

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 HB036 – Land East of Robin Lane, High Bentham

Introduction

Edwardson Associates act for [REDACTED] in relation to proposed residential allocation HB036, comprising land East of Robin Lane, High Bentham. We are registered participants in the aforementioned Examination in Public. This is our Hearing Statement in relation to Site HB036.

For clarity, Site HB036 measures 0.502 hectares and offers a housing yield of at least 16 dwellings.

Our clients are the proprietors of Bentham Golf Course, which is located immediately to the East of Site HB036. The golf course is identified on the Submission Policies Map for Bentham as a proposed Policy INF3 'Open Space, Civic Space, and Sport and Recreation Facility'.

The golf course has recently secured planning permission to develop, grow and diversify its leisure offer. This has included consents for a new reception, office and warden's accommodation and two phases of holiday lodges and camping pods. Implementation of these various consents is underway and remains ongoing. A number of the pods and lodges are now being occupied for holiday and short stay visitor use and there has been a positive response from customers. In light of this positive customer demand the business now has changed aspirations to continue to develop its leisure and tourism offer.

Matters, Issues and Questions

We note the Inspector's matters, issues and questions for examination in relation to Site HB036, particularly in relation to whether there is a continuing requirement for the car park or whether it is surplus to requirements.

The Inspector is requested to appreciate that the nature of the evolution of the golf course has changed since the HB036 land was first promoted as being suitable for housing. The future of the golf course as far as our clients are concerned is now focused on a strategy of continued sustainable tourism and leisure opportunities. As such, the frontage land identified as Site HB036 may be required in the future to facilitate these leisure and tourism objectives. Having regard to these recent developments and evolving business factors our clients now wish to withdraw Site HB036 as a proposed residential allocation. We therefore wish to confirm that the site no longer has a willing landowner and the allocation of the site for housing would be likely to conflict with and compromise the future leisure and tourism objectives of the existing business. We have notified the Council's Local Plans Team of this changed position.

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HB036 – Land east of Robin Lane

Q.23 What is the site currently used for? Is it surplus to requirements as overflow car parking for the golf club?

The land parcel is required in connection with the future business growth aspirations of Bentham Golf Course. The allocation of the site for housing would be likely to conflict with and compromise the future leisure and tourism objectives of the existing golf course business.

Q.24 What effects will the allocation have on the availability of car parking for the golf club?

The land parcel is required in connection with the future business growth aspirations of Bentham Golf Course. The allocation of the site for housing would be likely to conflict with and compromise the future leisure and tourism objectives of the existing golf course business

Q.25 What are the “risks of groundwater emergence” 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 land parcel is required in connection with the future business growth aspirations of Bentham Golf Course. The allocation of the site for housing would be likely to conflict with and compromise the future leisure and tourism objectives of the existing golf course business

Q.26 Is it clear to decision-makers, developers and local communities how the design will “take

The land parcel is required in connection with the future business growth aspirations of Bentham Golf Course. The allocation of the site for housing would be likely to conflict with and compromise the future leisure and tourism objectives of the existing golf course business.

Conclusion

Our clients wish to withdraw Site HB036 as a suitable site for housing on the basis that the allocation of the site for housing would be likely to conflict with and compromise the future leisure and tourism objectives of the existing golf business. Edwardson Associates are registered participants at the forthcoming Examination in Public and therefore will be on hand to answer and clarify any questions and points which the Inspector may have.

EDWARDSON ASSOCIATES

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