

Roy Banks

From: Ruth Parker
Sent: 11 December 2018 10:34
To: 'Robert Bryan'
Cc: Gargrave Parish Council
Subject: RE: Gargrave NDP land east of cricket pitch Skipton Road (GA025)

Robert

Thank you for your email.

I can confirm that Jonson Mowat submitted a representation on the Publication Draft Craven Local Plan (consultation between 2 Jan – 13 Feb 2018) on behalf of KCS Development Ltd. This representation related to a number of issues including Policy SP10: Strategy for Gargrave stating that the site off Skipton Road (GA025) has wrongly been omitted from the Council's site selection process.

Johnson Mowat attended the Craven Local Plan Examination Hearing Session relating to Matter 5, Issue 7: Strategy for Gargrave (SP10) and wished to raise the issue of site GA025. The Inspector made it very clear from the outset of the hearing sessions and specifically the sessions relating to site allocations that he did not wish to discuss omission sites nor was a specific hearing session arranged to discuss omission sites. Instead the Inspector focused on discussing the sites allocation included in the Craven Local Plan and how they have been assessed in terms of suitability, availability and achievability and to the achievement of sustainable development in Craven up to 2032. The Inspector did not raise any concerns relating to the Council's residential site selection process during the hearing sessions. In terms of site GA025, it is important to note that flood risk was not the only reason the site was not considered deliverable as a residential site allocation in the Craven Local Plan. The Residential Site Selection Process document (Ref SA005), which can be viewed via the following link <https://www.cravencdc.gov.uk/planning/planning-policy/planning-policy-facts-and-figures/environmental-report/> sets out that the site is an open site which is not attached to any existing residential or employment development in Gargrave village.

I hope the above information provides the confirmation requested.

Kind regards
Ruth

From: Robert Bryan [REDACTED]
Sent: 10 December 2018 20:41
To: Ruth Parker
Cc: Gargrave Parish Council
Subject: Re: Gargrave NDP land east of cricket pitch Skipton Road (GA025)

Ruth

Thank you for the information below.

in view of the Environment Agency's acceptance of the flood risk modelling, referred to below and that flood risk was not a reason for refusal of the application, Ref: 30/2017/17787, on this site, I wish confirmation as to whether the issue of the "flood status" of this site has been raised by any party, including the Inspector, as part of the Local plan examination in relation to potential re-appraisal of this site for residential allocation.

regards
Robert
Robert Bryan, BA Hons., MRTPI.
Town Planning Consultant.

On 10 Dec 2018, at 13:10, Ruth Parker <rparker@cravenc.gov.uk> wrote:

Robert,

Thank you for your email. The Environment Agency letters referred to within the Johnson Mowat Regulation 16 representation to the Gargrave Neighbourhood Plan received by CDC on 30th July 2018, are attached to this email. Please note that these letters relate to a planning application on this site (Ref: 30/2017/17787 – details provided below).

In terms of your request for clarification from CDC as to its understanding of the flood risk relating to this site, this site was assessed for its suitability as a housing allocation site in the Craven Local Plan (site ref: GA025) and put through the residential site selection process. The results of this process can be viewed within the Residential Site Selection Process document (Ref SA005) via the following link <https://www.cravenc.gov.uk/planning/planning-policy/planning-policy-facts-and-figures/environmental-report/>. This assessment concluded that the majority of the site is located within flood zones 2 & 3 as identified on Environment Agency mapping and is not suitable for residential development.

The residential site selection process was informed by a range of evidence including a Strategic Flood Risk Assessment 2017 (SFRA) for the plan area, which provides an assessment of the flood risk within Craven from all sources. The SFRA assesses the level of flood risk for the sites considered for allocation in the draft Craven Local Plan. The SFRA shows the majority of site GA025 (central and north east part) to be within flood zone 3a. At the time of assessing site GA025 for allocation in the Craven Local Plan the Environment Agency Flood Zone maps showed the majority of this site to be in flood zone 3. The Council will give priority to sites wholly in flood zone 1. Sites or parts of sites in flood zone 2 will then be given priority. Finally sites in flood zone 3a will be given the least preference. Sites in flood zone 3b (functional floodplain) will not be allocated. The majority of site GA025 is located within EA flood zone 3, therefore given this constraint and sequential testing of all potential allocations in Gargrave it has not been considered for allocation in the emerging Local Plan. In terms of flood risk, the Council will take a lead from information provided by the EA. Any changes to the EA flood zones will be taken into account when assessing sites. The current (Dec 2018) Environment Agency flood maps have not changed in terms of flood risk on this site.

In January 2017 Johnson Mowat stated that flood risk modelling was commissioned by them for this site, which concludes that the site should be seen as sitting in Flood Zone 1 and that, at that time Johnson Mowat was awaiting EA confirmation of agreement on the findings. The Council's response to this recognised that there is clearly a conflict between the up to date EA flood zone maps, the results of the Council's SFRA and the results of the work commissioned by Johnson Mowat and that in order to resolve this conflict CDC requested the response from the EA on the flood risk modelling commissioned.

In Feb 2017 CDC received an outline planning application from Johnson Mowat on this site for residential development of up to 44 dwellings and associated works (access applied for with all other matters reserved). Planning reference 30/2017/17787. A site specific flood risk assessment was submitted as part of this application. The EA had no objection to the application provided that the proposed development is built in accordance with the submitted Flood Risk Assessment (FRA). This application was refused in June 2018, however flood risk on the site was not a reason for refusal. Details of this application and subsequent appeal can be viewed via the following link: <https://publicaccess.cravenc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ZZZZYZFKJV174>

It should be noted that the residential site selection process carried out as part of the Craven Local Plan preparation process was informed by the plan area SFRA and not by site specific FRAs.

I hope the above information is useful and that it provides an explanation of how the site was assessed as part of the Craven Local Plan preparation process and details of how the planning application (30/2017/17787) was considered and determined.

Kind regards
Ruth

Ruth Parker
Planning Officer (Planning Policy Team)

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<image1633f8.PNG>

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From: Robert Bryan [REDACTED]
Sent: 07 December 2018 12:30
To: Ruth Parker
Subject: Gargrave NDP land east of cricket pitch Skipton Road (GA025)

Dear Ruth

In the regulation 16 consultation response from Mark Johnson of Johnson Mowat, Planning Consultants regarding the land east of the cricket pitch, Skipton Road (site GA025) it states;

"Back in March 2017 we received acknowledgement from the Environment Agency that our Client's challenge to the Environment Agency Flood Risk Maps had been successful. The detailed modelling work undertaken has been accepted by the Environment Agency as accurate and they have confirmed to the Council that the site is at the lowest risk of flooding and therefore located in Flood Zone 1. The Council have acknowledged this written response as appropriate for the purposes of the Local Plan and Development Control processes until the

formal Flood Maps are amended next year. For your information those letters from the Environment Agency are enclosed.”

The letters from the Environment Agency were not included in the documents forwarded to me and I would request receipt of these. Furthermore, I would appreciate clarification from the District Council as to its understanding of the flood risk relating to this site as I note it is stated in the Plan on page 38 that there is a high risk of flooding which is contrary to the information from Mark Johnson.

Please copy the Parish Council in to this email and place it on the web site together with your response.

regards

Robert Bryan

Robert Bryan, BA Hons., MRTPI.
Town Planning Consultant.