway line and A629, Skipton	<u>7.4</u>	1
SK101	East of Keighley Road and south of Cawder Lane, Skipton	<u>0.6</u>	1
SK114, SK124	Land to east of North Parade and Cawder Road garage site, Horse Close, Skipton	<u>1.1</u>	1

	SP6: SETTLE		
SG021, SG066, SG080	Land to the north-west and south-west of Penny Green, Settle	<u>1.2</u>	4
SG025	Land to the south of Ingfield Lane, Settle	<u>7.5</u>	4
SG027, SG068	Land to the south of Brockhole View and west of Brockhole Lane, Settle	<u>0.8</u>	4
SG079	Land to the north of Town Head Way, Settle	<u>0.9</u>	4
<u>SG064</u>	<u>Land to south of Runley Bridge Farm and west of B6480 (Employment-Led Mixed Use)</u>	<u>1.6</u>	<u>4</u>
	SP7: BENTHAM		
HB052	Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham	<u>2</u>	5
	SP8: GLUSBURN / CROSSHILLS		
SC085	Land at Malsis, Glusburn	<u>8.6</u>	2
	SP10: GARGRAVE		
GA009	Land off Eshton Road, north of canal, Gargrave	<u>1.2</u>	14
	SP11: BURTON IN LONSDALE		
BU012	Richard Thornton's CE Primary School, Burton in Lonsdale	<u>0.3</u>	7



MM80	137 and 138	Supporting Text to Policy ENV5 Para 5.58	5.58 Policy ENV5 below aims to plan for better green infrastructure from the outset and looks to all new development to make a reasonable contribution wherever possible, including linking up to existing green infrastructure in the area. This also ties-in with other policy aims, including improvements in biodiversity, tackling climate change, <u>protecting landscape, reducing recreational impact on SPAs/SACs and ensuring a high-quality local environment and an enhanced quality of life.</u> Local plan sites, in particular, will help to create better green infrastructure <u>routes which are multi-functional and mitigate constraints on site, as well as provide</u> and better links between built-up areas, green space and the countryside. <u>Site specific development principles within Policies SP5, SP6, SP7, SP8, SP10 and SP11 provide clear detail about the location, purpose and functional use of green infrastructure on each site.</u>																												
MM81	138,139 and 140	Policy ENV5 Green Infrastructure Part d)	<p>d) The following allocated sites <del>will be</del> <u>are</u> accompanied by guiding development principles which <del>will</del> set out more specifically how improvements and growth to the green infrastructure network can be achieved on each site:</p> <table border="1" data-bbox="589 730 1783 1458"> <thead> <tr> <th data-bbox="589 730 851 903">Site Reference</th> <th data-bbox="851 730 1350 903">Site Address</th> <th data-bbox="1350 730 1615 903"><u>Approx Area of Green Infrastructure (Ha)</u></th> <th data-bbox="1615 730 1783 903">Inset Map</th> </tr> </thead> <tbody> <tr> <td colspan="4" data-bbox="589 903 1783 962">SP5: SKIPTON</td> </tr> <tr> <td data-bbox="589 962 851 1054">SK013</td> <td data-bbox="851 962 1350 1054">Land east of Aldersley Avenue and south of Moorview Way, Skipton</td> <td data-bbox="1350 962 1615 1054"><u>2.6</u></td> <td data-bbox="1615 962 1783 1054">1</td> </tr> <tr> <td data-bbox="589 1054 851 1149">SK061</td> <td data-bbox="851 1054 1350 1149">East of canal, west of Sharphaw Avenue, Skipton</td> <td data-bbox="1350 1054 1615 1149"><u>0.9</u></td> <td data-bbox="1615 1054 1783 1149">1</td> </tr> <tr> <td data-bbox="589 1149 851 1286">SK081, SK082, SK108</td> <td data-bbox="851 1149 1350 1286">Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton</td> <td data-bbox="1350 1149 1615 1286"><u>3.5</u></td> <td data-bbox="1615 1149 1783 1286">1</td> </tr> <tr> <td data-bbox="589 1286 851 1380">SK088</td> <td data-bbox="851 1286 1350 1380">Hawbank Fields, north of Otley Road and south of A6131, Skipton</td> <td data-bbox="1350 1286 1615 1380"><u>4.1</u></td> <td data-bbox="1615 1286 1783 1380">1</td> </tr> <tr> <td data-bbox="589 1380 851 1458">SK089, SK090</td> <td data-bbox="851 1380 1350 1458">Land to the north of Airedale Avenue and Elsey Croft, east of</td> <td data-bbox="1350 1380 1615 1458"><u>2</u></td> <td data-bbox="1615 1380 1783 1458">1</td> </tr> </tbody> </table>	Site Reference	Site Address	<u>Approx Area of Green Infrastructure (Ha)</u>	Inset Map	SP5: SKIPTON				SK013	Land east of Aldersley Avenue and south of Moorview Way, Skipton	<u>2.6</u>	1	SK061	East of canal, west of Sharphaw Avenue, Skipton	<u>0.9</u>	1	SK081, SK082, SK108	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton	<u>3.5</u>	1	SK088	Hawbank Fields, north of Otley Road and south of A6131, Skipton	<u>4.1</u>	1	SK089, SK090	Land to the north of Airedale Avenue and Elsey Croft, east of	<u>2</u>	1
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MM82	142	Policy ENV6 Flood Risk Part e) and f)	<p>e) Development will minimise the risk of surface water flooding by ensuring adequate provision for foul and surface water disposal in advance of occupation (as per standards set out by the Environment Agency <u>and subsequent updates to the standards</u>, see Appendix D C). Surface water should be managed at the source and not transferred, and every option should be investigated before discharging surface water into a public sewerage network.</p> <p>f) Development will maximise opportunities to help reduce the causes and impacts of flooding by ensuring adequate sufficient attenuation and long term storage is provided to accommodate storm water on site without risk to people or property and without overflowing into a watercourse (as per standards set out by the Environment Agency <u>and subsequent updates to the standards</u>, see Appendix D C).</p>																
MM83	144	Policy ENV7 Land and Air Quality Part a) and e)	<p>a) <u>Ensuring significant</u> development will avoid the plan area's best <u>and most versatile</u> agricultural land (grade 3) wherever possible, unless the need for and benefit of development justifies the scale and nature of the loss.</p> <p>e) The location, layout and design of development will encourage walking, cycling and the use of public transport and <u>electric vehicles</u>. Green travel plans will promote reductions in car use.</p>																
MM84	146	Policy ENV8 Water Resources, Water Quality and Groundwater Part b)	<p>b) Development will <del>encourage</del> <u>maximise opportunities</u> for the incorporation of water conservation into its design, <del>to maximise opportunities to collect</del> <u>including the collection</u> and re-use water on site.</p>																
MM85	150	Supporting Text to Policy	5.84 Evidence prepared as part of the plan making process has focused on turbines of 100m or over which would be																

		ENV9 Paras 5.84 and 5.85	<p>strategic in nature and make a significant contribution towards energy generation. The NPPF states that evidence prepared for the Local Plan should be proportionate, <u>and</u> requiring evidence to identify the suitability of all potential areas for wind energy across the various scales is considered disproportionate. Impacts of small-scale individual turbines, <u>defined as turbines under 50m in height to the tip</u> (<del>for example around 30m in height</del>) are likely to be different from those of commercial wind turbines of 100m or more.</p> <p>5.85 Therefore in order to support the needs of a farmstead or other rural business and to enable the development of community led schemes benefiting local communities including those where a neighbourhood plan has not yet been prepared, small scale turbines (<del>the definition of small scale being determined on a case by case basis but normally with a tower height of up to 30m</del>) will be deemed acceptable in accordance with the criteria set out in draft policy ENV9 notwithstanding the content of the written ministerial statement.</p>														
MM86	150 and 152	Policy ENV9 Renewable and Low Carbon Energy Part a) and section on Small Scale Wind Turbines	<p>a) Supporting <del>well-conceived</del> projects and infrastructure proposals that offer a good balance of economic, environmental and social benefits, and are not outweighed on balance by one or more negative impacts;</p> <p>Small Scale Wind Turbines</p> <p>In the case of small-scale turbines, <u>which defined as turbines under 50m in height to the tip</u>, <del>require planning permission (generally 30m or under in tower height but considered on a case by case basis)</del>, proposals will be supported where they meet the criteria a) to k) listed above and;</p>														
MM87	154	Policy ENV10 Local Green Space	<p>The sites identified in the table below, and as identified on the Policies Map, are <del>proposed for designation</del> <u>designated</u> as Local Green Space:</p> <table border="1"> <tr> <td>High and Low Bentham</td> <td></td> </tr> <tr> <td>HB-LGS3</td> <td>Part of draft LP site HB028 East of Station Rd and south west of Pye Busk, High Bentham</td> </tr> <tr> <td colspan="2">Bradleys Both</td> </tr> <tr> <td colspan="2">LGS sites assessed as part of Neighbourhood Plan preparation.</td> </tr> <tr> <td colspan="2">Carleton in Craven</td> </tr> <tr> <td>CA – LGS2</td> <td>Heslaker Lane, Carleton</td> </tr> <tr> <td>CA – LGS6</td> <td>North of Vicars Row, Carleton</td> </tr> </table>	High and Low Bentham		HB-LGS3	Part of draft LP site HB028 East of Station Rd and south west of Pye Busk, High Bentham	Bradleys Both		LGS sites assessed as part of Neighbourhood Plan preparation.		Carleton in Craven		CA – LGS2	Heslaker Lane, Carleton	CA – LGS6	North of Vicars Row, Carleton
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CA – LGS8	The Pine Trees, Westwood, Carleton
CA – LGS9	St. Mary's Green, Carleton
Cononley	
LGS sites assessed as part of Neighbourhood Plan preparation.	
Embsay with Eastby	
EM – LGS2	Between Main Street & Shires Croft
EM – LGS3	South of Village Hall, Main Street, Embsay
EM – LGS6	East side of West Lane, Embsay
EM- LGS11	Fields adjacent to Kirk Lane, Embsay
Gargrave	
LGS sites assessed as part of Neighbourhood Plan preparation.	
Glusburn	
GLUS-LGS1	Glusburn Park
Hellifield	
HE-LGS1	Land to the west of Hellifield (Hellifield Flashes)
HE-LGS7	Gallaber Pond, Hellifield
HE-LGS5	Field adjacent St. Aidan's Church
Ingleton	
IN-LGS2	Ingleton Park off Thacking Lane, Ingleton
Kildwick	
KL-LGS2	Fields by Kildwick Bridge, Main Road, Kildwick, BD20 9BD
KL-LGS4	Parson's Walk and Glebe Field
KL-LGS5	Banks Field (Lower section), Priest Bank Road
KL-LGS6	Field south of the Recreation Ground, Priest Bank Road
Settle & Giggleswick	
SG-LGS4	The Green, Commercial Street, Settle
SG-LGS15	Bowling green off Station Road, Settle
SG-LGS22	Glebe Field, Giggleswick
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MM87a	154	Policy ENV10 Local Green Space	<u>SK-LGS66 – Land to the north of Skipton up to and including the PROW at Short Lee Lane, west of Skipton Castle Woods SINC, and east of Grassington Road, Skipton .</u>																														
MM88	159	Supporting Text to Policy ENV12 Para 5.100	<del>Footpaths, bridleways and byways (p</del> <u>Public rights of way – PROWs )</u>																														

MM89	164	Policy ENV13 Green Wedges	<p>Green Wedges will help settlements to grow in ways that maintain and reinforce their individual character and identity, by safeguarding against the coalescence of separate built-up areas, and will help to maintain and, wherever possible, enhance local recreational opportunities. Therefore, within the Green Wedges listed below and defined on the Policies Map, development will be resisted where it would <del>compromise the gap between settlements</del> <u>fail to preserve the separate character and identity of settlements or would fail to preserve the sense of separation between settlements</u>. In addition, the Council will seek to consolidate, strengthen and enhance the character, appearance and, where appropriate, recreational value of these areas.</p> <ol style="list-style-type: none"> <li>1. Land between High and Low Bentham.</li> <li>2. Land between Glusburn, Crosshills, Sutton-in Craven, Farnhill and Kildwick and up to the plan area/district/county boundary, near Eastburn, West Yorkshire.</li> </ol>
MM90	165	Supporting Text for Policy H1 Para 6.2	<p>6.2 The number of people across Craven District aged 65 or over is projected to increase from 14,000 in 2015 to 21,200 by 2037 (a 50% increase) according to ONS 2014-based population projections, so it is important that there is provision of a range of appropriate housing provision, adaptation and support for Craven's older population. Additionally, providing a wider range of older persons' accommodation has the potential to free-up larger family accommodation. <u>The two main types of this specialist 'C3' housing for older people are:</u></p> <ul style="list-style-type: none"> <li>• <u>Age Restricted-Exclusive / Sheltered / Retirement Housing – This is accommodation that is built specifically for sale or rent to older people. They comprise self-contained units (apartments) with communal facilities and a live-in or mobile scheme manager and alarm call systems in case of emergency, and</u></li> <li>• <u>Assisted Living / Extra Care / Very Sheltered Housing - This is similar to Sheltered Housing, but is designed to enable residents to retain their independence as they grow older and their need for support and/or care increases. Residents still occupy their own self-contained home within blocks of flats, estates of bungalows or retirement 'villages' but often enjoy enhanced communal accommodation and occupants may also be offered individual care and assistance from support staff, within the complex, 24 hours per day.</u></li> </ul> <p><u>The provision of affordable housing for local needs is an important objective of the plan and the Council's evidence on viability identifies that both private and public sector housing for older people can make a contribution towards affordable housing. This evidence, referenced in the supporting text to policy H2, justifies minimum levels of affordable housing for private sector schemes on site or an equivalent financial contribution for off-site provision. These minimum levels of on-site provision are set out in Policy H2: Affordable Housing of the plan. The Council will publish additional practical guidance on the provision of affordable housing for this and general open market housing</u></p>

			<u>in the form of a Supplementary Planning Document (SPD). In consultation with stakeholders, this SPD will set out more detail on how Policy H2 will operate and be administered.</u>
MM90a	165	Supporting Text for Policy H1 Para 6.2	6.2 The number of people across Craven District aged 65 or over is projected to increase from 14,000 in 2015 to 21,200 by 2037 (a 50% increase) according to ONS 2014-based population projections, so it is important that there is provision of a range of appropriate housing provision, adaptation and support for Craven's older population. Additionally, providing a wider range of older persons' accommodation has the potential to free-up larger family accommodation. <u>The two main types of this specialist 'C3' housing for older people are:</u>
MM91	166	Policy H1 Specialist Housing for Older People Part a) and b)	a) supporting the provision of specialist housing for older people across all tenures in <u>sustainable locations with reasonable access to local services, facilities and public transport</u> , provided proposals accord with Policy SP4, H2, and INF3 and all other relevant local plan policies; b) <del>encouraging developers to build new homes to the 'Lifetime Homes' standard so that they can be readily adapted supporting proposals to adapt/extend existing residential properties to meet the needs of those with disabilities and the elderly older people. as well as assisting independent living at home;</del>
MM92	167, 168, 169, 170, 171, 172, and 173	Supporting Text for Policy H2 Para 6.8, 6.10, 6.11, 6.12, 6.13, 6.14, 6.18, 6.20, 6.21 and 6.25	6.8 According to the 2017 SHMA, Craven's net affordable housing imbalance is 126 dwellings per annum and future affordable housing provision should be approximately 15%-25% intermediate tenure <u>and 75%-85% affordable rented, with 87.4% one and two bedroom dwellings and 12.6% three (or more) bedroom dwellings. Based on the Housing Register in 2017 reported in Table 7.2 of the 2017 SHMA, the greatest need is for two bed dwellings and this is to meet the needs of newly forming households.</u> The SHMA also recommends that intermediate tenure options should continue to be actively promoted, particularly for newly-forming households, and identifies a potential market for 154 starter homes over 5 years (31 per annum). <u>In determining planning applications, the Council will have regard to the need to deliver an appropriate mix and range of affordable housing and will have regard to the most up to date evidence of need from the SHMA and any other relevant sources such as the Housing Register (which is a continually updated waiting list for rented affordable housing).</u>  6.10 <del>The NPPF (2012) at paragraph 50 states that where local authorities have identified that affordable housing is needed, local plans should contain policies for meeting this need on site, unless off site provision or a financial contribution of broadly equivalent value can be justified. A Written Ministerial Statement in November 2014 and subsequent changes to national planning policy guidance (PPG) sought to bring in a number of measures intended to</del>



lift the burden imposed on small developers by affordable housing and tariff style (section 106) contributions. The Government's decision to adopt new policy by way of Written Ministerial Statement was quashed in July 2015. However, that decision was overturned by the Court of Appeal in May 2016. Accordingly, the Written Ministerial Statement and amendments to the NPPG have been reinstated. The main effects on national affordable housing policy and guidance are as follows: This plan has been examined against the provisions of the 2012 NPPF. This version of the NPPF combined with the NPPG included thresholds below which on site affordable housing provision and off site financial contributions should not be required. These and the reference to vacant building credit are given below:

- ~~A new national site size threshold has been introduced.~~ Local Planning Authorities should no longer seek affordable housing contributions from developments of 10-units or less, and those which have a maximum combined gross floor space of no more than 1,000 square metres (gross internal area)
- In designated rural areas authorities may choose to implement a lower threshold of 5 dwellings or less. Where the lower 5-unit or less threshold is applied, affordable housing and tariff style contributions should be sought from developments of between 6 and 10 units in the form of cash payments which are commuted until after completion of units within the development
- Vacant building credit has been introduced. Authorities should apply the credit where developments include the re-use or redevelopment of empty buildings, so that affordable housing contributions relate only to net increases in floor space.

6.11 The Craven Local Plan Viability Assessment: Addendum (November 2017) has assessed the impact of the Council's emerging policies which seek developer contributions for open space, sport and recreation, education, highway infrastructure and affordable housing on the viability of 'typical' housing sites that are likely to come forward during the plan period. Fourteen different typologies have been assessed and tested based on different sizes and locations across the plan area, including sites between the thresholds of 5 to 10 dwellings. The Viability Assessment concludes that 30% affordable housing on greenfield sites is viable across all site typologies for general market housing (apart from rural exception sites).

The Craven Local Plan Viability Reports: Brownfield Land Update (October 2018) and the Supported Living for Older People Update (Oct/Nov 2018) provide the justification for the level of affordable housing contributions set out in this policy for general market housing on previously developed land and for specialist housing for older people on both greenfield and previously developed land. A definition of the two types of specialist housing for older people set out in this policy is provided in the supporting text to Policy H1 of this plan

		<p>6.12 The Spatial Strategy of the local plan at Policy SP4 makes an allowance for sites to be delivered in the smaller Tier 5 settlements across the plan area, most of which are designated rural areas<sup>1</sup>. The conclusion of the Viability Assessment is that the provision of 30% affordable housing on small sites between the thresholds of 56 to 10 dwellings is viable. This means that developments of 6 to 10 dwellings can contribute in a small, but nevertheless important way to a key objective of the local plan to improve housing choice in terms of house type, size, tenure, price and location and to address the issue of a shortfall in affordable homes across Craven, as evidenced in the SHMA 2017. A lower threshold of 5 dwellings in the designated rural areas of Craven is therefore considered to be justified. <del>In compliance with the Written Ministerial Statement, draft local plan Policy H2 requires cash</del> <u>Financial contributions will to be required</u> made from such sites rather than on-site provision.</p> <p>6.13 To address the issue of a shortfall in affordable homes across Craven, increasing the supply of new affordable homes is a priority for the local plan. Securing new affordable homes through the planning system is an effective way of achieving this. The local plan sets out policy mechanisms which seek to <del>meet full</del> <u>maximise</u> affordable housing <u>provision needs</u> through a number of approaches, including: the contribution of affordable homes by housing developers, where the homes are usually taken on by registered providers (e.g. housing associations); financial contributions from housing developers, where the money is used to secure affordable homes off-site; and the release of rural exception sites. As well as registered providers, there are other affordable housing providers who may operate under equivalent arrangements or, more often, may specialise in offering innovative intermediate tenure products. In addition to increasing the supply of new affordable homes, Craven District Council, North Yorkshire County Council and registered providers will seek to reduce the need for affordable housing through homeless prevention measures, mortgage rescue schemes and the provision of grants and loans to support necessary alterations or energy efficiency measures to improve existing unsuitable housing. The local plan's employment policies will also help to make living in Craven more affordable for people who work in Craven, by promoting local employment opportunities.</p> <p>6.14 <del>Affordable housing can comprise a number of different types of accommodation ranging from affordable (sub market) rent products, to intermediate tenures such as shared equity (shared ownership and equity loans); discounted sale housing and rent-to-buy.</del> <u>Affordable housing is housing for sale or rent, for those whose needs are not met by the market and is defined in the NPPF. However, "low cost market" housing is not considered as</u></p>
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affordable housing for planning purposes. It is important that in providing affordable housing, a range of tenure types and products is provided to help to address the range of needs of different households.

6.18 ~~Only in very exceptional circumstances will the local planning authority review individual sites in terms of scheme viability.~~ In some circumstances, development proposals may seek to include a lower proportion of affordable housing. To comply with this policy these circumstances must be exceptional. For example unusual and wholly unexpected/unforeseen development costs which affect scheme viability, or where there are clear and overriding reasons to meet other planning objectives, such as the restoration of heritage assets. In these exceptional circumstances developers will be expected to conduct negotiations on a transparent and 'open book' basis<sup>44</sup>. In all cases the Council will look to maximise the provision of affordable housing having regard to the circumstances of individual sites and scheme viability”

<sup>44</sup> The Council will always want to respect the nature of information provided in confidence, however because the Council is a public authority, under the Environmental Information Regulations, any information it holds can be subject to disclosure to third parties. Obviously the Council would approach applicants where the possibility of this disclosure may arise.

6.20 The basis of the calculation of financial contributions in lieu of on-site provision will be the difference between affordable housing transfer values and open market values for 70sqm two-bedroom houses assuming they are available on the same site. On flatted schemes, the commuted sum will be based on the affordable housing transfer values for similar units. The market value of dwellings will be determined having regard to the asking price and any sales where contracts have been exchanged, along with any evidence of market sales in the locality. The value of affordable housing will be determined by the Council's latest published transfer prices<sup>45</sup> (the prices a registered provider will pay to a developer for affordable units). Any financial contributions obtained will be used to secure off-site provision to help meet the district's affordable housing needs. Such off-site contributions/provision will rarely be appropriate for general housing and will be acceptable only where doing so would meet wider planning or housing objectives e.g. on flatted schemes where management arrangements may make on-site affordable housing more expensive through the application of service charges. The Council will publish additional practical guidance on the provision of affordable housing in the form of a supplementary planning document (SPD). This will include guidance on the limited circumstances in which off-site provision or financial contributions will be considered in lieu of on-site provision and more detail on how financial contributions will be calculated.

<sup>45</sup> The Council's transfer prices have been reviewed in 2017. They are currently set at £1,000 per square metre

6.21 A vacant building credit is equivalent to the existing gross floorspace of any vacant buildings on a site and is

			<p>deducted from the normal affordable housing contribution required by the Council. It applies to vacant buildings that are to be brought back into use or to be demolished for re-development, but not to abandoned buildings. This <u>is</u> national policy <u>and</u> is intended to incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings. The Council <u>will use national policy and guidance</u> <del>bear this in mind when considering to determine</del> whether a vacant building credit should apply to a particular development and will use the credit to help bring forward brownfield development that might not otherwise occur or might be postponed indefinitely. Vacant building credit will be deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided.</p> <p>6.25 Proposals for exception sites which <u>seek to</u> include an element of market housing should be accompanied by a detailed financial appraisal to justify the need to include market housing and to demonstrate that the number of market homes proposed is the minimum required to deliver an appropriate mix of affordable homes whilst ensuring viability of the scheme. <u>Furthermore, no more than 30% of the units in a scheme should be for market housing. Any higher percentage of market housing would undermine the integrity of these sites being 'exception' sites where housing is not normally permitted.</u> The Council will publish additional practical guidance on the provision of affordable housing, <u>including</u> on rural exception sites in the form of a supplementary planning document (SPD). <del>This will include for example, guidance on what a 'local area' means in the context of the policy.</del></p>
MM93	174, 175 and 176	Policy H2 Affordable Housing	<p>a) <del>Local affordable homes that are needed in the plan area will be delivered by</del> Affordable housing will be provided as part of <u>general market housing developments, as follows:</u></p> <p>I. <del>the provision of a minimum of 30% of proposed new dwellings as affordable housing on greenfield sites- On greenfield sites, developments</del> of 11 dwellings or more, and <del>on any site developments</del> with a combined gross floor area of more than 1000 sqm <u>will provide not less than 30% of new dwellings as affordable housing.</u> In designated rural areas, <del>proposals</del> <u>developments</u> on greenfield sites of 6 to 10 dwellings will be required to make an equivalent financial contribution <u>for affordable housing;</u> <del>Development proposals that seek to provide a lower level of affordable housing contribution will not be acceptable unless it can be clearly demonstrated that exceptional circumstances exist which justify a reduced affordable housing contribution</del></p> <p>II <del>negotiating with developers and landowners on brownfield sites to secure a proportion of new dwellings as</del></p>

~~affordable housing or to secure an equivalent financial contribution- On brownfield sites, developments of 11 dwellings or more, and developments with a combined gross floor area of more than 1000 sqm will provide not less than 25% of new dwellings as affordable housing. In designated rural areas, developments on brownfield sites of 6 to 10 dwellings will be required to make an equivalent financial contribution for affordable housing; In negotiating schemes the local planning authority will look to maximise provision having regard to the circumstances of individual sites and scheme viability. Developers will be expected to conduct negotiations on a transparent and 'open book' basis. In appropriate circumstances, the local planning authority will apply vacant building credit and will reduce on-site and/or financial contributions accordingly.~~

~~III. supporting registered providers in bringing forward wholly affordable schemes within Craven's market towns and villages;~~

~~IV supporting in principle, the release of rural exception sites.~~

~~b) Affordable homes will also be provided in conjunction with registered providers through the purchase and repair of existing dwellings, alterations and improvements to the existing affordable housing stock and through the re-use of empty homes.~~

**Specialist Housing for Older People**

~~b) Affordable housing will be provided as part of specialist housing developments for older people as follows:~~

**Age Restricted/Sheltered Housing**

~~I. On greenfield sites, developments of Age Restricted/Sheltered Housing or similar housing included in Policy H1, will provide not less than 30% new dwellings as affordable housing;~~

~~II. On brownfield sites, developments of Age Restricted /Sheltered Housing similar housing included in Policy H1, will provide not less than 25% of new dwellings as affordable housing;~~

**Assisted Living/Extra Care Housing**

~~III. On greenfield sites developments of Assisted Living/Extra Care Housing, or similar housing included in Policy H1, will provide not less than 12% of new dwellings as affordable housing;~~

~~IV. On brownfield sites developments of Assisted Living/Extra Care Housing, or similar housing included in Policy H1, will provide not less than 7% of new dwellings as affordable housing.~~

~~c) Providing an off-site contribution in lieu of an on-site contribution will only be supported where there are clear~~

advantages or overriding reasons for doing so and the off-site contribution is preferable in terms of achieving housing and planning objectives and will contribute to the objective of creating mixed and balanced communities. In these circumstances, proposals will be expected to make a financial contribution equivalent to the on-site provision.

d) Development proposals that seek to provide a lower level of affordable housing contribution, either on or off site, will not be acceptable unless it can be clearly demonstrated that exceptional circumstances exist which justify a reduced affordable housing contribution. In such exceptional circumstances, the local planning authority will look to maximise provision of affordable housing having regard to the circumstances of individual sites and scheme viability. Developers will be expected to conduct negotiations on a transparent and 'open book' basis. The local planning authority will apply vacant building credit in all appropriate circumstances, in accordance with the NPPF and the PPG and will reduce on-site and/or financial contributions accordingly.

e) Affordable housing will also be provided by:

I. supporting registered providers in bringing forward developments of 100% affordable housing within Tiers 1 to 5 of the spatial strategy, in accordance with Policy SP4;

II. supporting in principle, the release of rural exception sites and

III. supporting registered providers in the repair, alteration and improvement of the existing affordable housing stock and the re-use of empty homes.

~~e) f) The size, type and tenure of affordable units will be expected to reflect the most up-to-date evidence of affordable housing needs, including from the Council's latest Strategic Housing Market Assessment and any other robust and up to date evidence of local housing need. Affordable housing contributions should comprise either social or affordable rent tenures as well as intermediate tenure types. The 2017 Craven District Strategic Housing Market Assessment indicates that this currently should be between 15% to 25% intermediate types and 75% to 85% social or affordable rent tenures. Providing an off-site contribution in lieu of an on-site contribution will only be supported where there are clear advantages or overriding reasons for doing so and it is agreed that an off-site contribution is preferable in terms of achieving housing and planning objectives.~~

~~e) g) Affordable housing contributions will be sought from proposed developments that are phased or are brought forward in a piecemeal fashion and where the total combined , or 'holistic' development exceeds the relevant threshold.~~

~~e) h) the provision of affordable housing will be secured via a planning obligation (section 106 agreement). The~~

			<p>obligation will seek to ensure that affordable <del>units</del> <u>dwelling</u>s are maintained in perpetuity for households in affordable housing need or that the affordable housing subsidy is recycled.</p> <p><del>f) i) Proposals for 100% affordable housing schemes-developments in or adjoining</del> <u>outside the main built up area of Tiers 2 to 5 any settlements in the plan area (except Skipton)</u> will be supported where:</p> <p>I. <del>a scheme</del> <u>the development</u> will help to meet but not exceed proven need in the <del>local area</del> <u>parish or a combination of parishes, as appropriate; and</u></p> <p>II. the site is small and is physically and visually well related to the settlement; and</p> <p>III. provision is made for the affordable units to be maintained in perpetuity for households in affordable housing need or for the affordable housing subsidy to be recycled.</p> <p><del>g) i) Very special circumstances will be required to allow any m-</del> <u>Market housing on proposed rural exception sites will only be allowed and this will be</u> where it can be demonstrated that:</p> <p>I. <del>these are</del> <u>the market housing is</u> essential to enable the delivery of the affordable <del>homes-</del> <u>housing</u> by a registered provider and <del>the</del> delivery of an appropriate mix of affordable <del>house</del> <u>dwelling</u> types and tenures to reflect need in the local area; and</p> <p>II. <del>the market homes proposed</del> <u>market dwellings-are</u> <u>represent no more than 30% of the total number of dwellings proposed on the site and are</u> the minimum number required to achieve viability in the absence of any public subsidy or with reduced public subsidy, <u>and</u></p> <p>III. <u>the developer has submitted an 'open book' viability assessment which shows that</u></p> <p><u>i. aspirational land values have not been used to justify a higher proportion of market value units, and</u></p> <p><u>ii. viability has been based on reasonable land values for a rural exception site</u></p>
MM93a	175	Policy H2 Affordable Housing	<p><del>b) Affordable homes will also be provided in conjunction with registered providers through the purchase and repair of existing dwellings, alterations and improvements to the existing affordable housing stock and through the re-use of empty homes.</del></p> <p><b><u>Specialist Housing for Older People</u></b></p> <p><u>b) Affordable housing will be provided as part of specialist housing developments for older people where falling within Use Class C3 as follows:</u></p>

			<p><b><u>Age Restricted/Sheltered Housing</u></b></p> <p><u>I. On greenfield sites, developments of Age Restricted/Sheltered Housing or similar housing included in Policy H1, will provide not less than 30% new dwellings as affordable housing;</u></p> <p><u>II. On brownfield sites, developments of Age Restricted /Sheltered Housing similar housing included in Policy H1, will provide not less than 25% of new dwellings as affordable housing;</u></p> <p><b><u>Assisted Living/Extra Care Housing</u></b></p> <p><u>III. On greenfield sites developments of Assisted Living/Extra Care Housing, or similar housing included in Policy H1, will provide not less than 12% of new dwellings as affordable housing;</u></p> <p><u>IV. On brownfield sites developments of Assisted Living/Extra Care Housing, or similar housing included in Policy H1, will provide not less than 7% of new dwellings as affordable housing.</u></p>
MM94	179	Policy H3 Gypsies, Travellers, Showmen and Roma Part d) and g)	<p>d) The site is of sufficient size to provide a good residential environment <u>for future occupiers</u>, in terms of design, layout, spacing, provision of facilities, and amenity space; has good and safe access to the public highway and adequate space within the site for the parking and turning of vehicles;</p> <p>g) The proposal and neighbouring land uses <del>are compatible</del> can satisfactorily co-exist and the proposal relates well in scale and location to <u>existing neighbouring occupiers. settled communities</u>;</p>
MM95	180 and 181	Supporting Text to Policy EC1 Para 7.4	<p>7.4 Draft Policy EC1 sets out a positive context within which proposals for economic/employment uses are considered. The policy seeks to facilitate the delivery of economic development and employment proposals through a criteria based policy approach that enables the delivery of economic/employment related development in the right locations, within the context of draft policy SP2 and the spatial strategy – draft Policies SP5 to SP 11. <u>As such economic/employment related development will be appropriately located to avoid emissions arising from industry and infrastructure affecting sensitive land uses including residential developments, hospitals, hotels, motels, hostels, caravan parks, schools, nursing homes, child care facilities, shopping centres, playgrounds, and some public buildings.</u></p> <p>7.7 It is though, recognised that there will be circumstances where it will not always be appropriate or desirable to retain sites and premises in employment generating uses. For example there may be <u>ongoing amenity issues for</u></p>



			<p><u>occupiers of neighbouring properties from existing industrial uses that cannot be mitigated, or the road network or access serving the employment use may be unsuitable for the continued use of the site for employment uses. Such matters would need to be demonstrated as part of a planning application submission.</u> Policy EC2 sets out circumstances where non employment generating uses on sites and premises currently in employment uses may be considered appropriate and/or acceptable. <del>In particular, where employment generating activities cause amenity issues to surrounding sensitive uses that cannot adequately mitigated, In such circumstances, non-employment uses may be considered favourably</del></p>
MM96	182	<p>Policy EC1 Employment and Economic Development First paragraph Part d), g) and h)</p>	<p>Proposals for employment/economic development in existing employment areas (Policy EC2), on land allocated for employment/mixed use (<u>Policies SP5 to SP11</u>), or <del>in locations that accord with the Spatial Strategy (SP4)</del> <u>within the main built up area of Tier 1 to 5 settlements, as defined in Policy SP4</u>, will be supported subject to compliance with the following criteria:-</p> <p>d) The proposal being adequately served by communications infrastructure <u>i.e. broadband, where possible</u>; and</p> <p>g) There are no allocated sites or existing employment areas available in the <del>local area</del> settlement or the <u>nearest Tier 1 to 4 settlement</u> that could accommodate the proposal; <u>or</u>,</p> <p>h) The proposed activity requires a specific location in which to operate adequately; <u>or</u></p>
MM97	181	<p>Supporting Text to Policy EC2 Para 7.7</p>	<p>7.7 It is though, recognised that there will be circumstances where it will not always be appropriate or desirable to retain sites and premises in employment generating uses. For example there may be <u>ongoing amenity issues for occupiers of neighbouring properties from existing industrial uses that cannot be mitigated, or the road network or access serving the employment use may be unsuitable for the continued use of the site for employment uses. Such matters would need to be demonstrated as part of a planning application submission.</u> Policy EC2 sets out circumstances where non employment generating uses on sites and premises currently in employment uses may be considered appropriate and/or acceptable. <del>In particular, where employment generating activities cause amenity issues to surrounding sensitive uses that cannot adequately mitigated, In such circumstances, non-employment uses may be considered favourably</del></p>
MM98	183	<p>Policy EC2 Safeguarding Existing Employment</p>	<p>In order to ensure that there is an adequate supply of employment locations in Craven for 'B' Class Uses, sites <u>currently in 'B' class uses and sites</u> identified on the policies inset map as: existing sites and premises in 'B' Class use in existing employment areas, sites with extant commitments for 'B' Class Use, will be safeguarded from non 'B' Class uses unless:-</p>

		Areas First paragraph, Part b), and c)	<p>b) It is demonstrated that there is no reasonable prospect of the site being retained, reused or redeveloped for a 'B' Class employment generating use; <u>and</u></p> <p>c) The proposed new use is compatible with surrounding uses, and will not result in adverse effects to new <u>and existing</u> occupiers that cannot be adequately mitigated.</p> <p><u>Existing live/work units in the plan area will be safeguarded from changes to non-employment uses unless proposals meet the requirements of criterion f) of Policy EC3: Rural Economy.</u></p>
MM99	184 and 185	Supporting Text to Policy EC3 Para 7.12	<p>7.12 New opportunities are likely to arise in farming, land management and support services, and in the use of farmland and buildings for things other than agriculture, for example green technology, renewable and low-carbon energy, flood management and related areas of research are potential areas of growth. Sustainable tourism projects will continue to be important; there may be further opportunities for combined living and working in rural areas; and local firms will wish to grow and expand. This policy supports the rural economy by recognising the contribution that existing live/work units make to the rural economy. <del>Existing live/work units will therefore be protected.</del></p> <p><u>For the purposes of Policy EC3, live/work units are defined as buildings of sufficient size to accommodate a genuine business use and that any residential accommodation will be ancillary to that use. Proposals for substantial residential accommodation with a token area given over to business use will be considered to be residential development and subject to the requirements of Policy SP4 and will therefore fall outside the scope of policy EC3. The proposal must relate to an employment use which is designed so that it can be used independently of the dwelling space (so that employment potential is not restricted only to occupants of the dwelling space). The occupancy of the living space will be restricted to a person directly involved with the business being operated. The exact ratio of employment to residential space and restrictions relating to the occupancy of the living space will be specified by conditions attached to any planning permission as appropriate. The continued use of existing live/work units will therefore be supported. The conversion of existing live/work units to other uses will be supported provided it can be demonstrated, through robust marketing evidence, that the existing live/work unit is no longer required or that there is no reasonable prospect of it being used for its intended purpose in the future. Marketing evidence must substantiate a robust conclusion that every reasonable attempt has been made to secure a suitable business reuse, that the building is no longer suitable for commercial activity or that it is no longer required by other occupiers.</u></p>
MM100	185	Policy EC3	e) Acknowledging the potential social, economic, environmental benefits of reusing existing buildings by supporting

		Rural Economy Parts e) and f)	<p>proposals for their <u>conversion, including to employment use or live/work units, of barns and other vernacular buildings for residential and/or employment uses within sustainable rural locations</u>, providing opportunities for people to live and work locally.</p> <p>f) <u>Supporting the continued use of</u> <del>Protecting</del> <u>existing live/work units for the valuable contribution they make to the rural economy. The conversion of existing live/work units to other uses will be supported provided it can be demonstrated that there is no reasonable prospect of the live/work unit being re-used.</u></p>
MM101	187	Supporting Text to Policy EC4 Para 7.19	<p><b>7.19 Tourism Development Commitment.</b> Land <u>designated as the Tourism Development Commitment is located to the west of Hellifield (shaded grey in Diagram EC4), and is outlined by a red dashed line in Diagram EC4B. This land benefits from extant planning permission for construction of a rural environmental centre ( comprising tourism, exhibition, training, equestrian and livestock buildings, a hotel and nature conservation area )<sup>1</sup> -but, However, the extent of operational development (buildings etc.) allowed by the planning permission is limited to three areas within the red dashed line and identified by grey hatching in the diagram, with most of the land remaining as fields, a nature conservation area, open public space and a grass car park. Designation of the Tourism Development Commitment recognises the extent of operational development already approved and related Policy EC4B sets out the Council's approach to proposals for alternative sustainable tourism development, which may come forward in the future. The local plan will support s</u> <del>Such proposals will be supported,</del> <u>in principle, provided that they promote sustainable tourism and fully address important matters of landscape, heritage, local character and appearance, archaeology, biodiversity, local green space and public rights of way, in accordance with local plan policies ENV1, ENV2, ENV3, ENV4, ENV10 and ENV12.</u></p>
MM102	194 and 195	Policy EC4 Tourism Part h)	<p><del>h) Supporting alternative sustainable tourism development of land designated as a Tourism Development Commitment, provided that the broad requirements set out below and illustrated on Diagram EC4 are met:</del></p> <ul style="list-style-type: none"> <li><del>I) Conservation of the landscape and of the setting and special qualities of the Yorkshire Dales National Park</del></li> <li><del>II) Conservation of heritage assets, including archaeological remains, the Long Preston Conservation Area and the Settle Carlisle Conservation Area</del></li> <li><del>III) Conservation of biodiversity value</del></li> <li><del>IV) Preservation or enhancement of Local Green Space, including its open character, local significance and value to the community</del></li> </ul>

			<p>V) Preservation and enhancement of the existing public rights of way network.</p> <p>Proposals that include the development of non-designated land (shown in white on Diagram EC4) for the purposes of sustainable tourism will be supported, in principle, provided that the land adjoins the designated Tourism Development Commitment and the proposals are sensible in scale and meet the requirements of I) to V) above.</p>
MM103	190	Supporting Text to Policy EC4A Para 7.27	<p>7.27 The Council therefore proposes to include an additional, but related policy to EC4 (EC4A), to support sensitive and sustainable tourism-led, mixed-use development at Bolton Abbey, in the general locations identified at Bolton Abbey and Bolton Bridge (see Policies Inset Map No.24), subject to a comprehensive strategy and Masterplan for the Core Visitor Area being produced in collaboration with and to the satisfaction of itself (as local planning authority) and other key stakeholders, including the Yorkshire Dales National Park Authority, <u>to the satisfaction of itself and the Yorkshire Dales National Park Authority (as local planning authorities) and in consultation with other key stakeholders, including</u> Historic England, Natural England and the Environment Agency. Development proposals will be expected to accord with the principles of the Masterplan and development proposals which would prejudice the delivery of the related strategy for the Core Visitor Area will not be permitted.</p>
MM104	196 and 197	Policy EC4A Tourism-led Development at Bolton Abbey	<p>The provision of sensitive and sustainable tourism-led, mixed-use development at Bolton Abbey will be supported <u>within the Core Visitor Area indicated on the Policies Map (Inset Map No. 24).</u></p> <p>In particular, <u>within the Core Visitor Area</u>, the following mix of uses will be supported in principle subject to their scale, design, location, inter-relationships and cumulative impact upon the historic environment, ecology, flood risk and landscape character being acceptable:</p> <ul style="list-style-type: none"> <li>• Tourism facilities, including but not limited to, farm shop, play barn and eating/drinking establishments;</li> <li>• New build visitor accommodation;</li> <li>• New infrastructure necessary to promote and improve cycling and walking;</li> <li>• <del>Other development (e.g. residential and commercial)</del> <u>Limited residential development to provide staff accommodation and market housing</u>, which conforms to policies elsewhere in the Local Plan;</li> <li>• <u>Limited commercial development, which conforms to policies elsewhere in the Local Plan.</u></li> </ul> <p>Larger scale development will be restricted to the following general locations indicated on the Policies Map (Inset Map No. 24):</p> <p>- Land including and surrounding the main village car park at Bolton Abbey village</p>

			<ul style="list-style-type: none"> <li>- Land to the north-north-west of the B6160 / A59 roundabout at Bolton Bridge</li> <li>- Land north of the highway spur (part of former A59) to the west of the B6160 at Bolton Bridge</li> </ul> <p><del>Before any development takes place, a</del> <u>A</u> comprehensive strategy and Masterplan for the Core Visitor Area, including detailed development and design principles <u>and a Landscape and Visual Impact Assessment</u>, shall be produced <del>in collaboration with, and to the satisfaction of, the local planning authority and other key stakeholders, including the Yorkshire Dales National Park Authority,</del> <u>to the satisfaction of the local planning authorities in consultation with key stakeholders, including</u> Historic England, Natural England and the Environment Agency. Development proposals will be expected to accord with the principles of the Masterplan and developments which would prejudice the delivery of the related strategy for the Core Visitor Area will not be permitted.</p>
MM105	197	New Policy EC4B	<p><u>Policy EC4B: Tourism Development Commitment at Hellifield</u></p> <p><u>Alternative sustainable tourism development will be supported on land at Hellifield identified as grey hatching on Diagram EC4B, provided that the following requirements are met:</u></p> <ul style="list-style-type: none"> <li><u>I) Conservation of the landscape and of the setting and special qualities of the Yorkshire Dales National Park</u></li> <li><u>II) Conservation of heritage assets, including archaeological remains, the Long Preston Conservation Area and the Settle-Carlisle Conservation Area</u></li> <li><u>III) Conservation of biodiversity value</u></li> <li><u>IV) Preservation or enhancement of Local Green Space, including its open character, local significance and value to the community</u></li> <li><u>V) Preservation and enhancement of the existing public rights of way network</u></li> <li><u>VI) Preservation or enhancement of the character and appearance of the local area.</u></li> </ul> <p><u>Proposals that include the development of non-designated land (shown in white on Diagram EC4B) for the purposes of sustainable tourism will be supported in principle, provided that:</u></p> <ul style="list-style-type: none"> <li><u>i) the land adjoins an area identified by grey hatching on the policies map and Diagram EC4B; and</u></li> <li><u>ii) the amount of any such land is limited in scale compared to the amount of adjoining land identified by grey hatching; and</u></li> </ul>



MM107	197	New Diagram EC4B	<p style="text-align: right;"><b>Diagram EC4B</b> Tourism Development Commitment Land to the west of Hellifield (Parishes of Hellifield and Long Preston)</p> <p><b>Key</b></p> <ul style="list-style-type: none"> <li>— Tourism Development Commitment</li> <li>Approved operational development</li> <li>Local Green Space (ENV10)</li> <li>Conservation area boundary</li> <li>Yorkshire Dales National Park boundary</li> <li>Existing public right of way</li> <li>Potential public right of way</li> <li>Biodiversity value</li> <li>Archaeological value</li> </ul>
MM108	203 and 204	Supporting Text to Policy EC5 Paras 7.54 and 7.56	<p>7.54 Recent development at the rear of Skipton Town Hall has addressed a need for modern units suitable for the needs of multiple retailers. However in Skipton, the forecast <u>additional</u> need for 2,441 sq. m net new convenience retail floor space and 3,291 sq. m net new comparison retail floor space to 2032 <u>is not of does not account for commitments or recent developments since the completion of the Retail and Leisure Study in 2016. This is explicitly referenced in the study and the assessed need should be viewed in this context. Residual need should be met first by</u></p>



			<p><del>those sites allocated and is directed primarily to site reference SK 139 under policy SP5. In particular, the</del> <u>The redevelopment of any car park areas in Skipton Town Centre area will need to consider whether it is appropriate to make compensatory provision for the potential loss of spaces as part of the proposal.</u></p> <p>7.56 In line with the provisions of the NPPF, the policy approach taken in the plan supports and seeks to enhance the primarily retail function of town <u>and settlement</u> centres in Craven. This is achieved through the identification of primary shopping frontages <u>in Skipton</u>, and <u>wider town and settlement</u> centres in Skipton, <del>and</del> <u>Settle, Bentham, Ingleton and Crosshills</u> which has been informed by evidence in the Retail and Leisure study. It is though, recognised that whilst the primary retail function of centres should be safeguarded, securing an appropriate balance of town centre uses including commercial, leisure, tourism, cultural, community and where appropriate residential uses is also an important factor in supporting and enhancing vitality in town centres in Craven.</p>
MM109	205, 206 and 207	Policy EC5 Town, district and Local Centres	<p>Proposals for the ongoing enhancement and focus of town and village centres as locations for commercial, retail, leisure, cultural and community activity (town centre uses) will be supported in line with the following hierarchy:</p> <p>Level 1 Town Centre – Skipton</p> <p><u>Within the Primary Shopping Area, as identified on the policies map, the retail role and function of the area will be safeguarded to protect its vitality and viability. Changes of use from retailing (Class A1) to other uses will not be permitted where this would lead to a significant adverse impact, either individually or cumulatively, on the vitality and viability of Skipton.</u></p> <p><u>Elsewhere within the town centre, as identified on the policies map, the commercial, retail, leisure, cultural and community functions of Skipton will be safeguarded and enhanced. Proposals for town centre uses will be supported where they underpin and support the function of the centre.</u></p> <p><u>Proposals for main town centre uses identified as part of the regeneration sites identified under Policy SP5 (site references SK139 and SK140) will be supported in principle, subject to meeting other relevant local plan policies, including the impact tests set out below where necessary.</u></p> <p>Level 2 Town Centre – Settle</p> <p><u>Within the town centre, as identified on the policies map the commercial, retail, leisure, cultural and community functions of Settle will be safeguarded and enhanced. Proposals for town centre uses will be supported where they</u></p>



underpin and support the function of the centre.

Levels 3 and 4 District and Local Centres –Bentham, and Crosshills and Ingleton

Within the District and Local centres of Bentham, Crosshills and Ingleton, as identified on the policies map, proposals for main town centre uses will be supported where they underpin and support the commercial, retail, leisure, cultural and community functions of these District and Local centres and are commensurate in size and scale to the role and function of the centres

Level 4 Local Centre – Ingleton

Within Skipton and Settle town centres, as identified on the proposals map, the primarily commercial, retail, leisure, cultural and community functions will be safeguarded and enhanced.

Within the primary retail area of Skipton as identified on the proposals map, the primarily retail function of this area will be safeguarded.

Retail Capacity

The following capacity by centre for comparison and convenience retailing as at February 2016 is presented in the table below. Development proposals will need to take account that circumstances may change as a result of commitments and implemented developments since February 2016 and the implications these may have on potential residual capacity.

Out of Centre Proposals – Main Town Centre Uses Outside of Defined Town Centres

When considering pProposals for main town centre uses in out of centre locations outside of defined town centres as identified on the proposals policies map, proposals will be required to demonstrate that there are no sequentially preferable locations that are available and suitable for the proposed development in the town centre that could accommodate the proposal, and that the impact of the proposal will not result in a significant adverse impact on vitality and viability.

The following impact thresholds are applied in respect of retail, office and leisure use proposals for town centre uses in locations outside of defined town centres:

Out of centre proposals will be expected to meet both the sequential and impact tests as they apply to proposals

			<p><del>Within the town centres of Skipton and Settle as identified on the policies maps, proposals for town centre uses will be supported where they underpin and support the functions of these centres.</del></p> <p><del>Proposals for town centre uses identified as part of the regeneration of sites identified for mixed use under draft Policy SP5 site references SK139 and SK140 will be supported subject to compliance with other relevant development plan policies, meeting sequential and impact tests and the provisions of the NPPF.</del></p> <p><del>Within the town and village centres of Bentham, Crosshills and Ingleton, proposals for town centre uses will be supported where they underpin and support the primarily retail, leisure and community functions of these centres.</del></p>
MM110	208	Policy EC5A Residential Uses in Town and Village Centres	<p><del>Draft Policy EC5A: Residential Uses In Town, <u>And Village District and Local Centres</u></del></p> <p><u>Skipton Primary Shopping Area</u></p> <p><del>Within the primary shopping area (PSA) of Skipton, as identified on the <u>proposals policies</u> map, the primarily retail function of this area will be safeguarded and protected. <u>Within the PSA of Skipton, proposals for residential use at ground floor level will only be supported where it can be adequately demonstrated that the proposed residential use will not result in the loss of retail uses. not be permitted where this would lead to a significant adverse impact on vitality and viability.</u></del></p> <p><u>Skipton and Settle Town Centre Areas</u></p> <p>Proposals for standalone residential uses that require planning permission within the identified town centre areas of Skipton and Settle will be supported where it can be adequately demonstrated that the proposed residential use will not result in the loss of retail, commercial, leisure accommodation or premises suitable for community uses <u>and will not result in significant adverse impact on town centre vitality and viability.</u></p> <p>Within the identified town centre areas of Skipton and Settle, mixed use regeneration proposals that include an element of residential uses will be supported where the mix of uses underpins and enhances the vitality <u>and viability of those centres.</u></p> <p><u>Bentham District Centre, Crosshills District Centre, Ingleton Local Centre</u></p> <p>Proposals for residential uses at ground floor level within <u>the District Centres of Bentham and Crosshills and the Local Centre of Ingleton as identified on the policies map</u> will be supported where the retail, commercial and leisure function of the <u>District or Local centre</u> is not undermined.</p>

			<p>First floor residential use</p> <p>At first floor level, proposals for residential uses within the identified primary shopping area of Skipton, within the identified town centre boundaries of Skipton and Settle and the district/local centres of Bentham, Crosshills and Ingleton will be supported where it can be demonstrated that the proposal will not undermine the <del>primary</del>-retail function of the identified centre; supports and enhances the vitality of the centre and accords with other relevant plan policies.</p>
MM111	209	Supporting Text to Policy INF1 Para. 8.1	<p>Planning obligations or “section 106 agreements” may be entered into by developers as part of the development process. They are sometimes needed to ensure that places and communities grow in a sustainable way and to help deliver the objectives, aspirations and strategy of the local plan. In general, it is preferable to attach a condition, rather than an obligation, to a planning permission, but planning law and guidance may dictate otherwise, depending on the circumstances. Where necessary, obligations will be used to mitigate the impact of development, to compensate for the loss of or damage to specific features, or to prescribe the form of development and will be <u>only be sought where they meet all of the following tests</u>:</p> <ul style="list-style-type: none"> <li>• necessary to make the development acceptable in planning terms;</li> <li>• directly related to the development; and</li> <li>• fairly and reasonably related in scale and kind to the development.</li> </ul> <p>Development will be resisted if necessary mitigation measures cannot be secured through appropriate conditions or obligations.</p>
MM112	211	Policy INF1 Planning Obligations First paragraph	<p>Where necessary, planning obligations will help to mitigate the impact of Craven’s growth, support the provision of local infrastructure as identified under policies H2, INF2, INF3, INF5 <del>and</del> INF6 <u>and</u> INF7, secure community benefits and achieve sustainable development. This will be done in the following ways.</p>
MM113	215	Policy INF2 Community Facilities and Social Spaces Part e), f) and g)	<p>e) The facility is not suitable or needed for any alternative community use; <u>and</u></p> <p>f) The facility and its use are no longer viable in financial or functional terms and all reasonable efforts have been made to retain the facility and to continue its use; <u>and</u></p> <p>g) <del>Rigorous and r</del> <u>Realistic</u> marketing of the facility has been carried out recently, but has been unsuccessful, with</p>

			little or no genuine interest being shown; <u>or</u>
MM114	221, 222 and 223	Policy INF3 Sport, Open Space and Recreation Facilities Parts a), c), d)1.and 2,	<p>a) Supporting proposals for the provision of new sport, open space and built sports facilities, or for the improvement of existing sport, open space and built sports facilities, including facilities for temporary events, provided the proposals are of a scale in keeping with the location, are well located and accessible <u>by different modes of transport including walking, cycling and public transport</u> and accord with all relevant local plan policies and any relevant neighbourhood plan policies.</p> <p>c) <u>New provision or contributions towards improving existing spaces and facilities must cater for the needs arising from the development.</u> Where a quantity deficiency exists in a location, the Council will seek, where possible, on-site provision of facilities and will expect appropriate arrangements to be made for their on-going maintenance. Where the locality has a deficiency in the quality of existing open space or sports <u>and recreation</u> facilities, the Council will require a contribution to be made to address that <u>qualitative deficiency off-site</u>. Deficiencies are identified in the Playing Pitch Strategy, Open Space Assessment and Built Sports Facilities Strategy 2016 and any subsequent updates when compared against minimum standards. <del>New provision or contributions towards improving existing spaces and facilities must cater for the needs arising from the development, in accordance with the open space, sport and built sports facility standards set out in Appendix A and the specific recommendations and actions set out in the Playing Pitch Strategy (PPS) and the Built Sports Facilities Strategy 2016 and subsequent updates. Financial contributions towards off-site provision of new or improved sport, open space and built sports facilities will be calculated according to the formula set out in Appendix A.</del> <u>The requirement for either on-site or off-site provision will be calculated by applying the standards and formula set out in Appendix A.</u></p> <p>d) Safeguarding existing sport, open space and built sports facilities from unnecessary and avoidable loss. This means that development proposals involving the loss of sport, open space or built sports facilities will only be supported in the following limited circumstances:</p> <ol style="list-style-type: none"> <li>1. A surplus in the relevant type of sport, open space or built sports facility has been identified, in the locality, by the Playing Pitch Strategy, Open Space Assessment and Built Sports Facilities Strategy 2016 (or any subsequent updates), and the site cannot be reused or adapted to meet an identified deficit in another type or form of sport, open space or recreational facility; <u>or</u></li> <li>2. An equivalent replacement sport, open space or built sports facility, the benefit of which will be at least equal to that being lost, is to be provided on the site or in an accessible location nearby; <u>or</u></li> </ol>

MM115	224	Supporting Text to Policy INF4 Para 8.35	<p><del>North Yorkshire County Council</del> In their role as local highway authority <u>and a statutory consultee on planning applications, North Yorkshire County Council have set out matters for consideration on transport issues including parking standards in the 2015 document has published 'Interim Guidance on Transport Issues including Parking Standards and Advice on Transport Assessments and Travel Plans (2015)'. These parking standards can be found in appendix X (to be added later) of the Local Plan. This publication provides useful guidance on recommended minimum parking standards for cars, motorised two-wheel vehicles, disabled parking and operational service requirements. Developers are encouraged to refer to this guidance when formulating proposals for planning applications, as it will help them to ensure that all relevant considerations are identified, taken into account and adequately addressed in their submissions.</u></p>
MM116	226	Policy INF4 Parking Provision First paragraph Parts b) and c)	<p><del>Parking provision and management for cars and other vehicles will be important in making decisions on n</del> <u>New developments will help to minimise congestion, encourage sustainable transport modes and reduce conflict between road users by ensuring proper provision and management of parking for cars and other vehicles. The following factors will be important This will be achieved in the following ways:</u></p> <p>b) <del>The application of minimum parking standards for cars, motorised two wheel vehicles, disabled parking and operational service requirements as set out by the local highway authority, North Yorkshire County Council. The provision of appropriate parking space for cars, motorised two-wheel vehicles, disabled parking and operational service requirements having regard to the nature and circumstances of the proposed development. The Council will adopt a flexible approach with each case being determined on its own merits, enabling good design solutions to be achieved.</del></p> <p>d) <del>In drawing up and determining proposals for new development, relevant consideration will be given to policies and objectives within the parking strategies of Craven District Council (for off street parking) and North Yorkshire County Council (for on street parking) any likely impacts on public off-street parking and parking on the public highway (on-street parking).</del></p>
MM117	229	Policy INF5 Communications Infrastructure Footnote for	<p><u>Sensitive areas are identified as Forest of Bowland AONB (including setting); Yorkshire Dales National Park (including setting), Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens, Special Protection Areas (SPA), and Special Areas of Conservation (SAC), Sites of Interest for Nature Conservation (SINC), Sites of Special Scientific Interest (SSSI), Ancient Woodland.</u></p>

		Part c) and Part e)	e) All new development will be required to enable a Next Generation Access broadband connection (or its equivalent) where viable. Where it can be demonstrated that the provision of a Next Generation Access broadband connection (or its equivalent) is not viable <u>or possible</u> , proposals should provide a minimum download connection of 10Mbps or the requirements of any universal service <del>commitment</del> <u>obligation</u> , whichever is greater, and incorporate suitable infrastructure to support delivery of Next Generation Access broadband (or its equivalent) at a future date.
MM118	230 and 231	Supporting Text to Policy INF6 Para 8.55	<p><del>8.55 Provision of education infrastructure is an integral part of new residential development and is an important element in achieving sustainable communities. In considering development proposals consultation will take place with North Yorkshire County Council as the local education authority who have a statutory duty to ensure sufficient school places are provided for the additional children from such development. The form of developer contribution towards education provision will vary from site to site and size of development. Appendix B sets out the Council's approach for calculating developer contributions for both primary and secondary education facilities. <u>Craven District Council has worked closely with North Yorkshire County Council, (the Local Education Authority (LEA)) in producing the local plan, and based on the growth planned in Skipton and Bentham, this work has identified the potential need for two new primary schools in Skipton and an extension to the primary school in High Bentham, and the need to provide for education infrastructure in association with residential development. This provision is an important element in achieving sustainable communities.</u></del></p> <p><u>The local plan mechanisms, for enabling these new schools and school extension to be built, and for the provision of new school places in association with residential development are:-</u></p> <ul style="list-style-type: none"> <li>• <u>the safeguarding of land for education purposes within two residential site allocations in Skipton and one in Bentham</u></li> <li>• <u>a system of collecting developer contributions via Section 106 legal agreements from residential developments which are likely to have a significant impact on increasing pressures on school capacity.</u></li> </ul> <p><u>Appendix B to the plan sets out how developer contributions are calculated, so as to conform with the Community Infrastructure Levy (CIL) Regulations 2010, as amended, on planning obligations.</u></p> <p><u>The Council has worked closely with both the local education authority (LEA/CSA) and the Education and Skills Funding Agency (ESFA) in preparing this policy. In September 2018, a Department for Education (DfE) consultation commenced on 'Establishing pupil yields from housing development and securing developer contributions for education'. The LEA is committed to reviewing its evidence base on pupil yields and development costs/cost multipliers in the light of the outcome of this consultation, working with the ESFA. As part of the review the LEA intend</u></p>

			<p><u>to use the DfE Scorecard data. When this review is completed, Craven District Council will need to consider what the implications are for planning for education in the plan area. The options include the production of a supplementary planning document or a partial review of the plan in connection with this policy and/or Appendix B, taking into account plan viability.</u></p> <p><u>It is possible that the educational need for one or both of the two potential primary schools in Skipton and the school extension in Bentham will be met elsewhere in Skipton and Bentham respectively. Under these circumstances, the LEA will determine if this is the case and inform the LPA if any of the areas of land safeguarded for primary schools in Skipton and Bentham are no longer required for educational purposes. If the safeguarded land is no longer required for the provision of a primary school or school extension, residential development will be acceptable in principle provided any proposal for residential development meets the development principles set out for the remainder of the site at Policy SP5 and SP7 respectively and accords with other relevant Local Plan policies.</u></p>
MM119	231	Policy INF6 Education Provision	<p><del>Where necessary, planning obligations towards primary and secondary provision will help to mitigate the impact of Craven's growth and achieve sustainable development. This will be done in the following ways:</del></p> <p><del>a) All new housing and mixed-use developments of more than 25 dwellings in the principal town service centre of Skipton and 15 or more dwellings in all other areas regardless of site area including those on sites allocated under local plan policies SP5 to SP11, will be required to provide or contribute towards new or improved primary school facilities.</del></p> <p><del>b) All new housing and mixed-use developments of more than 100 dwellings including those on sites allocated under local plan policies SP5 to SP11, will be required to provide or contribute towards new or improved secondary school facilities.</del></p> <p><del>c) Contributions will not be sought for sheltered accommodation or genuine elderly person, student or holiday accommodation, temporary housing or bedsits and one-bedroom dwellings, if they are clearly incapable of being enlarged to two-bedroom units.</del></p> <p><del>d) Contributions are only required where a local need is identified by North Yorkshire County Council.</del></p> <p><del>e) Contributions secured through planning obligations for education will be compliant with Policy INF1.</del></p> <p><u>Craven's growth will ensure that a sufficient choice of school places is available to meet the needs of existing and new residents. This will be achieved in the following ways.</u></p>

- a) Supporting proposals for the provision of new, replacement and extended or altered schools which are of a scale in keeping with the location, are accessible and accord with all relevant local plan policies and any relevant neighbourhood plan policies.
- b) Unless the educational need is met elsewhere in Skipton, 1.8 hectares of land will be safeguarded for new primary school provision in Skipton within the following sites allocated in the Local Plan, in accordance with Policy SP5:
- i. SK0081, SK0082, and SK0108: Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, and
  - ii. SK089 and SK090: Land to the north of Airedale Avenue and Elsey Croft and east of the railway line.
- c) Unless the educational need is met elsewhere in Bentham, 0.3 hectares of land will be safeguarded for an extension to Bentham Primary School within land allocation HB038, in accordance with Policy SP7.
- d) Where a residential or mixed use development would result in a deficit of school places in the area, and is above the site size threshold below, it will be required to provide developer contributions for education provision, in accordance with Policy INF1 and Appendix B of this plan, or any subsequent supplementary planning document, to meet the resultant deficit. The site threshold sizes, controls and exemptions, which apply are:
- i. For primary schools: more than 25 dwellings in the town of Skipton and 15 or more dwellings outside of Skipton, and
  - ii. For secondary schools: more than 100 dwellings across the plan area.
  - iii. Contributions will be sought from proposed developments on local plan allocated sites, and on windfall sites that are phased or are brought forward in a piecemeal fashion and where the total combined, or 'holistic' development of the allocated or windfall site exceeds the relevant threshold.
  - iv. Contributions will not be sought from sheltered accommodation or genuine elderly person, student or holiday accommodation, temporary housing or bedsits and one bedroomed dwellings.



MM120	231	Supporting Text for New Policy INF7	<p><u>Sustainable Transport and Highways</u></p> <p><u>The National Planning Policy Framework (NPPF) states that local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development. The Council will continue to work closely with all relevant stakeholders to maximise opportunities to travel by non-car modes of transport and secure a safe and efficient transport network for the benefit of local and regional businesses, tourism and the community as a whole.</u></p> <p><u>Paragraphs 2.3 to 2.18 of this Local Plan set out the Sub- Regional Economic and Transport context of the plan area and reference the relevant bodies who the Council are working with on sub regional connectivity issues. The Council will continue to work closely with the local highway authority, North Yorkshire County Council, to agree appropriate transport proposals to accommodate and facilitate growth and seek to develop appropriate funding packages to ensure that development proposals provide for appropriate sustainable transport opportunities and adequate highway improvements. The North Yorkshire County Council Local Transport Plan 2016-2046 (LTP4) (2016) and Strategic Transport Prospectus (2015) provide the local highway authority’s strategic, policy and planning transport documents.</u></p> <p><u>Policy SP2 c) of this plan supports enhanced connectivity with the rest of North Yorkshire, the wider Leeds City Region, Lancashire, Cumbria and Greater Manchester; the provision of pedestrian and cycle links to enhanced public transport facilities; and protects the original double track route of the Skipton to Colne railway line for future transport use. The latter is marked on the plan’s policies map and is similarly protected in the Pendle District Local Plan.</u></p> <p><u>The NPPF seeks to actively manage patterns of growth to support opportunities to use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable. The Craven Local Plan Policy SP4 seeks to achieve this pattern of growth through its focussing of future development in the town of Skipton which has good rail and bus links. After Skipton, the market towns of Settle and Bentham will accommodate a relatively high level of growth and are well related to the rail network, as well as having bus services connecting them with the surrounding countryside and other settlements in the District.</u></p> <p><u>New development has the potential to provide opportunities for travel by non-car modes of travel and these opportunities should be maximised, through the planning application process, whatever the size of development. It is important that pre-application work for any size of development involve discussions with the local highway authority, North Yorkshire County Council, on all transport aspects of an emerging planning application.</u></p>
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The NPPF identifies the important role played by transport assessments, or transport statements, and travel plans in assessing and mitigating the negative transport impacts of development and promoting sustainable development. Travel Plans will therefore be required for all developments which generate significant amounts of traffic and will play an important role in identifying how the development might contribute to:

- encouraging sustainable travel,
- lessening the traffic generated and it's detrimental impacts,
- minimising carbon emissions and their associated impacts on climate change,
- creating accessible, connected, inclusive communities,
- improving health outcomes and quality of life,
- improving road safety, and
- reducing the need for new development to increase existing road capacity and provide new roads.

North Yorkshire County Council as the Local Highway Authority has set out guidance on a range of transport issues, including advice on transport assessments and travel plans, in a document called Interim Guidance on Transport Issues (2015). This guidance sets out the indicative thresholds at which transport statements, transport assessments and travel plans are likely to be required for different types of development. Early pre-application discussions should take place with the local highway authority on the applicability of these indicative thresholds to a given development proposal. The provision of a safe, suitable and convenient access to new development sites should also be agreed with the local highway authority during pre-application discussions.

To avoid severe adverse cumulative residual impacts of development on the transport network, traffic generated by all developments on the highway network should be mitigated and where new development necessitates the provision of new or upgraded infrastructure, developer delivery of the mitigation or contributions, as appropriate, will be required in accordance with Policies SP12 and INF1 of the Local Plan.

Traffic modelling for Skipton has identified that the plan period's growth of the town can be accommodated by the highway network, provided highway improvements are made at the following junctions:

- A65/Gargrave Road/A629/A59. And
- A6131/A65

			<p><u>A preliminary cost estimate for these works is £1.1 million. The following five site allocations for housing development in Skipton will each contribute to these costs in proportion to their dwelling numbers and to ensure that the full costs are met by the private sector</u></p> <ul style="list-style-type: none"> <li>• <u>SK061</u></li> <li>• <u>SK081/SK082 and SK108</u></li> <li>• <u>SK089/SK090</u></li> <li>• <u>SK101</u></li> <li>• <u>SK114/SK124</u></li> </ul> <p><u>The plan's viability evidence has demonstrated that the above costs can be met, along with the plan's other planning obligations for affordable housing, open space and education contributions and not threaten the bringing forward of these sites for viable developments.</u></p>
MM121	231	New Policy INF7 Sustainable Transport and Highways	<p><u>POLICY INF7: SUSTAINABLE TRANSPORT AND HIGHWAYS</u></p> <p><u>The minimisation of greenhouse gases and congestion, and the provision of safe and accessible travel facilities will be supported by maximising the opportunities for travel by sustainable transport modes; avoiding severe residual cumulative impacts of development relating to transport; and the design of safe and convenient access to transport facilities. This will be achieved through:</u></p> <p><u>a) working in partnership with the local highway authority, other authorities, local enterprise partnerships, transport providers, developers and local groups to implement Policies SP5 (Site SK140), ENV3 i to l), ENV11 and 12, INF4e) and SP2 c) of the Local Plan, and</u></p> <ul style="list-style-type: none"> <li>i. <u>promote a sustainable and improved transport system which is safe, reliable, and convenient,</u></li> <li>ii. <u>improve transport connectivity with the rest of North Yorkshire, the wider Leeds City Region, Lancashire, Cumbria and Greater Manchester.</u></li> </ul> <p><u>b) maintaining a pattern of growth which reflects the spatial strategy and settlement hierarchy set out in Policy SP4 of the Local Plan.</u></p>

			<p><u>c) ensuring that all developments maximise opportunities to travel by non- car modes of transport through the location and design of new developments and developer contributions for off-site transport facilities, including securing access to transport facilities by walking and cycling.</u></p> <p><u>d) ensuring all developments that generate significant amounts of movement are supported by appropriate sustainable travel assessments, such as a Transport Statement, or Transport Assessment and a Travel Plan as reasonably required by the local highway authority, North Yorkshire County Council.</u></p> <p><u>e) providing safe, suitable and convenient access to all development sites for all modes of transport and all people, including vulnerable users of the highway, and wheelchair-users, people with limited mobility and people with other disabilities.</u></p> <p><u>f) ensuring that the residual cumulative impact of traffic generated by developments on the highway network is mitigated and where new development necessitates the provision of new or upgraded infrastructure, including safety measures and pedestrian and cycle connectivity:- this is to be developer funded.</u></p> <p><u>g) securing tariff style developer contributions for the highway improvements necessary to mitigate the cumulative impact of the level of growth planned for the town of Skipton up to 2032 which are fairly and reasonably related in scale and kind to the relevant development. The relevant development will be those greenfield residential site allocations in this Local Plan in or adjacent to the built up area of Skipton.</u></p>
MM122	232	Supporting Text for Section 9 Monitoring	<p><u>It is a requirement of the NPPF that local housing needs should be met. The local housing needs in Craven District will be met through the housing policies of this Local Plan and the Yorkshire Dales National Park (YDNP) Local Plan (Adopted 2016). Craven District Council will work closely with the YDNP authority in monitoring the supply of housing to ensure that the housing needs of the Craven Housing Market Area (Craven District, including part of the YDNP) are being met.</u></p> <p><u>The Craven Local Plan annual monitoring report will feature the latest position on housing supply across the whole Craven Housing Market Area (CHMA), split between the plan area and that part of the District within the YDNP. Evidence provided at the examination of the Craven Local Plan indicated that a healthy housing land supply existed to meet local housing need. Indeed, as at October 2018, the housing land supply solely within the Craven Local Plan area for the plan period was over 600 dwellings more than the objectively assessed need for housing across the</u></p>

			<p><u>CHMA as a whole.</u></p> <p><u>The continued contribution of the YDNP towards meeting the housing need of the CHMA will be assisted by the Park authority's commitment to plan review. Paragraph 4.12 of the YDNP Local Plan states that "The NPA has committed to a review of policy C1, including the sites allocated by it, within five years of adoption..." (by 2021). Policy C1: Housing in Settlements, allocates land for housing in the YDNP and supports the principle of appropriate new housing within the housing development boundaries marked on the policies map. If, through annual monitoring, an issue is identified in relation to delivering the housing needs of the whole CHMA, the two authorities will work together to identify any necessary courses of action to increase delivery in the short term. Furthermore, the review of Local Plans at least every five years from adoption will allow the policies of both planning authorities to respond to any issues that are identified for the medium to longer term.</u></p>
MM123		Appendix B to Policy INF6 Education Provision	<p><b>1. Justification</b></p> <p>1.1— <del>The detailed policy and justification basis for seeking developer provision or contributions in respect of education is set out in national planning policy framework and practice guidance and the development plan (Draft Policy INF1: Planning Obligations).</del></p> <p><b>2. Land Use</b></p> <p>2.1— <del>In relation to Education provision, developer contributions will normally be sought in respect of residential development. However, the Council will consider seeking contributions from large retail and employment generating uses, where a direct impact on the need for the facilities or otherwise to mitigate the impact of major development on the local community in the area around the development can be clearly demonstrated.</del></p> <p><b>3. Thresholds</b></p> <p>3.1— <del>The threshold for seeking provision or contributions in respect of primary education is sites of 25 dwellings or more in the principal town service centre of Skipton and 15 or more dwellings in the remaining areas within Craven. For secondary education, where the 'multiplier' (pupils in an age cohort resulting from the families moving into new housing developments) is lower, the minimum size of capital project identifiable with the needs arising out of a new development and the provision of schooling is less local, the threshold for seeking contributions will be developments of 100 dwellings or more.</del></p> <p>3.2— <del>In assessing whether a proposed development or a site is eligible for seeking the provision of or contributions towards Education, the number of dwellings specified in this guidance will apply to or take into account the cumulative area to be developed for housing. For example, where a development is made up of two or more</del></p>

phases, or is the subject of two or more separate planning applications, the total number of dwellings will be the basis for determining whether provision will be sought. Thus developers should be aware that if it is considered that a contribution is justified, the requirement cannot be avoided by dealing with a site through more than one planning application.

#### **4. Methodology**

- 4.1 With regard to contributions towards Primary school education facilities, North Yorkshire County Council has operated a policy and methodology that applies to all residential developments of over 25 dwellings, having regard to the impact they would have on local Primary education provision.
- 4.2 The established methodology (see detailed guidance below) for primary education facilities will be adapted to apply to contributions sought in accordance with the threshold of 15 dwellings outside of the principal town service centre of Skipton. Similarly the existing methodology, using different formulae, will be applied to seeking contributions towards Secondary education facilities.

#### **5. Calculating Developer Contributions to Education Facilities**

- 5.1 There is a need to apply a rate, for example for the number of children per household, which is reasonable in the area, and apply cost formulae to that. Such formulae are not rigid as they reflect the impact of a particular development.
- 5.2 Contributions will not be sought for sheltered accommodation or genuine elderly person, student or holiday accommodation. Such accommodation will be that which clearly is incapable of occupation for general residential purposes by virtue of its internal layout, ownership or management or which has occupancy restricted by planning condition or legal agreement<sup>2</sup>.
- 5.3 Contributions will not be sought for temporary housing or bedsits and one-bedroom dwellings, if they are clearly incapable of being enlarged to two-bedroom units.
- 5.4 Any planning permission granted for the change of use from sheltered or elderly persons, student or holiday accommodation or from one-bedroom flats to general residential units or two-bedroom flats and so on, would be subject to a contribution if the number of units exceeds the threshold criteria set below. Contributions will not be sought for changes of use or conversion or redevelopment schemes where there is no net increase in the number of residential units to which contributions would apply.

- 5.4 — The basis devised by the North Yorkshire County Council Children’s Services Authority (the “CSA”— previously the Local Education Authority or LEA) for calculating the contributions for Primary school places (age 5– 11) as at April 2016 is as follows:
- Primary School**
- Department for Education (DfE) cost multiplier (£12,257) x regional factor (0.98) + 10% fees, plus furniture / equipment (£383) = **£13,596 per primary pupil place**
- 5.5 — The basis for calculating the contributions at 2016 for secondary school places (age 11-16) is as follows:
- Secondary School**
- DfE cost multiplier (£18,469) x regional factor (0.98) + 10% fees, plus furniture / equipment (£383) = **£20,293 per secondary pupil place**
- 5.6 — Calculations are then summed on the basis that 0.25 (1 in 4) primary school places, and 0.125 (1 in 8) secondary school places are generated per relevant residential unit within the development.
- 5.7 — The elements within this formula will be subject to annual review by the CSA in line with Central Government guidelines. The cost multiplier is the assessment made by the Government for the cost of a school place. The regional factor is an adjustment for local (County wide) costs of provision. The 10% addition represents an allowance for contingencies and fees.
- 5.8 — The CSA will address accommodation needs at Secondary schools (as they apply to 11-16 year olds) arising from additional housing. The District Council will then, in conjunction with the CSA, where it is considered to be necessary and appropriate, seek Secondary school contributions in the light of changing circumstances and particularly in relation to large scale developments.
- 5.9 — Calculations are made on the basis that 0.25 Primary school places and 0.13 Secondary school places (11-16 year old pupils only) are generated per relevant house or residential unit. The number of children generated by residential development will vary depending on the type and size of dwelling and by the location of the development. In some cases a developer may argue that houses are built for a particular market, for example couples, starter homes or that a development is not within easy reach of a Primary school. The District Council and CSA will not normally reduce the basis for the calculations to account for variables such as these, because, over time, any dwelling (excluding sheltered, elderly person only, or one-bedroom units) in any

location has the potential to accommodate children of Primary school age.

~~5.10 The Primary school contributions will normally apply to developments of 25 units or more in the principal town service centre of Skipton and 15 or more dwellings in all other areas regardless of site area. The Secondary school contributions will normally apply to developments of 100 dwellings or more.~~

~~5.11 Care will be taken to ensure the total development site is not deliberately sub-divided and phased in an attempt to avoid this threshold.~~

~~5.12 Forecasts of future school capacity and national population growth are made by the CSA over a three-year period. If, following these calculations the local primary school is deemed to be at capacity in year 3, contributions will be sought at the full rate. If the school is "X" places short of capacity and the development generates "Y" places, contributions will be sought on the difference between "X" and "Y". If "X" is greater than "Y" no contribution will be sought. Calculations will be based on the number of houses included in the detailed planning application. Any increase in the number of units approved through, for example, a revised application, will generate additional contributions. No account will be taken of the rate of house building on the site, as this is an uncertain variable.~~

~~5.13 The basis of the calculations set above will be subject to review, independent audit and change in the light of new demographic and other trends.~~

~~5.14 Contributions are only required where a local need is identified and, therefore, there is an obligation to show how funds received will be spent within a prescribed period, how they will deal with the identified impact, and in a manner which will be set out by the CSA. The CSA will incorporate provision for the return of contributions after 10 years if not spent. In the majority of cases funds will be spent on the local Primary or Secondary school. However, the CSA reserves the right to allocate the funds to other schools if overall education strategy or changes in catchments or parental choice so demand and the agreement of the District Council is secured.~~

~~5.15 In the event of increased costs of implementing additional school places, no additional contributions will be sought from developers. The contribution is a once-only payment linked to the planning permission. Contributions will be secured by direct payment or by way of a Section 106 Agreement.~~

~~5.16 Normally, contributions will be required no later than the first occupation of the new dwellings. In certain circumstances (for example on large sites) payment of contributions may be delayed or phased by agreement with the CSA.~~



## **6. Procedure**

- 6.1— Where masterplans are being prepared for large housing sites, the need for any commuted payment for education will be addressed through consultation with the CSA. Information on the likely position on the provision of school places over the next 5 years will be available from the County Council. The CSA will also be able to respond to house-builders' queries for individual sites.
- 6.2— Upon receipt of a relevant planning application, the District Council will contact the CSA to establish whether contributions are necessary in the particular case. The applicant and the Council will be notified accordingly and negotiations will take place between the CSA and the applicant/developer. The decision on the application and therefore on the need for a Section 106 Agreement is a matter for the Council. As a general principle the Council will not issue a decision notice on the application until agreement has been reached between the two parties. Any contribution due will be made payable to the North Yorkshire County Council (as Children's Services Authority) and not the District Council as Local Planning Authority.

## **Introduction**

- 1.1 In accordance with the National Planning Policy Framework (NPPF) the Craven Local Plan seeks to ensure that forecast demands for education from the housing requirement of the plan, and its distribution across the plan area can be provided for.
- 1.2 Paragraph 72 of the NPPF states that:
- “The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*
- *give great weight to the need to create, expand or alter schools; and*
  - *work with schools promoters to identify and resolve key planning issues before applications are submitted.”*
- 1.3 A Government policy statement “Planning for Schools Development” August 2011 also recognises the importance on the provision of school places.

- 1.4 Education provision is recognised in the NPPF and the NPPG as a type of infrastructure for which planning obligations may be sought from developers (Paragraph: 026 Reference ID: 23b-026-20150326).
- 1.5 The Craven Local Plan Policy INF6: Education Provision, of the Craven Local Plan, seeks to ensure that appropriate residential developments contribute to the provision of school places where such development will result in a need for new school places.
- 1.6 This policy and Policy SP5: Strategy for Skipton, safeguards land for two new primary schools in the town. This safeguarded land is located within the following residential developments:
- SK0081,82 and 108: Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, and
  - SK089 and SK090: Land to the north of Airedale Avenue and Elsey Croft and east of railway line.
- 1.7 Also, Draft Policy SP7: Strategy for Bentham safeguards land for a primary school extension within the residential allocation of HB038.
- 1.8 This appendix explains how developer contributions are calculated and the process involved in this calculation. This process conforms with the Community Infrastructure Levy (CIL) Regulations 2010, as amended, on planning obligations.
- 1.9 North Yorkshire County Council (NYCC) is the Local Education Authority (LEA) and Craven District Council (CDC) is the local planning authority.
- 1.10 An increased number of children in an area will add to the number of pupils attending local schools. This increased number of children may or may not be able to be accommodated at a particular school, dependent upon its capacity. Where there is insufficient capacity at local schools arising from the impact of a proposed new residential development, planning regulations allow local planning authorities to seek developer contributions which would fund, or contribute to the funding of, the 'infrastructure' deficit. To determine whether a school place deficiency exists and whether this policy should apply to development proposals, CDC and NYCC will undertake the following steps:
- 2.0 STEP 1: Screening out inappropriate developments.**
- 2.1 Developer contributions will not be required for retail and employment development where residential development does not form part of the proposal.
- 2.2 Developer contributions will not be sought for the following types of accommodation:

- Sheltered
- Elderly
- Student, or
- Holiday

2.3 Such accommodation will be that which clearly is incapable of occupation for general residential purposes by virtue of its internal layout, ownership or management or which has occupancy restricted by planning condition or legal agreement. Nor will developer contributions be sought for temporary housing or bedsits and one bedroom dwellings.

2.4 Developer contributions will not be sought from changes of use, conversion or redevelopment schemes where there is no net increase in the number of residential units to which contributions would apply.

2.5 For primary school places, developer contributions will not be sought from residential developments of less than

- 15 dwellings in all parts of the plan area outside Skipton, and
- 25 dwellings in Skipton

2.6 For secondary school places, developer contributions will not be sought from residential developments below 100 dwellings across the whole plan area.

2.7 Whilst these thresholds could be lower in terms of the evidence given below on pupil to dwelling ratio, and the advice given in the NPPG (Paragraph 031 Ref ID: 23b-031-20161116), the LEA seek to focus the operation of this policy on a scale of development that is likely to have a clear and significant impact on school capacity in the area.

2.8 Where proposed developments seek planning permission for a smaller part of a local plan housing allocation or a small part of a clearly larger development site, the size of the whole allocation site or the larger development site will be used to determine whether developer contributions will be sought. Otherwise, there could be a significant 'education infrastructure' deficit.

2.9 Developer contributions will only be sought for qualifying development proposals (at, and, above the site size thresholds) where a school place deficit is identified in Step 5 below.

### **3.0 STEP 2: Identifying School Capacity**

3.1 North Yorkshire County Council, the LEA, maintains and regularly updates its database of existing and forecast

school capacity for schools across Craven and North Yorkshire as a whole.

3.2 This database will be used by the LEA to provide the baseline information on school capacity when planning applications for residential development are submitted to Craven District Council. This data will identify the net capacity of, and the number of pupils in, the appropriate primary and secondary school within the catchment area of the proposed residential development over a three year period.

3.3 **The primary school pupil forecasts** are prepared using information on historical trends in admissions, current numbers on the roll and the historic birth rate from the Office of National Statistics. An average percentage of the current district birth rate is taken against numbers on the roll in the past three reception years. This percentage is then applied to forecast and actual district birth rates to provide forecast Yr1 Reception numbers. Numbers are then rolled forward a year group. A migration trend based on a three year average of past numbers on the roll, excluding reception is then applied to further primary year groups to provide for the next and subsequent years. Annex 1 illustrates the approach taken by the LEA in making these forecasts

3.4 **Pupil forecasts for secondary schools** are constructed using current numbers on the roll and historic trends in admissions from primary school feeder schools. Secondary school numbers on the roll are taken from the October School Census count. Admission factors are calculated as the percentage of entry to secondary school compared to the numbers of pupils leaving the last year at primary school in the previous year. This three year average is then applied to the total pupils leaving the feeder primary schools to provide forecasts for the first year of entry to the secondary school. In a similar way to the primary school forecasts a migration trend is applied to the current numbers on the roll to provide forecasts for the next and subsequent years.

3.5 The above methodology for both primary and secondary schools is an accepted method of forecasting used by many local authorities (See Education and Skills Funding Agency School Capacity (SCAP) Survey 2017: Guide to forecasting pupil numbers in school planning (July 2017)).

3.6 The population projections suggest an overall increase or decrease in the population of school age children generally. However, the projections from additional housing development better forecast the impact of that housing on a particular area. This tends to be over and above what would be expected from population and migration projections alone. For example by 2022/23 the general population projections only forecast an increase of 7 pupils in total across the catchment areas of all five Skipton town primary schools. This shows that the expected increase in pupil number across these schools is mainly housing related.

#### **4.0 STEP 3: Measuring the impact of new residential development on school capacity.**

4.1 The next step in this process requires an estimate of the likely number of children of primary and secondary

school age that are likely to be generated by the number of dwellings proposed in the development. The LEA's evidence to support this estimation has recently been updated. Annex 2 provides the results of this updating for Craven District. These results have been derived from the following information:

- Residential developments of 25 dwellings or more completed in the Craven Local Plan area since between 2008 and 2018.
- The identification of the number of primary and secondary school pupils generated by each residential developments by comparing: School pupil roll data, including home addresses with the street names of the completed developments

4.2 The results in Annex 2 show a Craven District 'pupil to dwelling' ratio which is slightly higher than the North Yorkshire average. Clearly the Craven District evidence more than supports this North Yorkshire average and it is this county wide lower average that is used in the plan. This is a pupil to dwelling ratio of '1 in 4' for primary schools and '1 in 8' for secondary schools. This pupil to dwelling ratio will be reviewed within 5 years of the plan's adoption.

#### **5.0 STEP 4: Identifying the need for developer contributions**

5.1 Step 2 of the process will produce a figure which represents a surplus, deficiency or balance of capacity at the local primary and secondary school without taking into account the increased pressures of the proposed new development (A minus B in Figure 1). Step 3 will provide the number of additional school places generated by the proposed new development. Hence step 4 will use the conclusions of steps 2 and 3 to determine whether the proposed new dwellings will result in a deficiency in school places in the local area.

5.2 Forecasts of future school capacity and national population growth are made by the CSA over a three year period. If, following these calculations the primary or secondary school is deemed to be at capacity or in shortfall in year three, contributions will be sought at the full rate. (This means the cost to the developer will be the total number of school places generated by the development multiplied by the cost required to increase the school capacity by one school place – see Step 5 below).

5.3 If there is a surplus of capacity in year three by 'x' amount and the development generates 'y' school places, contributions will be sought on the difference between 'x' and 'y'. The example given in Figure 1 illustrates this type of situation where there is a surplus of 5 school places at year three and the proposed development generates 15 new school places. Hence the developer contribution is for the 'net' school place deficiency caused by the development proposal of 10 school places.

5.4 The number of children generated by each individual residential development will vary dependent upon the type and size of dwelling and by its location. In some cases, it may be argued that the dwellings built are for a particular market, for example couples, starter homes, or that a development is not within easy reach of a primary school. However, CDC and the LEA will not normally reduce the basis for the calculations. Over time any dwelling (excluding sheltered, elderly person only, or one bedroomed units) in any location has the potential to accommodate children of school age.

**6.0 STEP 5: Estimating the level of developer contributions**

6.1 Where a deficiency of school places is not identified as a result of the proposed residential development, then no developer contributions will be sought. Where, in step 4, a deficiency does exist from the impact of the proposed development a calculation is made by NYCC to estimate an appropriate level of cost to the developer.

6.2 The Department for Education (DfE) publishes a cost multiplier per pupil place for primary and secondary school places. It is the average of multipliers for new schools and extensions to existing schools, weighted to reflect the national balance of such projects. An 'area per pupil' estimate is multiplied by a cost per square metre to provide a cost per school place.

6.3 The 2009 DfE cost multiplier, currently used by the LEA is:

- £12,257 per primary school place, and
- £18,469 per secondary school place.

6.4 These costs are adjusted to take account of regional cost factors. contingencies and professional fees (10%), plus furniture and equipment (£383 per school place) (All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at November 2016).

6.5 This results in a total cost per school place deficiency to the developer of:

- £13,596 per primary school place, and
- £20,293 per secondary school place.

6.6 For a 10 school place deficiency identified for a primary school, a contribution of £135,960 would be sought (See the final row of calculation in Figure 1).

6.7 Calculations will be based on the number of dwellings included in the planning application. Any increase in the number of dwellings approved through, for example, a revised application, is likely to generate additional contributions. No account will be taken of the rate of housebuilding on the site, as this is an uncertain variable. A review of the cost multiplier will take place on an annual basis.

**7.0 Procedure and practice**

7.1 Applicants are encouraged, at the earliest opportunity through pre-application dialogue with NYCC and CDC, to identify the likely need for education related developer contributions and a preliminary estimate of their scale.

7.2 Upon receipt of a formal and relevant planning application, CDC will contact NYCC who will formalise the position regarding the need for, and scale of developer contributions for each proposal. The applicant and CDC will be notified accordingly and where necessary, negotiations can then take place between NYCC and the applicant on the details of this matter.

7.3 The decision on the application and the need for a Section 106 legal agreement is a matter for CDC. As a general principle the Council will not issue a decision notice on an application until such agreement, when necessary, has been reached between the two parties. Any contribution due will be made payable to the North Yorkshire County Council (as the LEA) and not the District Council as local planning authority.

7.4 As stated earlier, developer contributions will only be required where a local need for/'net deficit' of school places has been identified. NYCC will show to the Council and the applicant how funds received will be spent within a prescribed period. Contributions will normally be spent within a five year period after receipt, but some flexibility on this period is necessary to allow the pooling of developer contributions where necessary to make the best use of the monies available to meet the local plan's proposed level of growth in an area.

7.5 In the majority of cases, funds will be spent on the local primary and secondary school. However, NYCC reserves the right to allocate the funds to other schools if overall education strategy or changes in catchments or parental choice so demand and the agreement of CDC is secured.

MM124	Appendix C to Policy SP12 Infrastructure, Strategy and Development Delivery (Infrastructure Delivery Plan)	Appendix C (Infrastructure Delivery Plan) is removed in its entirety from the Local Plan and will be maintained as an evidence base document.																				
MM125	Appendix D	<p><u>Appendix D: Policies Schedule</u></p> <p><u>A number of policies from the Craven Local Plan (1999) were saved in 2007. The majority of these saved policies have been replaced by the policies in this Local Plan. The following table details these replacements.</u></p> <table border="1" data-bbox="564 778 1910 1425"> <thead> <tr> <th data-bbox="564 778 1176 895"><u>Replacement Local Plan Policy</u></th> <th data-bbox="1176 778 1910 895"><u>Saved Craven Local Plan Policies (1999)</u> <u>Saved in 2007</u></th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="564 895 1910 959"><u>Strategic Policies</u></td> </tr> <tr> <td data-bbox="564 959 1176 1015"><u>SD1</u></td> <td data-bbox="1176 959 1910 1015"><u>N/A</u></td> </tr> <tr> <td data-bbox="564 1015 1176 1070"><u>SD2</u></td> <td data-bbox="1176 1015 1910 1070"><u>N/A</u></td> </tr> <tr> <td data-bbox="564 1070 1176 1126"><u>SP1</u></td> <td data-bbox="1176 1070 1910 1126"><u>H1</u></td> </tr> <tr> <td data-bbox="564 1126 1176 1182"><u>SP2</u></td> <td data-bbox="1176 1126 1910 1182"><u>EMP1, T6, T7</u></td> </tr> <tr> <td data-bbox="564 1182 1176 1238"><u>SP3</u></td> <td data-bbox="1176 1182 1910 1238"><u>N/A</u></td> </tr> <tr> <td data-bbox="564 1238 1176 1294"><u>SP4</u></td> <td data-bbox="1176 1238 1910 1294"><u>H3, H4, H5, H8, H17, H18</u></td> </tr> <tr> <td data-bbox="564 1294 1176 1350"><u>SP5</u></td> <td data-bbox="1176 1294 1910 1350"><u>H2 &amp; H3</u></td> </tr> <tr> <td data-bbox="564 1350 1176 1425"><u>SP6</u></td> <td data-bbox="1176 1350 1910 1425"><u>H2 &amp; H3</u></td> </tr> </tbody> </table>	<u>Replacement Local Plan Policy</u>	<u>Saved Craven Local Plan Policies (1999)</u> <u>Saved in 2007</u>	<u>Strategic Policies</u>		<u>SD1</u>	<u>N/A</u>	<u>SD2</u>	<u>N/A</u>	<u>SP1</u>	<u>H1</u>	<u>SP2</u>	<u>EMP1, T6, T7</u>	<u>SP3</u>	<u>N/A</u>	<u>SP4</u>	<u>H3, H4, H5, H8, H17, H18</u>	<u>SP5</u>	<u>H2 &amp; H3</u>	<u>SP6</u>	<u>H2 &amp; H3</u>
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<u>SP4</u>	<u>H3, H4, H5, H8, H17, H18</u>																					
<u>SP5</u>	<u>H2 &amp; H3</u>																					
<u>SP6</u>	<u>H2 &amp; H3</u>																					



<u>SP7</u>	<u>H2 &amp; H3</u>
<u>SP8</u>	<u>H2 &amp; H3</u>
<u>SP9</u>	<u>H2 &amp; H3</u>
<u>SP10</u>	<u>H2 &amp; H3</u>
<u>SP11</u>	<u>H2, H3, H4 &amp; H5</u>
<u>SP12</u>	<u>N/A</u>
<u>Environment</u>	
<u>ENV1</u>	<u>ENV1, ENV2, ENV18, EMP16, SRC12</u>
<u>ENV2</u>	<u>N/A</u>
<u>ENV3</u>	<u>H20</u>
<u>ENV4</u>	<u>ENV10</u>
<u>ENV5</u>	<u>N/A</u>
<u>ENV6</u>	<u>N/A</u>
<u>ENV7</u>	<u>N/A</u>
<u>ENV8</u>	<u>N/A</u>
<u>ENV9</u>	<u>N/A</u>
<u>ENV10</u>	<u>BE2</u>
<u>ENV11</u>	<u>SRC11</u>
<u>ENV12</u>	<u>SRC12</u>
<u>ENV13</u>	<u>BE3</u>
<u>Housing</u>	
<u>H1</u>	<u>N/A</u>

<u>H2</u>	<u>H12</u>
<u>H3</u>	<u>N/A</u>
<u>Economy</u>	
<u>EC1</u>	<u>EMP2, EMP3, EMP4, EMP5 &amp; EMP6</u>
<u>EC2</u>	<u>EMP2 &amp; EMP7</u>
<u>EC3</u>	<u>EMP5, EMP8, EMP9, EMP15, EMP16, EMP17, EMP18, ENV12, ENV13, R10</u>
<u>EC4</u>	<u>EMP11, EMP14, EMP15, EMP16, EMP17, EMP18</u>
<u>EC4A</u>	<u>EMP11</u>
<u>EC4B</u>	<u>EMP11</u>
<u>Retail</u>	
<u>EC5</u>	<u>R1, R2</u>
<u>EC5A</u>	<u>R3</u>
<u>Infrastructure, Services &amp; Facilities</u>	
<u>INF1</u>	<u>N/A</u>
<u>INF2</u>	<u>N/A</u>
<u>INF3</u>	<u>SRC2</u>
<u>INF4</u>	<u>N/A</u>
<u>INF5</u>	<u>N/A</u>
<u>INF6</u>	<u>SRC13</u>
<u>INF7</u>	<u>T2 &amp; T4</u>

Note: Saved Local Plan policies EMP19 and SRC14 were not required to be replaced in this Local Plan.

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