

## **Independent Examination of the Craven Local Plan – October 2018**

**(Matter 4 – Spatial Strategy and Housing Growth)**

**(Matter 5 – Residential Allocations - Issue 4 – Strategy for Bentham – Tier 2 (Policy SP7))**

### **Hearing Statement for Site HB025 – Land East of Butts Lane, High Bentham**

#### Introduction

Edwardson Associates act for [REDACTED] in relation to proposed residential allocation HB025, Land East of Butts Lane, High Bentham. We are registered participants in the aforementioned Examination in Public. This is our Hearing Statement in relation to Site HB025.

For clarity, Site HB025 measures 1.015 hectares and offers a housing yield of at least 32 dwellings.

We support and fully endorse the Council's intention to allocate Site HB025 for residential development. The site has a willing landowner and is available to facilitate the Council's strategy for housing delivery in Bentham.

#### Matters, Issues and Questions

We note the Inspector's matters, issues and questions for examination in relation to Site HB025 and respond as follows: -

- Q.18 What is the surface water hazard identified in the supporting text to Policy SP7? Is the allocation consistent with paragraph 100 of the Framework, which states that Local plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property?**

The site is in Flood Zone 1 and is therefore not at risk of flooding. The site is therefore sequentially preferable with respect to flood risk. It is therefore not necessary to apply a sequential test to rule out the availability of sites at a lower risk. The surface water hazard referred to in the supporting text to the draft allocation is a small, narrow beck which runs along the eastern boundary of the site. The site slopes noticeably to the East and South. Water is therefore naturally contained within this beck and flows off the site to the South. Having regard to these topographical characteristics, the site sits in Flood Zone 1 (lowest risk). The site will be developed having regard to paragraph 163 of the NPPF which advocates as a priority the incorporation of sustainable drainage systems. A suitable alternative method would be discharge of surface water to the beck at an attenuated greenfield run-off rate.

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**Q.19 Is it clear to decision-makers, developers and local communities how the design will “take account of impacts on the Forest of Bowland AONB”?**

There is existing built development to the North, South and West of the proposed allocation. Any future development will be seen within the context of this existing development when viewed within the wider landscape. Housing development can be accommodated on the site to reflect neighbouring development on similar sloping topography. Houses can be designed and laid out to cascade down the slope, with sufficient space to accommodate both frontage and in-depth development. There is ample space available within the site to accommodate quality landscaping along the eastern boundary to help soften and assimilate the development. Our clients also own and are in control of the adjacent land to the east. Sufficient screening can therefore be introduced to minimise any landscape character and visual amenity impacts of the development, including managing impacts on the Forest of Bowland AONB.

**Conclusion**

Edwardson Associates act for the owners of Site HB025. We are registered to participate in the Examination in Public to assist the Inspector with the consideration of the merits of this site.

The site confirms well with the prevailing settlement pattern and is free from constraints, including not being at risk of flooding. There is space within the site and on adjacent land within the control of the landowner to accommodate a quality landscaping scheme. This, in combination with careful attention to design and layout, can ensure that residential development of the site safeguards the special landscape qualities of the Forest of Bowland AONB.

**EDWARDSON ASSOCIATES**

**September 2018**