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Branch Chair
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Authority: Craven District Council

Type of consultation: Planning Application

Full details of application/consultation: 2021/22605/REM - Reserved matters application for first phase of employment development (submitted pursuant to approved planning reference 62/2017/18064 that authorises an employment led mixed-use development on the site)

At land at: Anley Crag Business Park, West of B6480 (Skipton Road) Settle

Type of response: Objection

Date of Submission: 12th April 2021

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

Please note that CPRE has nationally rebranded and is now known as 'CPRE The Countryside Charity'. The aims and ethos of the charity remain the same.

All CPRE North Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning and heritage consultants used in this response:



KVA Planning Consultancy
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Comment

CPRE North Yorkshire (CPRENY) welcomes the opportunity to comment on this new application detailing Reserved Matters at land the Anley Crag Business Park. CPRENY objected to the development of this site in open countryside and within the setting of the Yorkshire Dales National Park (YDNP) previously when the proposals were submitted in outline in 2017. They also objected to the allocation of the site (reference SG064) in the newly adopted Craven Local Plan. However, it is understood that the principle of development at this site has been established through the award of outline planning permission and subsequent allocation for mixed use in the Local Plan, as such, this response relates to the specific details proposed.

CPRENY object to the proposal for reserved matters at this time as the proposed development is not compliant with policy, namely SP6, ENV4 and ENV5 of the Craven Local Plan and various policies within the National Planning Policy Framework (NPPF). A significant amount of information is missing to allow the Council to determine that the proposed development would not detrimentally impact on the Yorkshire Dales National Park, the Long Preston Deep SSSI, the Settle to Carlisle Railway Conservation Area, Grade II Listed Building Anley House and the Ingleborough Complex Special Area of Conservation. Furthermore, it is within Floodzone 2 and 3 and no Flood Risk Assessment has been presented in support of the proposals. Nor has any information on the provision of a measurable net gain for biodiversity or whether sufficient new green infrastructure has been incorporated into the proposed design. As such, CPRENY respectfully consider that the proposals should be refused.

The Planning Statement does not provide a thorough assessment of relevant issues in the context of either local plan or national policy, missing several key policies as discussed below.

The applicant's brief planning statement sets out under point vi) that *'the submitted plans demonstrate that there are multiple opportunities throughout the site to provide soft landscaping, to both soften views of the site and contribute to biodiversity.'* The applicant has not submitted any information regarding biodiversity other than this brief statement.

Having requested a copy of the applicant's LVIA, due to problems with the uploaded version on the public access site, it is clear that the document also does not address biodiversity issues and no metric has been used to assess whether a net gain will be delivered and to what extent. It is, therefore, impossible to ascertain whether the level of provision of boundary planting proposed is acceptable or whether this meets the required amount as suggested by Local Plan policy.

Policy ENV4 of the Craven Local Plan sets out how growth in housing, business and other land uses on allocated sites will be accompanied by improvements in biodiversity and goes on to set a number of criteria that should be considered by the developer at the design stage. Most importantly it goes on to specifically set out a guiding principle to identify indicative areas of green infrastructure within each site where an overall net gain in biodiversity will be expected (my emphasis). This list suggests that 1.6Ha of the site should be green infrastructure. The same requirement of 1.6Ha is set out in adopted Policy ENV5 of the Local Plan which deals specifically with Green Infrastructure.

The NPPF (paragraph 175) requires development proposals to demonstrate a 'measurable' net gain in biodiversity, which is supported by the Environment Bill 2020 which expects proposals to achieve a 10% net gain in biodiversity. Whilst the Bill is not yet statute, this level is already being implemented across the country as a minimum target for good practice.

The site is to be phased for housing and employment development. No mention of whether the proposals are in conformity with the adopted Craven Local Plan is mentioned within the applicant's planning statement (nor are the relevant policies assessed within the planning statement – namely ENV4 and ENV5) or within the

applicant's LVIA which is remiss given the requirement of the Local Plan and the proximity to the boundary with and importance of the setting to the YDNP.

The allocated site is greenfield development located away from Settle or any other settlement and is currently predominantly farmland, woodland and individual barns. Given that the wooded areas exist, any new green infrastructure development must be considered 'on top' in order to produce a measurable net gain.

CPRENY consider this site to be located at a key gateway into the YDNP which is afforded the highest level of landscape protection in the country in planning terms and any development in this location should be small scale and sympathetic of this given that development within the setting of a designated asset (including landscape) can drastically impact the experience of that asset. It is believed that this proposal, especially in its current guise will considerably alter the character of the gateway to the NP. The site is raised due to topography and is therefore prominent in the landscape. As such the applicant should reconsider the design and screening of the proposal and propose a more sympathetic scheme for this important location.

Local Plan Policy SP6 – Strategy for Settle (Tier 2 settlements), sets out a development brief for the allocated site. This specifically provides a number of development principles for the site which must be adhered to in order to receive planning permission. Regardless of the fact that an outline application has been granted (which effectively established the principle of the site for development in the same way as the Local Plan allocation), the application for Reserved Matters should satisfy all of these policy points. It fails to address many. The principles require:

- a Biodiversity Appraisal to be undertaken. This has not been submitted.
- A hydrological investigation and bird survey in relation to the impact on the Long Preston Deeps SSSI should have been provided. This has not been submitted.
- A heritage assessment in relation to Anley House and the Settle to Carlisle Railway Conservation Area. This has not been submitted.
- A flood risk assessment should have been undertaken. This has not been submitted.

Without this information it is not possible for the Council to adequately determine that this proposal will not detrimentally impact the YDNP, the Long Preston Deeps SSSI, Anley House or the Settle-Carlisle Railway Conservation Area. Nor is it possible to determine, as previously mentioned, whether a measurable net gain for biodiversity or sufficient green infrastructure has been achieved and as subsequently whether the design is appropriate. As such the proposal should be refused.

Furthermore, the proposed site partially lies within Flood Zone 2 and 3, which is land defined by the planning practice guidance as having a low to high probability of flooding. The site is also greater than 1Ha in area. The NPPF (paragraph 163, footnote 50) states that an FRA must be submitted when development is proposed in such locations. This on its own is sufficient grounds to refuse the proposal.

In conclusion, despite having objected to the allocation of this site and the proposal at outline stage, CPRENY recognise the principle of development at this site has been established. However, regardless of the allocation or outline permission previously granted, the proposal must satisfy the development brief and other policies of the development plan. As set out above, the application is not supported by sufficient evidence to warrant the granting of planning permission at this stage. The Council should require a significant amount of further information to be submitted prior to determination in line with the above or the proposal should be refused or withdrawn until such time that the appropriate studies and assessments have been undertaken.

CPRENY reserve the right to comment further should additional information be submitted in support of this application.