

Roy Banks

From: David Feeney
Sent: 01 November 2018 15:29
To: Robert Bryan
Cc: Ruth Parker
Subject: RE: Gargrave NDP

Dear Mr Bryan,

Having talked to my manager regarding Policy G4, the Planning Policy Team at Craven DC would welcome the site at Eshton Road been included as an allocation in the Gargrave Neighbourhood Plan, and we await the viewpoint of Gargrave Parish Council on this. We can put our view in writing in due course to you on this.

Best regards, David

David Feeney
Planning Consultant
ext: 46287

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From: Robert Bryan [REDACTED]
Sent: 31 October 2018 16:04
To: Ruth Parker; David Feeney
Subject: Gargrave NDP

Dear Ms Parker and Mr Feeney,

Habitats Regulation Assessment

Further to my conversation with Mr Feeney, I write to request further clarification regarding the Habitats Regulation Assessment(HRA) and Strategic Environmental Assessment(SEA).

I note that in relation to the HRA, Natural England in its letter of 14.3.18 to the Council has expressed some concerns that it was difficult to assess the cumulative impact of the recreational disturbance in relation to the emerging Local Plan and the traffic emissions impacts in relation to the Local Plan and the emerging Harrogate Local Plan. I understand that the HRA's for these two Plans are to be finalised within the next two weeks.

I would ask that this further supporting information is added to the HRA relating to the Neighbourhood Plan and the further views of Natural England are sought and this information referred to myself.

Mr Feeney indicated this could be done within approximately two weeks time which would be a reasonable time period in connection with the progress of the examination.

Policy G4 Supporting Care Home Provision in Margrave

I note that the proposed housing site allocations are estimated to provide 61 dwellings and the requirement on the basis of the latest study is 116 dwellings. It is intended the proposed extra care dwellings in policy G4 will make up the shortfall. The emerging Local Plan proposes a site at Eshton

Road (GA009) and the Neighbourhood Plan whilst not allocating the site, allows for its development as the settlement boundary has been adjusted appropriately.

I note that the Neighbourhood Plan states that the Eshton Road site came forward too late to be included in the housing site assessments and is therefore not allocated. However, the site has been subject to the Local Plan residential site selection process and HRA/SEA process and as a result is proposed for allocation in that plan. Furthermore, there has been reference to the potential for development of the site under policy G4 in the neighbourhood plan, which has been the subject of public participation. In that case I would appreciate any views as to whether the site could also be allocated in the Neighbourhood Plan in the interests of clarity and more certainty in realising housing targets.

I look forward to receipt of this information. In the interim I will progress with other aspects of the examination.

At this stage I do not consider a hearing will be required but I may need further information as the examination progresses.

Please could you forward this email to the Parish Council.

regards

Robert Bryan
Examiner

ROBERT BRYAN PLANNING

Robert Bryan BA Hons, Dip TP, MRTPI.