Mrs Gemma Kennedy Direct Dial: 01904 601973

Craven District Council

1 Belle Vue Square Our ref: P00801210

Broughton Road

Skipton

North Yorkshire

BD23 1FJ 20 February 2018

Dear Mrs Kennedy

**T&CP (Development Management Procedure) (England) Order 2015**

**& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND AT DRAUGHTON, OFF ACCESS ROAD TO A65, DRAUGHTON, SKIPTON, NORTH YORKSHIRE, BD23 6DY**

**Application No. 2018/18883/FUL**

Thank you for your letter of 12 February 2018 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Summary**

Draughton is a stone built village set within pastureland and itsboundary includes significant areas of open landscape. The application site forms part of the eastern approach to the village, which makes a very significant contribution to the character and appearance of the conservation area.

Historic England has grave concerns about the present application. We consider it would urbanise/suburbanise this part of the conservation area, harming the rural appearance which is a key part of the significance of Draughton’s conservation area.

Draughton has not been assessed as an area with a housing need in the emerging Local Plan. We consider that clear and convincing justification in terms of public benefit has not been provided for the harmful development of this site. It has been argued that the houses would ‘reduce the negative impact of one of the less sympathetic 20th century developments’. However, we consider that the presence of poor development should not be regarded as a justification for further harm being caused.

Historic England has concerns regarding the application on heritage grounds. We consider that it does not meet the requirements of the *National Planning Policy Framework (NPPF*) in particular paragraph numbers 131,132, 134 and 137.

In determining this application you should bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas

**Historic England Advice**

Draughton is a stone built village set within pastureland and itsboundary includes significant areas of open landscape. The application site, which was until recently used for grazing, forms part of the eastern approach to the village and the pastureland on both sides of the road and beyond the trees which run along Howgill, makes a very significant contribution to the character and appearance of the conservation area.

Historic England has grave concerns about the present application. We consider the proposal for up to four dwellings would urbanise/suburbanise this part of the conservation area, harming the rural appearance which is a key part of the significance of Draughton’s conservation area.

We note that the emerging Local Plan has no housing development directed to Draughton, which is not regarded as a sustainable location for growth because of its lack of local amenities, facilities and infrastructure. The proposal site is open countryside. The settlement has not been assessed as an area with a housing need. There is a risk that to grant consent for this application would prejudice consideration of the emerging Local Plan. It would also leave other sites around the village vulnerable to ad-hoc development, notably the eastern portion of the field which contains the proposal site (which we understand was included in the earlier proposal for this site).

Para 132 of the NPPF states that ‘great weight should be given to the asset’s conservation’, in this case that of the conservation area which includes parts of the village’s landscape setting, which would be harmed by this development.

Historic England considers this application would fail to preserve or enhance the character or appearance of the conservation area. It would also fail to sustain or enhance the significance of the conservation area or make a positive contribution to local character or distinctiveness. Historic England considers that clear and convincing justification in terms of public benefit has not been provided for the harmful development of this site. The Heritage Statement argues that the proposed houses would ‘reduce the negative impact of one of the less sympathetic 20th century developments’ (p12). However, we consider that the presence of poor development should not be regarded as a justification for further harm being caused.

**Recommendation**

Historic England has concerns regarding the application on heritage grounds.

We consider that the application does not meet the requirements of the NPPF, in particular paragraph numbers 131,132, 134 and 137.

In determining this application you should bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas

Your authority should take these representations into account in making its decision. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

**Dr Diane** **Green**

Inspector of Historic Buildings and Areas

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