

From: [REDACTED]
To: [Local Dev. Framework](#)
Subject: Publication Draft Local Plan Reps (SG027 and SG068)
Date: 09 February 2018 11:54:42
Attachments: [image001.png](#)
[image002.png](#)
[18.02.05.LETT.Francmanis Properties.CDCLP.PDF](#)
[Appendix 1 - Land NE of SG027 and SG068.pdf](#)
[Appendix 2 - Land W of SG027.pdf](#)

Dear Sir/Madam,

Please find attached representation to the Publication Draft Local Plan. The information relates to sites SG027 and SG068, land to the south of Brockhole View and west of Brockhole Lane, Settle. Please find attached the following documents:

- Representation to Publication Consultation Document in Relation to 'Land to the South of Brockhole View and west of Brockhole Lane, Settle' (SG027 and SG068)
- APPENDIX 1 – Land to the North East of sites SG027 and SG068
- APPENDIX 2 – Triangle of land on western edge of site SG027

We'd be most grateful if you could confirm receipt of the attached information.

Kindest regards,

[REDACTED]
Planner

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WATCH: [REDACTED] & [REDACTED] Discuss the Benefits of Rural Diversification

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5th February 2018

Planning Policy Team
Craven District Council

Via E-mail

Dear Sir/Madam

REPRESENTATION TO PUBLICATION CONSULTATION DOCUMENT IN RELATION TO 'LAND TO THE SOUTH OF BROCKHOLE VIEW AND WEST OF BROCKHOLE LANE, SETTLE' (SG027 AND SG068)

On behalf of our client, Francmanis Properties, we would like to SUPPORT the proposal in the Plan Publication Consultation Draft for sites SG027 and SG068, Land to the South of Brockhole View and West of Brockhole Lane, Settle and request that the plan be approved in its current form, subject to matters highlighted in Appendices 1 and 2.

The publication draft proposes to 'extend the net developable area and green infrastructure area on land to the south of Brockhole View and west of Brockhole Lane, Settle (SG027, SG068)', as shown on the image below:

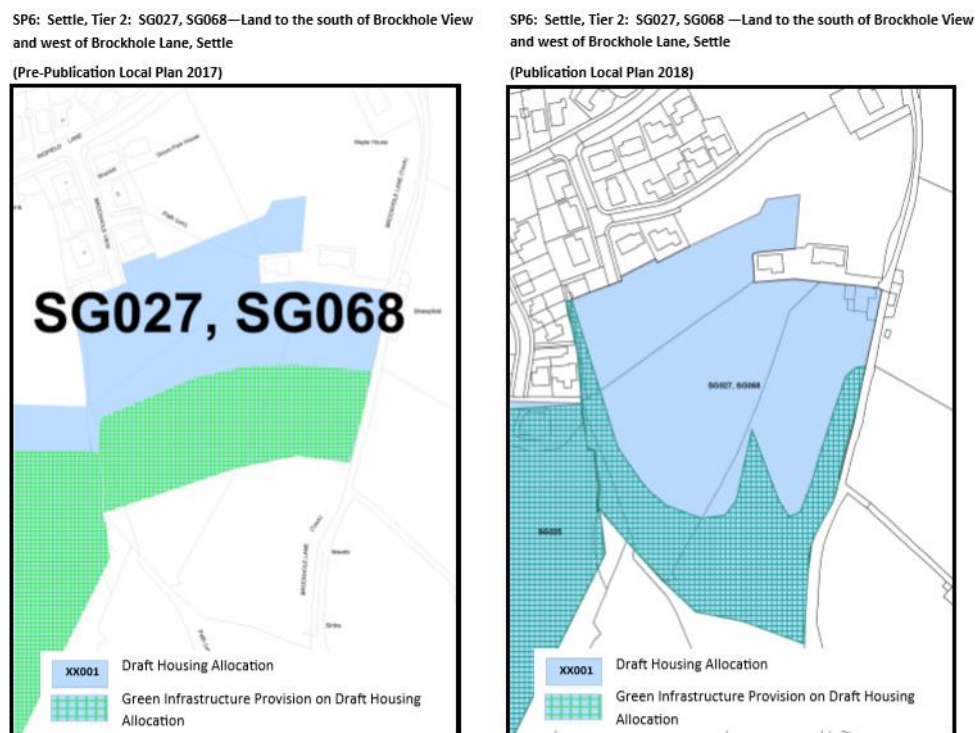


Figure.1: Proposed extensions to SG027 and SG068 within Publication Local Plan (2018)

Our most recent Local Plan consultation response (July 2017) stated that there is already an existing planning permission for residential dwellings to the north east of the site (see Appendix 1). This area had been omitted from the draft Local Plan in error and should now be reinstated. In addition there is a triangle of land to the north west of the site which already has outline planning permission, but which is shown on one of maps in the Local Plan as being Green Infrastructure Provision. The map should be corrected to show this area to be Draft Housing Allocation (see Appendix 2).

Our client has previously demonstrated that the sites can be brought forward for appropriate development which enhances the transition between open countryside and existing development to the south of Settle.

A Site Concept Plan was produced for the combined site following a meeting with Katherine Wood, Principal Planning Officer at the Yorkshire Dales National Park Authority in August 2016 and has been submitted to Craven District Council as part of previous Local Plan consultations.



Figure .2: Concept Plan prepared following meeting with YDNPA include shading to show area approved

The Concept Plan left the southern part of SG068 undeveloped and included a lower housing density in the southern portion of the development site in order to attain a more rural characteristic in the area beyond the existing development edge of Settle. Tree planting throughout the scheme would offer screening opportunities and views through the site to the existing barn to the east have been preserved, further strengthening the rural aspect of the area and producing a softer buffer to the site.

The sites potential for further development is acknowledged by the council in the 'Site Response Papers' (January 2018). The council's response to comments made on site SG027 notes that:

Whilst the majority of site SG027 has a planning committee resolution for approval, it is not yet a fully committed site as the Section 106 agreement in relation to affordable housing has not yet been signed. As such the full extent of SG027 will form part of the housing allocation in the publication draft of the local plan. It is agreed however that the net developable area for site SG027 and SG068 together should be amended to take into account land to the south of the site presented in the June 2017 prepublication consultation draft of the local plan. It is proposed to extend the net developable area to the south to increase the yield on the site from 34 to 57 dwellings. An area of green infrastructure is also proposed on the southern extent of the site and represents the need for any new development to take account of the impact it would have on the nearby YDNP. Site layout should include 'fingers' of development rather than a hard boundary edge to the site, resulting in a more organic built form which would have less impact on views from the YDNP.

Furthermore, the 'Site Response Papers' confirm that the council have undertaken a Landscape and Visual Impact Assessment as part of their evidence base. This report has indicated that the site is visible from the National Park, essentially due to the site's location adjacent to the National Park Boundary, but the council have acknowledged that:

Although the site is within a prominent location, it is well related to the new developments on Ingfield Lane and Brockhole View and, as an individual site, **is not considered to have a detrimental effect on the visual landscape value. (Our emphasis)**

The Publication Draft now considers sites SG027 and SG068 jointly as they are under the same ownership. The sites are identified as having 'numerous positive aspects which have determined the sites' selection as a Preferred Site'. This revision is welcomed by and supported by our client.

The 'Summary of Issues and Recommendations' for each site contained within the Residential Site Selection Process Background Paper confirms:

Level 3 (Pass): The site is in FRZI (with small amount of low surface water flooding on southern boundary of site). The site is in reasonable proximity to the town centre to enable access to services and facilities. There are suitable access points.

In light of the above, the council confirm that the 'site is deemed sustainable in order to enter the Pool of Sites (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle'.

Comments on Soundness of Proposed Allocation

In line with paragraph 182 of the National Planning Policy Framework we provide the following comments in respect to the soundness of the proposed allocation:

Positively prepared – the council has positively engaged with the land owner and the proposal for the land will positively deliver growth.

Justified – The proposal for the land has been clearly justified in the supporting papers to the plan.

Effective – The proposal for the land will be effective as it provides for a viable plan to deliver both new housing and green infrastructure.

Consistent with national policy – The proposed balances effectively national policy's direction regarding environmental protection and housing growth.

Conclusion

The amendments made to and the inclusion of sites SG027 and SG068 as proposed within the Publication Draft Local Plan are considered to be deliverable and are supported by our client, the landowner.

A Concept Plan for the site has been prepared following a site meeting with the YDNPA in August 2016. The Concept Sketch Plan demonstrates that an appropriate development can be brought forward upon the site, which **enhances** the transition between open countryside and existing development to the south of Settle.

The council have acknowledged by way of their own LVIA that, despite the site location adjacent to the Yorkshire Dales National Park, the sites are considered to be well related to the new developments on Ingfield Lane and Brockhole View and is not considered to have a detrimental effect on the visual landscape value.

Given the above and the revised assessment undertaken by Craven District Council there is no reason why sites SG027 and SG068 should not be allocated as proposed within the Publication Draft Craven Local Plan. For the reasons set out above we consider the plan to be sound in so far as it relates to the allocation of this land, with due consideration given to Appendices 1 and 2.

Yours sincerely


Planner



5th February 2018

Planning Policy Team
Craven District Council

Via E-mail

Dear Sir/Madam

REPRESENTATION TO PUBLICATION CONSULTATION DOCUMENT IN RELATION TO 'LAND TO THE SOUTH OF BROCKHOLE VIEW AND WEST OF BROCKHOLE LANE, SETTLE' (SG027 AND SG068)

APPENDIX I – Land to the North East of sites SG027 and SG068

On behalf of our client, Francmanis Properties, we would like to highlight an error on the Publication Draft Craven Local Plan Submission Policies Map.

On maps 4 & 4a: Settle and Giggleswick, an area to the north east of our client's landholding off Ingfield Lane (north east of site SG027 and SG068) is shown as NOT having an allocation, as shown on the map extract below:

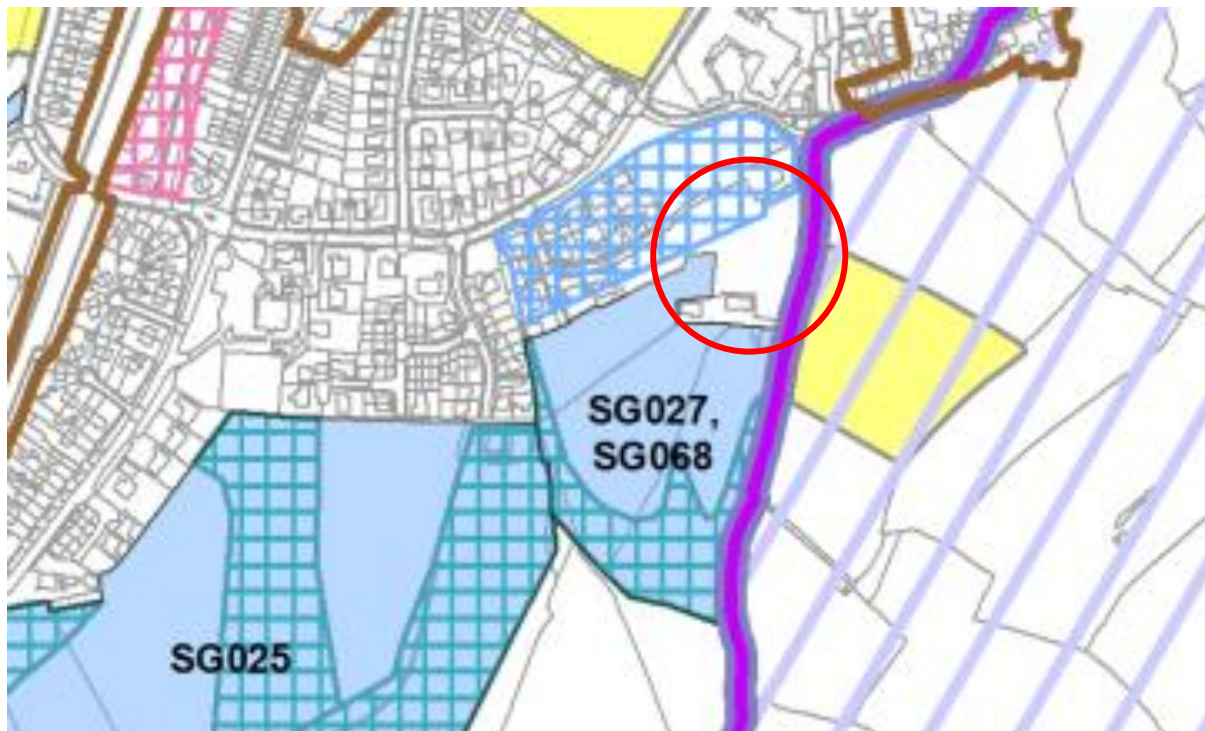
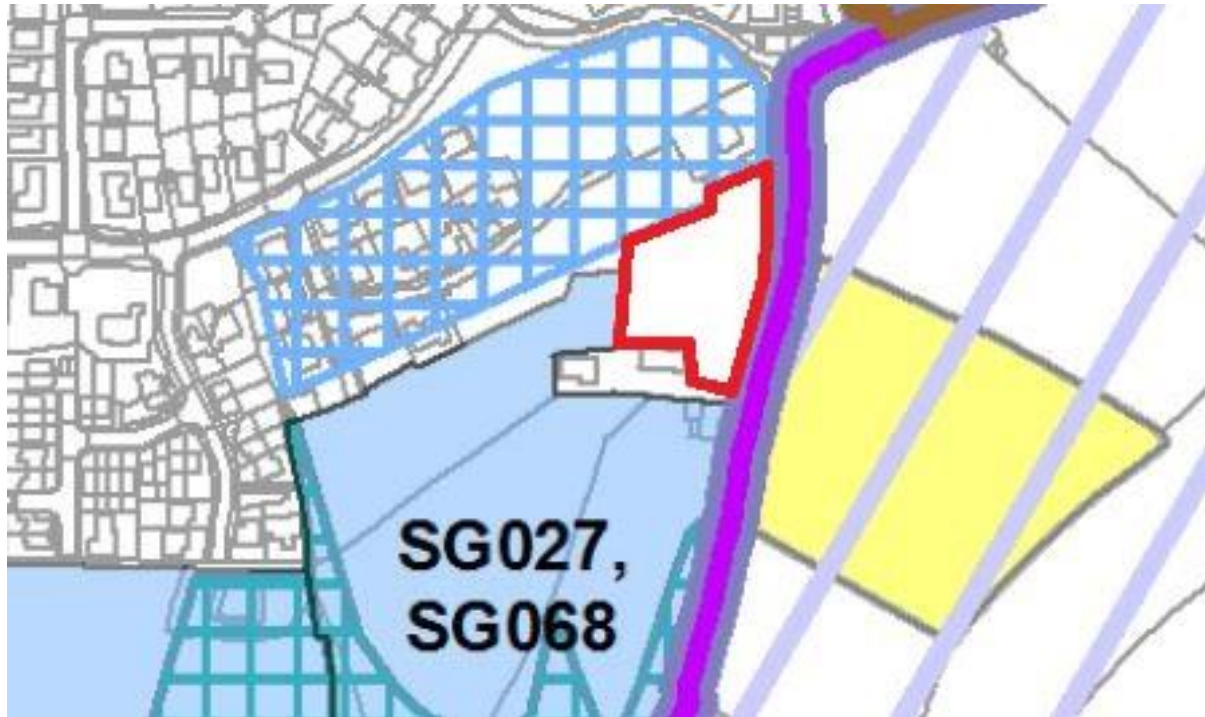


Figure 1: Area (circled in red) that should be shown as an existing housing commitment within the Publication Draft Craven Local Plan Submission Policies Map

The area highlighted above currently has planning permission for the erection of 4no. dwellings. This application was determined under reference 62/2015/16414 and approved by Craven District Council on 13th January 2016.

In light of the above, on behalf of our client Francmanis Properties, **we request that this area is shown as an 'Existing Housing Commitment' on the Submission Policies Map.** The image below shows outlined in red the area that should be allocated.



Should you have any questions or queries in respect to the housing allocation please do not hesitate to contact us.

With kind regards

Yours sincerely


Planner



5th February 2018

Planning Policy Team
Craven District Council

Via E-mail

Dear Sir/Madam

REPRESENTATION TO PUBLICATION CONSULTATION DOCUMENT IN RELATION TO 'LAND TO THE SOUTH OF BROCKHOLE VIEW AND WEST OF BROCKHOLE LANE, SETTLE' (SG027 AND SG068)

APPENDIX 2 – Triangle of land on western edge of site SG027

On behalf of our client, Francmanis Properties, we would like to highlight an error on the Publication Draft Craven Local Plan Submission Policies Map.

Whilst the allocation of SG027 is welcome we note that the draft allocation of the site includes an area designated as 'Green Infrastructure Provision on Draft Housing Allocation', as highlighted in the map extract below:

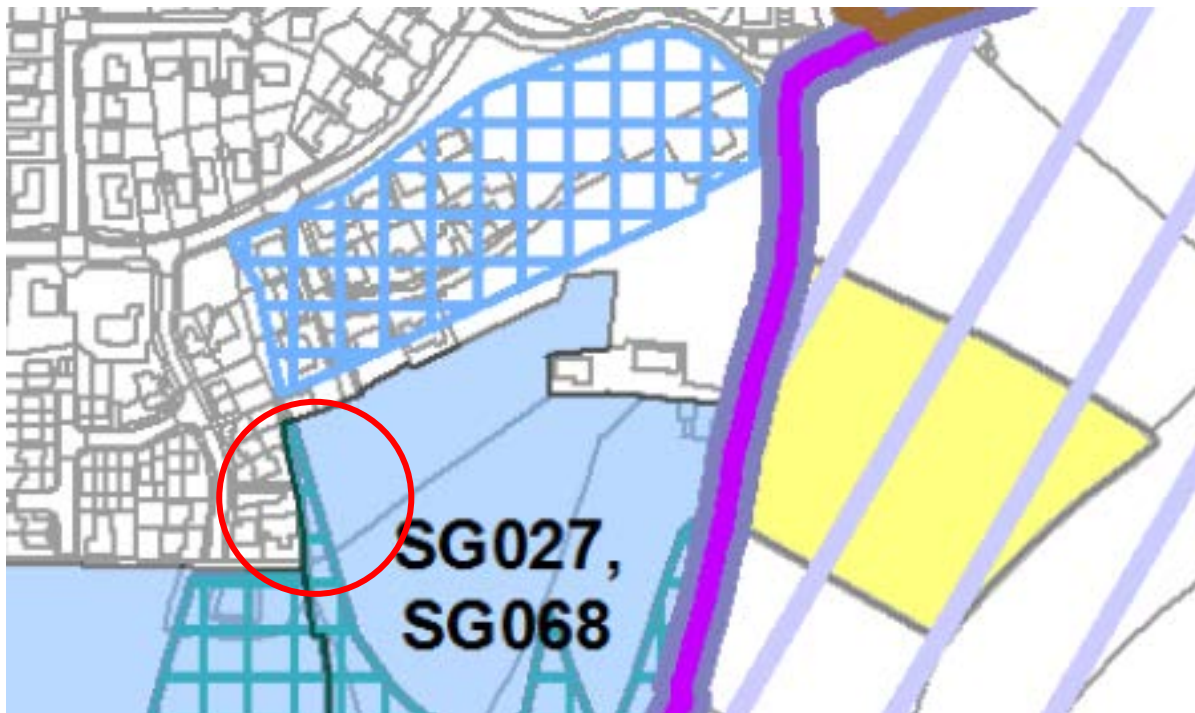


Figure 1: Area (circled in red) identified as Green Infrastructure Provision within the Publication Draft Craven Local Plan Submission Policies Map

The area highlighted above currently is subject to outline planning permission for the erection of circa 16no. dwellings and associated access. This application was determined under reference 62/2016/17447 and received approval at the Planning Committee Meeting on 13th March 2017. We are aware that our client is currently in the process of finalising a S106 Agreement with Craven District Council at which point planning permission will be agreed.

Once agreed the site will have outline permission for circa 16 dwellings and whilst the permission would only be in outline, the application submission included an indicative scheme as shown below:



Figure 2: indicative scheme submitted as part of application 62/2016/17447 with approximate area of green infrastructure provision marked in red

The indicative scheme shows the provision of 7 dwellings in the area marked as an area designated as 'Green Infrastructure Provision on Draft Housing Allocation' in the Publication Draft Local Plan. Our client would object strongly to the allocation of this small area of land for green infrastructure as it could result in the loss of an area that already has outline planning permission for residential development.

For this reason, **THE PROPOSED GREEN INFRASTRUCTURE AREA SHOULD NOT** be included within this area and the full site should be shown as a draft housing allocation.

Should you have any questions or queries in respect to the housing allocation please do not hesitate to contact us.

With kind regards

Yours sincerely

[Redacted]

Planner

[Redacted]

[Redacted]