

**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 HB038 – Land South of Low Bentham Road, High Bentham**

Introduction

Edwardson Associates act for [REDACTED] in relation to proposed residential allocation HB038, which comprises Land South of Low Bentham Road, High Bentham. We are registered participants in the aforementioned Examination in Public. This is our Hearing Statement in relation to Site HB038.

For clarity, Site HB038 measures 0.891 hectares and offers a housing yield of at least 19 dwellings. The Council has proposed that 0.591 hectares of the site be made available for housing and 0.3 hectares (the eastern part of the site) be allocated for the provision of an extension to Bentham Primary School.

We support and fully endorse the Council's intention to allocate Site HB038 for residential development. The site has a willing landowner and is available to facilitate the Council's strategy for housing delivery in Bentham. However, we wish to propose an alternative option to that currently set out, but nevertheless one capable of accommodating and delivering the Council's mixed housing and education objectives for the site.

Suggested Modification

Please find attached the following drawings: -

- 001 Location plan
- 002 Site Plan as Existing
- 003 Site Plan as Proposed – Version 1
- 004 Site Plan as Proposed – Version 2.

We propose that all of the land currently identified as Site HB038 be allocated for housing. This would increase the housing yield to 28 dwellings. Enclosed drawings 003 and 004 provide two alternative indicative layout options showing how the site could be developed with housing. Both options provide for access from the B6480 Low Bentham Road, one directly, the other via the existing access serving the adjacent Bellfleckers Barn.

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In relation to educational provision at this site, our clients own the land immediately to the south of the existing Primary School. Our clients would be willing to make available some of their land to facilitate the provision of a future expansion to Bentham Primary School. Please see the grey shaded area on enclosed drawings 003 and 004.

#### Matters, Issues and Questions

We note the Inspector's matters, issues and questions for examination in relation to Site HB038 and respond as follows: -

#### HB038 – Land south of Low Bentham Road

**Q.27 What is the justification for allocating part of the site for an expansion to the primary school? How will this be delivered, by whom and when?**

We have proposed an alternative allocation which would facilitate delivery of an extension to the Primary School using a larger housing allocation of at least 28 dwellings, the scale of which would continue to be appropriate for Bentham. It is acknowledged that the cumulative impacts of all of the proposed housing allocations in Bentham are likely to be reflected in a need to expand the existing primary School at some point in the future. It is expected that the County Education Authority would determine the timing of this expansion and provide details of what this extension should consist of, for example additional classrooms and / or other on-site facilities. It is anticipated that delivery of this expansion would be secured either by Community Infrastructure Levy (CIL) contributions, or in advance of this, developer contributions using section 106 agreements as and when the planning permissions for the various residential allocations come forward.

**Q.28 Taking into account the land required for the primary school extension, is the provision of 19 dwellings deliverable?**

Yes. We have proposed an alternative allocation comprising additional land which would allow a larger number of dwellings to be developed in combination with any future expansion to the Primary School which may be needed. Should the Inspector conclude that the existing proposed allocation is preferable, enclosed drawings 003 and 004 provide clear assurance that 19 no. dwellings can be satisfactorily accommodated on two thirds (0.591 hectares) of the site.

**Q.29 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 in the immediate vicinity of the proposed allocation site, including the new Primary school to the East and a consented housing development to the West, which is in the progress of implementation. Any future development of HB038 would therefore be seen within this established built context. At the planning application stage, careful consideration would be given to the scale and siting of the buildings, the choice of facing materials and the treatment of important boundaries, particularly the southern boundary, to ensure that the development can be successfully assimilated into the prevailing

landscape character to ensure there is no harm to the special landscape qualities of the Forest of Bowland AONB.

### Conclusion

Edwardson Associates act for the owners of Site HB038. 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 to the prevailing settlement pattern and is free from constraints. Our clients own additional land adjacent to the proposed allocation which provides an opportunity to deliver a larger but nevertheless suitably scaled quantum of housing development to Bentham. Significantly, this additional land can be made available to ensure the delivery, at an appropriate time, of any necessary expansion to Bentham Primary School, the nature and characteristics of which will be determined by the County Education Authority as the housing allocations in Bentham progress. Furthermore, careful attention to design and layout at the detailed planning application stage will ensure that residential development of the site safeguards the special landscape qualities of the Forest of Bowland AONB.

We therefore respectfully request that the Inspector gives careful consideration to the enclosed modification we have proposed, which can secure the delivery of the Council's mixed land use aspirations for the site in a manner which is environmentally sustainable.

**EDWARDSON ASSOCIATES**

**September 2018**

