



The countryside charity
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Branch Chair
Mrs Jan Arger

Authority: North Yorkshire Council (Craven area)

Type of consultation: Planning Application

Full details of application/consultation: 62/2017/18067 - Hybrid application for a residential development including full details of the erection of 65 dwellings (c3), surface water attenuation scheme, public open space, landscaping, and access details (phase 2); together with an outline application for residential development (c3), with public open space and landscaping (outline) with details of new access from Skipton Road (b6480) considered (phase 3)

At land at: South of Ingfield Lane and East of Skipton Road, Settle

Type of response: Objection

Date of Submission: 28th November 2025

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.

All CPRE North and East 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
Katie Atkinson, BA (Hons), PGDip TP, MA
MRTPI
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Comment

CPRE North and East Yorkshire ('CPRENEY') welcomes the opportunity to comment on further amended plans in relation to an application first submitted in 2017 to which CPRE Craven (now part of CPRENEY) first commented on and objected to, as the scheme, at that time was an unallocated green field site in the open countryside for planning purposes. CPRE Craven submitted a further representation to amendments submitted later in 2017 maintaining their objection.

The revised proposal is acknowledged as being a 'hybrid application' therefore aspects relating to phase 3 of the proposed development could change at a later Reserved matters' stage if approved.

The Application was originally submitted to the former Craven District Council (now North Yorkshire Council 'NYC') on the 28th of April 2017. The Planning Committee of Craven Council subsequently resolved to grant Planning Permission (subject to the completion of a Section 106 Agreement) on the 2nd of July 2018. The Council Resolution to grant Planning Permission remains extant.

Alongside the original 2017 application, the applicants obtained Planning Permission (2017/18811/FUL) for the development of a Surface Water Management Scheme ('The Flood Meadows') for Phase 2 and 3 of the proposed residential development. This Planning Permission approved details of the surface water management scheme for the whole development, along with a significant landscaping and public open scheme. The Permission was intended to form part of the S106 Agreement for the Application as set out at Part (c) of the Resolution to Grant. Planning Permission 2017/18811/FUL has, however, now lapsed and a new planning application is therefore required.

Furthermore, in the intervening period since the Resolution to Grant Permission in July 2018 there have been substantive changes in both national and local planning policy (including the adoption of the Craven Local Plan). These changes include the formal allocation of the site as a Housing Allocation in the Adopted Craven Local Plan.

Given the period that has passed since the extant Resolution to grant Planning Permission, changes in Planning Policy, the lapsed consent for the Surface Water Management Scheme and the conclusions reached in relation to the deliverability and viability of the scheme, the applicant has submitted amended details to the Council, including a suggested change to the Description of Development to incorporate the previously approved surface water attenuation scheme, a revision to the Location 'Red Line' Plan to incorporate the area of the previously approved Surface Water Attenuation Scheme, and, technical documents have also been updated to address any changes in policy and or regulatory changes since 2018.

It is understood that the principle of development on this site has now been established via the adoption of the current Craven Local Plan. That said, CPRENEY maintain the previous objection submitted by CPRE Craven insofar as its detrimental impact on both the Yorkshire Dales National Park and Heritage assets within close proximity of the site, the impacts to both of which are not considered to be outweighed by the potential benefit of housing provision at this location.

The site comprises 6.8Ha of land located to the south of Ingfield Lane, Settle and to the east of the B6480 (Skipton Road). The land is classified as Grade 4 agricultural land and is described as 'valley pasture flat open floodplain' by the Craven District Landscape Appraisal (2002). It consists of open fields and is undulating although the land falls in level to the south and east of the site, with the highest parts of the site adjacent to the existing residential development on Ingfield Lane to the north.

To the north of the site is the existing residential development (known as Phase 1) fronting onto Ingfield Lane and the Falcon Manor Hotel (Grade II Listed Building). The western boundary of the site is adjacent to the rear of existing properties fronting onto the Skipton Road and adjacent to the Settle-Carlisle Railway line which sits on a raised embankment. The railway line forms part of the famous designated Settle to Carlisle Railway Conservation Area. The setting of the Conservation Area is therefore of relevant interest to the determination of this application. The remaining site boundaries are adjacent to fields within the open countryside.

The Yorkshire Dales National Park boundary lies approximately 200m to the west of the site, and thus the site can therefore be described as within the immediate setting of the National Park. It is a known and much referenced fact that development within the setting of a National Park can impact upon the special features within the National Park, therefore, any proposed development must be considered carefully and with this in mind.

Since the adoption of the Craven Local Plan, the Levelling Up and Regeneration Act ('LURA') 2023 has come into force. As such, the Council now has a statutory duty to ensure that any proposals affecting the Yorkshire Dales National Park '*seek to further the purposes*' of the designation, placing a strengthened duty defined within the LURA as relating to the purpose to '*conserve and enhance the natural beauty*' of the area. It goes on to state that '*if it appears that there is a conflict between those purposes, [the Relevant Authority] must attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprise din the National Park.*'

Natural England advise that the new duty underlines the importance of avoiding harm to the statutory purposes of the protected landscape and that this active duty must go beyond mitigation. The Council must be able to demonstrate reasoned evidence what measures can be taken to further the statutory purpose.

Natural England also expect that a key consideration in meeting the new obligation in the LURA is how the proposed development and any necessary mitigation will further the designated landscapes statutory Management Plan. The Council must therefore demonstrate that they have furthered these purposes – more than simply mitigating harm – or potentially be open to a Legal Challenge.

The proposed site is adjacent to the Yorkshire Dales National Park boundary and as such clearly within its setting. The impact of the development both on the National Park and within its setting must therefore be clearly assessed in line with the strengthened duty under the LURA.

Fundamentally, CPRENEY does not consider the introduction of a built environment within the large open landscape to have negligible impacts. It is thought that detrimental impacts from the site on a number of viewpoints from within the YDNP, including from elevated footpaths, will be significant. The fact that the site cannot be seen from the opposite border of the National Park due to its size is irrelevant.

CPRENEY are also concerned about the impact this proposal will have on the existing biodiversity as a result of its change of use. CPRENEY are concerned that insufficient weight has been attributed to the type of species visiting the site by the applicant and question the suitability of proposed mitigations

Conclusion

CPRENEY maintain the previous strong objection from CPRE Craven to the extensive development of this key gateway site to Settle, whilst acknowledging the site has since original submission, become allocated for development.

CPRENEY consider the impact on the adjacent listed building and on users of the Settle-Carlisle railway within its Conservation Area are significant as a result of the proposed development's scale in what is currently a

greenfield site.

Furthermore, the documents submitted in association with the amended scheme have not demonstrated how the proposed development will further the purposes of the designation of the National Park or the purposes of the National Park's Management Plan and as such CPRENEY urge the Council to ensure that their statutory duty is met prior to the determination of the application.

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