

**REPRESENTATIONS ON
BEHALF OF
HALTON HOMES LTD
AND BALLAN LIMITED**

MATTER STATEMENT

**CRAVEN LOCAL PLAN
EXAMINATION**

MATTER 21

SEPTEMBER 2018

Ballan Ltd and Halton Homes Ltd

Land at Hellifield

Examination of the Craven Local Plan

Matters Statement

**Matter 21 – Green Infrastructure, Local Green Space and Green Wedges
(Policies ENV5, ENV10 and ENV13)**

Summary

Ballan Ltd and Halton Homes Ltd object to the Local Green Space (LGS) designation in respect of Land to the west of Hellifield (Hellifield Flashes) (HE-LGS1) for the following three reasons:

- The proposed allocation is for an extensive tract of land, contrary to the requirements of the NPPF (para 110(c))
- The whole of the site is allocated in the adopted Local Plan (1999) as a "Tourist Development Site". Its proposed allocation as LGS is therefore contrary to the LPA's own methodology (as established in the 'Local Green Space Assessment') which sought to discount sites allocated by the adopted Local Plan for incompatible alternative uses.
- The whole of the site (and not simply that area identified as Tourist Development Commitment) benefits from an extant, implemented permission for a Rural Environmental Centre (ref. 42/2002/2763 and ref.42/2005/5082). Its proposed allocation is therefore contrary to both the LPA's own methodology and national guidance, both of that which explain "*Local Green Space designation will rarely be appropriate where the land has planning permission for development.*"

Each reason is sufficient, on its own, to find the LGS designation unsound:

Issue 2 – Local Green Space – Policy ENV10

1. **Question 2 – Are the Local Green Spaces consistent with paragraphs 76-77 of the Framework which state that such designations should only be used:**
 - **Where the green space is in reasonably close proximity to the community it serves;**
 - **Where the green space is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and**

- **Where the green area concerned is local in character and is not an extensive tract of land.**

1.1 No. Site HE-LGS1 ("the Site") clearly does not meet the third criterion as it is without doubt an extensive tract of land. The proposed allocation is 35.5 hectares in area. This is plainly extensive in any respect, but particular so considering Hellifield is a relatively small village.

1.2 Whilst there is no identified size limit on sites that may be designated as Local Green Space, Nigel McGurk, an Independent Examiner, found in 2014 that two proposed designations for Local Green Space in the Backwell Neighbourhood Plan were extensive tracts of land and therefore would not comply with paragraph 77 of the National Planning Policy Framework ("NPPF"). The two sites were at least 19 hectares and 32 hectares. The Examiner held that *"it is essential that, when allocating Local Green Space, plan-makers can clearly demonstrate that the requirements for its allocation are met in full."* The examiner continued:

"In the case of Farleigh Fields, it is my view that 19 Hectares also comprise an extensive tract of land. To provide some perspective, at least twenty three full size football pitches would easily fit into an area of this size."

Given that the Framework is not ambiguous in stating that a Local Green Space designation is not appropriate for most green areas or open space, it is entirely reasonable to expect compelling evidence to demonstrate that Farleigh Fields, and Moor Lane Fields are not extensive tracts of land, no substantive or compelling evidence has been presented."

1.3 Having regard to the Backwell decision and the size and character of the Site we contend that the Site is an extensive tract of land and its proposed designation as Local Green Space is therefore not in accordance with paragraph 77 of the NPPF. The relevant extracts of the Backwell report can be found at Appendix 1.

2. Question 5 – What is the justification for designation HE-LGS1? Does the site relate to an extensive tract of land for the purposes of the Framework?

Extensive tract of land

2.1 Yes HE-LGS1 is an extensive tract of land for the purposes of the Framework as set out in relation to question 2 above. The proposed designation of this Site is wholly unjustified. The Council's designation of the Site as Local Green Space is based upon a flawed Local Green Space Assessment and therefore the evidence base for Draft Policy ENV10 is not credible.

2.2 The Council produced its own methodology for selecting sites to be allocated as Local Green Space. The 'Local Green Space Assessment' document was originally produced in January 2017 and later amended in December 2017 for publication. The assessment forms part of the

evidence base used to produce the Draft Local Plan. Relevant parts of the January 2007 Local Green Space Assessment can be found at Appendix 2.

- 2.3 In the January 2007 version of the Local Green Space Assessment (Appendix 2), the Council itself considered the whole site to be "an extensive tract of land" (see Assessment of Potential Local Green Space Sites against Tests 1 & 2). The only basis on which the Council *appears* to have considered that the site fulfilled this criterion was solely on the basis that a relatively small part of the site was to be allocated not as a Local Green Space but as part of the Tourism Development Opportunity. However, this relatively small area is not sufficiently substantial to conclude that the remainder of the site is no longer 'an extensive tract of land', especially as the proposed Local Green Space wraps around the Tourism Development Opportunity designation.
- 2.4 In the December 2007 version of the Local Green Space Assessment (Appendix 3), the Council changed its stance. The Council acknowledged that the Site is a "large area of land" but determined that the Site passed test 2 as it had 'clearly edges.' We consider this assessment to be flawed as the Council has introduced a criterion into its assessment methodology for which no support can be derived from either the NPPF or the National Planning Practice Guidance ("NPPG"). Moreover, the fact that an area of land may or may not have clear edges is entirely irrelevant to the issue of whether the land constitutes an 'extensive tract of land.'
- 2.5 Furthermore, it is clear that the Council has not been consistent in its assessment of what constitutes an extensive tract of land.
- 2.6 It is of note that the Council have simply ignored the criticism made in the Reg 19 consultation response that this is an extensive tract of land in their Policy Response Paper on HE-LGS1 (appendix 4)

Allocated in the 1999 adopted plan

- 2.7 Section 4 of the Council's assessment sets out its methodology for designating Local Green Space sites. The following tests were carried out:
1. Is the site reasonably close to the community it serves?
 2. Is the site local in character and not an extensive tract of land?
- (In addition each site was assessed in terms of current planning permissions – does the site already have planning permission for an incompatible alternative use or is it allocated for an incompatible alternative use in the adopted Local Plan (1999))**
- 2.8 Where sites failed to meet the above tests, they were not taken forward in the assessment for LGS designation.

- 2.9 Sites that did meet the above tests were then assessed against test 3, which makes an assessment of sites to determine if the site is demonstrably special to the local community and holds particular local significance:
- 3a. Can the site be shown to be demonstrably special to a local community?
 - 3b. Evidence of local support.
- 2.10 The Site passed test 1 as it lies adjacent to the settlement of Hellifield.
- 2.11 The application of test 2 is addressed above.
- 2.12 In addition to these two tests, the Council also assessed the planning status of each site, with the methodology noting "Sites with existing planning permission or allocated for an incompatible alternative use in the adopted Local Plan are not considered appropriate, and no further assessment has been carried out"
- 2.13 The Council failed to follow their own methodology. In particular, the Council have failed to note as part of their assessment that the whole of the Site is currently allocated in the adopted Local Plan (1999) as a Tourism Development Opportunity Site. This is plainly incompatible with the Local Green Space allocation. It is therefore clear that the assessment of Site HE-LGS1 was flawed as the Council failed to apply test 2 for designation of Local Green Space properly.
- 2.14 As is explained in greater detail in response to Matter 15, the whole site was allocated and "saved" for good reason, to facilitate tourism development related to the renovation and regeneration of Hellifield railway station and as a basis for stimulating the economic regeneration of the village. The Council received some £425,000 for the regeneration project over four years under the Single Regeneration Budget. The purpose of the grant was to open up the site, pursuant to which an extensive highway has been constructed at public expense but remains unfinished and still in private ownership.
- 2.15 The reason for allocating the whole site for tourism in the 1999 Local Plan has not changed, on the contrary the reasons which underpinned the original allocation have been strengthened. The sustainability of the credentials of the site, located adjacent to the railway station remain completely unaltered and there is an increasing demand for tourism facilities in Craven and the Yorkshire Dales National Park, in particularly serviced accommodation to facilitate short breaks. The whole site is therefore needed for tourism and should be allocated as such.
- 2.16 Again the Council have simply ignored the criticism made in the Reg 19 consultation response that the Site is allocated in the 1999 Local Plan in their Local Plan in their Policy Response Papers (appendix 4).

Extant Planning permission

- 2.17 As note above, as part of the LGS Assessment methodology, the Council considered the planning history and policy history of the Site. This is

consistent with the additional guidance set out in the NPPG relating to the designation of Local Green Space. In particular the guidance provides:

"Local Green Space designations will rarely be appropriate where land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where the planning permission is no longer capable of being implemented."

The methodology section of the December 2017 Local Green Space Assessment can be found at appendix 3.

- 2.18 It was noted by the Council that the Site has extant outline planning permission for the construction of Hellifield "Rural Environmental Centre (comprising tourism, exhibition, training, equestrian and livestock buildings) on approximately 51 hectares of Land to the West of Hellifield (reference: 42/2002/2763)" and the reserved matters approval relating to the outline permission (reference: 42/2005/5082). The outline consent (with approved plan) and the reserved matters consent can be found at appendix 5. However, the Council then came to the conclusion that the Site could be considered to pass tests 1 and 2 provided those areas subject to the extant planning permission were excluded from the proposed designation. On that basis the Council have excluded from the proposed Local Green Space designation those small areas of the Site upon which built development had been authorised by the extant outline permission and included the remaining areas of the outline application site within the designation.
- 2.19 This approach is entirely flawed. The Council cannot seek to carve out areas of the outline application site benefiting from a lawfully implemented permission solely on the basis that the approved plans do not propose any built development in those areas. It is unreasonable for the Council to conclude that all future uses of those areas will not be incompatible with a Local Green Space designation.
- 2.20 The application site boundary for the extant outline planning permission extends across the whole of the site that the Council is proposing to designate as Local Green Space. The Council has confirmed that both the outline permission and the reserved matters approval were implemented and remain extant (appendix 6). The approval of the outline permission, and its lawful implementation, means that the rights that flow with the grant of planning permission, including the use rights ancillary/incidental to the grant of permission for the Rural Environment Centre apply across the entirety of the planning unit.
- 2.21 We therefore submit that allocating those parts of the outline application site where no buildings or structures are currently proposed as LGS is entirely at odds with the extant planning permission and prejudices the ability of the landowner/developer to develop the site fully in accordance with their lawful rights.

Conclusion

- 2.22 To be found sound the Draft Local Plan must the tests set out in paragraph 35 of the NPPF 2018¹. For the reasons outlined above Draft Policy ENV10, and particularly the allocation of HE-LGS1 as an LGS, is neither **justified nor consistent with national policy**.

Walton & Co
25th September 2018

¹ Paragraph 182 of the NPPF (2012)

Appendix 1

“BACKWELL FUTURE” BACKWELL NEIGHBOURHOOD PLAN 2014 - 2026

A Report to North Somerset Council
of the Examination into the Backwell Neighbourhood Plan

by Independent Examiner, Nigel McGurk BSc(Hons) MCD MBA MRTPI

Nigel McGurk

Erimax Land, Planning and Communities

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October 2014

Local Green Spaces

The Framework enables local communities to identify, for special protection, green areas of particular importance to them. It goes on to state that

“By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.” (Para 76)

The Neighbourhood Plan identifies two areas of Local Green Space – Farleigh Fields and Moor Lane Fields.

Local Green Space is a restrictive and significant policy designation. The Framework requires the managing of development within Local Green Space to be consistent with policy for Green Belts. Effectively, Local Green Spaces, once designated, provide protection that is comparable to that for Green Belt land.

The Framework is explicit in stating that

“The Local Green Space designation will not be appropriate for most green areas or open space.” (Para 77)

Taking all of the above into account, it is essential that, when allocating Local Green Space, plan-makers can clearly demonstrate that the requirements for its allocation are met in full. These requirements are that the green space is in reasonably close proximity to the community it serves; it is demonstrably special to a local community and holds a particular local significance; and it is local in character and is not an extensive tract of land.

I observed the two sites allocated as Local Green Space and the topic was considered in some detail at the Neighbourhood Plan Hearing. Moor Lane Fields extends away from the western side of Backwell and Farleigh Fields is located on the eastern side of the settlement. Farleigh Fields is relatively unusual in that, whilst outside the settlement boundary of Backwell, it is surrounded by, largely ribbon, development on all sides.

Whilst both included attractive countryside and contained public footpaths, I observed that the most striking thing about Farleigh Fields and Moor Lane Fields was their substantial size. In this regard, it was established at the Hearing that Farleigh Fields comprises at least 19 hectares and Moor Lane Fields, at least 32 hectares. Taking the latter of these first, there is no doubt in my mind that an area covering some 32 hectares is “an extensive tract of land.”

Consequently, the proposed allocation of Moor Lane Fields does not have regard to national policy, which states that the Local Green Space designation should only be used where the area concerned *“is not an extensive tract of land.”*

I note that, in support of both of the Local Green Space designations, Backwell Parish Council considers that the sites are not extensive “relative to the rural or semi-rural area in which they are located.” However, the Framework does not make any such distinction – it does not state, for example, that Local Green Spaces should not be extensive, except in rural or semi-rural areas.

In the case of Farleigh Fields, it is my view that 19 hectares also comprises an extensive tract of land. To provide some perspective, at least twenty three full size football pitches would easily fit into an area of this size⁶.

Given that the Framework is not ambiguous in stating that a Local Green Space designation is not appropriate for most green areas or open space, it is entirely reasonable to expect compelling evidence to demonstrate that any such allocation meets national policy requirements. Specific to demonstrating that Farleigh Fields, and Moor Lane Fields are not extensive tracts of land, no substantive or compelling evidence has been presented.

A wide variety of arguments were put forward, both in favour of and in objection to the Local Green Space allocations. Whilst I acknowledge these, I find that the direct conflict with national policy, above, means that the Local Green Space Policy does not meet the basic conditions. Furthermore in this regard, I am mindful that nowhere does national policy suggest that a failure to meet policy requirements should be balanced against other considerations when designating Local Green Space. Plainly, the fact that there may be other benefits arising from a Local Green Space designation does not mitigate against, or overcome a failure to meet, a policy requirement.

Notwithstanding the above and my decision below, I do recognise that an enormous amount of work has gone into considering Farleigh Fields and Moor Lane Fields. It is clear from the evidence provided that both areas include attractive, sensitive and well-loved areas of land and there is no doubt in my mind that there are parts of both areas that have been demonstrated to be special to a local community, for a variety of reasons. In seeking to designate Local Green Space, the Neighbourhood Plan was responding to local support – evidenced through a robust consultation process - for the protection of green areas and open space, regarded as special. Whilst individually, or together, these factors do not overcome the failure to meet a specific policy requirement, they are nevertheless important local considerations that have emerged through the Neighbourhood Plan process.

My recommendation below does not mean that the areas for which Local Green Space designations were sought will automatically become available for development. National and local planning policy protects the countryside from inappropriate development. As pointed out by North Somerset Council, this examination only considers the merits of Farleigh Fields and Moor Lane Fields as Local Green Spaces – not as potential housing sites.

⁶ Based around FIFA standards, at 0.62 ha (30 pitches would fit into 19 ha) at 0.82 ha (23 pitches would fit into 19 ha).

I recognise that plan-makers and members of the local community will be disappointed with the recommendation below. However, with regards the significant work that has been undertaken in relation to Local Green Spaces, it is worth emphasising that neighbourhood plans are not the only mechanism through which local communities can seek to make such designations. This can also be achieved through local plans. It may be that the work already undertaken provides a basis for the future promotion of Local Green Spaces that do not conflict with policy criteria.

I recommend the following modifications:

- **Delete section 12 Local Green Spaces. For the avoidance of doubt, I recommend that the Neighbourhood Plan does not contain a Local Green Space policy**
- **Delete Local Green Space Map**
- **Rather than lose sight of the aspiration, I recommend that an addition is made to paragraph 6.15 of the Neighbourhood Plan. This should state that:**
- ***“The community consultation undertaken during the preparation of the Neighbourhood Plan highlighted that two areas of land at Moor Lane Fields and Farleigh Fields are valued by the local community for reasons including their character, recreational value and the richness of wildlife. Backwell Parish Council will work with North Somerset Council to establish how recognition of their valuable features may, in future, be incorporated into the development plan.”***
- **Add, below revised para 6.15, “Community Action: Backwell Parish Council will seek to promote the allocation of appropriate areas of Local Green Space at Moor Lane and Farleigh Fields in the development plan.”**

Appendix 2

Craven District Council



Local Green Space Assessment

January 2017

DRAFT

Craven Local Green Space Assessment

This document sets out how sites have been assessed for Local Green Space designation. This LGS Assessment document complements the LGS Designation: Methodology for Assessing Sites, which sets out the process for submitting potential sites, how applications have been assessed and was designed to support local communities in putting forward land for assessment and consideration for designation as Local Green Space. LGS applications were submitted by individuals, groups, Town and Parish Councils.

Formal designation of land as Local Green Space will only occur once the Craven Local Plan or Neighbourhood Plans are adopted.

If you would like to discuss the process of designating Local Green Space with the Planning Policy Team, please use the contact details below:

Planning Policy Team
Craven District Council
1 Belle View Square
Broughton Road
Skipton
North Yorkshire
BD23 1FJ

Email: localplan@cravendc.gov.uk

Telephone: 01756 706472

Website: www.cravendc.gov.uk/planningpolicy

Craven District Council | 1 Belle Vue Square | Skipton | BD23 1FJ | www.cravendc.gov.uk

Planning Policy Team | 01756 706472 | localplan@cravendc.gov.uk



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Craven Local Green Space Assessment

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1. Introduction

1.1 The designation of Local Green Space (LGS) is a new area of local planning, offering communities the opportunity to identify areas of green space which are of value to them because of the wildlife they are home to, their beauty, their cultural or heritage significance, the tranquillity they provide or their recreational value. If designated, LGS designations would be protected from development that would adversely impact on their open character and the particular local significance placed on such green areas which make them valued by their local community.

1.2 This report sets out the assessment that has been undertaken on potential LGS sites. This report sets out how these applications have been assessed and identifies the sites recommended for designation as LGS through the new Craven Local Plan.

1.2 A series of frequently asked questions have been prepared to support the methodology and to explain the process of assessing and designating Local Green Space (Annex 2).

2. Policy Background

National Planning Policy

2.1 In March 2012 the Coalition Government, through the National Planning Policy Framework (NPPF)¹, introduced a new Local Green Space designation. This designation allows local communities, through the Local Plan and Neighbourhood Plan process, to identify areas of local green space which are important to them and which should be provided special protection.

2.2 The NPPF (paragraph 77) makes clear that the designation will not be appropriate for most green areas or areas of open space and should only be used in the following circumstances:

- Where the green space is in reasonably close proximity to the community which it serves;
- Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land.

2.3 Whilst areas of open space and land of environmental value have always been identified by the Council, designation as a local green space is something different. Importantly the NPPF makes it clear that this designation should be consistent with the wider planning policy for an area and should look to complement investment in the provision of new homes and employment opportunities and other essential services. It should not be seen as means to stop these wider development needs.

2.4 When designated the NPPF states that protection for such areas should be consistent with policy for Green Belts (paragraph 78). The essential characteristics of Green Belts are their openness and their permanence. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open (Source: NPPG). It should be noted that there is no land designated as Green Belt in the Craven plan area.

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

2.4 Additional guidance relating to the designation of Local Green Space is provided within the National Planning Policy Guidance (NPPG). The following guidelines should be taken into account when designating Local Green Space:

- There are no restrictions on the type of green space that can be designated as Local Green Space.
- Local Green Space designations will rarely be appropriate where land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where the planning permission is no longer capable of being implemented.
- If land is already protected by Green Belt Policy or other designations such as being within an Area of Outstanding Natural Beauty (AONB) or a Site of Special Scientific Interest (SSSI) then consideration should be given to whether any additional benefit would be gained by designation as Local Green Space.
- The green area will need to meet the criteria set out within Paragraph 77 of the NPPF.
- Whether to designate land will be a matter for local discretion.
- The proximity of the Local Green Space to the community it serves will depend on local circumstances, including why the green area is special.
- Blanket designation of open countryside adjacent to settlements will not be appropriate - In particular the designation should not be proposed as a 'back door' way to try to achieve a new area of what would amount to a Green Belt by another name.
- Land may be considered for designation if there is no public access (e.g. Where the site is valued for its wildlife, historic significance or beauty).
- There is no need to designate linear corridors to protect land which is already protected as a Public Right of Way (PROW).

Local Planning Policy

2.5 The Council is currently preparing a new Local Plan, which will set out planning policies, future housing, employment and mixed use land allocations up to 2032, and areas for protection. The April – May 2016 Pre Publication Draft Local Plan included draft policy ENV10: Designation and Protection of Local Green Space. The next draft of the Local Plan will include a revised policy ENV10 which will identify the sites to be designated as LGS and sets out how LGS designations will be protected and the special circumstances when development proposals may be acceptable. The current draft Local Plan policy ENV10: Local Green Space is set out at section 7 of this report. LGS designations will also be identified on the Local Plan's policies map. This assessment will form part of the evidence base for the new Local Plan, as it will explain how LGS sites have been assessed and designated.

2.6 Further informal consultation of the Local Plan will occur in 2017. Those who wish to object or support the recommended sites will be able to do so through this consultation. Following further informal consultation the Local Plan will then be formally published and then submit for examination by an independent Planning Inspector who will recommend whether the Local Plan can be adopted or not. It is expected that the Local Plan will be published and submitted in 2017.

2.7 Where a Neighbourhood Plan is being prepared draft LGS sites can be assessed and designated once a Neighbourhood Plan is made. Details relating to Neighbourhood Plans that are currently being prepared in Craven can be found [here](#) Neighbourhood Plans will also be subject to an examination and a local referendum.

3. Identifying Local Green Spaces

Call for Sites

3.1 LGS applications were invited from the community between 21st October and the 2nd December 2015. A total of 57 sites via the call for sites application process have been considered for designation as local green space:

- 9 sites in Carleton in Craven
- 2 sites in Kildwick
- 3 sites in Hellifield
- 3 sites in Ingleton
- 9 sites in Settle and 2 sites Giggleswick
- 9 sites in Skipton
- 12 sites in Sutton in Craven
- 3 sites in Burton – in-Lonsdale
- 1 site in Draughton
- 3 sites in Embsay
- 1 site in High Bentham

3.2 The “call for sites” was publicised using the council’s website, social media and through the issue of a press release by the Council. Town and Parish Council’s throughout the plan area were specifically invited to submit LGS applications and asked to coordinate applications from interested individuals and/or groups, however applications could also be submitted by groups and individuals directly to the Planning Policy Team at Craven District Council.

3.3 In addition to the sites submitted to the Council as LGS applications, the Council also assessed 108 sites designated as important open space, amenity/recreation areas and protected road approaches in the 1999 adopted Local Plan. These sites were identified through consultation for the preparation of the 1999 Local Plan as being valued by local communities. This LGS process has reassessed these sites in the same way as sites submitted through the “call for sites” process to consider their suitability for LGS designation. As a general rule sites protected under draft policy INF3 have not been recommended for LGS designation as it is considered that there would be no additional benefit gained by designating as LGS in the emerging Local Plan.

Draft Local Plan consultation April – May 2016

3.4 During Spring 2016, the Council consulted on the informal draft Local Plan with the public over an eight week period. The document included a total of 165 potential Local Green Space Sites. This figure included the 57 sites received via the call for sites process and 108 sites designated as open space, recreation/ amenity areas and protected road approaches to Skipton in the 1999 Local Plan. This period of public consultation provided an opportunity for consultees to make comments on these draft LGS designations. There was also an opportunity for additional sites to be put forward for consideration as LGS designation. During the April – May 2016 consultation 5 additional sites were put forward to the Council.

3.5 A total of 170 sites have been considered for LGS designation.

4. Methodology

4.1 In accordance with paragraph 77 of the NPPF each site being considered was assessed to establish whether:

1. It is in close proximity to the community it serves;
2. It is not an extensive tract of land; and
3. It is demonstrably special to the local community and holds a particular local significance in terms of its beauty, historic significance, recreational value, tranquillity or richness of wildlife.

4.2 The assessment of sites was done in two stages; the first stage made an assessment of tests 1 and 2 above and the second part assessed sites against test 3. The following table shows how sites were assessed against tests 1 & 2:

Table 1:

Test 1	Is the site reasonably close to the community they serve?	<p>The NPPF states that to be designated as a Local Green Space the area should be reasonably close to the community it serves.</p> <p>The recommended Local Green Space should normally be within easy walking distance of the community it serves. Sites which are entirely isolated from the community will not be considered appropriate.</p> <p>The Accessible Natural Greenspace Standard ANGSt (Natural England 2010) was used to assess if sites meet this criteria. This standard recommends that everyone, wherever they live, should have an accessible natural greenspace no more than 300m (5 minutes walk). Where potential LGS sites are located more than 300m from the edge of a settlement the site did not meet test 1.</p> <p>It is recognised that some discretion may be needed depending on the topography of the area, mobility and size of the community the green space serves, the size and function of the green space itself, why the area is seen as special and the value placed upon it by the community.</p>
Test 2	Is the site local in character and not an extensive tract of land?	<p>Whilst there is no size threshold proposed for the identification of Local Green Spaces the council expects the size of the area to reasonably relate to the community that it serves.</p> <p>The NPPF is clear that the Local Green Space designation should only be used where the land is not an extensive tract of land.</p> <p>The council expects areas to have clearly defined edges.</p>

		Extensive tracts of land on the edge of settlements and blanket designation of open countryside are not appropriate. Where sites fall into this category they were considered to be extensive tracts of land and did not meet test2.
In addition each site was assessed in terms of current planning permissions	<p>Does the site already have planning permission for an incompatible alternative use</p> <p><u>Or</u> is it allocated for an incompatible alternative use in the adopted Local Plan (1999)?</p>	<p>The Local Green Space designation is rarely appropriate where the land already has planning permission for development or where it is allocated for development in the adopted Local Plan (1999).</p> <p>The past planning history of each site assessed for designation has been assessed. Sites with existing planning permission or allocated for an incompatible alternative use in the adopted Local Plan are not considered appropriate, and no further assessment has been carried out.</p>

4.3 Where sites failed to meet the above tests, they were not taken forward in the assessment for LGS designation.

4.4 Sites that did meet the above tests were then assessed, by Planning Officers, against test 3, which makes an assessment of sites to determine if the site is demonstrably special to the local community and holds particular local significance. The detail of how this assessment was applied is set out below:

Table 2:

Test 3a	<p>Can the site be shown to be demonstrably special to a local community? To meet this requirement an area must fulfil <u>one or more</u> of the following criteria:</p> <p>The recommended designation of spaces must be based on evidence to demonstrate why the green area is demonstrably special to a local community and holds a particular local significance. Evidence could include information from Parish & Town Council, local community groups/leaders, other groups e,g CPRE etc.</p>	<p><u>Beauty:</u></p> <p>The site is viewed to be of local significance because of its visual attractiveness and aesthetic value of the site, and its contribution to townscape, landscape, character and/or setting of the settlement.</p> <p>To be identified as a Local Green Space the council normally expects an area to contribute significantly to the local identity and character of the area, playing an important role in defining the sense of place of an area and where relevant in defining the physical form and layout of the settlement. To meet this criterion the site must be beautiful in its own right.</p> <p>It is recognised that assessment of beauty is a subjective one. Information relating to the beauty of a site provided as part of a LGS application has been considered. If a site does not meet the other criteria included in test 3a, beauty will be assessed via a site visit.</p>
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		<p><u>Historic significance:</u></p> <p>The site is viewed to be of local significance because of its historic importance to the local community. This could be because of the location of an historic asset within it, the area's role in providing the setting for heritage assets or other locally valued landmarks or because of the area's cultural associations and importance to local history.</p> <p>The assessment of site for LGS designation has been informed by the Council's 2008 and 2016 Conservation Appraisals to establish the contribution a site makes to the Conservation Area.</p> <p><u>Recreational value:</u></p> <p>The site holds a local significance for recreation providing an important asset for the community for a particular recreation activity or for a range of activities. This could be for formal or informal activity.</p> <p>Information relating to the recreation value of a site provided as part of a LGS application has been considered.</p> <p>The assessment of the site for LGS designation has been informed by the Council's Open Space Assessment, Playing Pitch and Built Facilities Strategies 2016. Where sites are included in these assessments and strategies and scored good or very good they were considered as having recreation value. However sites included within these assessments would be protected under draft Local Plan policy INF3. (see para 4.7 below). It is considered that a site has recreational value where a PROW runs through the site.</p> <p><u>Tranquillity:</u></p> <p>The site submitted is viewed to be of importance to the local community because of the tranquillity it provides, offering a place for reflection and peaceful enjoyment.</p> <p>This is a subjective assessment and the council requires clear justification why an area is of particular value in relation to this criteria.</p> <p>The CPRE tranquillity maps have been used to support the assessment of sites, which classifies land as being in areas of low (coloured yellow to</p>
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		green), mid (coloured orange) or high (coloured red) levels of tranquillity. Sites that fall into an area of low tranquillity (coloured yellow to green on the maps) have been considered as tranquil.
		<p><u>Richness of wildlife:</u></p> <p>The site is viewed to be of local significance because of the wildlife it is home to. Information submitted as part of the applications received during the call for sites, together with information from the North & East Yorkshire Ecological Data Centre has been used to assess sites.</p> <p>From information received from the North & East Yorkshire Ecological Data Centre relating to legally protected species and species identified in both the UK BAP and Craven BAP, a threshold of 7 species found within a 500m radius from the site was set. Where 7 or more species exist either on or within 500m of the site, it has been considered that the site is rich in wildlife.</p>
		<p><u>Does the site hold particular local significance for any other reason?</u></p> <p>The potential site has a particular local significance for the community for reasons other than those identified above.</p> <p>This could be for a range of reasons including for example the area's role in providing community cohesion and/or its status as an asset of community value.</p>
Test 3b	Evidence of Local Support	Submitted evidence has been reviewed to determine local support for LGS designations. Where details of local support has been provided, for example through the LGS call for sites application process a site is considered to meet test 3b. It should be noted however that this test is not conclusive and that assessment against test 3a above is the principle consideration to meeting test 3 overall.

4.5 Where a landscape designation exists on a site, it should be noted that in considering this criterion the council requires justification as to why existing levels of protection e.g. SSSIs, SINCS, are insufficient and why the area warrants additional protection beyond that currently provided. These sites will not be designated as LGS unless it is justified that a site is demonstrably special to the local community in a specific way and that designation as LGS is required to offer additional protection to a site.

4.6 The assessment of applications was led by the Council's Planning Policy Team. Advice from other officers within Craven District Council e.g., the Council's Sports Development Officers was sought,

along with expert advice external organisations including the North & East Yorkshire Ecological Data Centre (NEYEDC). Existing evidence has also been used to assess sites against test 3, including Conservation Area Appraisals 2008 and 2016, Open Space Assessment 2016, Playing Pitch Strategy 2016 and Built Facilities Strategy 2016. Consultation responses on draft policy ENV10: Local Green Spaces and proposed sites included in the April – May 2016 pre-publication draft local Plan has also informed the assessment of LGS sites. Responses were received from residents, town and parish councils, planning consultants, Yorkshire Wildlife Trust, North Yorkshire County Council, Natural England and Historic England.

4.7 Open Space Assessment, Playing Pitch Strategy & Built Facilities Strategy 2016

There was some overlap between sites included within the Open Space Assessment 2016, Playing Pitch Strategy 2016 & Built Facilities Strategy 2016 and the sites considered for Local Green Space Designations. Sites included in the 2016 assessments and strategies will be protected under draft policy INF3: Sport, Open Space & Recreation Facilities. It is recognised however that a Local Green Space designation is something different as it provides an additional level of protection and recognises the special and intrinsic value of an area to the local community. Where evidence indicates that a site is demonstrably special to the local community in some way and would meet test 3 above, sites have been assessed to determine whether any additional benefit would be gained by designating as LGS. In most cases it is considered that sites identified within these assessments and strategies would be protected under draft policy INF3 and that there would be no additional benefit gained by designating as LGS in the emerging Local Plan. As such most sites offered protection against INF3 have not been assessed for LGS against tests 1,2 & 3. Generally only sites where LGS applications have been received and would not be protected under draft policy INF3 have been assessed for LGS designation. The exception to this has been where LGS applications have been received on sites already protected by draft policy INF3, which includes the recommended designation of Craven's main public parks as LGS, which are considered to hold both local significance and are demonstrably special to the wider community.

4.8 Consulting Landowners

During the call for sites period between 21st Oct and 2nd Dec 2015 the Council contacted individuals/organisations who had been identified as landowners in each submitted LGS application to inform them of the LGS process, to ask them to complete a questionnaire relating to ownership and management of sites. Where known, landowners were given notification that their site has been submitted for consideration as Local Green Space. Where a site did not meet tests 1& 2 (see methodology section above) the landowner was informed. Following assessment of sites the applicant and landowner (if known) has been informed of the outcome. Landowners will be invited to respond to future Draft Craven Local Plan consultations.

4.9 Management

Paragraph 76 of the NPPF states that LGS should only be designated where they are capable of enduring beyond the Local Plan or Neighbourhood Plan period. The NPPG states that how a Local Green Space will be “managed in the future is an important consideration, if the features that make it special or locally significant are to be conserved”. As such it is important to understand the landowners current and longer term plans for the site. Information has been gathered from landowners relating to management of sites. Landowners will have further opportunities to comment on the draft LGS designations during public consultation of the draft Local Plan. This consultation will help to inform the council's final considerations of whether a site is capable of enduring as LGS in the future.

An illustration of the process of assessing LGS applications is set out at Annex 1 of this document.

5. Recommendations

5.1 The table below sets out those sites that, as a result of the assessment, are recommended as LGS designation. Annex 3 sets out maps of all sites considered for LGS designation, by settlement together with an assessment of sites assessed against tests 1 & 2 following by a separate assessment against tests 3. Those sites that are recommended for LGS designation, following these assessments are also highlighted on each settlement map.

Site Ref	Address	LGS Application submitted (Yes or No)	Outcome of assessment
Bentham			
HB-LGS3	East of Station Rd and south west of Pye Busk, High Bentham	Yes	Recommended for LGS designation
Bradley			
BR-LGS3	Cricket Ground, Matthew Lane	No	Recommended for LGS designation through Draft Bradley Neighbourhood Plan
BR-LGS2	South side of Lidget Road	No	Recommended for LGS designation through Draft Bradley Neighbourhood Plan
Carleton			
CA – LGS2	Heslaker Lane, Carleton	Yes	Recommended for LGS designation
CA – LGS6	North of Vicars Row, Carleton	Yes	Recommended for LGS designation
CA – LGS8	The Pine Trees, Westwood, Carleton	Yes	Recommended for LGS designation
CA – LGS9	St. Mary's Green, Carleton	Yes	Recommended for LGS designation
Embsay			
EM – LGS2	Between Main Street & Shires Croft	No	Recommended for LGS designation
EM – LGS3	South of Village Hall, Main Street, Embsay	No	Recommended for LGS designation
EM – LGS6	East side of West Lane, Embsay	No	Recommended for LGS designation
Gargrave			
GA – LGS5	Low Green, Gargrave	No	Recommended for LGS designation through Draft Gargrave Neighbourhood Plan
GA – LGS6	Adjacent to river, east of River Place, Gargrave	No	Recommended for LGS designation through Draft Gargrave Neighbourhood Plan
GA – LGS7	Between South Street and River Place,	No	Recommended for LGS

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	Gargrave		designation through Draft Gargrave Neighbourhood Plan
GA-LGS8	Between South Street and river, Gargrave	No	Recommended for LGS designation through Draft Gargrave Neighbourhood Plan
GA-LGS9	War Memorial, Water Street, Gargrave	No	Recommended for LGS designation through Draft Gargrave Neighbourhood Plan
GA-LGS10	Adjacent to bridge, west side of Church Street, Gargrave	No	Recommended for LGS designation through Draft Gargrave Neighbourhood Plan
GA-LGS11	High Green, Gargrave	No	Recommended for LGS designation through Draft Gargrave Neighbourhood Plan
GA-LGS12	Middle Green, Gargrave	No	Recommended for LGS designation through Draft Gargrave Neighbourhood Plan
GA-LGS13	Between Church Street and Church Lane, Gargrave	No	Recommended for LGS designation through Draft Gargrave Neighbourhood Plan
Hellifield			
HE-LGS1	Land to the west of Hellifield (Hellifield Flashes)	Yes	Recommended for LGS designation (part of site)
HE-LGS5	Field adjacent St. Aidan's Church	Yes	Recommended for LGS designation
Ingleton			
IN-LGS2	Playground off Thacking Lane, Ingleton	Yes	Recommended for LGS designation (part of site)
Kildwick			
KL-LGS2	Fields by Kildwick Bridge, Main Road, Kildwick, BD20 9BD	Yes	Recommended for LGS designation (part of site)
KL-LGS4	Parson's Walk and Glebe Field	Yes	Recommended for LGS designation
KL-LGS5	Banks Field (Lower section), Priest Bank Road	Yes	Recommended for LGS designation
KL-LGS6	Field south of the Recreation Ground, Priest Bank Road	Yes	Recommended for LGS designation
Settle & Giggleswick			
SG-LGS4	The Green, Commercial Street, Settle	Yes	Recommended for LGS designation (part of site)
SG-LGS15	Bowling green off Station Road, Settle	No	Recommended for LGS

			designation
SG-LGS22	Glebe Field, Giggleswick	Yes	Recommended for LGS designation
Skipton			
SK-LGS1	Massa Flatts Wood	No	Recommended for LGS designation
SK-LGS2	Land between Shortbank Road & allotments	No	Recommended for LGS designation
SK-LGS11	South Side of The Bailey, Skipton	No	Recommended for LGS designation
SK-LGS28	Bowling Green Rope Walk	Yes	Recommended for LGS designation
SK-LGS33	Aireville Park	Yes	Recommended for LGS designation
SK-LGS46	Existing protected road approach, north side of Gargrave Road, between roundabout & Aireville Grange	No	Recommended for LGS designation (part of site)
SK-LGS47/SK-LGS54	Existing protected road approach, North side of Gargrave Road, between Aireville Grange and Park View	No	Recommended for LGS designation
SK-LGS48	Existing protected road approach, south side of Gargrave Road, west of entrance to Auction Mart	No	Recommended for LGS designation
SK-LGS49	Existing protected road approach, south side of Gargrave Road, east of entrance to Auction Mart	No	Recommended for LGS designation
SK-LGS50	Existing protected road approach, South east of Grassington Road roundabout	No	Recommended for LGS designation
SK-LGS51	Existing protected road approach, between Harrogate Road and Overdale Grange	No	Recommended for LGS designation
SK-LGS53	Protected Road approach, west side of Embsay Road	No	Recommended for LGS designation
SK-LGS54/SK-LGS47	Land north of Gargrave Road (draft site SK081, including existing protected road approach)	Yes	Recommended for LGS designation (part of site – protected road approach. Same site as SK-LGS47)
SK-LGS55	Gawflat Meadow	Yes	Recommended for LGS designation
SK-LGS60	Burnside House	Yes	Recommended for LGS designation
Sutton			
SC-LGS5	Sutton Park, Main Street, Sutton-in-Craven	Yes	Recommended for LGS designation

6. Alternative Designations

Alternatives to Local Green Space

6.1 Where submitted sites have not been designated as Local Green Space and are not protected by draft policy INF3 in the emerging draft Local Plan, it may be appropriate to consider alternative designations to help protect or enhance the features which a local community values.

6.3 The following designations may also be suitable:

- **Assets of Community Value**

6.4 Parish councils or local community groups can nominate both privately and publicly owned assets which meet the definition of community value. This is now a legal right due to the introduction of the Community Right, (sometimes called the "Community Right to Bid"). If an asset is listed and then comes up for sale, the new right could give communities a total of six months to put together a bid to buy it, (including a six-week cut-off for an initial proposal to be put forward). For further information please see:

<http://www.cravenc.gov.uk/communityrights>

- **Agreements with land-owners**

6.5 It may be possible for local communities to reach either formal or informal agreements with the owner of the site to ensure access to the site for local people. This may be an appropriate option where the site owner has a long-term connection with the local area, for example the owner of a large historic estate. It may be possible for the land-owner to dedicate the site as "open access land". Further information can be found as follows:

Guidance note on the dedication of land under the countryside and rights of way act 2000: www.gov.uk

- **Community Purchase**

6.6 In some instances local communities have purchased important sites to ensure that they remain in community control in perpetuity. The ownership can lie with the town or parish council or with a specific trust. Examples of how communities have purchased sites can be found at:

www.mycommunityrights.org.uk

- **Local Nature Reserves**

6.7 A Local Nature Reserve (LNR) provides people with special opportunities to study or learn about nature or simply to enjoy it. Local Nature Reserves are designated by district or county councils and the local authority must control the LNR through ownership, lease or agreement with the owner.

- **Village Green status**

6.8 Anyone can apply to register land as a village green if it has been used by local people for lawful sports and pastimes "as of right", i.e without permission, force or secrecy, for at least 20 years.

6.9 Further information on how to register a site can be found at:

<https://www.gov.uk/town-and-village-greens-how-to-register>

<http://www.northyorks.gov.uk/article/30063/Common-land-and-village-greens>

7. Draft Local Plan Policy

The following draft Local Green Space policy has been drafted for inclusion in the next consultation draft of the Craven Local Plan:

DRAFT LOCAL PLAN POLICY: ENV10 LOCAL GREEN SPACE

5.79 Paragraphs 77 & 78 of the NPPF introduced the Local Green Space (LGS) Designation. This designation allows local communities to identify areas of local green space which are important to them and which should be provided special protection. LGS can only be designated when a Local Plan or Neighbourhood Plan is prepared or reviewed. Sites that have been assessed for LGS designation include open space and existing recreation/amenity space designations within the 1999 Local Plan. In addition sites identified for potential designation have been put forward by the community and assessed against a robust methodology to determine their suitability for designation.

5.80 The Council's Local Green Space Assessment (2017) provides detailed information on the assessment of sites for LGS designation and proposes a total of 33 sites for LGS designation through the Local Plan. The sites identified on the Policies Map and listed in the policy have been assessed according with the criteria for Local Green Space as set out in the NPPF and are therefore considered to be in reasonably close proximity to the community they serve; local in character, not an extensive tract of land; and demonstrably special to the local community and holding particular significance.

5.81 Land designated as Local Green Space has specific importance to the local community and is provided special protection. Development on Local Green Space sites will be restricted and will only be allowed in specific circumstances. The NPPF is clear that designation of Local Green Space should be consistent with the wider planning policy for the area and should look to complement investment in the provision of new homes and employment services and other essential services. Designation of land as Local Green Space should therefore not be seen as a means to stop wider development needs throughout the plan area or be used as a way that undermines the aims of plan making. As such, the decision to allocate Local Green Space has been taken alongside decisions to allocate land for development (e.g. for housing, employment or other commercial needs) within the Local Plan. The decision to designate areas for Local Green Space requires a balanced approach, considering all relevant criteria and needs within the district.

DRAFT POLICY ENV10: LOCAL GREEN SPACE

The sites in Table 1 below, and as identified on the Policies Map, are recommended for designation as Local Green Space:

Site Ref	Address	LGS Application submitted (Yes or No)	Outcome of assessment
Bentham			
HB-LGS3	Part of draft LP site HB028 East of Station Rd and south west of Pye Busk, High Bentham	Yes	Recommended for LGS designation
Carleton			
CA – LGS2	Heslaker Lane, Carleton	Yes	Recommended for LGS designation
CA – LGS6	North of Vicars Row, Carleton	Yes	Recommended for LGS designation
CA – LGS8	The Pine Trees, Westwood, Carleton	Yes	Recommended for LGS

Craven Local Green Space Assessment

			designation
CA – LGS9	St. Mary's Green, Carleton	Yes	Recommended for LGS designation
Embsay			
EM – LGS2	Between Main Street & Shires Croft	No	Recommended for LGS designation
EM – LGS3	South of Village Hall, Main Street, Embsay	No	Recommended for LGS designation
EM – LGS6	East side of West Lane, Embsay	No	Recommended for LGS designation
Hellifield			
HE-LGS1	Land to the west of Hellifield (Hellifield Flashes)	Yes	Recommended for LGS designation
HE-LGS5	Field adjacent St. Aidan's Church	Yes	Recommended for LGS designation
Ingleton			
IN-LGS2	Playground off Thacking Lane, Ingleton	Yes	Recommended for LGS designation (part of site)
Kildwick			
KL-LGS2	Fields by Kildwick Bridge, Main Road, Kildwick, BD20 9BD	Yes	Recommended for LGS designation (part of site)
KL-LGS4	Parson's Walk and Glebe Field	Yes	Recommended for LGS designation
KL-LGS5	Banks Field (Lower section), Priest Bank Road	Yes	Recommended for LGS designation
KL-LGS6	Field south of the Recreation Ground, Priest Bank Road	Yes	Recommended for LGS designation
Settle & Giggleswick			
SG-LGS4	The Green, Commercial Street, Settle	Yes	Recommended for LGS designation (part of site)
SG-LGS15	Bowling green off Station Road, Settle	No	Recommended for LGS designation
SG-LGS22	Glebe Field, Giggleswick	Yes	Recommended for LGS designation
Skipton			
SK-LGS1	Massa Flatts Wood	No	Recommended for LGS designation
SK-LGS2	Land between Shortbank Road & allotments	No	Recommended for LGS designation
SK-LGS11	South Side of The Bailey, Skipton	No	Recommended for LGS designation
SK-LGS28	Bowling Green Rope Walk	Yes	Recommended for LGS designation
SK-LGS33	Aireville Park	Yes	Recommended for LGS designation
SK-LGS46	Existing protected road approach, north side of Gargrave Road, between roundabout & Aireville Grange	No	Recommended for LGS designation (part of site)

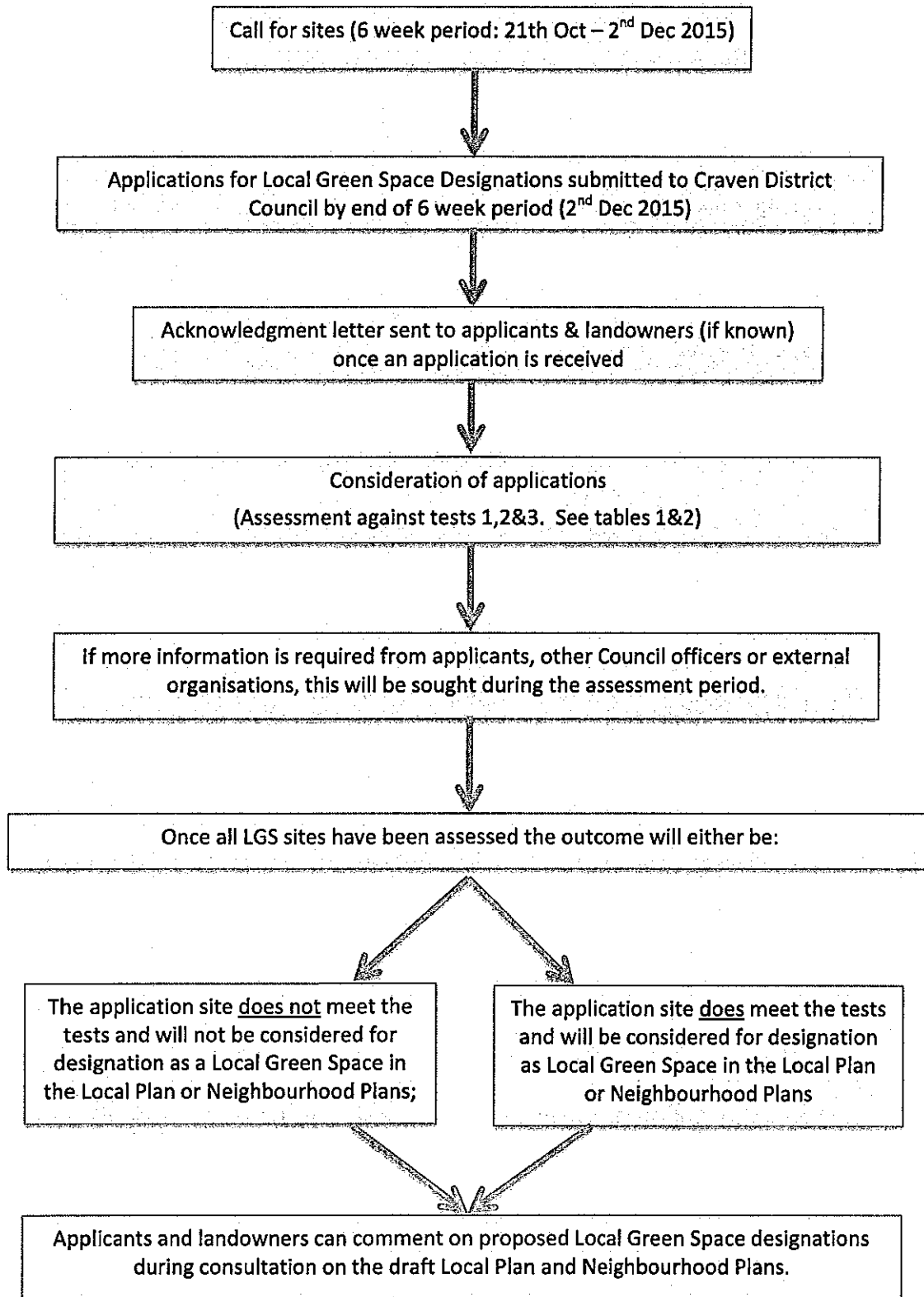
Craven Local Green Space Assessment

SK-LGS47	Existing protected road approach, North side of Gargrave Road, between Aireville Grange and Park View	No	Recommended for LGS designation
SK-LGS48	Existing protected road approach, south side of Gargrave Road, west of entrance to Auction Mart	No	Recommended for LGS designation
SK-LGS49	Existing protected road approach, south side of Gargrave Road, east of entrance to Auction Mart	No	Recommended for LGS designation
SK- LGS50	Existing protected road approach, South east of Grassington Road roundabout	No	Recommended for LGS designation
SK-LGS51	Existing protected road approach, between Harrogate Road and Overdale Grange	No	Recommended for LGS designation
SK-LGS53	Protected Road approach, west side of Embsay Road	No	Recommended for LGS designation
SK- LGS54	Land north of Gargrave Road (draft site SK081, including existing protected road approach)	Yes	Recommended for LGS designation (part of site)
SK-LGS55	Gawflat Meadow	Yes	Recommended for LGS designation
SK-LGS60	Burnside House	Yes	Recommended for LGS designation
Sutton			
SC-LGS5	Sutton Park, Main Street, Sutton-in-Craven	Yes	Recommended for LGS designation

Sites designated as Local Green Space and identified on the Policies Map will be protected from development that would adversely impact on their open character and the particular local significance placed on such green areas which make them valued by their local community. Development proposals on land designated as Local Green Space will be refused other than in the following very special circumstances:

- a) Where the community would gain equivalent benefit from the provision of a suitable replacement and
- b) Where the development is essential to meet specific and necessary infrastructure needs and no alternative feasible site is available.

Annex 1 - Process of Assessing Applications for Local Green Space Designation



Annex 2 – Frequently Asked Questions

Local Green Space

Frequently Asked Questions

- **When can an area of Local Green Space be designated?**

Paragraph 76 of the NPPF is clear that Local Green Spaces should only be designated when a Local or Neighbourhood Plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

- **Can areas already protected under alternative allocations and designations (e.g. Green Belt, Area of Outstanding Natural Beauty, Conservation area) be considered for designation as a Local Green Space**

Yes. National Guidance makes it clear that different types of designations are intended to achieve different purposes. When considering additional protection the council will however need to consider whether any additional local benefit would be gained by an additional designation as a Local Green Space.

- **Can areas already being considered for alternative uses be considered as Local Green Space?**

In general, sites that already benefit from planning permission for alternative use will not normally be considered appropriate. This is consistent with national guidance which states that Local Green Space designation will rarely be appropriate where the land has planning permission for development. It is recognised that there might be some exceptions to this where for example the approved development would be compatible with the Local Green Space designation or where it can be demonstrated that the planning permission is no longer capable of being implemented.

The council recognise that some sites may also be put forward as a Local Green Space on land already proposed for an alternative use within the council's draft Local Plan and its supporting evidence base including the council's Strategic Housing Land Availability Assessment (SHLAA). The appropriate use of the site will need to be considered through the preparation of the draft Local Plan with this providing the most appropriate means to assess and consider alternative land uses.

It should however be noted that the Government are clear the identification of Local Green Space should be consistent with the local planning of sustainable development and complement investment in homes, jobs and other essential services. Plans must identify sufficient land in suitable locations to meet identified development needs.

The government have made it clear that Local Green Spaces should not be used in a way that undermines the aim of plan making.

- **Does land need to have public access?**

No. Land does not need to have public access. The council recognise that some land being considered may have no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty). Designation as a Local Green Space in the Local Plan does not itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiations with land owners, whose legal rights must be respected.

- **What about public rights of way?**

Areas that may be considered for designation as Local Green Space may be crossed by public rights of way. There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.

- **Does land need to be in public ownership?**

No. National guidance makes it clear that a Local Green Space does not need to be in public ownership. The Council will contact site owners (if known) once a site is submitted, to inform them of the outcome of the assessment and if the site is recommended for designation within the Draft Local Plan in advance of consultation. Landowners will have opportunities to make representations to the recommended designation via the Draft Local Plan.

- **How restrictive is the Local Green Space designation on ownership?**

Designation as a Local Green Space would give an area protection consistent with that in respect of Green Belt, otherwise there are no new restrictions or obligations on landowners. (see para 2.4 of this draft methodology). Landowners will be contacted at an early stage on any proposals to designate any part of their land as Local Green Space.

- **Who will manage the Local Green Space?**

Paragraph 76 of the NPPF states that Local Green Spaces should be capable of enduring beyond the end of the plan period, therefore it is important that the Council understands the owner's current and longer term plans for the site. Management of the Local Green Space will remain the responsibility of the land owner. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.

- **Can a Local Green Space also be registered as an Asset of Community Value?**

Possibly. Land designated as Local Green Space may potentially also be nominated for listing by the local authority as an Asset of Community Value. Listing gives community interest groups an opportunity to bid if the owner wants to dispose of the land. In order for land or buildings to be listed as an Asset of Community Value, it must be demonstrated that the current primary use furthers the social well-being or social interests (cultural, recreational, or sporting interests) of the local community. In order for land to be designated as Local Green Space, it must be demonstrated that the space is reasonably close to the community, is special to that community and is local in character. Land can be considered for designation as Local Green Space if it has or does not have public access, however for land to be listed as an Asset of Community Value it does need to be accessible to the local community.

- **Can Local Green Space be designated in new residential development?**

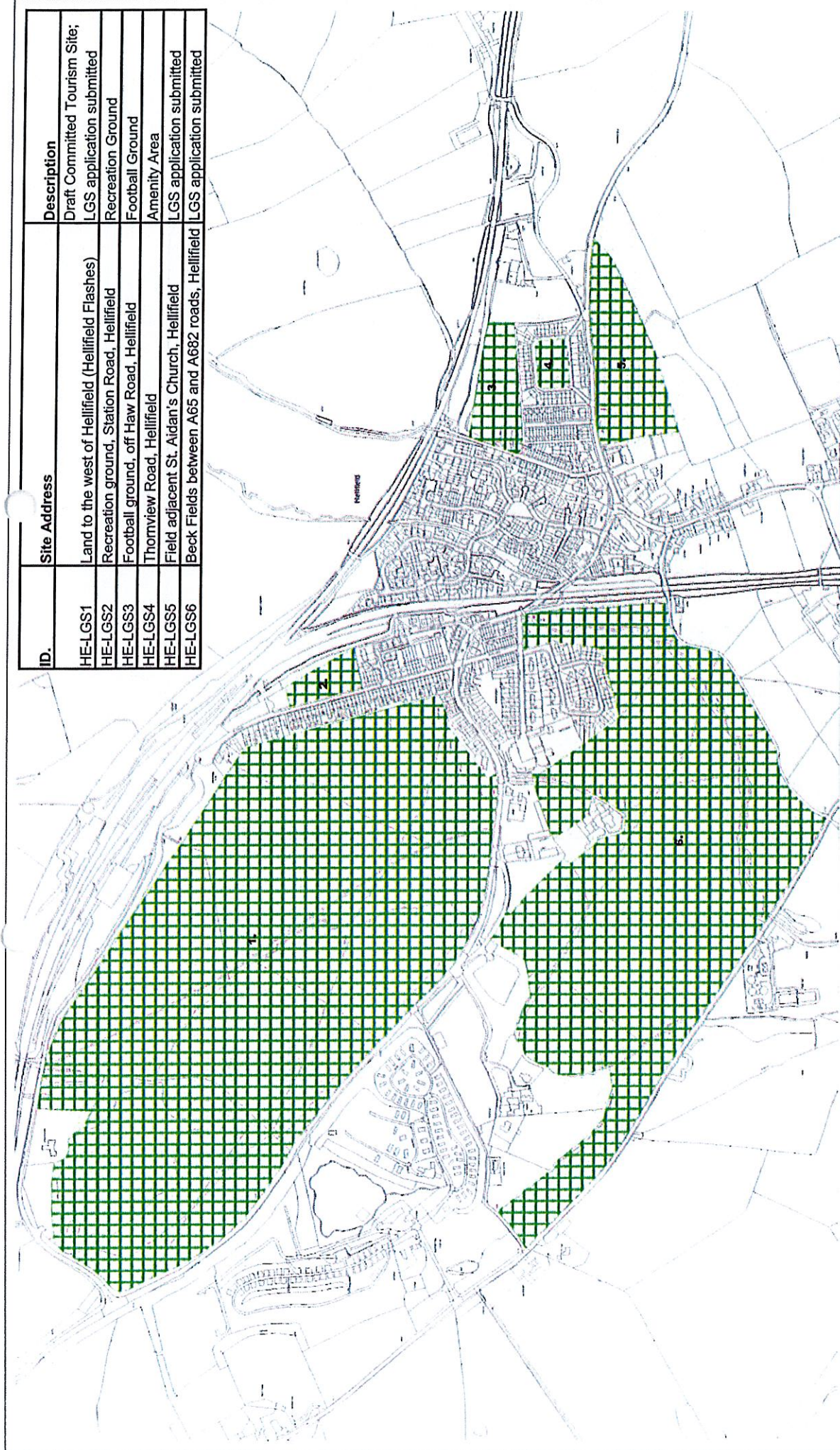
New residential areas may include green areas that were planned as part of the development. Such green areas could be designated as Local Green Space if they meet the criteria set out in the NPPF i.e., are demonstrably special, hold particular local significance and is local in character.

- **Who decides which areas will qualify for protection as Local Green Space?**

It will be for the Local Planning Authority to come to an objective and balanced decision as to those sites that qualify for protection within a Local Plan. Where a Neighbourhood Plan is being prepared, it will be for those responsible for preparing any Neighbourhood Plan to decide which sites will qualify for inclusion within that document. Local Green Space can only be designated when a Local or Neighbourhood Plan is prepared, or reviewed, and will therefore need to be listed within such plans.

- **What happens if a site is not designated as Local Green Space?**

Applications for Local Green Space will be assessed by the Council against the tests set out at section 4 of this draft methodology. Where application sites meet these tests they will be considered as recommended Local Green Space designations in the draft Local Plan. Where application sites do not meet these tests they will not be considered for designation. Both applicants and landowners will be able to submit comments on the draft Local Plan or Neighbourhood Plan during periods of public consultation. Any comments submitted will be considered as part of the local or neighbourhood plan preparation process and in line with The Town and Country Planning (Local Planning) (England) Regulations 2012 and The Neighbourhood Planning (General) Regulations 2012.



ID.	Site Address	Description
HE-LGS1	Land to the west of Hellifield (Hellifield Flashes)	Draft Committed Tourism Site;
HE-LGS2	Recreation ground, Station Road, Hellifield	LGS application submitted
HE-LGS3	Football ground, off Haw Road, Hellifield	Recreation Ground
HE-LGS4	Thornview Road, Hellifield	Football Ground
HE-LGS5	Field adjacent St. Aidan's Church, Hellifield	Amenity Area
HE-LGS6	Beck Fields between A65 and A682 roads, Hellifield	LGS application submitted

Hellifield (HE-LGS)

All LGS sites considered

Based on Ordnance Survey Mapping
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SCALE : 1:8500 @ A4

Drawing Issued By: RG
9th January 2017

Key:

 Local Open Green Space Identified

Assessment of Potential LGS sites against Tests 1& 2

Settlement: HELLIFIELD

LGS Site Ref	Site Address	Site to be protected by INF3	Test 1 Is the site reasonably close to the community it serves? Yes or No	Test 2 Is the site local in character and not an extensive tract of land? Yes or No	Planning History on sites where LGS application received	Does the site pass tests 1 & 2? Yes or No (if 'Yes' site considered against Test 3)
HE-LGS1	Land to the west of Hellifield (Hellifield Flashes) (LGS application submitted)	No	Yes	No - Whole site considered to be an extensive tract of land, however part of this site will be considered for LGS as part of the Tourism Development Opportunity site in the draft local plan, draft policy EC4: Tourism	Planning permission for construction of Hellifield Rural Environmental Education Centre 24/2005/5082. Reserved matters following outline PP 42/2002/2763 granted 10th Feb 2003.	Yes as part of site that fall outside area with planning permission will be considered for designation as LGS.
HE-LGS2	Recreation ground, Station Road, Hellifield	Yes				
HE-LGS3	Football ground, off Haw Road, Hellifield	Yes				
HE-LGS4	Thornview Road, Hellifield	Yes				

HE-LGS5	Field adjacent St. Aidan's Church (LGS application submitted)	Yes	Yes	Yes		Yes
HE-LGS6	Beckfields between A65 & A682 (LGS application submitted)	No	Yes	No - site considered to be an extensive tract of land.		No

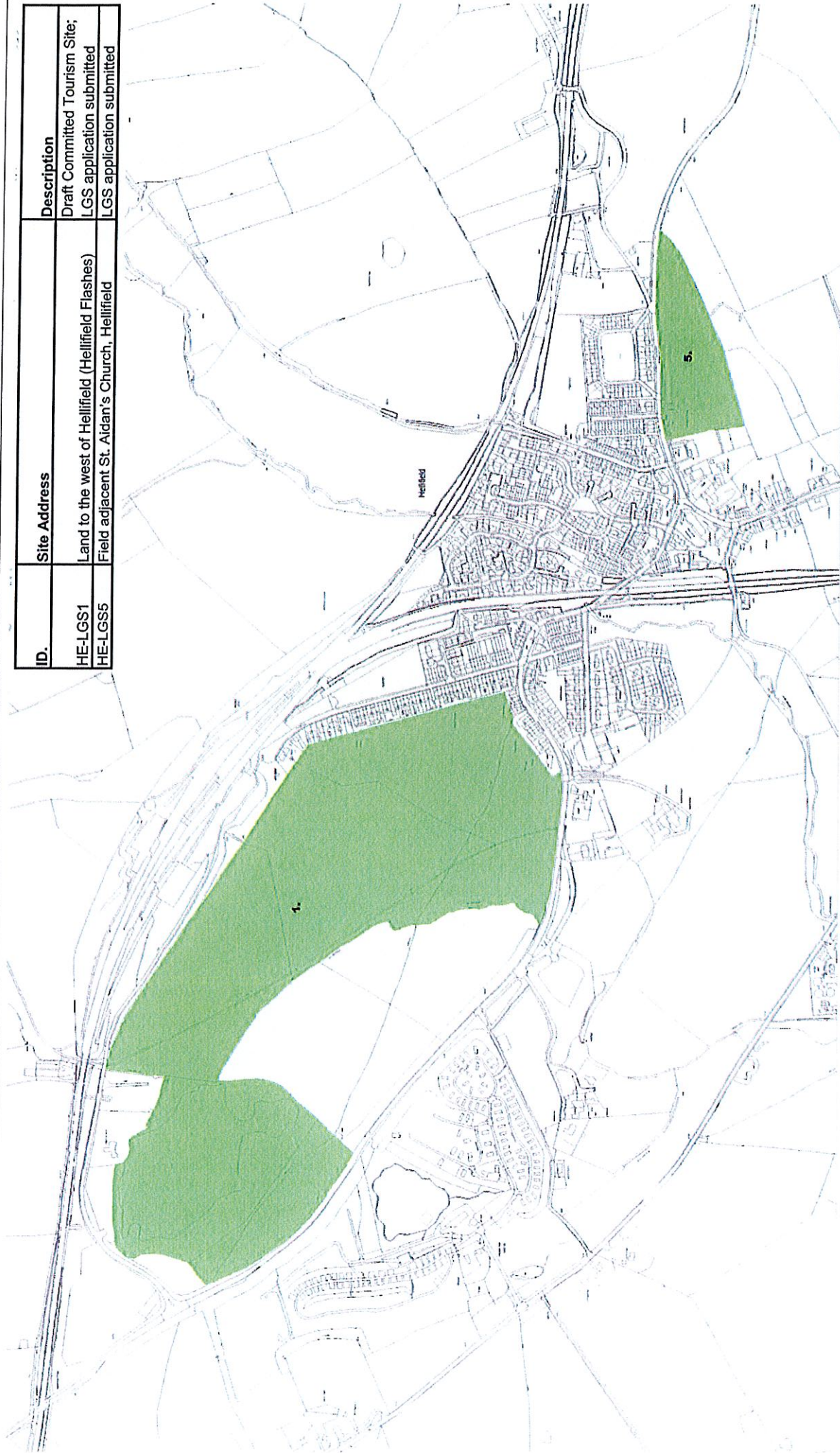
Assessment of potential LGS sites against Test 3

Settlement: HELLIFIELD

LGS Site Ref	Site Address	Test 3a Yes or No					Test 3b Evidence of local support	Outcome of assessment	Recommend for LGS Designation Yes or No
		Historic Significance	Richness of Wildlife	Recreation Value	Beauty	Tranquillity			
HE-LGS1	Land to the west of Hellifield (Hellifield Flashes) (LGS application submitted)	Yes	Yes	Yes	Yes	Yes	Yes	Information obtained from the Ecological Data Centre indicates that this site is rich in wildlife. It is also suggested by the application that the site is valued in terms of historic significance, wildlife, recreation and beauty. PROWs cross the site. CPRE Tranquillity maps identify areas in red as having the lowest tranquillity scores and areas in green the highest. This site is identified as yellow.	Yes - site meets criteria relating to richness of wildlife. Site not subject to planning permission (24/2005/5082) to be recommended for designation as LGS
		No	Yes	No	Yes	No	No	Information obtained from the Ecological Data Centre indicates that this site is rich in wildlife. It is suggested by the application that the site is valued in terms of recreation and beauty, however there has been no evidence submitted to justify its recreation value.	Yes - site meets criteria relating to richness of wildlife.
HE-LGS5	Field adjacent St. Aidan's Church (LGS application submitted)	No	Yes	No	Yes	No	No	Information obtained from the Ecological Data Centre indicates that this site is rich in wildlife. It is suggested by the application that the site is valued in terms of recreation and beauty, however there has been no evidence submitted to justify its recreation value.	Yes - site meets criteria relating to richness of wildlife.

[illegible]

ID.	Site Address	Description
HE-LGS1	Land to the west of Hellifield (Hellifield Flashes)	Draft Committed Tourism Site;
HE-LGS5	Field adjacent St. Aidan's Church, Hellifield	LGS application submitted
		LGS application submitted



Hellifield (HE-LGS)

Recommended LGS Designations

Based on Ordnance Survey Mapping

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Key:



Recommended Local Green Space Designation

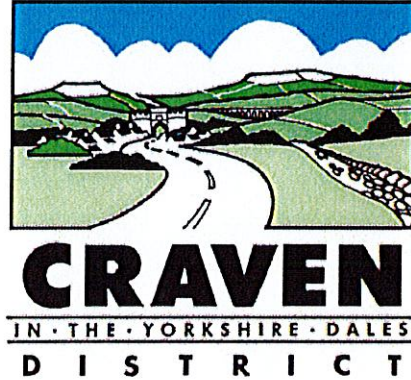
SCALE : 1:8500 @ A4

Drawing Issued By: RG
17th January 2017



Appendix 3

Craven District Council



Local Green Space Assessment

Originally Published - January 2017

Amended for Publication - December 2017

This document sets out how sites have been assessed for Local Green Space designation. This LGS Assessment document complements the LGS Designation: Methodology for Assessing Sites, which sets out the process for submitting potential sites, how applications have been assessed and was designed to support local communities in putting forward land for assessment and consideration for designation as Local Green Space. LGS applications were submitted by individuals, groups, Town and Parish Councils.

Formal designation of land as Local Green Space will only occur once the Craven Local Plan or Neighbourhood Plans are adopted.

If you would like to discuss the process of designating Local Green Space with the Planning Policy Team, please use the contact details below:

Planning Policy Team
Craven District Council
1 Belle View Square
Broughton Road
Skipton
North Yorkshire
BD23 1FJ

Email: localplan@cravendc.gov.uk

Telephone: 01756 706472

Website: www.cravendc.gov.uk/planningpolicy

Craven District Council | 1 Belle View Square | Skipton | BD23 1FJ | www.cravendc.gov.uk

Planning Policy Team | 01756 706472 | localplan@cravendc.gov.uk



If you would like to have this information in a way that's better for you, please telephone **01756 700600**.

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Acknowledgements

Craven District Council would like to thank the North and East Yorkshire Data Centre for the ecological data provided which has been used to assess proposed LGS sites in terms of wildlife value.

1. Introduction

1.1 The designation of Local Green Space (LGS) is a new area of local planning, offering communities the opportunity to identify areas of green space which are of value to them because of the wildlife they are home to, their beauty, their cultural or heritage significance, the tranquillity they provide or their recreational value. If designated, LGS designations would be protected from development that would adversely impact on their open character and the particular local significance placed on such green areas which make them valued by their local community.

1.2 This report sets out the assessment that has been undertaken on potential LGS sites. This report sets out how these applications have been assessed and identifies the sites recommended for designation as LGS through the new Craven Local Plan.

1.2 A series of frequently asked questions have been prepared to support the methodology and to explain the process of assessing and designating Local Green Space (Annex 2).

2. Policy Background

National Planning Policy

2.1 In March 2012 the Coalition Government, through the National Planning Policy Framework (NPPF)¹, introduced a new Local Green Space designation. This designation allows local communities, through the Local Plan and Neighbourhood Plan process, to identify areas of local green space which are important to them and which should be provided special protection.

2.2 The NPPF (paragraph 77) makes clear that the designation will not be appropriate for most green areas or areas of open space and should only be used in the following circumstances:

- Where the green space is in reasonably close proximity to the community which it serves;
- Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land.

2.3 Whilst areas of open space and land of environmental value have always been identified by the Council, designation as a local green space is something different. Importantly the NPPF makes it clear that this designation should be consistent with the wider planning policy for an area and should look to complement investment in the provision of new homes and employment opportunities and other essential services. It should not be seen as means to stop these wider development needs.

2.4 When designated the NPPF states that protection for such areas should be consistent with policy for Green Belts (paragraph 78). The essential characteristics of Green Belts are their openness and their permanence. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open (Source: NPPG). Green Belt Policy seeks to keep land identified as Green Belt permanently open by not approving inappropriate development except in very special circumstances. It should be noted that there is no land designated as Green Belt in the Craven plan area.

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf

2.4 Additional guidance relating to the designation of Local Green Space is provided within the National Planning Policy Guidance (NPPG). The following guidelines should be taken into account when designating Local Green Space:

- There are no restrictions on the type of green space that can be designated as Local Green Space.
- Local Green Space designations will rarely be appropriate where land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where the planning permission is no longer capable of being implemented.
- If land is already protected by Green Belt Policy or other designations such as being within an Area of Outstanding Natural Beauty (AONB) or a Site of Special Scientific Interest (SSSI) then consideration should be given to whether any additional benefit would be gained by designation as Local Green Space.
- The green area will need to meet the criteria set out within Paragraph 77 of the NPPF.
- Whether to designate land will be a matter for local discretion.
- The proximity of the Local Green Space to the community it serves will depend on local circumstances, including why the green area is special.
- Blanket designation of open countryside adjacent to settlements will not be appropriate - In particular the designation should not be proposed as a 'back door' way to try to achieve a new area of what would amount to a Green Belt by another name.
- Land may be considered for designation if there is no public access (e.g. Where the site is valued for its wildlife, historic significance or beauty).
- There is no need to designate linear corridors to protect land which is already protected as a Public Right of Way (PROW).

Local Planning Policy

2.5 The Council is currently preparing a new Local Plan, which will set out planning policies, future housing, employment and mixed use land allocations up to 2032, and areas for protection. The April – May 2016 Pre Publication Draft Local Plan included draft policy ENV10: Designation and Protection of Local Green Space. The next draft of the Local Plan will include a revised policy ENV10 which will identify the sites to be designated as LGS and sets out how LGS designations will be protected and the special circumstances when development proposals may be acceptable. The current draft Local Plan policy ENV10: Local Green Space is set out at section 7 of this report. LGS designations will also be identified on the Local Plan's policies map. This assessment will form part of the evidence base for the new Local Plan, as it will explain how LGS sites have been assessed and designated.

2.6 Further informal consultation of the Local Plan will occur in 2017. Those who wish to object or support the recommended sites will be able to do so through this consultation. Following further informal consultation the Local Plan will then be formally published and then submit for examination by an independent Planning Inspector who will recommend whether the Local Plan can be adopted or not. It is expected that the Local Plan will be published and submitted in 2017.

2.7 Where a Neighbourhood Plan is being prepared draft LGS sites can be assessed and designated once a Neighbourhood Plan is made. Details relating to Neighbourhood Plans that are currently being prepared in Craven can be found [here](#) Neighbourhood Plans will also be subject to an examination and a local referendum.

3. Identifying Local Green Spaces

Call for Sites

3.1 LGS applications were invited from the community between 21st October and the 2nd December 2015. A total of 57 sites via the call for sites application process have been considered for designation as local green space:

- 9 sites in Carleton in Craven
- 2 sites in Kildwick
- 3 sites in Hellifield
- 3 sites in Ingleton
- 9 sites in Settle and 2 sites Giggleswick
- 9 sites in Skipton
- 12 sites in Sutton in Craven
- 3 sites in Burton – in-Lonsdale
- 1 site in Draughton
- 3 sites in Embsay
- 1 site in High Bentham

3.2 The “call for sites” was publicised using the council’s website, social media and through the issue of a press release by the Council. Town and Parish Council’s throughout the plan area were specifically invited to submit LGS applications and asked to coordinate applications from interested individuals and/or groups, however applications could also be submitted by groups and individuals directly to the Planning Policy Team at Craven District Council.

3.3 In addition to the sites submitted to the Council as LGS applications, the Council also assessed 108 sites designated as important open space, amenity/recreation areas and protected road approaches in the 1999 adopted Local Plan. These sites were identified through consultation for the preparation of the 1999 Local Plan as being valued by local communities. This LGS process has reassessed these sites in the same way as sites submitted through the “call for sites” process to consider their suitability for LGS designation. As a general rule sites protected under draft policy INF3 have not been recommended for LGS designation as it is considered that there would be no additional benefit gained by designating as LGS in the emerging Local Plan.

Draft Local Plan consultation April – May 2016

3.4 During Spring 2016, the Council consulted on the informal draft Local Plan with the public over an eight week period. The document included a total of 165 potential Local Green Space Sites. This figure included the 57 sites received via the call for sites process and 108 sites designated as open space, recreation/ amenity areas and protected road approaches to Skipton in the 1999 Local Plan. This period of public consultation provided an opportunity for consultees to make comments on these draft LGS designations. There was also an opportunity for additional sites to be put forward for consideration as LGS designation. During the April – May 2016 consultation 5 additional sites were put forward to the Council.

3.5 A total of 170 sites have been considered for LGS designation.

4. Methodology

4.1 In accordance with paragraph 77 of the NPPF each site being considered was assessed to establish whether:

1. It is in close proximity to the community it serves;
2. It is not an extensive tract of land; and
3. It is demonstrably special to the local community and holds a particular local significance in terms of its beauty, historic significance, recreational value, tranquillity or richness of wildlife.

4.2 The assessment of sites was done in two stages; the first stage made an assessment of tests 1 and 2 above and the second part assessed sites against test 3. The following table shows how sites were assessed against tests 1 & 2:

Table 1:

Test 1	Is the site reasonably close to the community they serve?	<p>The NPPF states that to be designated as a Local Green Space the area should be reasonably close to the community it serves.</p> <p>The recommended Local Green Space should normally be within easy walking distance of the community it serves. Sites which are entirely isolated from the community will not be considered appropriate.</p> <p>The Accessible Natural Greenspace Standard ANGSt (Natural England 2010) was used to assess if sites meet this criteria. This standard recommends that everyone, wherever they live, should have an accessible natural greenspace no more than 300m (5 minutes walk). Where potential LGS sites are located more than 300m from the edge of a settlement the site did not meet test 1.</p> <p>It is recognised that some discretion may be needed depending on the topography of the area, mobility and size of the community the green space serves, the size and function of the green space itself, why the area is seen as special and the value placed upon it by the community.</p>
Test 2	Is the site local in character and not an extensive tract of land?	<p>Whilst there is no size threshold proposed for the identification of Local Green Spaces the council expects the size of the area to reasonably relate to the community that it serves.</p> <p>The NPPF is clear that the Local Green Space designation should only be used where the land is not an extensive tract of land.</p> <p>The council expects areas to have clearly defined edges.</p> <p>Extensive tracts of land on the edge of settlements and blanket designation of open countryside are not appropriate. Where sites fall into this category they were considered to be extensive tracts of land</p>

		and did not meet test2.
In addition each site was assessed in terms of current planning permissions	<p>Does the site already have planning permission for an incompatible alternative use</p> <p><u>Or</u> is it allocated for an incompatible alternative use in the adopted Local Plan (1999)?</p>	<p>The Local Green Space designation is rarely appropriate where the land already has planning permission for development or where it is allocated for development in the adopted Local Plan (1999).</p> <p>The past planning history of each site assessed for designation has been assessed. Sites with existing planning permission or allocated for an incompatible alternative use in the adopted Local Plan are not considered appropriate, and no further assessment has been carried out.</p>

4.3 Where sites failed to meet the above tests, they were not taken forward in the assessment for LGS designation.

4.4 Sites that did meet the above tests were then assessed, by Planning Officers, against test 3, which makes an assessment of sites to determine if the site is demonstrably special to the local community and holds particular local significance. The detail of how this assessment was applied is set out below:

Table 2:

Test 3a	<p>Can the site be shown to be demonstrably special to a local community?</p> <p>To meet this requirement an area must fulfil <u>one or more</u> of the following criteria:</p> <p>The recommended designation of spaces must be based on evidence to demonstrate why the green area is demonstrably special to a local community and holds a particular local significance. Evidence could include information from Parish & Town Council, local community groups/leaders, other groups e,g CPRE etc.</p>	<p><u>Beauty:</u></p> <p>The site is viewed to be of local significance because of its visual attractiveness and aesthetic value of the site, and its contribution to townscape, landscape, character and/or setting of the settlement.</p> <p>To be identified as a Local Green Space the council normally expects an area to contribute significantly to the local identity and character of the area, playing an important role in defining the sense of place of an area and where relevant in defining the physical form and layout of the settlement. To meet this criterion the site must be beautiful in its own right.</p> <p>It is recognised that assessment of beauty is a subjective one. Information relating to the beauty of a site provided as part of a LGS application has been considered. If a site does not meet the other criteria included in test 3a, beauty will be assessed via a site visit.</p> <p><u>Historic significance:</u></p> <p>The site is viewed to be of local significance because of its historic importance to the local community. This could be because of the location of an historic asset within it, the area's role in</p>
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		<p>providing the setting for heritage assets or other locally valued landmarks or because of the area's cultural associations and importance to local history.</p> <p>The assessment of site for LGS designation has been informed by the Council's 2008 and 2016 Conservation Appraisals to establish the contribution a site makes to the Conservation Area.</p> <p><u>Recreational value:</u></p> <p>The site holds a local significance for recreation providing an important asset for the community for a particular recreation activity or for a range of activities. This could be for formal or informal activity.</p> <p>Information relating to the recreation value of a site provided as part of a LGS application has been considered.</p> <p>The assessment of the site for LGS designation has been informed by the Council's Open Space Assessment, Playing Pitch and Built Facilities Strategies 2016. Where sites are included in these assessments and strategies and scored good or very good they were considered as having recreation value. However sites included within these assessments would be protected under draft Local Plan policy INF3. (see para 4.7 below). It is considered that a site has recreational value where a PROW runs through the site.</p> <p><u>Tranquillity:</u></p> <p>The site submitted is viewed to be of importance to the local community because of the tranquillity it provides, offering a place for reflection and peaceful enjoyment.</p> <p>This is a subjective assessment and the council requires clear justification why an area is of particular value in relation to this criteria.</p> <p>The CPRE tranquillity maps have been used to support the assessment of sites, which classifies land as being in areas of low (coloured yellow to green), mid (coloured orange) or high (coloured red) levels of tranquillity. Sites that fall into an area of low tranquillity (coloured yellow to green on the maps) have been considered as tranquil.</p>
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		<p><u>Richness of wildlife:</u> The site is viewed to be of local significance because of the wildlife it is home to. Information submitted as part of the applications received during the call for sites, together with information from the North & East Yorkshire Ecological Data Centre has been used to assess sites.</p> <p>From information received from the North & East Yorkshire Ecological Data Centre relating to legally protected species and species identified in both the UK BAP and Craven BAP, a threshold of 7 species found within a 500m radius from the site was set. Where 7 or more species exist either on or within 500m of the site, it has been considered that the site is rich in wildlife.</p>
		<p><u>Does the site hold particular local significance for any other reason?</u></p> <p>The potential site has a particular local significance for the community for reasons other than those identified above.</p> <p>This could be for a range of reasons including for example the area's role in providing community cohesion and/or its status as an asset of community value.</p>
Test 3b	Evidence of Local Support	<p>Submitted evidence has been reviewed to determine local support for LGS designations. Where details of local support has been provided, for example through the LGS call for sites application process a site is considered to meet test 3b. It should be noted however that this test is not conclusive and that assessment against test 3a above is the principle consideration to meeting test 3 overall.</p>

4.5 Where a landscape designation exists on a site, it should be noted that in considering this criterion the council requires justification as to why existing levels of protection e.g. SSSIs, SINCS, are insufficient and why the area warrants additional protection beyond that currently provided. These sites will not be designated as LGS unless it is justified that a site is demonstrably special to the local community in a specific way and that designation as LGS is required to offer additional protection to a site.

4.6 The assessment of applications was led by the Council's Planning Policy Team. Advice from other officers within Craven District Council e.g., the Council's Sports Development Officers was sought, along with expert advice external organisations including the North & East Yorkshire Ecological Data Centre (NEYEDC). Existing evidence has also been used to assess sites against test 3, including Conservation Area Appraisals 2008 and 2016, Open Space Assessment 2016, Playing Pitch Strategy 2016 and Built Facilities Strategy 2016. Consultation responses on draft policy ENV10: Local Green Spaces and proposed sites included in the April – May 2016 pre-publication draft local Plan has also

informed the assessment of LGS sites. Responses were received from residents, town and parish councils, planning consultants, Yorkshire Wildlife Trust, North Yorkshire County Council, Natural England and Historic England.

4.7 Open Space Assessment, Playing Pitch Strategy & Built Facilities Strategy 2016

There was some overlap between sites included within the Open Space Assessment 2016, Playing Pitch Strategy 2016 & Built Facilities Strategy 2016 and the sites considered for Local Green Space Designations. Sites included in the 2016 assessments and strategies will be safeguarded under draft policy INF3: Sport, Open Space & Recreation Facilities from unnecessary and avoidable loss. Development proposals involving the loss of sport, open space or built sports facilities will only be supported in limited circumstances, where a surplus of the type of open space or sports or built facilities has been identified in the 2016 assessment (or any updates) and the site cannot be reused or adapted to meet an identified deficit in another type or form of sport, open space or recreational facility; or where an equivalent replacement sport, open space or built sports facility, the benefit of which will be at least equal to that being lost, is to be provided on the site or in an accessible location nearby; or where specific sites, identified in an up to date playing pitch strategy, built facilities strategy or open space assessment have been identified as being partially surplus and can be redeveloped to enable improvement to be made to the remaining part. It is recognised however that a Local Green Space designation is something different as it provides a separate way of safeguarding land, which recognises the special and intrinsic value of a particular green space and why it is of particular importance to the local community. In most cases it is considered that sites identified in the Open Space Assessment 2016, Playing Pitch Strategy 2016 & Built Facilities Strategy 2016 would be safeguarded under draft policy INF3 and that there would be no additional benefit gained by designating as LGS in the emerging Local Plan. As such most sites safeguarded by INF3 have not been assessed for LGS against tests 1,2 & 3. Generally sites have only been assessed for LGS designation where an application has been received and where that site would not be safeguarded by draft policy INF3. The exception to this has been the assessment of some sites for LGS designation, which are already protected by draft policy INF3 and where it is considered that the site is demonstrably special to both the local and wider community. These exceptions include the recommended designation of Craven's public parks in Skipton and Sutton, which are considered to provide multifunctional spaces, accommodating a diverse range of activities, serving a range of age groups. It is considered that these sites hold both local significance and are demonstrably special to the wider community.

4.8 Consulting Landowners

During the call for sites period between 21st Oct and 2nd Dec 2015 the Council contacted individuals/organisations who had been identified as landowners in each submitted LGS application to inform them of the LGS process, to ask them to complete a questionnaire relating to ownership and management of sites. Where known, landowners were given notification that their site has been submitted for consideration as Local Green Space. Where a site did not meet tests 1& 2 (see methodology section above) the landowner was informed. Following assessment of sites the applicant and landowner (if known) has been informed of the outcome. Landowners will be invited to respond to future Draft Craven Local Plan consultations.

4.9 Management

Paragraph 76 of the NPPF states that LGS should only be designated where they are capable of enduring beyond the Local Plan or Neighbourhood Plan period. The NPPG states that how a Local Green Space will be "managed in the future is an important consideration, if the features that make it special or locally significant are to be conserved". As such it is important to understand the

landowners current and longer term plans for the site. Information has been gathered from landowners relating to management of sites. Landowners will have further opportunities to comment on the draft LGS designations during public consultation of the draft Local Plan. This consultation will help to inform the council's final considerations of whether a site is capable of enduring as LGS in the future.

An illustration of the process of assessing LGS applications is set out at Annex 1 of this document.

5. Recommendations

5.1 The table below sets out those sites that, as a result of the assessment, are recommended as LGS designation. Annex 3 sets out maps of all sites considered for LGS designation, by settlement together with an assessment of sites assessed against tests 1 & 2 following by a separate assessment against tests 3. Those sites that are recommended for LGS designation, following these assessments are also highlighted on each settlement map.

Site Ref	Address	LGS Application submitted (Yes or No)	Outcome of assessment
Bentham			
HB-LGS3	East of Station Rd and south west of Pye Busk, High Bentham	Yes	Recommended for LGS designation
Bradley			
BR-LGS3	Cricket Ground, Matthew Lane	No	Recommended for LGS designation through Draft Bradley Neighbourhood Plan
BR-LGS2	South side of Lidget Road	No	Recommended for LGS designation through Draft Bradley Neighbourhood Plan
Carleton			
CA – LGS2	Heslaker Lane, Carleton	Yes	Recommended for LGS designation
CA – LGS6	North of Vicars Row, Carleton	Yes	Recommended for LGS designation
CA – LGS8	The Pine Trees, Westwood, Carleton	Yes	Recommended for LGS designation
CA – LGS9	St. Mary's Green, Carleton	Yes	Recommended for LGS designation
Embsay			
EM – LGS2	Between Main Street & Shires Croft	No	Recommended for LGS designation
EM – LGS3	South of Village Hall, Main Street, Embsay	No	Recommended for LGS designation
EM – LGS6	East side of West Lane, Embsay	No	Recommended for LGS designation
EM-LGS11	Fields adjacent to Kirk Lane, Embsay	Yes	Recommended for LGS designation
Gargrave			
GA – LGS5	Low Green, Gargrave	No	Recommended for LGS

			designation through Draft Gargrave Neighbourhood Plan
GA – LGS6	Adjacent to river, east of River Place, Gargrave	No	Recommended for LGS designation through Draft Gargrave Neighbourhood Plan
GA – LGS7	Between South Street and River Place, Gargrave	No	Recommended for LGS designation through Draft Gargrave Neighbourhood Plan
GA – LGS8	Between South Street and river, Gargrave	No	Recommended for LGS designation through Draft Gargrave Neighbourhood Plan
GA – LGS9	War Memorial, Water Street, Gargrave	No	Recommended for LGS designation through Draft Gargrave Neighbourhood Plan
GA – LGS10	Adjacent to bridge, west side of Church Street, Gargrave	No	Recommended for LGS designation through Draft Gargrave Neighbourhood Plan
GA-LGS11	High Green, Gargrave	No	Recommended for LGS designation through Draft Gargrave Neighbourhood Plan
GA-LGS12	Middle Green, Gargrave	No	Recommended for LGS designation through Draft Gargrave Neighbourhood Plan
GA-LGS13	Between Church Street and Church Lane, Gargrave	No	Recommended for LGS designation through Draft Gargrave Neighbourhood Plan
Glusburn			
GLUS-LGS1	Glusburn Park	Yes	Recommended for LGS designation
Hellifield			
HE-LGS1	Land to the west of Hellifield (Hellifield Flashes)	Yes	Recommended for LGS designation (part of site)
HE-LGS5	Field adjacent St. Aidan's Church	Yes	Recommended for LGS designation
Ingleton			
IN-LGS2	Ingleton Park off Thacking Lane, Ingleton	Yes	Recommended for LGS designation (part of site)
Kildwick			
KL-LGS2	Fields by Kildwick Bridge, Main Road, Kildwick, BD20 9BD	Yes	Recommended for LGS designation (part of site)

KL-LGS4	Parson's Walk and Glebe Field	Yes	Recommended for LGS designation
KL-LGS5	Banks Field (Lower section), Priest Bank Road	Yes	Recommended for LGS designation
KL-LGS6	Field south of the Recreation Ground, Priest Bank Road	Yes	Recommended for LGS designation
Settle & Giggleswick			
SG-LGS4	The Green, Commercial Street, Settle	Yes	Recommended for LGS designation (part of site)
SG-LGS15	Bowling green off Station Road, Settle	No	Recommended for LGS designation
SG-LGS22	Glebe Field, Giggleswick	Yes	Recommended for LGS designation
Skipton			
SK-LGS1	Massa Flatts Wood	No	Recommended for LGS designation
SK-LGS2	Land between Shortbank Road & allotments	No	Recommended for LGS designation
SK-LGS11	South Side of The Bailey, Skipton	No	Recommended for LGS designation
SK-LGS28	Bowling Green Rope Walk	Yes	Recommended for LGS designation
SK-LGS33	Aireville Park	Yes	Recommended for LGS designation
SK-LGS46	Existing protected road approach, north side of Gargrave Road, between roundabout & Aireville Grange	No	Recommended for LGS designation (part of site)
SK-LGS47/SK-LGS54	Land to the north of Gargrave Road, between Aireville Grange and Park View (including existing protected road approach)	No	Recommended for LGS designation
SK-LGS48	Existing protected road approach, south side of Gargrave Road, west of entrance to Auction Mart	No	Recommended for LGS designation
SK-LGS49	Existing protected road approach, south side of Gargrave Road, east of entrance to Auction Mart	No	Recommended for LGS designation
SK-LGS50	Existing protected road approach, South east of Grassington Road roundabout	No	Recommended for LGS designation to be included in larger LGS site SK-LGS64
SK-LGS51	Existing protected road approach, between Harrogate Road & Overdale Grange (Part)	No	Recommended for LGS designation
SK-LGS53	Protected Road approach, west side of Embsay Road	No	Recommended for LGS designation to be included in larger LGS site SK-LGS64
SK-LGS54/SK-	Land north of Gargrave Road (draft site SK081, including existing	Yes	Recommended for LGS designation

LGS47	protected road approach)		(part of site – protected road approach. Same site as SK-LGS47)
SK-LGS55	Gawflat Meadow	Yes	Recommended for LGS designation
SK-LGS60	Burnside House	Yes	Recommended for LGS designation
SK-LGS64	Land to north of Skipton, bounded to the north by Skipton Bypass, to the east by Embsay Road & The Bailey; and to the west by Grassington Road, Skipton (incorporating sites SK- LGS50 & SK-LGS53)	Yes	Recommended for LGS designation
Sutton			
SC-LGS5	Sutton Park, Main Street, Sutton-in-Craven	Yes	Recommended for LGS designation

6. Alternative Designations

Alternatives to Local Green Space

6.1 Where submitted sites have not been designated as Local Green Space and are not protected by draft policy INF3 in the emerging draft Local Plan, it may be appropriate to consider alternative designations to help protect or enhance the features which a local community values.

6.3 The following designations may also be suitable:

- **Assets of Community Value**

6.4 Parish councils or local community groups can nominate both privately and publicly owned assets which meet the definition of community value. This is now a legal right due to the introduction of the Community Right, (sometimes called the "Community Right to Bid"). If an asset is listed and then comes up for sale, the new right could give communities a total of six months to put together a bid to buy it, (including a six-week cut-off for an initial proposal to be put forward). For further information please see:

<http://www.cravendc.gov.uk/communityrights>

- **Agreements with land-owners**

6.5 It may be possible for local communities to reach either formal or informal agreements with the owner of the site to ensure access to the site for local people. This may be an appropriate option where the site owner has a long-term connection with the local area, for example the owner of a large historic estate. It may be possible for the land-owner to dedicate the site as "open access land". Further information can be found as follows:

Guidance note on the dedication of land under the countryside and rights of way act 2000: www.gov.uk

- **Community Purchase**

6.6 In some instances local communities have purchased important sites to ensure that they remain in community control in perpetuity. The ownership can lie with the town or parish council or with a specific trust. Examples of how communities have purchased sites can be found at:

www.mycommunityrights.org.uk

- **Local Nature Reserves**

6.7 A Local Nature Reserve (LNR) provides people with special opportunities to study or learn about nature or simply to enjoy it. Local Nature Reserves are designated by district or county councils and the local authority must control the LNR through ownership, lease or agreement with the owner.

- **Village Green status**

6.8 Anyone can apply to register land as a village green if it has been used by local people for lawful sports and pastimes "as of right", i.e without permission, force or secrecy, for at least 20 years.

6.9 Further information on how to register a site can be found at:

<https://www.gov.uk/town-and-village-greens-how-to-register>

<http://www.northyorks.gov.uk/article/30063/Common-land-and-village-greens>

7. Draft Local Plan Policy

The following draft Local Green Space policy has been drafted for inclusion in the next consultation draft of the Craven Local Plan:

DRAFT LOCAL PLAN POLICY: ENV10 LOCAL GREEN SPACE

5.79 Paragraphs 77 & 78 of the NPPF introduced the Local Green Space (LGS) Designation. This designation allows local communities to identify areas of local green space which are important to them and which should be provided special protection. LGS can only be designated when a Local Plan or Neighbourhood Plan is prepared or reviewed. Sites that have been assessed for LGS designation include open space and existing recreation/amenity space designations within the 1999 Local Plan. In addition sites identified for potential designation have been put forward by the community and assessed against a robust methodology to determine their suitability for designation.

5.80 The Council's Local Green Space Assessment (2017) provides detailed information on the assessment of sites for LGS designation and proposes a total of 33 sites for LGS designation through the Local Plan. The sites identified on the Policies Map and listed in the policy have been assessed according with the criteria for Local Green Space as set out in the NPPF and are therefore considered to be in reasonably close proximity to the community they serve; local in character, not an extensive tract of land; and demonstrably special to the local community and holding particular significance.

5.81 Land designated as Local Green Space has specific importance to the local community and is provided special protection. Development on Local Green Space sites will be restricted and will only be allowed in specific circumstances. The NPPF is clear that designation of Local Green Space should be consistent with the wider planning policy for the area and should look to complement investment in the provision of new homes and employment services and other essential services. Designation of land as Local Green Space should therefore not be seen as a means to stop wider development needs throughout the plan area or be used as a way that undermines the aims of plan making. As such, the decision to allocate Local Green Space has been taken alongside decisions to allocate land for development (e.g. for housing, employment or other commercial needs) within the Local Plan.

The decision to designate areas for Local Green Space requires a balanced approach, considering all relevant criteria and needs within the district.

DRAFT POLICY ENV10: LOCAL GREEN SPACE

The sites in Table 1 below, and as identified on the Policies Map, are recommended for designation as Local Green Space:

DRAFT POLICY ENV10: LOCAL GREEN SPACE	
The sites identified in the table below, and as identified on the Policies Map, are proposed for designation as Local Green Space:	
High and Low Bentham	
HB-LGS3	Part of draft LP site HB028 East of Station Rd and south west of Pye Busk, High Bentham
Bradleys Both	
LGS sites assessed as part of Neighbourhood Plan preparation.	
Carleton in Craven	
CA – LGS2	Heslaker Lane, Carleton
CA – LGS6	North of Vicars Row, Carleton
CA – LGS8	The Pine Trees, Westwood, Carleton
CA – LGS9	St. Mary's Green, Carleton
Cononley	
LGS sites assessed as part of Neighbourhood Plan preparation.	
Embsay with Eastby	
EM – LGS2	Between Main Street & Shires Croft
EM – LGS3	South of Village Hall, Main Street, Embsay
EM – LGS6	East side of West Lane, Embsay
EM- LGS11	Fields adjacent to Kirk Lane, Embsay
Gargrave	
LGS sites assessed as part of Neighbourhood Plan preparation.	
Glusburn	
GLUS-LGS1	Glusburn Park
Hellifield	
HE-LGS1	Land to the west of Hellifield (Hellifield Flashes)
HE-LGS5	Field adjacent St. Aidan's Church
Ingleton	
IN-LGS2	Ingleton Park off Thacking Lane, Ingleton
Kildwick	
KL-LGS2	Fields by Kildwick Bridge, Main Road, Kildwick, BD20 9BD
KL-LGS4	Parson's Walk and Glebe Field
KL-LGS5	Banks Field (Lower section), Priest Bank Road
KL-LGS6	Field south of the Recreation Ground, Priest Bank Road
Settle & Giggleswick	
SG-LGS4	The Green, Commercial Street, Settle

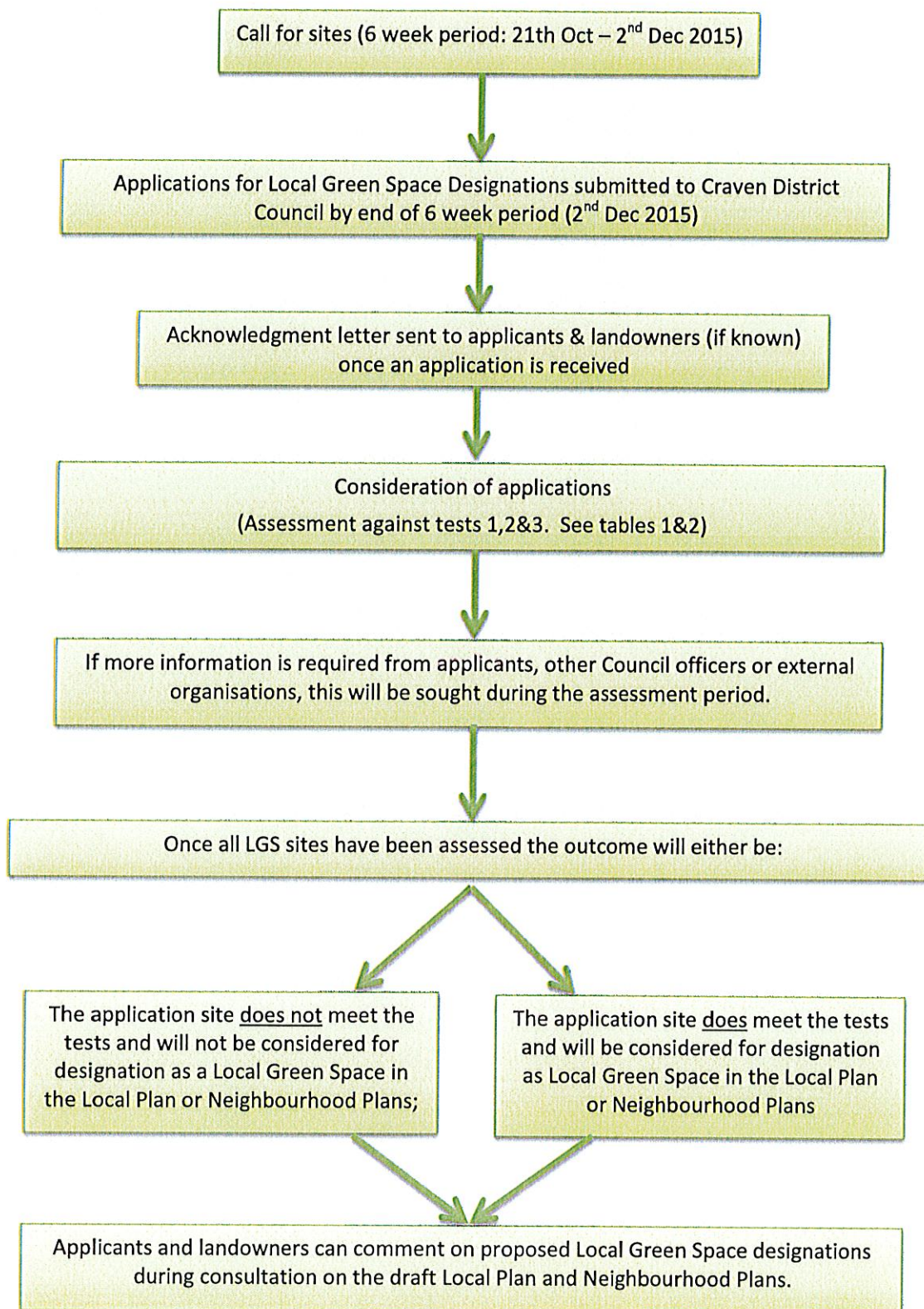
SG-LGS15	Bowling green off Station Road, Settle
SG-LGS22	Glebe Field, Giggleswick
Skipton	
SK-LGS1	Massa Flatts Wood
SK-LGS2	Land between Shortbank Road & allotments
SK-LGS11	South Side of The Bailey, Skipton
SK-LGS28	Bowling Green Rope Walk
SK-LGS33	Aireville Park
SK-LGS46	Road approach, north side of Gargrave Road, between roundabout & Aireville Grange
SK-LGS47	Land to the north of Gargrave Road, between Aireville Grange and Park View
SK-LGS48	Road approach, south side of Gargrave Road, west of entrance to Auction Mart
SK-LGS49	Road approach, south side of Gargrave Road, east of entrance to Auction Mart
SK-LGS51	Road approach, between Harrogate Road & Overdale Grange
SK-LGS55	Gawflat Meadow
SK-LGS60	Burnside House
SK-LGS64	Land to north of Skipton, bounded to the north by Skipton Bypass, to the east by Embsay Road & The Bailey; and to the west by Grassington Road, Skipton
Sutton in Craven	
SC-LGS5	Sutton Park, Main Street, Sutton-in-Craven

Sites designated as Local Green Space and identified on the Policies Map will be protected from incompatible development that would adversely impact on their open character and the particular local significance placed on such green areas which make them valued by their local community. Incompatible development is harmful to areas designated as Local Green Space and should not be approved except in very special circumstances. The construction of new buildings or structures on land designated as Local Green Space will be regarded as incompatible development with the following exceptions:

- a) Buildings for agriculture and forestry;**
- b) Appropriate facilities for outdoor sport, outdoor recreation and cemeteries, provided openness of the Local Green Space is preserved and there is no conflict with the purpose of designating the site as Local Green Space;**
- c) The extension or alteration of a building on the site, provided it does not result in disproportionate additions over and above the size of the original building;**

- d) The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;**
- e) Other forms of development, including, engineering operations, local transport infrastructure, and the re-use of buildings, providing they preserve the open character of the Local Green Space and the local significance placed on such green areas which make them valued by their local community.**

Annex 1 - Process of Assessing Applications for Local Green Space Designation



Settlement: HELLIFIELD

LGS Site Ref	Site Address	Site to be protected by INF3	Test 1 Is the site reasonably close to the community it serves? Yes or No	Test 2 Is the site local in character and not an extensive tract of land? Yes or No	Planning History on sites where LGS application received	Does the site pass tests 1 & 2? Yes or No (if 'Yes' site considered against Test 3)
		No	Yes	No - Site is a large area of land, however whilst there is no size threshold proposed for the identification of Local Green Spaces the council expects the size of the area to reasonably relate to the community that it serves and to have clearly defined edges. It is considered that this site does have clear edges, defined by the A65 to the south, the railway line and Waters Side Lane to the north and Station Road to the east.	Planning permission for construction of Hellifield Rural Environmental Education Centre 24/2005/5082. Reserved matters following outline PP 42/2002/2763 granted 10th Feb 2003.	Yes - part of site excluding the area subject to planning permission will be considered for designation as LGS.
HE-LGS1	Land to the west of Hellifield (Hellifield Flashes) (LGS application submitted)					
HE-LGS2	Recreation ground, Station Road,	Yes				

	Hellfield						
HE-LGS3	Football ground, off Haw Road, Hellfield	Yes					
HE-LGS4	Thornview Road, Hellfield	Yes					
HE-LGS5	Field adjacent St. Aidan's Church (LGS application submitted)	Yes	Yes	Yes		Yes	
HE-LGS6	Beckfields between A65 & A682 (LGS application submitted)	No	Yes	No - site considered to be an extensive tract of land.		No	

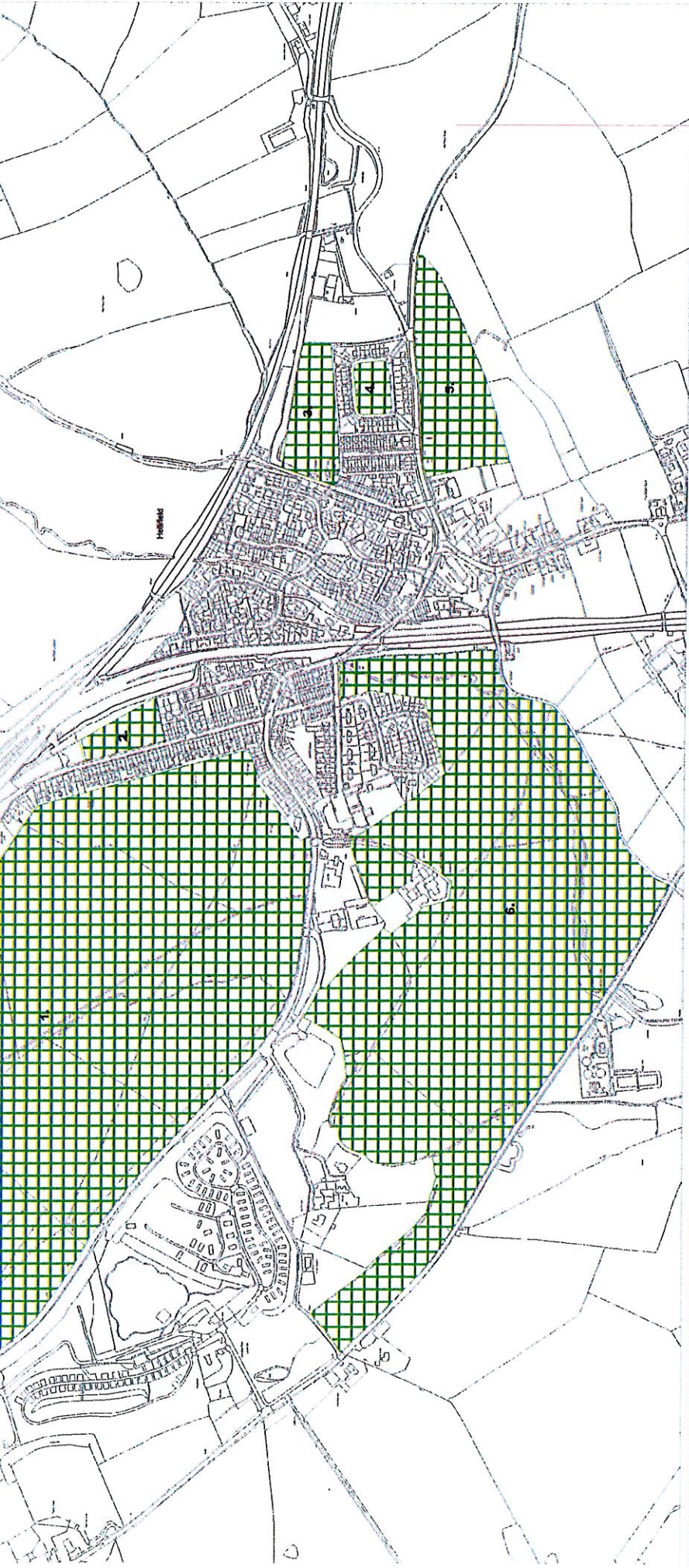
Assessment of potential LGS sites against Test 3

Settlement: HELLIFIELD

LGS Site Ref	Site Address	Test 3a Yes or No				Test 3b Evidence of local support	Outcome of assessment	Proposed LGS Designation Yes or No
		Historic Significance	Richness of Wildlife	Recreation Value	Beauty	Tranquillity		
HE-LGS1	Land to the west of Hellifield (Hellifield Flashes)	Yes	Yes	Yes	Yes	Yes	Information obtained from the Ecological Data Centre indicates that this site is rich in wildlife. The submitted LGS application states that this site is recognised as a significant site in Craven for wildlife. The Settle-Carlisle Conservation Area Appraisal 2016 identifies the northern part of this site as making a strong contribution to the character and appearance of the Conservation Area. It is considered, therefore that the site is valued in terms of historic significance.	Yes - site meets criteria relating to historic significance, richness of wildlife, recreation value, recreation, tranquillity and beauty. Site not subject to planning permission (24/2005/5082) to be proposed for designation as LGS
	(LGS application submitted)						It is considered that the site is valued for its recreational value (PROW runs through the site). CPRE Tranquillity maps identify areas in red as having the lowest	

[illegible]

ID.	Site Address	Description
HE-LGS1	Land to the west of Hellifield (Hellifield Flashes)	Draft Committed Tourism Site;
HE-LGS2	Recreation ground, Station Road, Hellifield	LGS application submitted
HE-LGS3	Football ground, off Haw Road, Hellifield	Recreation Ground
HE-LGS4	Thornview Road, Hellifield	Football Ground
HE-LGS5	Field adjacent St. Aidan's Church, Hellifield	Amenity Area
HE-LGS6	Beck Fields between A65 and A682 roads, Hellifield	LGS application submitted



Hellifield (HE-LGS)

All LGS sites considered

Based on Ordnance Survey Mapping

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Key:



Local Open Green Space Identified

SCALE : 1:8500 @ A4

Drawing Issued By: RG
9th January 2017

Details of evidence submitted with LGS application & CDC assessment

Settlement: Hellifield

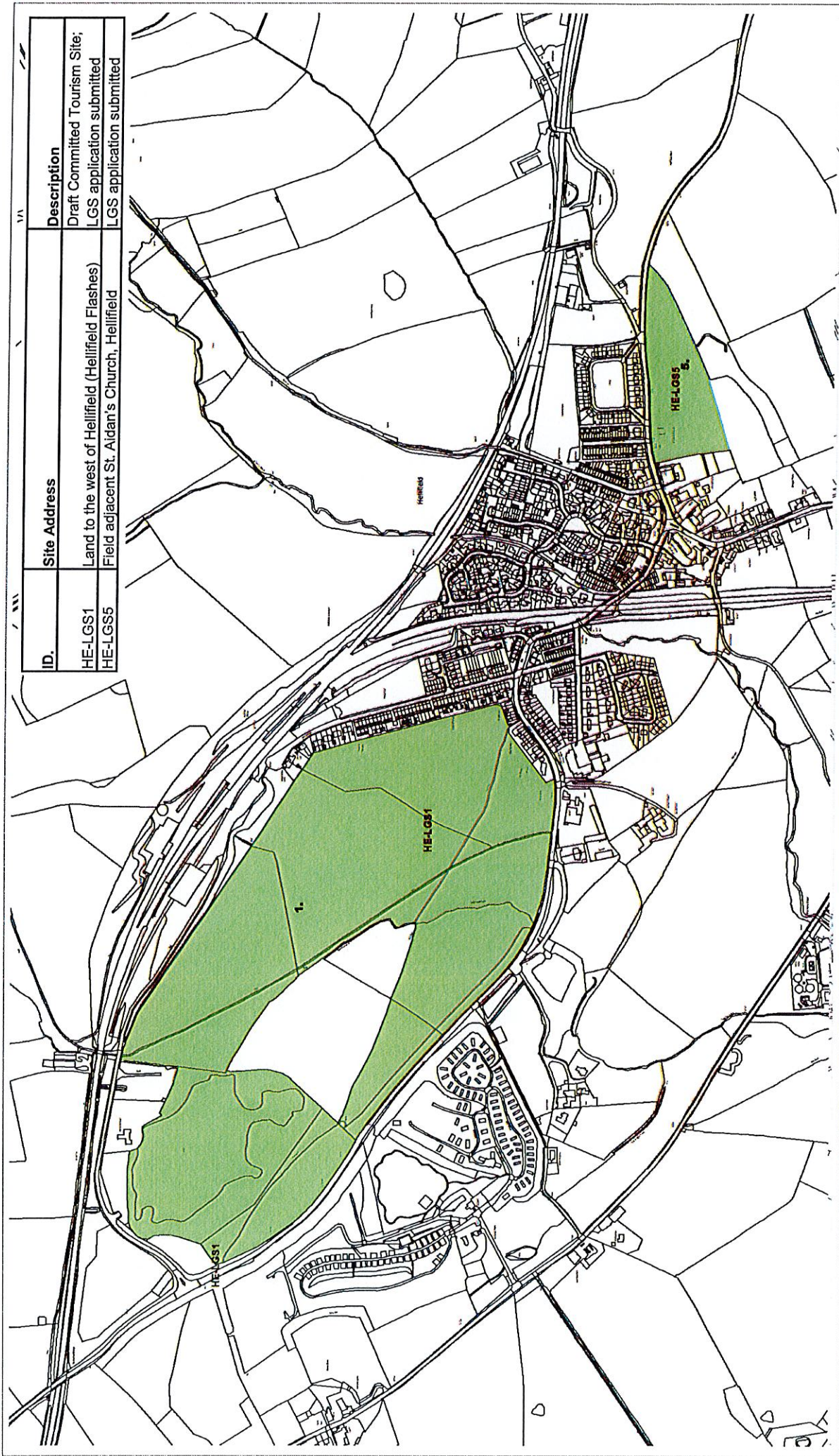
Site ID	Address	Site to be protected by INF3	Information provided within the Local Green Space application					CDC's assessment of LGS application	Site to be designated as Local Green Space
			Historic Significance	Richness of Wildlife	Recreation Value	Beauty	Tranquillity		
HE-LGS1	Land known as The Hellifield Flashes, Hellifield	No	The Grade II Historic Passenger Building of The Hellifield Railway Station provides a scenic backdrop. The unfinished Railway Heritage centre and restoration of the removed landscape is still work in progress, this when completed, can only enhance the links between the site and the rich railway history of the village. Relatively central	The Hellifield Flashes are recognised as one of the premier sites in Craven for diversity and quantity of Bird Life. Great Crested Newts, common toad, brown hare, hedgehog, badgers and foxes, red deer and roe deer frequently visit. Water courses from the site run into the nearby SSSI of Pan Beck Fen then onwards to the	The site is walked daily by residents; children can be found playing and exploring the wildlife on site. Bird watching is also a major activity all year round. Sledging continues to be a winter activity at this site.	In Spring and Autumn there are splendid sunrises, rising from the Drumlin fields to the south east, and sunsets to the west. The vintage Hawthorn hedgerow running central in the site offers excellent blossom late spring and provides copious quantities of berries late autumn.	CPRE advise the site is not tranquil on the maps due to the proximity of the A65. However the planting of woodland adjoining the A65 has greatly reduced road noise and along with distant views and constant bird song does have a feeling of tranquillity.	Information obtained from the Ecological Data Centre indicates that this site is rich in wildlife. The submitted LGS application states that this site is recognised as a significant site in Craven for wildlife. The Settle-Carlisle	Yes - site meets criteria relating to richness of wildlife, historic significance, recreation value, tranquillity and beauty.

HE-LGS5	Field adjacent to St Aidans Church, Hellifield	Yes	The submitted site is in close proximity to Hellifield Peel.	Open to all wildlife.	The site was formerly used as a local football field. Also currently used as an extra car parking space for special church events. There is a public footpath	The submitted LGS site provides an attractive setting for the Grade II Listed Church and view of historic Hellifield Peel. The site is visible from the A65.	The submitted site is located in close proximity to the A65; however the area behind the church is tranquil.	Information obtained from the Ecological Data Centre indicates that this site is rich in wildlife.	CPRE Tranquillity maps identify areas in red as having the lowest tranquillity scores and areas in green the highest. This site is identified as yellow. It is also suggested by the application that the site is valued in terms of beauty.	
								Yes - site meets criteria relating to richness of wildlife and beauty.		

[illegible]

CPRE Tranquillity maps identify areas in red as having the lowest tranquillity scores and areas in green the highest. This site is identified as orange.

It is also suggested by the application that the site is valued in terms of beauty as it is considered that the site provides an attractive setting to St Aidan's Church and Hellfield Peel (both listed).



Hellifield (HE-LGS) Recommended LGS Designations

Based on Ordnance Survey Mapping
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Key:
 Recommended Local Green Space Designation

SCALE : 1:8500 @ A4
Drawing Issued By: RG
17th January 2017

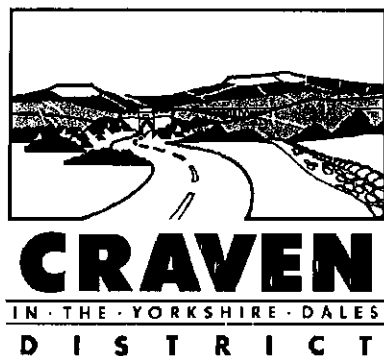
Appendix 4

	The Employment Land Review does not recommend any employment allocations in High or Low Benthams.		
<p>HE-LGS1</p> <p>*Support the recommendation to designate this site as LGS given the wildlife (great crested newts, deer), recreation & historical/archaeological value together with the beauty of the site. The unspoilt site is a significant area of land, separating Hellifield and Long Preston. It contributes positively to the character and appearance of the local area to the amenity of both residents and visitors.</p> <p>The site creates a buffer zone with regards to noise from the A65 for residents of village and particularly Midland Terrace.</p> <p>It is considered that the site meets all the tests for assessing LGS, including the fact that it has well defined boundaries and position in the local landscape.</p> <p>In terms of details of long term maintenance, assume that the spatial planning team will be aware of the information supplied by consultees and the public in response to the recent planning application on this site, which strongly reinforces the evidence base regarding wildlife on the site, historical assets, importance of the site to Hellifield and overwhelming support by Hellifield residents and public from surrounding areas to retain the sites importance, which LGS will enhance. Save Our Craven Countryside are</p>	Support and maintenance information is noted.	No	

<p>prepared to consult with interested parties to ascertain the best way forward for the site, should be designation be successful. The site was once recommended as a SINC yet no further action was taken in this recommendation.</p>			
<p>Objection to the proposed designation of this site as LGS. Previous objections submitted in Nov 2014 & May 2016. Considered that the existing policy for tourism (saved 1999 LP policy EMP11) should be retained give the significant amount of public money that has been spent on constructing the access road. Planning permissions 42/2002/2763 & 42/2005/5082 have therefore been implemented. There is a current planning application on this site (42/2016/17496), for the development of a leisure centre, which is currently being considered.</p> <p>In terms of tourism there is an increasing demand for tourism facilities in Craven and the YDNP and in particular serviced accommodation to facilitate short breaks. The increasing demand for tourism in the area will restrict any further tourism related development on the land and prevent these needs from being met. The Council's reliance on Bolton Abbey area providing tourism development is not realistic and if these proposed allocations cannot be developed, further land will be required. It is considered that this LGS designation</p>	<p>The Council's LGS Assessment concluded that this site does meet Test 3 in terms of its historic significance, wildlife value, recreation, tranquillity and beauty.</p> <p>There is extensive evidence to show that the site is rich in wildlife. Information from the North & East Yorkshire Ecological Data Centre shows that the site is significant in terms of its wildlife value, given the high numbers of legally protected, S41/UK BAP, and Craven LBAP species found within a 500m buffer of the site. This threshold was discussed and agreed between CDC and the North & East Yorkshire Ecological Data Centre as being an acceptable species threshold for Craven.</p> <p>In addition detailed information has been submitted by a local group setting out that The Hellfield Flashes are recognised as one of the premier sites in Craven for diversity and quantity of Bird Life. The existing range of birds and other species that have been recorded on the site, include 153 individual species of birds (20 birds on the UK Priority Species Records), common toad, brown hare, hedgehog, badgers, foxes, red & roe deer and great crested newts.</p>	<p>No</p>	

<p>does not comply with the criteria of para 77 of the NPPF and that the proposed designation of such a large area in addition to 4 other designations does not relate to the small village of Hellfield.</p>	<p>This information also sets out that water courses from the site run into the nearby SSSI of Pan Beck Fen then onwards to the River Ribble. Reference has been made, by this group, to this area being the last place in Craven to have a wild Wolf Pack.</p>		
<p>Consider that this site is an extensive tract of land (information from 2014 Examination on the Blackwell Neighbourhood Plan concluded that 2 sites (19 & 32 ha) were considered by inspector as extensive tracts of land). The whole site has extant planning permission which is incompatible with the proposed designation and therefore fails test 2.</p>	<p>The site's historic significance relates to the Grade II Historic Passenger Building of The Hellfield Railway Station, which provides a scenic backdrop.</p> <p>There are existing PROWs on the site, which provide recreational value.</p>		
<p>In terms of archaeological value, Policy EC4 inset map indicates that part of the site has some archaeological value but it is not clear the extent of the value and it is assumed to cover the whole site. The designation of an archaeological area of value on the site is unsound and the Council have failed to comply with para 158 of NPPF and para 014 of PPG2. The Archaeological & Cultural Heritage Desk Based Assessment was undertaken as part of the pending planning application and concludes that any archaeological potential is focused to the eastern area of the site, however there is no evidence to indicate that these remains would be of high importance, therefore their presence is unlikely to preclude development.</p>	<p>The LGS Assessment of this site can be found is set out in the LGS Assessment document.</p> <p>The area of the site that is subject to the extant planning permission is excluded from the proposed LGS designation.</p>		

Appendix 5



Council Offices
Granville Street
Skipton
North Yorkshire
BD23 1PS
Telephone: 01756 706465
Fax: 01756 700658

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF CONDITIONAL APPROVAL OF PERMISSION BY CRAVEN DISTRICT COUNCIL TO CARRY OUT DEVELOPMENT

Hellifield Rural Environmental Centre Ltd
C/O Agent

C/o
David Hill Chartered Surveyors
The New Ship
Mill Bridge
Skipton
North Yorkshire
BD23 1NJ

Date of Valid Application: 16 December 2002

Date Decision Issued: 10 February 2003

Proposal: Construction Of Hellifield Rural Environmental Centre (Comprising Tourism, Exhibition, Training, Equestrian And Livestock Buildings) On Approximately 51 Hectares Of Land To West Of Hellifield (Renewal Of Planning Permission Ref No. 5/42/149/C)

Location: Land To West Of Hellifield, Hellifield, Skipton

Craven District Council has considered your application and GRANTS permission for the renewal of a permission subject to the following conditions:

1. Approval of the details of the design and external appearance of the buildings, the landscaping of the site and the siting of the manager's house, (hereinafter called "the reserved matters") shall be obtained from the District Planning Authority in writing before any development is commenced.
 2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the design and external appearance of the buildings to be erected, the landscaping of the site and the siting of the manager's house, shall be submitted in writing to the District Planning Authority and shall be carried out as approved.
- Reason: This is a grant of outline planning permission and such matters are reserved for subsequent approval by the District Planning Authority in accordance with section 92 of the Town and Country Planning Act 1990.
3. Application for approval of the reserved matters shall be made to the District Planning Authority before the expiration of 3 years from the date of this permission.
 4. The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To ensure compliance with Sections 91-96 of the Town and Country Planning Act 1990.

D.A. Hartley B.Sc.(Hons), M.A., Dip.TP, MRTPI
Head of Planning Services
Date: 10th February 2003

FOR RIGHTS OF APPEAL PLEASE READ NOTES OVERLEAF

Date: 10th February 2003

5. The details of the landscaping of the site required to be submitted shall include details of a scheme for the preservation or enhancement of that part of the application site shown on the approved plan as a nature conservation area. The scheme shall include a nature conservation area management plan, including long term conservation objectives, management responsibilities and a programme of implementation and maintenance.

Reason: The site has nature conservation interest, particularly as a wetland habitat for birds.

6. No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the District Planning Authority.

Reason: The site has archaeological interest, including evidence of former field systems and their boundaries.

7. No development other than the building work expressly authorised by this permission shall be carried out on the application site unless express authorisation is given by a further grant of permission.

Reason: To avoid harm to the nature conservation and archaeological interest of the site.

8. No development shall take place until details of pedestrian, wheelchair and vehicular links within the application site and with the adjacent Hellifield Station site have been submitted to and approved in writing by the District Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that access arrangements are satisfactory and, in particular, provide visitors with a choice of means of transport to the site.

9. No development shall take place until details of foul and surface water drainage works have been submitted to and approved in writing by the District Planning Authority. There shall be no discharge of foul or contaminated drainage from the site into either ground water or any surface waters, whether direct or via soakaways. Development shall be carried out in accordance with the approved details.

Reason: To avoid pollution of the water environment.

10. The occupation of each dwelling hereby permitted shall be limited to a person solely or mainly employed or last employed in the business occupying each plot edged red on the approved plan, or a widow or widower of such a person, or any resident dependants.

Reason: The dwellings have been permitted only in recognition of the need for staff accommodation in connection with the business operating from the site. Dwellings in this countryside location would not otherwise have been permitted.

11. There shall be no means of vehicular or pedestrian access to or from the application site other than from the existing A65(T) access.

12. Prior to commencement of the development hereby permitted visibility splays providing clear visibility of 9m x 160m shall be provided at the junction of the access road with the A65(T). Once created, these visibility areas shall be maintained clear of any obstructions.

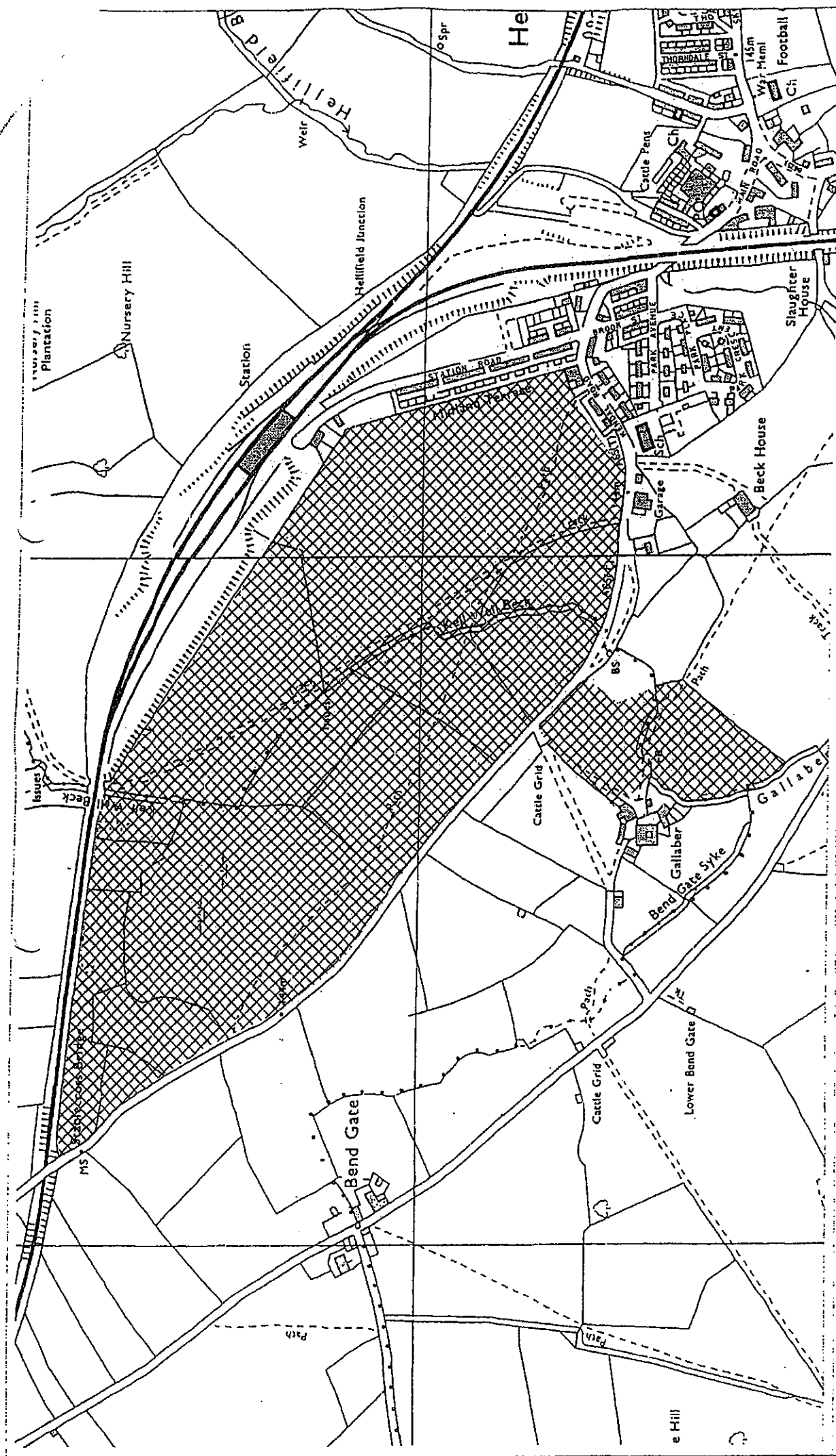
Reason: In the interests of the safe and free flow of traffic using the A65 trunk road.

Informatives:

a) Design and appearance of buildings. The District Planning Authority wishes to encourage good design, which may be innovative but should respect and reinforce local distinctiveness, and will reject an obviously poor design which fails to meet design objectives in the development plan. In formulating detailed proposals, applicants are advised to consider the design principles behind local building traditions and to allow those principles to guide their proposals. Applicants should be able to provide illustrative material which demonstrates that their design reflects the local character in terms of: the scale, density, height, massing and layout of buildings; the appearance and treatment of spaces between and around buildings; the layout and surface treatment of roads; the choice of building materials; and the types of boundary treatment. Applicants are encouraged to produce draft illustrations as a basis for consultation with the District Planning Authority, before the design is finalised and submitted for approval.

Date: 10th February 2003

b) Public rights of way. Public footpaths no.1,2&23 (Hellifield Parish) and 18&19 (Long Preston Parish) pass through the site and any person wishing to carry out the development hereby permitted should ensure that the public rights of way are preserved in a manner which allows easy and safe passage by the public during and after implementation of the development. Further advice may be obtained from the Public Rights of Way Officer, North Yorkshire County Council, Environmental Services, Croft House, Carleton Road, Skipton, BD23 2BG (telephone 01756 793344).



SCALE: 1:7500

DRAWING ISSUED BY:
DATE ISSUED: 10th December 2007

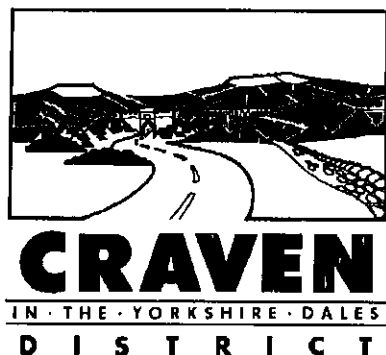
42/2002/2763

Land to west of Hellifield



Craven
DISTRICT

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TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF GRANT OF RESERVED MATTERS BY CRAVEN DISTRICT COUNCIL

M L Evans
Tower Farm
Steeton
Keighley
BD20 6LY

C/o
David Hill Chartered Surveyors
The New Ship
Mill Bridge
Skipton
North Yorkshire
BD23 1NJ

Date of Valid Application: 09 February 2005

Date Decision Issued: 20 September 2005

Proposal: Construction Of Hellifield Rural Environmental Centre (Comprising Tourism, Exhibition, Training, Equestrian And Livestock Buildings) On Approximately 51 Hectares Of Land To West Of Hellifield. (Reserved Matters Following Outline Planning Permission No. 42/2002/2763 Granted On 10th February 2003).

Location: Land To West Of Hellifield, Hellifield, Skipton .

Craven District Council has considered your application (being matters reserved in outline consent granted under decision number 42/2002/2763) and GRANTS permission regarding the said details subject to the following conditions:

(1) The development hereby permitted shall be completed strictly in accordance with the approved plans (comprising GP25/011B, GP25/001a, GP25/002a, GP25/003a, GP25/004a, GP25/005a, GP25/006a, and GP25/007a received on the 26 May 2005, and; GP25/008, GP25/009, 4103/01, 4103/02, 4103/03, 4103/04, 4103/05, and 4103/06 received on the 3 February 2005).

Reason: To ensure a satisfactory standard of development and for the avoidance of doubt.

(2) Prior to the commencement of the construction of the hotel building full detailed design drawings shall be produced, submitted to the Local Planning Authority, and approved in writing by the Council. These drawings shall clarify the design and materials to be used for; all masonry to the external elevations of the building; the window and external door designs; the conservatories; the balcony, the treatment to the eaves and method of fixing rainwater goods; and other architectural detailing such as stone tabling at the roof verges, kneelers, quoin stones, window and door surrounds, and rooflights. Thereafter the development shall be implemented in accordance with the approved plans.

Mrs Sian Watson, B.A.(Hons)
Head of Planning and Building Control Services
Date: 20th September 2005

FOR RIGHTS OF APPEAL PLEASE READ NOTES OVERLEAF

(3) No work shall commence on the external walling of any of the buildings hereby approved until a sample panel of not less than 2 sq. m showing the type of stone to be used and method of walling and pointing for that building has been created, inspected and approved in writing by the Local Planning Authority. The external walling for that building shall then be constructed to match the approved sample.

(4) No work shall commence on the roofing to any of the buildings hereby approved until details / samples of the materials to be used for that building has been submitted to and approved in writing by the Local Planning Authority. The roofing for that building shall then be constructed in accordance with the approved details.

(5) Unless otherwise agreed in writing with the Local Planning Authority, all soil stacks to the hotel building shall be internal.

(6) Details of all hard surfacing materials shall be submitted to and approved in writing by the local planning authority prior to their first use. The development shall thereafter be implemented in accordance with the agreed details.

(7) Details of the surfacing material to be used for the horse ménage area shall be submitted to and approved in writing by the local planning authority prior to its first use. The development shall thereafter be implemented in accordance with the agreed details.

(8) Prior to the erection of any new boundary structures or enclosures to the site or within it, details of such boundary treatments shall first be submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the agreed details.

Reason (for 2 to 8) : To ensure the use of appropriate materials and design in the interests of protecting the character and appearance of the open countryside, special landscape area, and conservation area.

(9) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority. Roof water shall not pass through the interceptor.

(10) Prior to the commencement of any works on site, a settlement facility for the removal of suspended solids from surface water run-off during construction works shall be provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained throughout the construction period.

Reason (for 9 to 10) : To prevent pollution of the water environment.

(11) The development shall not begin until plans of the site showing details of the existing and proposed ground levels, proposed floor levels, levels of any paths, roads and parking areas have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the details so approved and shall be so retained thereafter.

Reason: To ensure that the works are carried out at suitable levels in the interests of nature conservation and protecting the character and appearance of the open countryside, special landscape area, and conservation area.

(12) The development shall not begin until the full environmental management plan for the site (as originally required by condition 5 of the outline planning permission 42/2002/2763) has been submitted to and approved in writing by the Local Planning Authority (in consultation with English Nature and the Environment Agency). The details of the management plan should be broadly in accordance with the outline management plan submitted by David Hill and received by the Local Planning Authority on the 30 June 2005. Thereafter the provisions of the approved management plan shall be carried out and no building occupied unless the provisions within the management plan are still undertaken. Any subsequent variation to the management plan, must first be approved in writing by the Local Planning Authority.

Reason: Planning permission has been given for a Rural Environment Centre with the conservation of the Rural Environment being an essential component part of the development. The Hellifield Flash site is of nature conservation value, particularly as a habitat for wading birds, and the management plan will help to maintain and enhance this facility.

(13) The development shall not begin until a scheme of landscaping the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all existing trees and hedges on the land and details of any to be retained, together with details on the timing for implementation of the landscaping. Thereafter the scheme shall be implemented in accordance with the agreed details.

Reason: To achieve a satisfactory standard of landscaping on the site in the interests of nature conservation and protecting the character and appearance of the open countryside, special landscape area, and conservation area.

(14) Prior to the commencement of development full details of the pedestrian environment to be provided within the application site shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the agreed details.

Reason: In the interests of pedestrian and highway safety.

(15) Prior to the commencement of development permitted to the south of the A65, further details on the layout of the pedestrian and vehicular environment for this area shall be submitted to and approved in writing by the Local Planning Authority.

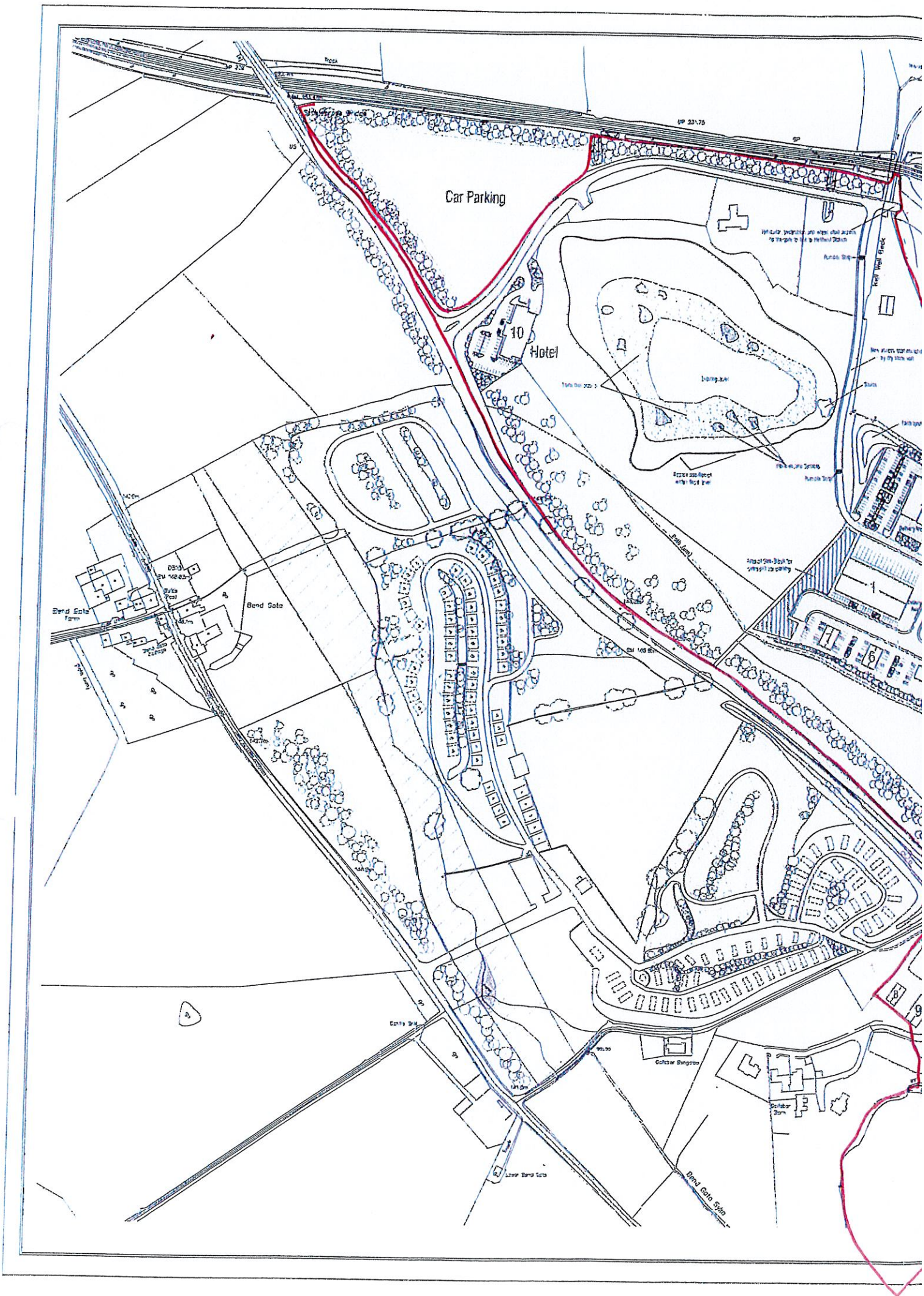
Reason: For the avoidance of doubt, in the interests of highway safety and to protect the character and appearance of the open countryside, special landscape area, and conservation area.

(16) No external lighting shall be fixed to any of the buildings hereby permitted or within the site unless details have first been submitted to and approved in writing by the Local Planning Authority. Any lighting so approved shall thereafter be implemented in accordance with the agreed details.

Reason: To help minimise light pollution in the interests of protecting the character and appearance of the open countryside, special landscape area, and conservation area.

It is recommended that it would be prudent for any developer of the site to undertake a Flood Risk Assessment prior to the commencement of development. The assessment should:

- Provide an assessment of whether any proposed development is likely to be affected by flooding and whether it will increase flood risk elsewhere and of the measures proposed to deal with these effects and risks; and
- Identify measures to ensure that any flood risk to the development or additional risk arising from the proposal will be successfully managed with the minimum environmental effect, to ensure that the site can be developed and occupied safely.



Appendix 6

Council Offices
Granville Street
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North Yorkshire
BD23 1PS
DX 21767 SKIPTON



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e-mail: iswain@cravendc.gov.uk

Please address correspondence on this matter to:
Ian Swain – Principal Planning Officer

7 February 2008

Dear Mr Beck,

Planning Refs. 42/2002/2763 & 42/2005/5082. Rural Environment Centre at Hellfield

Thank you for your letter dated 6 February 2008. I visited the above site on 5th February 2008 and observed work that was underway to the new access road to serve the development. I can confirm that in my opinion the above planning permissions have now been commenced.

If you require any further information or clarification please do not hesitate to contact me.

Yours sincerely,


Ian Swain
Principal Planning Officer



Gill Dixon MBA : Chief Executive
For general enquiries telephone 01756 700600
Minicom Number 01756 706413
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