

Mid Sub-Area (settle 24.6.13)

① Housing: How Much?

Lower than 160

160 about right

Higher than 160

A figure towards the lower end of the range would help keep Settle's compactness rather than ribbon development.

If we go for a higher figure we will lose many of the new homes, especially lower cost smaller houses, to changes of use to holiday cottages.

Don't go too high as to lose Craven's lifestyle offer. Don't go so low as to be just a retirement area. Also need to house older households.

Figure of 160 seems about right. 24 in Settle seems about right but ^{could} come down slightly to allow more in villages

The scale of new housing for Craven (160) and for Giggleswick (6) annually is about right.

② Housing: Where?

Smaller villages need some housing to support the community, e.g. Ruthwell and Wigglesworth

Wigglesworth
Should be considered for housing land - good connections to Skipton/Ilkley

Giggleswick
2 or 3 per year rather than 6. More or a pair with Clapham.

Footways/mobility routes
New housing built to accommodate an ageing population needs to address Settle's provision for mobility scooters. Existing footways need to be adapted or new ones provided.

Provision for using existing buildings for communal/social spaces/uses

Settle sites
Try to find an area of the parish where there is consensus to focus new housing with public spaces.

Settle
need ~~more~~ smaller properties both for older people and young families

SG012 & SG013
Parking will be an issue for both these sites as very narrow roads. - SG012 is a bus route. SG013, already

The mid sub area is right. It is more self-contained and even with the train from Settle connecting out to Leeds/Bradford is not significant like in the south area.

WIGGLESWORTH
There is no distance of DONARD FUL ADDITIONAL HOUSING LAND/BOUNDARY IN WIGGLESWORTH, WITHIN MORE APPROPRIATE TOWNSHIP LINKS.

Self-contained Mid-Area
Check with local employers including quarries for whether many of their employees live in Lancashire.

Settle
• Conservation (Area) is important
• Lower priced housing needed for younger people, included private rented (Aston)

• Affordable housing and lower cost housing needs to be integrated not segregated.

Pedestrian Access PERMEABILITY - BAD
• Towked Cott, Settle
• Lods Clee, Giggleswick
• Bankwell Cl, Giggleswick

Pedestrian Access PERMEABILITY - Good
• Yeland Ake, Meadow Rise, Giggleswick

Settle
N4CC Dept, Mill Lane. Affordable housing should be available on the riverfront - not just the expensive houses.

Housing
• Need a bigger rental sector - market + affordable.
• Opportunities for co-op housing dev. as social enterprise

The scale of the multiple sites at the south side of Settle would detract from the focused nature of Settle/Giggleswick and create juggling act of different interests/interests.

Trees
Should be preserved. Development should be designed to accommodate them

Population - (Settle)
Young adults with children are not as evident as families and other people. Education system draws them away

PARKING ①
WOULD BE AN ISSUE FOR SG042 + SG053

② SG053 is, in part, a car park. A possible use for SG042 is a "locals" car park

③ Employment ~~Link~~ How much and where?

The employment area around Settle should be maintained and not this part of Settle/Giggleswick should be retained for this function.

Heavy Goods Vehicles
Need to do something about HGVs if plan for more business land. A link road is needed from the A65 to serve the town and quarries beyond.

A new business area is a good idea to allow town to grow and working people to stay or come here and larger businesses than we have on the Settle

A link road is needed to regain the HGV to and from Settle (C)

National Park DTC
Explore with the National Park the possibility of new area employment need being met on quarry sites in the YDNP.

Site SG042
to the rear of level venue ~~to~~ is particularly suited to artisan workshops/units.

The quarries are important to the local economy and the town. Link road would impact on fuel costs or cause issues elsewhere.

Land near A65 at Giggleswick would be a good location for employment. (Giggleswick/Settle by-pass)

Giggleswick
The existing road and footpath/pedestrian provision is inadequate for the scale of housing growth proposed.

Giggleswick
Development of an industrial or business estate would spoil the look and feel of the village.

North Sub-Area (Ingleton 26.6.13)

① Housing: How Much?

Lower than 160

160 about right

Higher than 160

Take houses for sale into account re: the number of people wanting to move out of Ingleton.

Take into account past permissions not built out.

Ingleton
New houses still for sale (£137,000 but are not selling). Planning permission

Ingleton
There is a need for family housing but not at the expense of homes for the elderly.

North area
A lot of the existing housing is in poor condition whereas new housing is better.

Middle school closure

Building 25 homes per year may have a different outcome than forecast in terms of the size of the family balance at Ingleton with much lobbying.

Start with the no. of people who work in locally - in kind of Lancaster.

Still important to provide housing for people who work in kind of Lancaster so they bring money to spend locally at people who work in kind of Lancaster.

Housing needed is affordable housing. More affordable houses. Local batch - tension up to higher some people missed out.

High no. of houses for sale reflects the lack of work & high cost of living. Locally so people will be leaving Ingleton.

...for a site, but building hasn't started. Need for affordable housing.

North Area
The amount of homebuilding over the last 10 years in this part of Craven has been about right. There isn't a great need for new houses that haven't sold.

② Housing: Where?

Ingleton
Want good quality housing that looks good - makes the place look better for it. That would add to village pride. Unlike cheap housing developed at Ingleton's A65 approaches.

Sub-area
Remote from Skipton due to public transport. Services are focused away from Ingleton. People look to Lancaster/Kendal.

Ingleton has a higher proportion of older people than the rest of Craven.

Kendal
Could be considered alternative town and service centre for young families and key workers. In the context of other nearby settlements not being in the south.

Ingleton
Definite need for affordable - a continuing need. People missed out and not waiting. [linked to points on economy or Environment land sheet]

Wharfedale - Ingleton
Sites within the village are better than ones on the edge.

Ingleton
IN028 could be divided - a smaller area will be a more natural extension. Access could be via Back Gate.

Yorkshire housing need house
A big issue is being displayed contrary to providing sheltered housing locally and increasing/making more social isolation.

Hellfield should be in the South Areas as a lot of people commute to Leeds/Barnsford mid area - really a settlement on the edge.

Ingleton
Housing numbers and employment land for Ingleton seems about right. Inhabitants to have both. Affordable housing and choice of market housing, plus jobs.

Ingleton
Building for private rent is a possibility. There is certainly a demand.

Consideration to be given to new creation of new villages as opposed to expanding existing settlements.

Ingleton - Barnham is location of medical facilities - need for medical facilities - centrally located.

③ Employment Land: How Much and Where?

More needs to be done to attract young population. People have to go to university and don't come back as go where jobs are.

Ingleton
2nd homes, school closure & loss of employer is leaving the town more reliant on its tourist resort function.

Ingleton
Not enough buses or seats. No different to the landriddle that closed.

Ingleton
Industrial unit rents need to be affordable. One that is slightly expensive don't remain in occupation.

Ingleton
Natural area for employment land would be IN035 and IN022. IN031 is perhaps too far out. Might be better for housing.

Ingleton
Units for rent on the industrial estate. Lack of demand. Low wages. Factured employment.

Ingleton
Does CDC own land at end of industrial estate access road to give access to IN035? What about land...

Site H2028
bit of it belongs to the railway - contact Inbarrowgate between Inbarrowgate & Inbarrowgate to the north for info.

Ingleton has a higher proportion of self-catering accommodation than settle so less spread of visitors don't come back out.

Ingleton
is more affected by the recession than settle because it has more of a resort character. Less people living close to the town.

Ingleton
need that people will come if land available. need community centre to improve and that again has potential to develop in a natural way.

Ingleton
Need a development that brings people from the A65 in the north with Boothby in the south which provides parking for the main camp here has 2 parking spaces.

Employment - locally Ingleton
Hotels. Car wole. low wages, long distances (eg. Kendal, home care mobile services).

long distance commuting - expensive, time-consuming, low wages (Asia), car depreciation.

between IN035 and IN022? Possible access to IN022 through H+M site or industrial estate (could be willing).

Ingleton
Housing and employment land needed. NCC depot has permission for housing but people have expressed about renting for businesses. English Estates rent on industrial estate are on high side.

Ingleton
Middle school site. Employment use. Part realized business that we didn't know about rather relocation of existing business including trading of other products.

Site H2028
Part of this site belongs to the railway - contact Inbarrowgate & Inbarrowgate for info.

Housing development should follow industrial development jobs to come first in Ingleton.

The desire of the town centre is related to the no. of houses for sale. Need a sustainable business plan.

Land allocated would send a signal because of the lack of things locally to meet it.

Financing is in recession and Ingleton, like everywhere, is feeling the effects. Ingleton as a destination is competing with the rest of the world. Does destination

Self-catering accommodation. Visitors in self-catering spend a lot of money on food, drinks, etc. There is inadequate quality in Ingleton village. It looks outdated.

Ingleton
Village centre shops need support. Inland Council tax rebate over 5 years would help. Early years support is important.

South Sub-Area (Skipton 27.6.13)

① Housing: How Much?

Lower than 160

160 about right

Higher than 160

Skipton sites
Popularity of Skipton sites in relation to our graphs & forecasts of falling rolls.

Use existing buildings first like the former SCS building.

Population forecasts
There is a time lag in gov statistics. There is now a trend of rising household size which is not just a temporary reflection of the recession. The housing forecast proposed with a 160 is a high population forecast.

We need to grow. Figure seems sensible. Mustn't go to seed.

Figure seems about right

Housing South Area
Agree need more housing but - continue to use natural stone. - layout with curved rather than linear roads for progressive development a country feel.

Projections re children South Area
→ Stop change since 2009 not reflected re: ↑ no. of children born locally to ↑ families in-mig. etc.

② Housing: Where?

Skipton SK101 - single loc. access.
Skipton - South East suffers flood and drainage surface water runoff when heavy rain.

Raikes Road
The topography of the Raikes Road area was changed by cutting and filling to bank up the bypass. Now there is increased flooding & ground condition issues.

Raikes Road
Traffic at the junction especially in relation to Raikes Road/Whitohill especially school traffic.

Draughton
Affordable homes in Draughton? A need for this is indicated in the priv plan (7 yrs old). Small scale market housing offers to subdivide the affordable would have a market.

Draughton
Small market housing that would sell at between £150k to £200k would attract younger commuting households and help balance the ageing population. Would need to restrict the new build to a small number of units.

Worsing spread South Area
Spread it out to some loop villages alive.

Embassy
The amount in the strategy of 3 per year is about right. More would not be compatible with the historic main street area that was built with horse carts in mind.

Commonley
The existing housing stock in the village (by access with steps up to enter) is unsuitable for older people who want to stay in Commonley. Not a 'downsizing' need but a 'stepping' need.

Skipton growth
Better to select new sites to spread new housing areas and to protect areas for green space with a solid building to the bypass that would be a barrier.

The allotment site at Granville (Council owned) should be removed.
SK134
Should it have passed part one?

Hedges to be protected - a part of development.
Commonley
There are adverts in Commonley Post Office for people wanting a 2 bedroom property to rent.

Skipton Civic Society
Skipton development acceptable on the fringe provided of a good quality design, good visual screening.

Commonley sites look problematic for traffic access & for parking.
Developing the Brownfield site of the mill would be ideal for Commonley.

Social housing needed in the villages to replace what has been lost.
Commonley needs affordable housing for young people not more executive homes.

We must encourage new residents + work places for young people. People Employers on Skipton is a given.

Commonley would have problems of the Beck flooding if all the fields identified become tarmac & housing.
Still presents growth of households in a top down water manner.

③ Employment Land: How Much and Where?

South Skipton
Proposing a supermarket next to a crematorium is appalling.

Skipton employment land
Growth of Skipton for business needs different access to Carlton Road which is dangerous, street so bad bridges and is not wide enough. Need a road link via bridge that can.

Some business premises needed in villages. Skipton area has potential for industrial expansion business. esp using old mills.

Mixed use development
Mixed employment and housing development would help employment viability and alignment of employment and housing land strategies.

Cumulative impact of employment + housing development on infrastructure needs to be considered when sites are being assessed, rather than just looking at individual sites in isolation.

Approaches to Skipton are important to character of the town - especially for visitors and tourists. Choice of employment sites, layout and landscaping will be important considerations.

Draughton
Small workshops & a new cafe (a previous one closed) & perhaps a cafe/restaurant could provide other village services (e.g. limited post office).

Housing for people of working age and families is important to accompany employment land.

assessed, rather than just looking at individual sites in isolation.

landscaping will be important considerations.

South Sub-Area (Glusburn 28.6.13)

① Housing: How Much?

Lower than 160

Too many.
There would be such a requirement if businesses and jobs were attracted first.

160 about right

Low cost housing & affordable housing definition
The greatest need is for low cost housing outside the affordable definition that is small (low energy bills) and could be tax band A but can be obtained by young people working in retail jobs.

Higher than 160

More Intermediate affordable housing
Younger people need to be supported to get on the housing ladder. This could reduce ~~commuting~~ ~~rather~~ than adding to local traffic.

② Housing: Where?

South sub-area
Agree with the south sub-area because there is a lot of people moving house between this area and Bradford ~~and~~ ~~District~~ and Colne (Lancashire).

Bradley
30 new homes for the plan period is about right.

Land off Bent Lane, Sutton?
West of SCO45 and SCO46. New out of SHLAA?

Glusburn & Sutton
The figures of 7 and 5 are too low ~~and~~ because these amounts would not change the current situation of younger people working locally making out of Glusburn to find private rental ~~housing~~.

Glusburn
Serious threat of flooding in vicinity of site SC05. Surface water fills drains and floods A6068, which then spills onto adjoining land and properties. Drainage system is inadequate and poorly maintained. Resident clears gullies himself and has built his own flood defenses, but is unable to get action from the authorities.

③ Employment Land: How Much and Where?

Coaching
Unsuitable for business land because traffic would have to pass through residential areas of Glusburn and Colne.

Coaching countermeasures
Identifying some of the land in Coaching for business units (small units) and under employment like a nursery home. Instead of being with ~~low~~ ~~way~~ ~~area~~ ~~near~~ ~~in~~ ~~area~~ of ~~residential~~ ~~and~~ ~~Colne~~ ~~and~~ ~~Glusburn~~.

Settlement Event - Cononley 1.7.13

① Housing: Which Sites?

Affordable housing to attract young families with children. Cononley requires at least 2 or 3 of the following: steeply sloping sites, access to B, deliverability issues.

Cononley Stop change of use from garages to living rooms.

Cononley Has an increasing younger professional population.

Cononley Conservation Area - excludes from LA housing

Cononley & school has rising number and Cononley new housing will cause population growth or not the same ageing trend as elsewhere.

Cononley ~~... ..~~ we cannot increase by 90 vehicles (2, as 145) until there are concerted infrastructure improvement efforts. A629 junction.

Mill 1820s (1830s) - part of building sites at back - fire bombing.

Issue at the eastern end of village with regards traffic safety, manoeuvres.

Pedestrian access issues within village. 20mph zone. ↑ traffic since 20mph zone. Cross Hills Road junction.

Cononley A big east west divide based mainly on access.

Cononley Before any housing need A629 parking access and sewerage sorted out.

Cononley Any development needs to provide sufficient parking not just for new households but also for visitors to these houses as parking right through the village is a big issue.

Most sites are not suitable - traffic, Redolent (No, Pannell), traffic, rat run etc. Road adll.

through village - sites CNO06, CNO09 cause less traffic through village.

Cononley is a hub for other villages and in 5.0km increase traffic flow into village.

Building housing for rent privately will not address local affordability because going to let private property will not compete for the properties.

CNO04 Fall Race Field! Traditional Village Gala Event. No alternative available.

CNO04 Would enclose playing field - Fell race field! CNO04 - open space (infant) used for shaggy in winter. CNO06/CNO11 - main road out of village. CNO02 - access poor - tiny road. CNO09 - reasonable site.

CNO04 Southern edge important to green wedge into Cononley. Patchy floodable.

CNO05 Views of residents looking. CNO05 - access problem. CNO11 - hill site. CNO06 - reflect planning. CNO07 - in village with traffic. CNO04 - 4pm village requires car park. CNO05 - pavement.

CNO01 Access via West Lane not favoured due to narrowness of road.

CNO01 - better site, slightly raised on hill. CNO02 - steep gradient woodland, not good. CNO02 - dogpaw access.

CNO01 Unsuitable due to vehicle access difficulties to the site.

CNO02 This would be a second choice after CNO06, as it would not impact on other residents.

CNO02 Edge of conservation area - would impact hugely on view into and out of conservation area.

CNO06 Potential for clustering of food businesses.

CNO06 Development of this site would lessen impact of traffic on village.

CNO06 1 septic tank, 2 soakaways and 1 main water pipe serving 2 adjacent properties to the north near attention.

CNO06 Would make excellent mixed use development. CNO06 - part of site is farming land.

CNO06 Could pathway be provided thru mill site to access railway? - would benefit village as a whole.

CNO06 Would rather see Mill site developed. Preferred site.

- ① CNO06 (with infrastructure improvements)
- ② CNO04
- ③ CNO05

Pedestrian/cycle route through CNO06 time taken to catch train into Leeds due to having to negotiate crossing.

CNO06 - would not interrupt existing village. CNO11 - issues of flooding on hill. CNO02 - flooding issues on hill. CNO05/CNO06 - best sites.

CNO06 Septic tank. Mature tree.

CNO06 Provides options for economic development potential as well as housing.

CNO06 Can't see the vehicle access being viable for a housing estate.

CNO06 High & increasing rents may reflect shortage of houses. Planner need to be aware of the knock on effect of a business going.

CNO06 Retain for business use. Lots of local services. Need to keep balance in the village.

Vegetation for favour single development of 45 houses or more rather than long term disruption. CNO06 allows this.

CNO06 Prime development site would provide sufficient housing for all allocations. Pedestrian link through site.

Best CNO06 Would allow a proper through development. CNO05 - hipped road access.

CNO07 - potential for some development.

CNO06 Only brumfield site? Surely this must be a fair part of call? Not destroy tranquillity of village?

CNO07 Has 2000 access through village or between streets.

CNO07 Road access is private road unless C06 knocks it down (ie: developed in conjunction with CNO04).

CNO07 A bad site - impact on loss of farming.

CNO09 South western part of site should not be developed as does not sit in line with existing housing (western 4 squares). Site.

CNO09 This site has very poor access and is on a rat run.

CNO11 Water has run off this site + drains blocked - caused problems with flooding on road & cellars of properties opposite.

Ribbon Development CNO11 would be ribbon development.

CNO11 & CNO06 there should be large and part of each sites could be more suitable.

CNO11 Surface drainage creates flooding risk: flagged on house surveys.

CNO11 Big surface water drainage issues. Part of area quiet.

CNO11 altered building line. Put appreciation for two houses. CNO11 ribbon.

CNO11 CNO07 CNO14 Access issue or far less modern. Side of village. (incl. CNO01, CNO02, CNO12) Through farm / simple vehicle access.

CNO11 Negative impact on local farming from reducing the size of working farms by developing CNO11.

Bad junction at Shady Lane with Skipton Rd - improvements needed before site could be considered (CNO14 + CNO07).

CNO14 - poorer parking for 10,000 - likely to be rejected.

Massive issues with infrastructure, access + consultation status on all sites.

CNO09 Water has run off this site + drains blocked - caused problems with flooding on road & cellars of properties opposite.

CNO11 Lack of pavement, off street parking and highways safety issues, especially junction to A629 (2nd most dangerous in N. York).

Cononley Cononley should be removed until road safety, speeding enforcement is addressed.

Cononley General village - lack of pavement, lack of pavement.

Cononley The current building line must be retained and brownfield sites should be considered as a priority.

Cononley Cononley is attractive to affluent middle class families. It is lost of a retirement village now than in 2000.

Cononley lane ends junction - really bad already without extra traffic.

CNO02 - big gradient difference through site.

When will car park currently on CNO14? Further access issues / congestion?

CNO12, CNO01, CNO02 These are poor sites in relation to the village highway capacity.

Cononley Cononley with N100 highway / National Road.

Cononley Cononley with road will slow business.

Another 45 houses over next 15 years will spoil the village feel! The infrastructure (roads etc) cannot cope with the current traffic never mind another potential 45 vehicles.

CNO06 Potential available for alternative setting for another 45 houses. Not tourism but digital + creative businesses as an alternative to Broughton Hall.

CNO06 Retain facade & mixed use.

CNO06 The next Salts Mill.

CNO06 Potential for waste counter.

CNO06 Car parking opportunities + a wide congestion through village.

Cononley Problems with junction in village - forced on. Need for greater parking.

Cononley figure Can't accommodate unless road improvements given existing rat run. Potential to improve Cononley figure.

② Employment Which Sites?

Another 45 houses over next 15 years will spoil the village feel! The infrastructure (roads etc) cannot cope with the current traffic never mind another potential 45 vehicles.

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① Housing which sites?

Green Wedge
Should at least be reviewed to take account of recent wants - eg Feldstead and new school

Green Space
Require a proportion (eg 33%) of a site to be left green and to be designed into scheme. Low densities

Mobile Homes
An alternative supply of housing
low cost market housing
helps with circulation and freeing-up traditional stock

Not the need for housing
Over provision in (local) areas (eg Finglons)
lack of jobs and facilities
as well as available green space
to the east of any need housing solutions
would fit in with the flavour of Bentham
existing, which may opportunities that would appeal to young people
low cost living
self-build
Low impact development should be permitted on farm. Designate an area of land close to Bentham where flexible self-build development is allowed.
think about limited high class housing
most important thing is to maintain the separation of High and low Bentham. Also the landscape setting is a matter of the individual character

Need for more houses for younger people.
as area approved work at least 1000 units with the infrastructure. Some of the village is being built on all main road. Approved from last with the University

Industry
Bentham too far from A65?!!
Would businesses come to Bentham?
Thought needs to be given about 'commutability' to Lancaster (Westward) - bus & train.
(Also possibly for Althorp)
More likely eastwards from Giggleswick, etc

As a water, green tongue as footpath comes in instead of bad landscape
How can people offer up land which is not their own?!

Recent CND O'Connell page - but to have to make some housing at Bentham.
N. Sayer 31 Computer Road.
Coolside Lodges has much potential should be developed.
Main town square between and high Bentham
So LRO18, HRO15, HRO11 and HRO45 are all inappropriate

I think it is important not to build primarily an infill - taking away green space within the town. Later to build on areas to the perimeter of the town.

Planning between High Bentham and new school
Not a good idea to put a road from the bus through fields to Angwo.
Must keep CDC owned field clear of roads because seen by relatively passers by

Don't put housing on fields with footpaths - keep them as green fingers into the centre of the town
Bentham needs green space
support of recreational
Subs - sculpture project

Bentham sites
Nothing for anyone who needs some care and support
Don't want to see a complex where there is a village rather than a village.

High Bentham Primary School curvate site would make good extra care housing site - near facilities good for older people
Green wild life corridor
Thorp etc.
Not built on all land.

Short-term rental properties would help local economy by providing accommodation for those on temporary contracts and contracting etc

... travel lodge type of facility would also help, plus visitor would spend money in local shops, restaurants, pubs etc

HRO11
Consent to village because so central.

HRO11
The best site for a care home.

HRO11
There is a local group (Elderly Care Centre) interested in this site for care home housing. We are helping to write down the things they have expressed interest in.

HRO11.
SCHOOL SITE WOULD BE IDEAL FOR EXTRA CARE HOUSING UNIT (Desperately needed)

HRO11 would be an excellent site for the Elderly Care facility

HRO11
May need concrete capacity of school - 1/3 population

HRO11
An excellent site for a care home/old people housing etc close to services other centrally located site would be suitable.

LRO13
Perfect site for elderly flat and care home with existing lot would facilitate breaking up of existing houses in low Bentham.

HRO17 - good site for mixed well purpose not previously developed land.

Bentham sites
LRO17, HRO17, HRO24, HRO07, HRO06, HRO02 are all good in all sites that would be after the fact of low and high Bentham.

HRO17
Saturated land
One of the two main drainage courses for the whole of Bentham passes along the western edge of this plot and can't be built on.

HRO17
Covers a leased area of playing field land and contains several tree preservation orders
Part of land owned by Network Rail.

HRO17
Part of the is leased to the British Payroll Field for the CDC

HRO17
Part leased to B.P.F.A. site

HRO02
Ought to damage Government land will be affected.
Existing problem of flooding for farms
Nps for residents and vehicles
Increased traffic on Giggleswick Road.

Need for cutaway for kids to get to new school. BEST have suggested taking a type of cutaway from where the road gets dangerous access to Giggleswick Play area
Part of that field (old) then becomes housing (HRO02) - but not all 100

HRO23 - Uni care.
HRO23 could be a good area for housing with access from main rd.

HRO24 would make ideal allotment field - entrance to it is too small for cars - proper road 8122

HRO24
Inadequate vehicle access for housing development
An accessible potential allotment site with a ready pedestrian access.

HRO25
Contains privately owned gardens and adjacent property's septic tanks

HRO28
These fields are integral to the character of Bentham housing should be limited to other sites

HRO28
Cover about these sites surrounding the 3 small existing housing sites + sample them

HRO28
Access to HRO28 would be difficult
There is a lot of interest in housing part of this site (next to Bentham) as a community open space

HRO28
Part of the site next to railway station is owned by the railway.

HRO28
These fields are integral to the character of Bentham employment or housing should be directed to other sites

Very important to keep the field at station road edge of HRO28 as a green informal space - informal park/conservatory garden

HRO5 - not integral
H39, 40, 41, 42 - other development, disposed from existing site

HRO28
Part of this plot is owned by Network Rail
Church Back passes through and does 'burst its banks'

HRO29 & HRO20
Both have a main culvert passing beneath them.

HRO29
limited, access over privately owned land.

HRO30 - check re boundary - re area of rough slope.
HRO30 - could be good site for development

HRO31
Cover about impact of new station must not be a multiphase slow to Bentham economy + the land acquisition cost 2000

I think HRO32 would make a good field for housing

GOOD SITES
HRO32
HRO44
HRO28 (near the telephone exchange)
Site involving footpath access into the town with a valuable

HRO36
Ideal site for housing - good access

Better Bentham sites
HRO28 is what remains development and within planning on HRO28.

HRO35 - fringe development sites - with employment use to the rear - build cheap into to rear, not a mile.

HRO38 build with school on + traffic pattern beyond Giggleswick + Bentham station safety

BENTHAM CURRENTLY HAS NO PROVISION FOR OLDER PEOPLE WHO CANNOT REMAIN IN THEIR OWN HOME
PROVISION URGENTLY NEEDED

Policy Bentham
Requirement to employ an element of local labour in construction of development.
Bentham has a 50% rule - 50% of the population must be employed in the area of the development.

Sub-area approach
Consider that some of the existing housing would not be that the best north and south relate more to Lancaster and Giggleswick roads.

THE EXISTING 1600m² TO BE REDESIGNED PRIMARY SCHOOL WOULD MAKE AN IDEAL SITE FOR ELDERLY CARE HOUSING IN THE CENTRE OF BENTHAM

Fundamental issues re transport - public transport
Need to look at sign capacity.

Essential need for affordable housing.
Should be for local people.

Bentham
A need for more 2 bedroom homes with some double space. Suitable for the elderly not flats

Elderly people who need supported care (eg extra care) can't be accommodated in Bentham they have to go to places like Giggleswick or elsewhere

Bentham has potential for business units.
Bentham has greater body.

Bentham
There is a lack of small work units for small business

Bentham + Giggleswick
Bentham has a more viable mix of businesses and industry.

Urgent need for care homes for older people who can't stay in their own home.

Bentham
A desperate need for care home facilities.

Some people live in Bentham and commute to Warrington

Bentham
Argues that there is a need for small homes for young households.

Homelessness
Don't visit the local Bentham's integrity & self-contained nature needs to be preserved
but younger households need to be allowed to move in/come and live in Bentham - a goal

Bentham (High and Low)

2/7/13

Employment: which sites?

Bentham should be considered as High + Low for employment. Not just High Bentham.

HB032

Suggested for business development suitability.

None needed - equalised, other than those coming from large cities, not much of a need.

Bentham
Self employed tradespeople

~~are~~ running one person businesses, number around 50 and are a big part of Bentham's economy.

Business Space

Small, affordable units to rent and buy might help to provide storage, parking and office space for small local businesses

Employment land in Bentham

Best sites are HB027 and HB028 in conjunction with a much needed link road (turning at town centre junction). Business development here linking a link road could help fund it.

HB028

Depends on auction smart future and impact on high st. junction.

LB013

Town Council is looking at acquiring school field for continued use as a community playing field.

HB028

Western part, accessed from Station Road and near the railway station, would be a good location for new business units, which don't rely on heavy vehicles

Settlement Event - Embassy - 3.7.13

① Housing - Which Sites?

Higher density housing would be more in character with the older part of the village.
New 3

Inefficient space at local school.

Primrose Glen - 2 houses, 3 flats haven't sold, affordable housing has gone.

Embassy housing
Bungalows are not available. Landlords at Embassy to remain available. Flats are for rent for around £420 per month.

Smaller development that infill - rather than larger scale estate development.

Embassy Sub Area
Embassy has had its period of rapid growth. Now rather than the village with some facilities so alternative solutions to spread local services would be better.

Embassy sites
The housing development needs to be spread out across the sites.

Embassy
Don't want Tannery style development. Creating wider sub-communities that don't integrate with the rest of the village.

Co parking
Residents need to park on double yellow lines - not enough. Long or park would be of benefit.

Grow amenity alongside housing eg housing

EM012
Cars main risk through site, this may have 200m restriction - reduce capacity of houses significantly.
Seemly to have further development on site.

EM012
EM012 - large enough to accommodate more than sufficient housing.

EM012
Easternmost part of this site floods associated with culvert. Also a lack of debris unless new culvert built (against EA practice).

EM012
The southern end of the site could lead itself to provide access and pedestrian access to Embassy village but the north and middle of the site. The new plan should require a third road through the site.

EM012
Southern site appropriate below separation distance from canal.

EM012
EM012 - dot houses around this site rather than building village.

EM012
The worst of the beach because of road access, wildlife and pheasants, a sizeable crop growing area.

EM012
A major storm pipe runs east to west across this site. This is a section of a pipe that runs from the canal to the canal.

EM012
EM012 - north eastern area of flooding. Plany Syce.

Embassy
Recently built housing in Embassy hasn't sold because it has been the wrong type of housing. Flats with the type of affordable housing that is needed.

Practical site is flooded every year. Also the sewage runs into main road. Houses would have to be higher than the railway line. EM005

EM005
Playspace at this end of the village would be suitable.

EM005
Could break the site up if a part of the site is not subject to flooding.

EM005
Flooding issues

EM005
This site has had flooding problems associated with Embassy Beck.

EM005 & EM013
Better sites due to traffic impacts.
EM001 & EM002
Poor sites at Embassy. Not suitable for village character. New houses better on other sites.

EM002
EM002 - cream over both access and drainage capacity.
EM005 - flooding regular.
EM006 - suitable for site.
EM012 - safe site in roads - good for those connecting. EM013 - local opposition.

EM002
Not practical because while access but the green space is limited to surrounding area because of the small nature of the green site.

Infilling areas (EM002 housing area) would be detrimental to the current village aspect, road networks, parking and individual outcrops.

Embassy housing type
The type of housing that needs to be built that provides at Belcher. Not that Tannery.

EM13 - land is at a low level.
EM12/EM03 - same area.
EM005 - major footpath area.
EM010 - could be good site due to access.

EM013
The best site as compatible with the historic village infrastructure and character.

EM013 & EM014
Bottom of EM014 could access work in Leeds, Bradford & Harrogate.

EM013
The best site because all other are poor. Combining road & green spaces. Less impact on existing settlement character from this site.

EM013
A better site. The site on the edge with a road access. Potentially a great site. No problem with site. It's a bit bigger than the other sites.

EM13
located off main roads, good for traffic abiding people travelling down main high street.

EM12/EM13 - brown access.
EM001 - low level differences - not so bad if single story.

EM001
Would create on street parking problems. Should be used for parking.

EM013 - not suitable area of to develop. as outside of natural built up area of village.

Embassy
There is existing housing that is not being made available to meet local need.

EM001
A disaster as integral to village character and linked in.

EM001
Change for parking or existing car parking could be a realistic funding source if EM001.

EM001 & EM002
Keep green spaces that are integral to the heart of the village.
EM010 along road - realistic.

EM001 & EM002
Concern remains vehicle access and appearance of any situation.

EM001
- problems with access onto main street
- trees with preservation order
- poor visibility on frontage.

EM001 & EM002
Better to use these sites within the village than spread the village further.

EM001 & EM002
Affordable cost of development would detract from the character of the village.

EM002
A perfect site to build on because it is not enclosed by buildings on 3 sides. Don't want Embassy spreading towards the canal.

EM011 - flooding issues northern projection.
Highway Authority - reduced visibility.
Western part of site considered for amenity purposes.

EM010 & EM012
SIZE OF A NEW VILLAGE
IMPACT ON SCHOOL
TRAFFIC OUT VIA main streets

EM010
Continuing building here from Embassy would be a challenge for affordable housing on site.

EM010
Could accommodate a smaller model along road to reflect character of Embassy.

EM010 & EM012
Bad sites as they constitute an important green space. Possibly southern end only of EM002.

EM006
Visibility issues could be solved. Could be suitable for business units of neighbour. It's a main road rather than residential. Housing could be provided or redeveloped.

EM001
Better suited to a lease for car parking (say 40 cars) and landscaping for seating at a public space & social area.

Small development areas on the edge of the village (EM005, EM006, EM013, EM010) would be preferable as it would not create another large estate area.

Even distribution of Embassy development throughout village - more for residents of village.

Embassy
People commute by car to Leeds and Manchester. People can't walk to live in Embassy and commute long distances. People commute to Harrogate for work.

Sewage capacity may be full in area.

Important to retain visual green space within village.

Embassy
A need for more recreation space particularly for teenagers.

Outdoor bowling green please.

Village fill - no development or park in fill. Views are important. A little space for recreation.

open space with village one or important terrace.
lack of a bowling green.

Counterpoint
High density housing would not be in keeping with the other part of the village and would create its own problems.

Embassy
Existing road safe, drainage and floodings mean difficult to accommodate new housing.

parking areas fill all day.

Recreational space important for village.
Absence of trees - has historic value - site to rear of village hall. Impending parking including parking for village hall.

Embassy
Elderly people are moving out of existing cottages in the old part of the village to live in bungalows elsewhere. The village is not ageing and young families.

Embassy
People commute by car to Leeds and Manchester. People can't walk to live in Embassy and commute long distances. People commute to Harrogate for work.

Settlement Event - Embsay - 3.7.13

②. Employment - Which Sites?

Skipton Rock
Quarry

An excellent
employment
development
location that
would meet
need in Embsay.
without negative impacts.

Embsay employment

Mill spinning
units are unlet.
Suggest obsolete
and unsuitable for
modern business.
But if knocked down
and redeveloped
this would more
feasibly be loss of
units for ~~residential~~ housing.

Embsay

A lot of sole
traders with vans.
in Embsay

Settlement Event - Cowling 4/7/13

① Housing: which sites?

Cowling housing
Elderly people are moving out of Cowling because of the majority of houses are terraces. Need for being alone. New housing strategy with a lot of flats. Some flats are for the elderly.

Small and medium-sized sites that join up to existing development would be preferable to larger sites with a weaker relationship to the built-up area.

Consolidate rather than spread:
Sites from CW006 westward would be preferable, with exception of CW018.

Septon Preparation:
Previous experience not good.
CW016 - too far out on air water
Problems with finding on village hall - village had to raise £800k on desktop

CW018
Contact Cowling PC who own part of this site to amend the boundary.

Speed at which vehicles come through village.
Green Infrastructure
Safe play areas, which are accessible (NB children crossing A668), Youth space and allotments could be provided with new housing.

Sites with a better relationship to the existing built-up area ^{would} include CW001.
There may be others.

Cowling Wildlife & Recreation
CW005, CW001 poor sites
CW011 to have regard to recreation use.

CW016
Access and water supply & steep walls to & from local facilities/shops.

Allotments
Parish council will have information about demand and preferred locations.

CW001
Two potential points of access. Joined on to existing development. Existing big gardens provide separation.

CW006 - bad access
Have previously tried for planning permission.
CW008 - access potentially better through Otterburne
CW008 - Sewage works
CW007 - potentially good field but bad access
CW006 - should be allotments.

CW023
Small pocket that could be absorbed.

Footpaths along A6088 need to be improved to enable walking through the village. Pans + wheelchairs, especially.

CW002 / CW003 - good
CW006 / CW007 / CW008 - good sites
CW004 - good sites

CW008
Two potential points of access; not steep. Joined on to existing development.

Needs of elderly people (and their families)
Housing providing graduated care, within the village. Provides jobs as well.

CW002
Benefits from good access to/from the main road. Existing large gardens provide separation.

CW016
Should this site have passed the Part one checks? Not adjoining or adjacent to the existing village.

Historic core not looked within Conservation Area.
Primary school at capacity. Extension may be required to serve new housing.

CW004
Benefits from good access to and from main road.

CW016
No access to a public road. Access is in private ownership of existing residential.

Distinction between main village and Lane Ends is important. Site CW004 would detract from distinctive characters.

② Employment: which sites?

Employment land ^(1/2)
with housing land. Small, affordable, adaptable units provided with housing or a mixed development. Separate points of access, so vans don't have to go through residential areas

Cowling employment
cheap, helpful and affordable business units to help keep as an a working village and meet needs of business and to accommodate business and coffee that is already here. Allow small units large.

Cowling employment
Provide work units due to new homes for so self employed people (e.g. builders with no dogging up side roads) can have units and for security to keep an eye on them when nearby.

Settlement Event - Burton-in-Lonsdale 9.7.13

① Housing: Which Sites?

② Employment Which Sites?

Burton in Lonsdale
wrong link with
Lancaster University,
Kirkstall, Horby
but ~~not~~
commensurate shift
to make way
for many
people work.

Burton housing
Want more with/
pressured
sites rather than
just the large
sites presented.
A large site
would push us
away from achieving
our need based
requirements and create
a distorted housing need.

Smaller dispersed
plots of land for
housing.
Second home ownership
real issue.
Difficult to reap village crop
sustainable.

CONCERN RE
TRAFFIC DOWN
CHAPPA LANE TO
SITE NO B10
& B9. CHAPPA
LANE TOO TIGHT
TO TAKE MORE TRAFFIC

Burton in Lonsdale
The figure is
too low to
enable as
need to enable
more young
households
to stay in the
area.

Burton employment
needs
Small low cost
work for self
employed people
would be a good
thing on other
housing development
sites.

Ireby road is unsafe
and unsuitable for
traffic.

land at belonging to
Gallagher's farm
land selected from settlement
Access, narrow twisty,
land adjacent to Ancient
Woodland, land at retention
and is very steeply
visibly from village (view
1192)
Consider that does
not meet Part 1 Criter.

North end of village
pavements are a
concern

B1010 and 09
Areas adjoining
the road, to
extend the building
line, would be
preferable.

Housing distribution
The strategy
should be a
dispersed a
possible. Do not
accept that a
more concentrated
distribution would
be a result
in less car use
cover.

large employer would
be good. Hi-tech
clean industry which
caused very little impact
or pollution.

Burton in Lonsdale
An ageing
village support
of actual provision
of 45 or
more houses
over the plan
period. Need
families.

Burton in Lonsdale
was different from
Barnham & Light
houses are
more expensive
in Burton in
Lonsdale
link with
Lancaster University
professional/
family professions.

Accessible single-
storey homes for
older people and
wheelchair users
should be included in
the housing mix. P.T.O
... life-time homes,
adaptable properties.

B1010
A sensible site
for a few
houses even
though it is a
bit of a
bit.

Some small businesses
find affordable
storage space on
farms, which
seems to work for
them.

Smaller sites spread
around the village.
Community cohesion
Need for big employer

Pavement provision
or improvement may
be needed with
housing development.
Possible enhancement/
extension of 20mph limit

B1001 (or B1006)
Allocation could allow
additional land so that
green space, allotments,
orchard could be
created with the
housing.

Burton-in-Lonsdale
Different house
types to
accommodate home
working if needed
rather than live/
work unit or
business premises.

Some small businesses
find affordable
storage space on
farms, which
seems to work for
them.

Volume of traffic on
A687 - main concern in
village.
Ireby road - impact of
new development on
safety.
Opportunities for more local
people to buy housing
rather than high levels of
second home ownership/
holiday units.

An additional area
of a site could be
allocated / released to
enable land to be
provided for allotments,
possibly with multi-fronted
green / open space.

B1001 - would be
good if could utilize
Minor Close access.
Development of the sites
B1001, B1006
and B1008 would
require improvement
to the junction and
introduction of
pavements.

B1010 - frontage
(development
x B1009.

Some small businesses
find affordable
storage space on
farms, which
seems to work for
them.

Using traditional materials
No communal gas, as
* plus one
Three additional
voices in support
of using small
parts of a few
sites.

Using small parts
of a few sites
would be an alternative
to developing one whole
site and might enable
infilling rather than a
larger extension.

Need improvement
to highways B1001,
B1008.

B1008
A steeply sloping
site. A single
strip of housing
along the road
could be
appropriate but
possibly not the
best layout of the
site.

Some small businesses
find affordable
storage space on
farms, which
seems to work for
them.

Nothing wrong
with creating new
settlements
A good example
of a backchase
stage new
development which has
created a new
community food
shop, which is a
welcome addition to the village
and helps to create a sense
of place.
Making site more attractive
housing is well designed
sustaining the character of
the local area.

There should be
a phased release
of development, to
provide more
organic growth
of the village.

B1009 - steep hill,
bad corner - re highways

B1009
Flat area by the
road (going east)
would be preferable.

Some small businesses
find affordable
storage space on
farms, which
seems to work for
them.

Plus one
Three additional
voices in support
of using small
parts of a few
sites.

Risk issue
North East site
is overexposed
TRAFFIC -
ALREADY A
HOTSPOT
IN THE VILLAGE

B1009 - steep hill,
bad corner - re highways

B1009
Flat area by the
road (going east)
would be preferable.

Some small businesses
find affordable
storage space on
farms, which
seems to work for
them.

Burton with employment
Quite a few
people work in
highly skilled
white collar jobs.
Also trades people
living in Burton.

Settlement Event - Carleton - 10. 7. 13

① Housing - Which Sites?

② Employment Which Sites?

Within the overall number there should be a high proportion of affordable housing (50%). Plus a mix of type and size of market housing. P.T.O.

There is a local need for affordable housing for those in small terrace houses to move into; and to allow people to move into the village.

Access/egress - roads in Carleton very narrow - limited visibility of potential. Development would require careful parking - self contained - real concern within village.

Carleton housing plain village seems pipe capacity would require an additional 30 houses

Carleton housing A need for houses that are slightly larger than terraces - still 3 bedrooms but larger. The village has given Carleton 173 beds

Support local shops and facilities by a) building some houses and b) having a policy to protect from change of use.

Trees need to be planted with new development, especially to soften the edges. Modern terrace housing would be more in character and a better use of land. Large estates and standard designs are characterless and soulless.

CA012 The reasonable site for housing

CA006 Development would lead to the merger with Skipton. This would be bad

General. Build houses on significant number of people on waiting list - Affordable housing required - as demand is high. Need for smaller housing i.e. 1 or 2 bedroom properties - starter homes. Build large number of homes.

Carleton housing Elderly housing doesn't work in estate of larger houses. Think better about separate elderly housing site and segregate from family housing. Carleton housing Need a strict enforcement and control over conditions like affordable housing and housing site - avoiding big houses not catering for village needs.

Carleton housing Would prefer to see a more significant development over a shorter number of years. Go for a self-contained site - sizeable site rather than spreading development around. Create a unique feel to the development.

Carleton housing Elderly/single people Need almshouses or other single storey small housing for people living on their own. This would free up 3 bedroom terraces for families.

Carleton housing Prefer to see a higher amount of housing on condition that it is linked to infrastructure improvement. That would be a definite and Carleton housing

Carleton housing The distribution of houses within the village plan area is about right. Number of houses on the low side. The bit of settlement is right.

CA014 A logical site. Good vehicular access and visibility and in an affordable part of the village.

CA006 Development would lead to the merger with Skipton. This would be bad

CA001 Not important to village economy. A suitable site (partly brownfield)

CA001 lacks good site - not much visual impact on village, plus traffic can drive straight out without needing to turn centre. CA002 - also not too much visual impact. Query traffic through existing estate. CA003 - not popular! Used as a village for events, day

CA001 A potential site for extension to the village but would be a shame if the village were to loose more employment.

CA004, CA012, CA013, CA009, CA003 Sites under consideration - off planning - coming off nearby hills. Dam at CA009.

CA004 Traffic safety issue re steep sided coming into village.

CA005 ~~CA005~~ Consideration permission on west of site - some leases etc. unable to accommodate more than a few dwellings.

CA007 + CA014 Potentially a good sites. Need at least one of these sites because other suitable sites are small.

CA008 Potentially suitable but need to address relationship to church and vehicular access.

CA014 A good site re relationship with existing housing area and vehicular access.

CA006 Development would lead to the merger with Skipton. This would be bad

CA006 A bad site re Ave Valley floodplain uncertainty re F2 change re Skipton south development.

CA006 & CA008 would be a shame to loose the aspect of the church

CA006, site of medieval village. - North part of site floodable.

CA006: South This is the site of the deserted medieval village of Carleton. Earthworks on tops is clear as is perimeter trench.

Southwest of CA006 Set a good location for elderly housing

CA006 - infill development - Suitable part is west of the footpath avoiding turning the wheel when walk into a walk through a housing area. Avoid southern part which is of archaeological importance.

CA006 - best site for large development, not likely to be CA002 - well above flooding, partly brownfield, Porlock narrow center pattern with access. CA006 - topographically difficult

Preferrable to use a few smaller sites, such as CA014 and CA012, rather than a single large site, such as CA006 and CA008. Seems to fit in better and feels more natural and sensible

Affordable housing and executive should be mixed in together.

CA012 Access difficulties to overcome but potentially a suitable housing site.

Modern terrace housing would suit CA012, CA009 and CA013. Southern part of 013 and northern part of 009 may make a better site

CA013, CA003, CA009 Access improved re: vehicular bridge and steep topography.

CA013, CA003, CA009 Topography & locality good, only minor impracticalities to create safe access to CA013. Steep topography re access via CA009.

CA014 Most CA012 preferable CA009 better opportunities for access, in better position to the village and relate better to the shape of the village.

CA014 A good site for affordable housing re existing

CA014 Are the CA012 most preferable. CA004 CA001 Would seem to have advantages in terms of size/scale, location and relationship to existing village

Preferrable to use a few smaller sites, like these to the south and west, rather than a single large site like these to.

The north and east

Carleton figure 30 over 15 years is not a lot. Suggest more when considering the figure for Skipton. This is important to support village facilities.

Several people operate businesses or work from home at the moment.

May be opportunities for living and working together for self-employed, small businesses and homeworkers, rather than a business estate

Carleton Business units with houses Too bigger restriction on businesses to promote self-contained business units within housing sites.

Settlement Event Glusburn 12.07.13

① Housing: Which sites?

Sewerage problems in North of Glusburn near Baxter Wood. Infrastructure.

2 bedroom - lack of supply under 130k -> lack of supply of far better properties 250-350k

Ageing population - impact on precept - increase in houses result increase in precept - increase money available within area.

Smaller sites are preferable.

Drainage capacity are a major issue.

Car parking and infrastructure need desperate improvement.

SCO07 / SCO052
SCO71 / SCO67.
Flooding on road next on Baxter Wood.
Investigation ongoing.
Drainage problems on Baxter Wood.
Waterboard investigation

SCO07
Very difficult to access

SCO52 - Flooding issues
- Access issues

SCO36 - water issues
SCO34 - " "

SCO03 - should be safeguarded for potential train station.

SCO03 - station at Cross Hills - reduce traffic movements -

SCO14
Potential for water - element to address drainage for storm water run off for Town End Place & Colne Rd.

SCO14
Would cause more traffic along crosshills and station road.

SCO15
Concerned that development of this site will add to flooding problems at Town End Place. Redundant Main sewer overflow runs length of field on eastern side of site.

SCO16
ok site. No problem

SCO15
No. good open space

SCO72
Better as open space

SCO34 / SCO70
SCO35.

Ruin rural outlook.
Green lane will become a transport nightmare.
Continuous urban development changing the rural character.

SCO36 - access is good.

SCO37 - would be a good site, would reduce traffic problems through Cross Hills, potential for employment and housing.

SCO37 - potentially good site. - no need to go through Cross Hills
Need road to be available to all - potential to eliminate crossing problems.

SCO39 - north east part of the site - is pond at pot holes of approx.

SCO39 - floodable gardens on Clayton Hall Road - most gardens need to be paved rather than grass.

SCO40
SCO40 - less potential traffic.

SCO48 - tight corner on narrow road - need to go through

SCO47 - prefer over SCO48.
Need to allocate enough parking spaces

SCO41 / SCO50 / SCO39
Reserve corridor land. if you develop it we will never have the opportunity to develop a new road through the area.
Cause infrastructure problems in the near future.

SCO4 - conversion - enough unsold apartments, in Steeton market doesn't exist.

SCO52 - no major concern.
SCO7, SCO67, SCO71.

SCO52
extremely busy railway line may effect the suitability for housing on this site

SCO52
Encroachment on to the green wedge would be a severe loss for both communities.

SCO52
At risk of flooding.
Photo evidence
Important public right of way - popular walking spot

SCO52 - substantial quantities of rock to remove - builders unaware of the before/after

SCO52 - land adj railway line prone to flooding.
Baxter Wood - classed as flood plain for insurance purposes.

Dangerous - Box Junction Wheatlands Lane and Fox Road.
Any sites at western SCO52

SCO61
Would prefer this site developed rather than SCO15
SCO15 should not contribute to flooding in area.

SCO04 / SCO039
SCO05.
should be the direction of growth, to reduce traffic in crosshills.

Rail solution
Conway to Glusburn
Bring Conway Station closer to Glusburn residents by using CIL to fund a pedestrian/cycle route and footbridge to avoid walking 200m to station.

Rain conversion
existing buildings in village
Conway side close to town/village.
Don't be so strict on existing buildings on for conversion to residential where they are located close to village but outside of village.

Housing target
An ageing population can be sustained in Cranes
suggest 34/year through care homes and brownfield sites when they are available. The existing housing can be improved and 3 families need to be housed on a long term basis.

② Employment: Which sites?

Providing sufficient employment land.
Affordable warehousing and warehousing units.

Space
Potential loss of employment due to grant finding and other reasons.

Know on impacts of people staying within the area.

SCO14 - possible site of
SCO15
SCO52 - flooding, traffic, ground conditions.
steep land, gradual development to north of rail line flooding zone 36 -

Business property prices are too high

Lack of grant finding available
No incentives to stay.
Property needs to be reasonably priced.

SCO14 Mill
Not suitable for modern business practices.

SCO37
Need a bridge!
Would reduce impact on station road

SCO03
re-instate the train station
would enable sustainable growth, schools/transport.

SCO37
Flooding issues, big problem on this site

SCO37 - traffic flow good flow into Crosshills.
- would bring improvement to village -

Settlement Event - Bradley - 17.7.13

① Housing - Which Sites?

Bradley
A car intensive village with poor public transport. Preference for these sites located where village roads are wider.

Leasing land would be preferable in principle - for example site BR008

Bradley site
Keep away from the old SE half of the village which had highway safety & parking problems. Go for a site in the NW

Sites that would allow people/baffle to leave the village and return without passing through the congested centre would be feasible.

Rather than cars in the middle of the village, it would be preferable to allow it to grow on the edges.

In time, a new area or phase of village development would be a natural progression, in contemporary style, but in character and of good design.

Land to west of village, closer to the A629 (which isn't included on the map) would have the advantage of easier access to the A629, especially if access was via a roundabout

Perhaps the development should be spread more thinly throughout the village.

It would be preferable to have development on a few smaller sites rather than a single larger site.

A629 - rat run - very congested when accidents/emergency services need fast access - not always possible.
Bradley has an existing mix of housing types - range of people

Lack of private rental properties.
Affordable housing is important. Bradley is lacking - shared ownership

Stronger links are being developed with Leeds

Bus service is difficult to access if elderly.

Bradley village water runs to the east of the village - check capacity

Septon offers a more affordable housing market.

House prices in Bradley are expensive. Significant price differences in village.
Lack of 2-3 bedroom houses, shared back yards.

When A629 flooded/roadworks/accident a lot of people use Bradley as a rat run

Most people from Bradley go to Cononley Station, parking situation real problem.

Go shop, Septon train station - pay & display or park. Neighbourhood people using Cononley train station.

Junction with village shop, very busy. Septon village shop is good because has available parking.
Narrow road - pavement Lydiate Road/Septon Rd - narrow

Ings Lane
Swing bridge and junction with A629 could be improved. A roundabout on the A629, as proposed by NCC plan, would help.

Geog A629 - difficult to access bus, as road very busy

BR012
Strip farming character and history on this site - built this out on SW part but Northern part might have minimal current impacts on environment.

BR012
Best site for affordable housing

BR016/BR012
BR016 - now extended one village boundary

BR001/BR002
possible access problems but would not extend boundary too far.

Sites on the north-west edge would seem the most sensible; access would be less troublesome. (BR012 to BR002)

BR012
use northern section this would object the least number of people.

Sites to north-west or the edge of the village, would avoid congested village centre and would have easier access - BR012, BR016, BR001 and BR002

BR006
Interest in requiring the SE corner for highway improvement. Also footpath provision around the boundary in the middle back sites.
BR006 - interest of this site may be suitable.
BR013 - could be suitable

BR006
Important entry to the village. Perhaps use the northern section only. Not good for long

BR005 & BR006
Unsuitable sites as integral to rural village character.

BR005
An important area of open land to the character of Bradley.
Access (41)

Important for the character of the village.

BR015
A good site for housing

BR005
Nice area of green. possible access issues on to the site. Site may need to be levelled.

BR005
access very narrow, only real possible access opposite village hall.

BR003, BR004, BR005
Poor sites due to village congestion in proximity.

BR006 & BR007
Important to not to spoil attractive entrance to the village.

BR006
Cricket balls land half-way across the site from the cricket field opposite. Might be a problem with BR007, too.

BR015
Potentially a suitable site.

BR015
Good site for a few houses

BR016, BR010
Good for a few houses

Bradley needs some housing to keep the village alive

Nearly qualified people returning from education or 1st jobs or multi-use the district. A local conservation area if built too away get covered in

BR001, BR002
Good sites for housing as existing open dwelling there would welcome the development

BR001/BR002
Development would follow the building line. Fantastic views/location for properties
Good links to main road. Good position for houses. Not overlanded.

BR001 & BR002
The most suitable sites are: access in and out of the village avoiding potential safety issues on Lydiate Road/Mill Lane.

Sites which would be accessed by main road and main st would have severe impact upon road network BR004, BR005
BR011 Access problems

BR003
keep this as a nice bit of land.

BR005
An important part of the village. do not develop

BR004 - loss of Methodist church would result in additional traffic problems.
Development scheme could include church porch (not just BR004).

BR004 - could be accommodated with wider landscape

BR007
Impact village character particularly over prominent relationships with main village recreation area - north play area.

Junction improves at Ings Lane - A629 would be beneficial, especially to support growth in that area.

BR011
would accommodate floodwater, localised flooding

BR011
Impact on character trees with Gull nesting that site. Heritage - listed building. A edge of village with land rising steeply. Amenity issues.

BR002
would accommodate flood water, localised flooding

BR003
Highway safety issue

College Road - is very narrow, BR003.
May be too many access points Lydiate Road/Septon Road.

BR003
use existing building footprint. This would improve the look of the site.

BR007
separated from village, would not upset anybody

BR003, BR010, BR012, BR016
check out location and extent of 'drivable' walls.

BR010, BR012, BR016
All too much of a visual impact on the village.

BR013
using the southern portion of this site would create existing dwelling to return outline of countryside

BR014
would have less impact upon existing housing

Rose Terrace/Brans Court - rented properties generally available in this area. - Haze Stones.

Bradley
A wide range of ages in the village community. A fear is that the village is ageing. Want a mix of housing to encourage and maintain a social mix.

Is there a possibility of relocating the school to site BR006 and redeveloping the school site for housing? Both sites look good for development - BR006

Could accommodate school expansion, the school site could be redeveloped in character with an existing point of access.

② Employment - Which Sites?

*Small units for local businesses on the perimeter, as part of a new village area, may be a useful addition.

No community of common interest for Snaygill to address the broad range of size of businesses.

Bradley
A need for some business land near Bradley. An asset of Bradley is the school. Provide reasonably priced housing for families, young and affordable housing

vice versa to & good value lease commercial for business

Alternative business location to research west of Snaygill.

Septon railway station's car park isn't big enough. It's not feasible to get the bus from Bradley to the station.

Bradley CIL
Proposed access to A629 bus stop with in a Cononley (with 900) between village boundary to A629 and also what was the site of BR006 and BR007.
Bradley CIL street lighting around bus stop re personal security because the width & partly sheltered. Also would illuminate crossing of the road. Also need a refuge as well as pedestrian crossing.

Settlement Event - Rathmell - 18.7.13

① Housing: Which Sites?

Employment Which Sites?

Rathmell - remote from strategy
 1) Highways existing are inadequate for circulation + lack of pavements.
 2) The sites would shift the balance from the town/overland route being a plus to a minus with development on top of the village.

Issues of drainage to north of village
 Very difficult to reduce number of previous programmes not properly addressed

Object to small village being made into town.
 Rathmell not really a place for families - box of amenities -
 People move to Rathmell as a very quiet - People prepared to drive - essential to have car.

RA003 - potential frontage development
 RA003
 Part of the site could be developed to continue the building line along Redley Lane.

Rathmell is a nice village which would be spoilt by new housing.
 If the population increased it would affect our farming business detrimentally.
 eg. people walking dogs and scaring sheep is a problem already.

Rathmell
 Households working in ~~Rathmell~~ ~~Manchester~~ hotel. A ~~few~~ ~~small~~ ~~business~~ ~~units~~ ~~in~~ ~~the~~ ~~area~~.
 A semi-retired farmer.
~~Probably~~ ~~many~~ ~~church~~ ~~parishioners~~ especially from south of the ~~town~~ ~~lane~~ ~~near~~ ~~the~~ ~~North~~ ~~Manchester~~.

Lack of facilities
 2 church buildings, school - people travelling from Long Preston, Giggleswick
 Nouble to extend school 4 times extended in last 10 years.

Rathmell Counterpoint
 The small ~~house~~ ~~front~~ ~~of~~ ~~the~~ ~~school~~ ~~meant~~ ~~it~~ ~~is~~ ~~not~~ ~~a~~ ~~good~~ ~~location~~ ~~for~~ ~~families~~ ~~to~~ ~~move~~ ~~to~~ ~~any~~ ~~new~~ ~~housing~~.

Affordable housing - lowest average wage since 2011, affordable housing can be unaffordable
 There should be some affordable housing provided.
 Hospitals are along way. 26 miles to Altrincham.
 Having to travel distance to reach market. Need for air transport.

RA003
 This site regularly floods from the back.
 The Redley Lane dip also floods re: emergency vehicle access.

Rathmell housing
 Spread the housing around the site to avoid development ~~being~~ ~~in~~ ~~adjacent~~ ~~narrow~~ ~~roads~~ ~~without~~ ~~footpaths~~.

Rathmell
 People drive to Clitheroe to take train to work in Manchester
 The Ribbles Valley Manchester community ~~area~~ ~~is~~ ~~an~~ ~~enterprising~~ ~~area~~.

RA004
 A natural ~~erupted~~ ~~roughing~~ ~~off~~ - a suitable site.
 RA004 is preferable because it is close to existing new development what it would be more in character and is of a more sensible size/scale.

Current Settle Town Hall
~~is~~ ~~a~~ ~~model~~ ~~for~~ ~~sterile~~ ~~people~~ ~~business~~ ~~premises~~ ~~rather~~ ~~than~~ ~~the~~ ~~town~~ ~~itself~~.

Hestley Lane very narrow without a footpath
 Traffic, children from nearby school
 Would be first footfall in village.

Rathmell
 A road deprivation re: access to services.
 No main gas

RA001
 A village ~~roughing~~ ~~off~~ ~~site~~ ~~but~~ ~~the~~ ~~east~~ ~~and~~ ~~west~~ ~~of~~ ~~the~~ ~~site~~ ~~would~~ ~~need~~ ~~distinct~~ ~~styles~~ ~~of~~ ~~development~~ ~~to~~ ~~reflect~~ ~~different~~ ~~locations~~ ~~re: housing quality~~ ~~settlement~~.

45 houses over 15 years is too many for such a small place.
 RA004 should suffice for the plan period.

Rathmell
 Consult the young farmer group meetings to get local knowledge on the housing/employment situation/needs/where needs.

from strategy
 The mid sea need arising from more old ~~people~~ ~~households~~ ~~needs~~ ~~to~~ ~~be~~ ~~addressed~~ ~~in~~ ~~places~~ ~~with~~ ~~public~~ ~~recreation~~ ~~near~~ ~~for~~ ~~quality~~ ~~of~~ ~~life~~ ~~for~~ ~~young~~ ~~care~~ ~~home~~ ~~elderly~~ ~~in~~ ~~etc.~~

Farming communities more than 1 generation living at home.
 Up to 20 years ago many of the houses were owned by the village.
 noisy

RA001
 Potentially suitable if leave a gap at open land at the south of the site to protect existing properties.

RA004
 Suitable for housing. Out of one way
 There is a need for affordable housing. Young people are priced out of this village.

Rathmell
 There is Rathmell then there are the families of large landholders that are being depleted from farming state

Rathmell
 Remote from strategy - or what and too expensive a lifestyle for affordable housing.

Retaining village character.
 2x p.y flooding - 5-6ft deep. - 11 November Moch
 Drainage is very high priority - peat.
 Little - first real opportunity to spread out.

RA001/RA003
 Larger sites only palatable if cross subsidise or ~~are~~ ~~in~~ ~~including~~ ~~a~~ ~~public~~ ~~facility~~ ~~eg~~ ~~shop~~ ~~bar~~ ~~and~~ ~~tourists~~.

RA005
 Vehicle access is difficult as is integration with the historic character of the village.

Rathmell
 The low level of housebuilding will ~~not~~ ~~bring~~ ~~the~~ ~~unaffordable~~ ~~house~~ ~~prices~~ ~~down~~.
 Pricing agricultural market out. The sector is now down to sheep farming and their preparation via ~~subcontracting~~.

Rathmell
 Lack of amenities playground for children.

Rathmell in winter, heavy snow, people blocked in, safe roads still flood.
 Problems for people coming in.
 Public transport is very poor,
 After
 Long Preston, Giggleswick, Settle - 3 main station commuters use.

RA001 - developing could be dangerous access at junction,
 RA003 - footpath through site.
 Box within site, does flood sometimes.
 RA004 - new housing would interfere less with character.

RA003
 Septic tank issue needs to be resolved.

Rathmell
 The school would attract families but the children will not want to pursue agricultural careers locally.
 Today's large farms are not family businesses anymore.

Some new housing, in the numbers suggested, would help the village to progress, help enliven the community and bring in some young people.
 But housing needs to be affordable

Village has reached limit.
 45 houses too many
 Getting affordable houses may have knock on effect of other house prices
 Affordable housing not work very well in Rathmell - lack of amenities.

RA003 =
 A village extension with significant impact in changing the village.

RA003 - RA001
 The ~~main~~ ~~amenities~~ ~~are~~ ~~in~~ ~~the~~ ~~area~~ ~~of~~ ~~the~~ ~~site~~ ~~at~~ ~~the~~ ~~top~~ ~~of~~ ~~the~~ ~~hill~~ ~~near~~ ~~the~~ ~~church~~ ~~and~~ ~~the~~ ~~school~~ ~~are~~ ~~the~~ ~~main~~ ~~amenities~~ ~~in~~ ~~the~~ ~~area~~ ~~of~~ ~~the~~ ~~site~~ ~~at~~ ~~the~~ ~~top~~ ~~of~~ ~~the~~ ~~hill~~ ~~near~~ ~~the~~ ~~church~~ ~~and~~ ~~the~~ ~~school~~ ~~are~~ ~~the~~ ~~main~~ ~~amenities~~ ~~in~~ ~~the~~ ~~area~~ ~~of~~ ~~the~~ ~~site~~ ~~at~~ ~~the~~ ~~top~~ ~~of~~ ~~the~~ ~~hill~~ ~~near~~ ~~the~~ ~~church~~ ~~and~~ ~~the~~ ~~school~~ ~~are~~ ~~the~~ ~~main~~ ~~amenities~~ ~~in~~ ~~the~~ ~~area~~ ~~of~~ ~~the~~ ~~site~~ ~~at~~ ~~the~~ ~~top~~ ~~of~~ ~~the~~ ~~hill~~ ~~near~~ ~~the~~ ~~church~~ ~~and~~ ~~the~~ ~~school~~ ~~are~~ ~~the~~ ~~main~~ ~~amenities~~ ~~in~~ ~~the~~ ~~area~~ ~~of~~ ~~the~~ ~~site~~ ~~at~~ ~~the~~ ~~top~~ ~~of~~ ~~the~~ ~~hill~~ ~~near~~ ~~the~~ ~~church~~ ~~and~~ ~~the~~ ~~school~~ ~~are~~ ~~the~~ ~~main~~ ~~amenities~~ ~~in~~ ~~the~~ 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① Housing: Which Sites?

Important to keep Sutton an independent village - do not want to lose
 Would rather see smaller sites - that fit in with character of existing village than large estate

Sutton housing
 The mix of house sizes is imbalanced so there is a real danger of labour too forcing people out of Sutton.

Sutton housing
 All housing should be attached. The priority should be to enable local people to live locally. Unustainable community.

Sutton housing
 Within the last 5-10 years a lot of people are migrating from Sutton to southern England and Black.

Cumulative impacts of development
 3 ways out of village none have been improved.

Sutton Lane requires widening should land be allocated.

What is happening to the site of the former Yeoman House? If it was to be redeveloped for housing, at a higher density it will affect the need to allocate additional land.

Group of sites on south-west edge of village look like they could accommodate new houses, provided access can be resolved

Proposals to drain sewage into Beck.

Traffic a concern
 Infrastructure required to support new housing

Lost S106 - Bradford MDC - would not build footpath.

Sutton sites
 Housing at Black Cross and Gray View has had to have its drainage restored in the last 10 years and cannot support any additional housing.

One Way System (1/2)
 Hthe Lane - Sutton Lane - Bridge Road, Clockwise. Works well during road works

A permanent system would ease existing congestion and traffic problems

Green Wedge
 It is important to maintain a green belt between the two built up areas. Parts of some sites might be okay.

SC025
 Preferable because it's a good brownfield infill site.

Sand Park
 adj to SC025 - could this not be included and improved?

SC025 - rapping
 for this to be developed. Should see brownfield + waste rd before greenfield.

SC030
 Preferable because it's another good brownfield infill site.

SC030
 The most suitable site that could take a reasonable number & would naturally combine the existing housing.

SC030 + SC025
 These two brownfield infill sites look like sensible options. Preferable to Sutton first, if possible.

Sutton
 No affordable housing need as over-supply rather than under-supply.

SC037, SC039, SC040
 These sites are on the edge of Sutton/Crosshills and would avoid impact on the old village and highways.

SC037 (1/2)
 Could provide housing for Sutton as well as Glusburn and Crosshills for a long time to come and may provide an opportunity to improve the railway crossing.

Traffic from this site
 would not need to travel through the congested parts of the villages. (2/2)

SC037
 This site could accommodate the housing requirements of Sutton, Glusburn and Crosshills, and the scale of development would enable a much needed improvement of the railway crossing.

SC037
 Using this site to provide housing requirements of Sutton, Glusburn and Crosshills would avoid existing congested areas, enable crossing improvements and provide easier access to main road.

SC037
 Support the idea of using this site for housing to serve Sutton, Glusburn and Crosshills, providing improvements and keeping traffic out of centres.

SC039
 This is my preferred site because it is nearer main road so would cause less disruption to the village. (2/2)

SC039: preferred
 The most suitable housing site and for mixed use because of proximity to main road and existing housing estate. SC041/SC050 are poor sites because they would spread development into the village.

SC040
 Would be okay if the road can be sorted out.

Sutton CIC
 Should go towards local GP surgery and provide higher parking requirements associated with more households.

SC040 - area around used as rat run additional traffic would exacerbate situation.

SC040
 Part near the existing village could be developed with open space adjacent to Bradford boundary provided access road can be sorted out.

SC040
 Preferable because traffic could reach the main road without going through the congested village centre. Road and footpaths could be improved as part of budget.

SC040
 Suggestions of developing the edge of the village and winding suggestion in the centre seems sensible. Junction improvement at Sutton Ln/BB265 would be preferable.

SC040
 Preferable because traffic could not need to travel through the congested village centre. A footpath could be provided along Sutton Lane.

SC041 (2)
 This land is particularly suitable for the provision of football pitches, for which there is a local need (Sutton Juniors FC). Part of site (min 4 acres) could be used. P.T.O. Pitches would help maintain the existing Green wedge.

SC041 (2/2)
 Process will be required through the car park (near nearby houses) because where SC041 sits there have access will have to negotiate a sharp drop in level. P.T.O. relevant to SC025.

SC047
 Traffic problems will be exacerbated. There are already severe flooding issues.

SC048
 Highways safety/vehicle access difficulties associated with steep road above sloping down into village.

SC042 & SC043
 SC042 is a good site but SC043 is located adjacent to the narrow road with section of narrow lane more frequently used than the rest of village.

SC042
 A good site for going out for development. A flat site.

SC042 & SC041
 Road safety concerns re daily bus over school children.

SC043 - should be removed and not considered due to appeal decision

SC043
 Should not be developed. Appeal has recently been dismissed due to site being within green wedge land.

SC044
 Part surrounded by existing development would be okay, with remainder left as open space.

SC046 - opposed to development due to openness of the site. Forms green wedge to Sutton

SC044 - flood potential, as water from hills drains onto site.

SC046 - site dammed to avoid nursing home flooding.
 alleviation works here not made significant difference.

SC069 - 079
 9 057
 Probably a road of traffic going on to West Lane which is very busy.

② Employment Which Sites?

Sutton
 Support land for new business provided in built up area to achieve more of a local focus on balancing living and working opportunities.

Settlement Event Ingleton - 24.7.13

1) Housing - which sites?

Employment - which sites?

Social housing on No 9 a site of lead house

Ingleton
The figure is too low as need to enable more young people to stay in the area.

Ingleton
The 75 figure especially 25-45 for 1st 5 years is too low & would be exceeded by extant permissions.

Ingleton
Has 50-60 bungalows already in rent that provides low cost housing + 24 Homecare flats will get a totally different mix from affordable housing in the community (too much)

IN006
A wagon park. If need compensatory wagon parking site if this site is to be developed.

Ingleton
IN028
Some boggy land. Ready access from SW. A natural progression & best way to accommodate long term growth.

Ingleton
The figure is too low compared to Bentham in the distribution, especially re: good links serving surrounding rural areas housing need.

Reid House
What will happen to the site after demolition? If it's redeveloped at a higher density, it could affect the housing numbers for Ingleton. (see similar situation at Tordar House, Sutter)

IN033, 008, 009
and part of 028 would be preferable for housing - brownfield land needs reusing and rest is handy for the village. I Agree!

IN031
Suitable for housing north & west frontages but remainder of site is unsuitable.

IN012
Would be least disruptive as it is in an area of existing housing.

Employment land is definitely needed in Ingleton. People need places to work as well as new homes local economy is getting better and businesses are busy - especially those running

... lorries and coaches and servicing vehicles. Such businesses benefit from the location on the A65 and proximity to M6.

IN006
This should remain as a long park. Too valuable and well-used to be developed for other uses.

Burning Issue
Do not build Social Housing on the Middle School Playing field

Social Housing
on No 9 + Site of Reid House

Ingleton
Need to try to attract medium sized businesses. Need a step change & flexibility to enable business to start up. Grow especially in 1st 5 years.

North Area CIL
Sight lines improvements by ~~not~~ ^{not} evening tight corners and to hedges on road between A65 and Bentham.

Little unit from English Estates on Ingleton Industrial Estate is expensive: £950 pcm. Far too expensive.

IN016
Unsuitable for business development because the types of businesses in Ingleton would be less relevant to surrounding housing

IN022
Good for employment development, being adjacent to existing industrial estate, along with IN035.

IN022 is wet and boggy. The site is below the water table during wetter periods.

Ingleton
IN035 is the most suitable site for employment development. IN022 2nd best but requires an access solution. IN031 poor connectivity

IN035 ideal extension to Ind Estate P81803 B18015

Ingleton
Suitable for employment land because of the existing business employment concentration in adjacent suitable available land.

Ingleton
Figure is too low as it would still stifle local economy particularly for 1st 5 years as extant permissions would meet the figure.

Interested local businesses
1) B. Hys Condes.
2) Max Price adjacent IN035.
3) BSK builder Merchants are desperate for space.
4) One Line Logistics also in A65 area.

Ingleton +1
IN055 & IN022 are good potential employment sites as a natural progression of the existing business area.

Housing
Ingleton
Segregation of housing / visitor facilities north side of A65 and industry south side of A65. Retain this segregation re: bad neighbour.

Lunesdale Health
land, next to existing unit, is a potential access point through to IN022, but business owner doesn't want to sell.

No 85 + 82
ideal for Industrial Estate. Please landscape site close to A65.

IN035
Need to extend IN035 in the access road from the end of the road.

Ingleton CIL
Use to fund access road to IN035 for business development. But CIL from Ingleton

IN035
Road and utilities are in place up to the site. Drainage and localized flooding is a problem.

IN035
Need to extend IN035 in the access road from the end of the road.

Settlement Event: Settle Date 25/7/2013

① Housing: Which Sites

Settle (1/2)
 These with the trends in people being in 20s & 30s in 40s are wanting to stay. Also agree with talking about 1990s housing.

People will continue to migrate into Settle from the surrounding rural areas. Can walk to work facilities.

Prefer to be given to sites nearer to the town centre. Some of the sites to south of Settle are doing way out.

Brownfield first approach. Giggleswick sites are largely green.

Settle +1
 There are lots of people in Settle getting older who live in the extensive surrounding rural area looking to move to Settle. Consider the only viable option for them.

Settle
 Need for a more centrally located children's play area.

Catchment is quite a large distance.

Bertham look towards Settle for services.

Peritonal mass would result in national crisis. result in loss of character of Settle.

Settle
 Don't be overly prescriptive about housing options for elderly people. What is needed is flexible and adaptable modern housing. People have varying needs in their 60s, 70s and 80s.

Settle
 There is a real fear of burglars. Need allocation points to require them as they are unattractive to burglars.

People moving into Settle around 60s+ in order to have easier access to services.

Settle
 We need to think more creatively about addressing a real disconnect between existing local housing choice + tenure. Eg. shared ownership for young people.

Settle
 People move from more remote surrounding areas to Settle in their 70s to be close to facilities.

More noise seems to build on south side of Settle/Giggleswick.

People within Settle/Giggleswick rely on car.

A paper rail links are good. A lot of people use Long Preston on both rail lines a stop here.

Settle
 Trends moving further forward. - 30's + -> 40s + mg
 Go something now what 70+ not long.

Good train/bus service.

Settle
 The softer factors like views, implications for local facilities need to be taken into account.

SG071 - risk of flooding - flooded last year - 2012 September

SG018 - potentially good site, only problem is potential access through industrial estate. Not great site for industrial close to town.

SG018
 A good site at High enough re: flooding. Nice place to live.

SG025 - flooding issues 3-4 weeks per year flooded.

SG025 - southern side overdevelopment. SG068 - Ditto. Comfortable with SG026, SG061, SG028, SG027.

Settle
 A compact town with good convenient facilities/amenities for elderly people. SG025 would be too far from these contrary to Settle's advantages.

SG025
 High flood risk - frequently a lake on the site from runoff from nearby hillsides.

SG025, SG061, SG028, SG027 + SG068

These sites to the south of the settlement seem to be the most logical area for future development.

SG042 - not good housing site but could offer some business potential. too close to railway - raised above - hazard train.

SG053
 A suitable housing site. would need to be in character with surrounding buildings.

SG060
 A good residential site. The rest of Saworth could be used more efficiently - there are vacant spaces. This site would ensure the continued development of Saworth.

SG060
 The part of the site occupied by the station would need compensatory location otherwise firefighters time to reach.

SG066
 Would make an attractive residential site with attractive setting.

SG068
 Flood mitigation will be very expensive. Surposed water lease is not in F23. Same for much of SG025.

SG075
 A suitable site but may be tricky to develop and overlooks grassland. Existing land does not serve a function.

SG069
 Water board dept is a constraint. Site to develop conservation area. Impractical to get 5 houses on.

SG072
 A suitable housing site.

Settle
 People are interested in running businesses from home in and beyond their 60s. Flexible housing is needed for people who may struggle with staying in their own homes.

Quartz given today is unsound!!
 Strategy thinking to be done first
 -> Second homes issues
 -> foot by rail into town etc.

POOR SLECTION HERE
 HIDDEN HOMELESS

② Employment: Which Sites

Settle
 Langcliffe tip in the National Park could accommodate business use.

SG042 - not very attractive for people being close to railway.

Land to the west of SG077 - should consider employment land going forward. Contain point alongside railway line.

SG053 +1
 Recent activity on the employment site re: turnover of new businesses. Electricity substation. Retain for employment use.

Would be nice to get some employment land within Settle.

SG069
 More suitable as a small office site as it is an existing employment location and it is a tightly constrained site.

SG055
 Would have to be in character with surrounding buildings. but represents a good office/workshop site close to public transport centre.

Settle
 Given the quarry wagon issue in town, employment land should be to the south of the town.

Settlement Event - Gargrave 26.7.13

① Housing - Which Site

Land around the railway station, although detached from the village, would be preferable, because people would be able to walk to the station ... More easily. The stone yard, for example, would be a good beautiful site and the business could relocate to new employment land.

Land around the station is also outside the historic conservation area and would avoid impact on heritage assets.

Gargrave / North Skipton
In their high value area, new houses (top tier people) can be accommodated by pulling down high houses and replacing with a number of medium houses.

Gargrave - young people
Post war baby boomers are the 1st generation to take better care of their health and have had good lives so they don't want to live in a village.

Paradise Wood, and fish farm, not shown on map, but should be.

Gargrave school
Need further. Village school has capacity to take more children.

It would be preferable to develop a few smaller sites around the village, rather than a single larger site.

With an ageing population wrong type of accommodation. Need for bungalows.

Consider properties for older people. People living in poor properties do not want to live in apartments.

ABS - is a key issue heavy traffic.

Affordability means that people cannot work and live in Gargrave. Suburban people travel elsewhere as cannot afford to live in village.

Gargrave
Sites south of the river would be very unpopular in the most attractive and historic part of the village.

Gargrave
Northern sites would be less disruptive to the village.

Gargrave priorities
1) sewerage infrastructure
2) traffic through village, across river, rd, salt road, heavy lorries, bus lane etc at the junction.
3) flood risk.

GAD01
Keep as 2-3 for valuable employment and good local gym.

GAD01
General feeling losing GAD01 to housing would result in loss of employment facilities.

GAD01
Would be inappropriate & not desirable to ask businesses to move.

GAD04
A good site as it is brownfield. Perhaps sheltered housing.

GAD04
would be a good site for bungalows as part of core provision. Even core.

GA005
Very poor for access. Traffic coming over bridge travels too fast. Road is narrow and footpaths are narrow. Not a place for a new access.

GA005
development would result in little congestion. Narrow pavement. Access could be an issue. Drainage an issue.

Gargrave sites
Avoid the sites close to the perme way, river and canal. These are the key tourism arteries to that underpin the village.

GA023
Partial development, would be acceptable within the building line.

Gargrave
~~GA005~~
GA010 is a good low impact site.

GA014, GA023
If developed would need to provide a pavement along the road to the north.

GA014, GA023
Main rd is a poor road. Focus housing on sites with good access to the A65 and have less impact on the main road.

GA017
frontage properties facing river - one of best to south of river create green area.

GA017
Access is an issue. Down church lane.

GA020 / GA002
Already have planning applications.

Gargrave
Need a broad offer of housing for a variety of active and casual for people between their 60s and 70s.

Gargrave
We need more affordable housing for younger people. The annual fig should be higher.

GA025
Floods in winter as it is the bottom of dining activities. Prominent site from Pennine way.

GA023 & GA014
These two are popular with walkers/recreation. Good amenity value for the village.

GA025 x3
Well placed for electricity, sewage and water connection, and vehicular access, and therefore preferable.

GA025
This site is too prominent for development.

GA025
Outside the Natural Village Area. Food Production. Entrance to highway.

GA025 x2
Appropriate site. not looked over by existing properties.

GA028, 029
Could make a very attractive development and is far enough away from existing properties to avoid any adverse impact.

Gargrave
In favour of smaller plots. 1/2 a year too much. difficult to find employment opportunities. Transport is not good.

GA022, GA029
Visually attractive equestrian facility from canal tourism.

GA029
would not require pumping station for sewage. GA009, GA002, GA029 would require pumping station.

GA029
serious flooding probs. Risk from main house lane. No need of a receptor. water is above the level of the sites.

GA030 Area Floods
National Parks Food Production.

GA028, 29
Preferable because of easier connection to utility services.

GA021
Could make a nice development of a couple of hundred houses.

GA021
It is difficult to think of any argument in favour of this proposal.

Gargrave
Agree with the amount of houses.

GA028, 029
Preferable as they could be integrated with the existing village whilst not impacting land or existing properties.

GA028/GA029
May be acceptable for low density housing.

GA028, GA029, GA027
More of a visual impact on tourism than GA009, GA027, GA022. The perme way, runs against GA028 and GA030.

GA021
Major access problems over historic canal bridges. Site of a bank of ancient trees which were planted as a shelter belt/landscaping.

GA021
This development would require expensive road improvements.

GA022
Food Production. Flood issues.

Gargrave
Sanct Turner/Chris Wright of PC have collated 8 village years on the whole. People have had their 10th PC that was a good year.

GA001
The space is integral to the village and to its amenity value.

GA005
More suitable for a single dwelling.

GA025
Would not interfere with existing dwellings.

GA023
would be a better site for housing.

GA005
Access issues. Traffic problems are very acute. Cumulative effect of GA017 would increase impacts. Drains problems.

GA009, GA022, GA027
Suitable for a mix of housing and light employment development.

Anything north of canal has access difficulties. 2 humpback bridges to main side of Gargrave.

Gargrave/Skipton
Agree that the south area spread of the 99 is about right. Villages to take fair share but transport connectivity are in Skipton.

Gargrave
Important to build in local stone. Some recent housing in materials but has been done well.

② Employment - Which Site

GA012/GA001
Both should be retained for industrial use.

Retaining existing employment land at GA001 and GA012 is important. Current site is also important to local tourism.

GA001, 012
Important to retain as employment sites. Preferable for employment use. Such uses contribute to the character of the village.

GA017
Suggested for light industry.

GA029
May be preferable for employment. Part of the site could be used. Adjacent to canal yard ... and opposite existing business park. Site is big enough to include plenty of landscaping. Would fit in with village character.

Need for employment sites in Gargrave. If going to build new houses. GA001 - would be a loss of employment for the village.

GA025
Part of the site might be good as new employment land. Good road access. Would backend the village. Near ...

Gargrave
A location for some small scale light manufacturing/ craftwork would be good.

Employment sites
Need good maintenance workers with an identity story (historic perhaps) behind them. Multi use B1 + A2 with a variety of opportunities. Plenty of parking.

Gargrave
Go for mixed use sites with housing and other uses. Employment that people have to travel out the village for. But the early use of the village.

Gargrave
Sings at station. Watson store yard.

Gargrave
Facilities for tourism. Need flexible planning approach to facilitate a wider mix of uses (including keeping the pub). For camping, sports club.

Gargrave employees
Many businesses have moved out. There are many local young people looking for work. Need more flexible use of employment sites to attract businesses.

Gargrave
Skipton does not bring anything to village as most people do not live in village.

Gargrave
Tourism in Gargrave (eg railway) is underdeveloped. But as regular staying visitors we are there.

Gargrave employees
Many businesses have moved out. There are many local young people looking for work. Need more flexible use of employment sites to attract businesses.

There is no real demand for employment land in Gargrave. If land were to be allocated, it would be unlikely to be developed.

Gargrave
How do we keep the critical mass of people and going. What size of village do we need to attract a variety of businesses. The property market is important to attract businesses.

Gargrave employees
Many businesses have moved out. There are many local young people looking for work. Need more flexible use of employment sites to attract businesses.

Lack of shops + amenities generally. Could we have policies to protect existing shops and amenities.

We need to avoid things what have happened in the NP from happening here in Gargrave.