

**Town and Country Planning Act 1990  
(As Amended)**

Local Plan Examination Hearing Statement

Matter 5 - Residential Allocations (Policies  
SP5, SP6, SP7, SP8, SP9, SP10 and SP11)

**CLIENT:** Glusburn Holdings Limited

**REF:** GLU3/1/HS/M5

**DATE:** September 2018

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## **1. INTRODUCTION**

- 1.1 This statement is provided in response to the Inspector's Matters, Issues and Questions for Examination in connection with the Craven Local Plan and should be read in conjunction with our representations regarding the emerging Local Plan on behalf of Glusburn Holdings Limited.
- 1.2 This statement has been prepared in connection with Matter 5 and separate statements have been prepared in connection with Matter 4 and Matter 14.
- 1.3 We have not considered it necessary to respond to all of the Inspector's questions in connection with Matter 5, but have set out our response to those questions we wish to comment on in section 2 below.
- 1.4 We and Glusburn Holdings Limited do not intend to appear in person at the Matter 5 hearing session and therefore the content of this Hearing Statement and our previous representations to the emerging Local Plan should be relied upon.

## **2. RESPONSE TO MATTER 5 QUESTIONS**

### Issue 1 - Methodology

#### **Question 12**

- 2.1 As set out in our previous representations to the emerging Local Plan, we consider that the selection of potential sites for allocation should have included our client's land to the south of west of Hayfield Mills (SC014). The land in question is (and has been for several years) surplus to requirements and comprises previously developed land in a highly sustainable location that is readily available for development.
- 2.2 We understand the Council's reasoning for excluding the site from the selection of potential sites for allocation on the basis of flood risk considerations and the related methodology of the Council in this respect, but assert that we have provided sufficient information with our previous representations (including a Flood Risk Assessment, hydraulic modelling and Flood Map Review by Waterco) to justify giving this specific site further consideration, particularly in light of the site's:
- highly accessible location;
  - status as previously developed land; and
  - resulting potential to deliver sustainable development in the Local Service Centre of Glusburn and Crosshills that has a good range of local amenities and is a substantial centre of population in Craven.

- 2.3 In light of their previous work Waterco concluded that the site's development in the manner shown on the indicative site layout (a copy of which accompanied our representations on Policy SP8 at Publication Stage in February 2018) - for a total of 67 dwellings (49 houses, 18 apartments) on the previously developed land that is surplus to requirements - is deliverable from a flood risk perspective including in the context of the National Planning Policy Framework and National Planning Practice Guidance and subject to mitigation measures such as localised land raising (without material harmful effects on properties elsewhere from a flood risk perspective).
- 2.4 Furthermore and as set out in our previous representations a previous planning application featured a range of supporting information that demonstrated that housing development within the land in question would be technically sound in other respects, including in relation to highway considerations, noise/impact on amenity, trees, ecology and ground conditions.
- 2.5 With these points in mind we assert that the site selection process discounted our client's site too early and that the Local Plan would be more positively prepared and effective if it included our client's land to the south and west of Hayfield Mills as a housing allocation (in place of or in addition to the apparent greenfield site allocation at Ashfield Farm, Skipton Road, Crosshills).

Issue 5 - Strategy for Glusburn/Crosshills - Tier 3 (Policy SP8)

**Question 9**

- 2.6 As outlined in our previous representations to the emerging Local Plan, based on our knowledge of the site and the Residential Site Selection Process background paper we consider that the land at Ashfield Farm appears to be greenfield rather than brownfield land.
- 2.7 As set out in response to Issue 1, Question 12 above, we consider that the Local Plan would be more positively prepared and effective if it included our client's brownfield land to the south and west of Hayfield Mills as a housing allocation (in place of or in addition to the apparent greenfield site allocation at Ashfield Farm).

**Knights plc**

September 2018