

Independent Examination of the Craven Local Plan – October 2018

(Matter 4 – Spatial Strategy and Housing Growth)

**Hearing Statement for Policy SP4– Spatial Strategy, Settlement Hierarchy,
Housing Growth and Housing Growth on Non-Allocated Sites**

Introduction

Edwardson Associates act for a number of landowners in High Bentham in the promotion of land for residential allocation. We are registered participants in the aforementioned Examination in Public. This is our Hearing Statement in relation to Matter 4, with specific focus on the scale of distribution of housing to Bentham.

We support the inclusion of Bentham as a Key Service Centre. We acknowledge that Skipton is the largest Town and therefore a Tier 1 Principal Town. However, we feel that a 50% distribution of housing to Skipton is too heavily weighted when compared to a 10.5% distribution to Settle and Bentham. We consider that the distribution of housing should be spread more evenly with a higher distribution to both Settle and Bentham. This can be delivered using additional housing allocations to Bentham.

Matters, Issues and Questions

We note the Inspector's matters, issues and questions for examination in relation to Matter 4 – Spatial Strategy and Housing Growth (Policy SP4). We respond as follows in relation to question 3: -

Issue 2 – Housing Growth

Q3. Are the levels of growth appropriate and justified having regard to the size, role, function, and accessibility of each settlement to employment services and facilities.

We consider that the size, role, function and accessibility of Bentham is such that it has capacity to accommodate a greater amount of housing development and therefore a larger distribution of housing growth should be directed to Bentham.

Bentham has a large employment site, a thriving cattle market with a national catchment, a railway station, a modern Primary School and several other local services and facilities. It therefore scores well in relation to sustainability and accessibility and therefore should benefit from a greater distribution of housing. Bentham is located at the northern end of the District and serves a large rural hinterland. We feel that the distribution of housing is weighted too heavily in favour of Skipton located a considerable distance to the south of the District. We therefore seek a change to Policy SP4 comprising a greater distribution of housing to Bentham.

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Should the Inspector agree that a greater distribution of housing should be directed to Bentham please find attached our Concept Statement (July 2014) and Publication Stage representation (February 2018) for rejected site HB030 (Land off Duke Street, High Bentham).

Conclusion

Edwardson Associates act for several landowners in the District. We are registered to participate in the Examination in Public.

This statement relates to Matter 4 and the spatial distribution of housing. We seek a change to Policy SP4 comprising an increase in the distribution of housing to Bentham. Should the Inspector agree that a greater distribution of housing should be directed to Bentham, we wish to highlight the significant sustainability credentials of rejected Site HB030, which is well placed to accommodate any increase in housing distribution to Bentham.

EDWARDSON ASSOCIATES

September 2018