

Appendix D - Site Summary Sheets

Please use the following link to [view maps of the SHELAA sites on the Council's Open Spatial mapping data](#)

SHELAA Survey Ref: BA002

Site Information

Address: Green Lane

Settlement: Bolton Abbey

Settlement Hierarchy Tier: 4b

Site Area (Ha): 5.12

Current Land Use: Mixed use

Previously developed or Greenfield Land: Mostly PDL

Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
164	150	14		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 is acceptable (site identified for development under policy EC4A in Local Plan)

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Chatsworth Settlement Trustees

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land at Bolton Bridge
Settlement: Bolton Abbey
Settlement Hierarchy Tier: 4b
Site Area (Ha): 5.27
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
169		150	19	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 is acceptable (site identified for development under policy EC4A in Local Plan)

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Chatsworth Settlement Trustees

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Holly Tree House and land to the rear
Settlement: Bradley
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.495
Current Land Use: Gardens and grassland/agricultural land associated with private residence
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Extant planning consent on site (Ref. 18873)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
16	16			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr. Andrew Nelson

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: South of Lidget Road
Settlement: Bradley
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.63
Current Land Use: Vacant, open space
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
20	20			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr and Mrs R Braime

Agent Name: Rural Solutions, James Ellis

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: South west of Matthew Lane
Settlement: Bradley
Settlement Hierarchy Tier: 4a
Site Area (Ha): 1.147
Current Land Use: Vacant/grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Under Construction (Ref. 17657)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
37	37			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mr C W Throup

Agent Name: c/o Luke Binns, David Hill

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land at College Farm
Settlement: Bradley
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.617
Current Land Use: Agricultural
Previously developed or Greenfield Land: Mostly PDL
Planning status: Extant planning consent on site (Ref. 18868)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
20	20			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr R F Maude

Agent Name: c/o Duncan Hartley, Rural Solutions Ltd

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land adjacent to Ryefield House, Skipton Road
Settlement: Bradley
Settlement Hierarchy Tier: 4a
Site Area (Ha): 1.948
Current Land Use: Agricultural and disused quarry
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Extant planning consent on site (Ref. 20934 OUT); Current Application (Ref. 23312 RM)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
62	62			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability (south part of site). North part of site withdrawn from SHLAA

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs Christine Roberts

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - south part of site. North part of site - No. Withdrawn from SHLAA

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land south west of Crag Lane
Settlement: Bradley
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.452
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
14	14			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr and Mrs R Braime

Agent Name: Rural Solutions, James Ellis

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the west of Gilders and Langholme, Skipton Road, Bradley

Settlement: Bradley

Settlement Hierarchy Tier: 4a

Site Area (Ha): 1.095

Current Land Use: Agricultural

Previously developed or Greenfield Land: Mostly Greenfield

Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
35	35			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Barron Family Trust

Agent Name:

Number of Landowners: 3

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the west of Gilders and Langholme, Skipton Road, Bradley

Settlement: Bradley

Settlement Hierarchy Tier: 4a

Site Area (Ha): 1.095

Current Land Use: Agricultural

Previously developed or Greenfield Land: Mostly Greenfield

Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
35	35			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: W J Barron

Agent Name: N/A

Number of Landowners: 3

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the west of Gilders and Langholme, Skipton Road, Bradley

Settlement: Bradley

Settlement Hierarchy Tier: 4a

Site Area (Ha): 1.095

Current Land Use: Agricultural

Previously developed or Greenfield Land: Mostly Greenfield

Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
35	35			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs Anne Barron

Agent Name:

Number of Landowners: 3

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Richard Thornton's CE Primary School

Settlement: Burton in Lonsdale

Settlement Hierarchy Tier: 4a

Site Area (Ha): 0.74

Current Land Use: School buildings and playing fields

Previously developed or Greenfield Land: Mostly PDL

Planning status: Extant Planning Consent on Site (Ref. 20873); Current Application (Ref. 22109)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
24		24		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Dr E A Whitworth (as Trustee and Warden)

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land at former Rectory
Settlement: Carleton
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.536
Current Land Use: Residential
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Under Construction (Ref. 12472)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
17	17			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: R N Wooler & Co

Agent Name: c/o Rural Solutions

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land East of Heslaker Lane
Settlement: Carleton
Settlement Hierarchy Tier: 4a
Site Area (Ha): 5.99
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
192	150	42		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven Cattle Marts Ltd

Agent Name: WBW Surveyors, Ian Swain

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the west of The Wend
Settlement: Carleton
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.809
Current Land Use: Grassland/Gardens
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Extant planning consents on site (Refs. 21973, 22497)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
26	26			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Gordon John and Ann Middleton

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Grundy Farm, east of Park Lane Terrace
Settlement: Carleton
Settlement Hierarchy Tier: 4a
Site Area (Ha): 1.07
Current Land Use: Residential and agricultural
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Under Construction on north part of site (Ref. 9965)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
34	34			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name: c/o James Ellis Rural Solutions Ltd

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: North of Dale Crescent, west of Beckside Farm
Settlement: Carleton
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.86
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
28	28			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Andrew and Lesley Smith

Agent Name: WBW Surveyors, Ian Swain

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Carla Beck Farm
Settlement: Carleton
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.979
Current Land Use: Agricultural
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Extant planning consent on site (Ref. 18073)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
31	31			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name: Barrie Birch

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the East of The Old Byre, Carla Beck Lane
Settlement: Carleton
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.673
Current Land Use: Agricultural
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Extant planning consents on site (Refs. 19767, 20199)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
22	22			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name: Luke Binns on behalf of David Hill LLP

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Barn and Croft, Brook View
Settlement: Carleton
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.113
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Under Construction (Ref. 18190)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the south of Clapham, bounded by Station Road

Settlement: Clapham

Settlement Hierarchy Tier: 4b

Site Area (Ha): 0.136

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Extant planning consent on site (Ref. 17399)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Fountain House Farm, The Green
Settlement: Clapham
Settlement Hierarchy Tier: 4b
Site Area (Ha): 0.163
Current Land Use: Residential
Previously developed or Greenfield Land: 100% PDL
Planning status: Extant planning consents on site (Refs. 18171, 21775)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Allotment Site, Cross Haw Lane

Settlement: Clapham

Settlement Hierarchy Tier: 4b

Site Area (Ha): 0.237

Current Land Use: Allotments

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Extant planning consent on site (Ref. 20785 OUT); Current Application (Ref. 22898 RM)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
8	8			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the south of Netherghyll Lane

Settlement: Cononley

Settlement Hierarchy Tier: 4a

Site Area (Ha): 1.155

Current Land Use: Vacant

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Under Construction on part of larger SHLAA site (Refs. 17854, 19691)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
37	37			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr & Mrs W Naylor

Agent Name: David Hill

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: East of Meadow Close and at Moorfoot Lane
Settlement: Cononley
Settlement Hierarchy Tier: 4a
Site Area (Ha): 1.332
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Under Construction (Ref. 14583); Extant planning consents on site (Refs. 15985, 16967, 18492);
Current Applications (Refs. 22789, 23241)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
43	43			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to west of Skipton Road
Settlement: Cononley
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.198
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
6	6			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: James Edward Naylor

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the west of Cedarville, Netherghyll Lane
Settlement: Cononley
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.14
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consents on site (Refs. 20401, 22218)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr and Mrs Naylor

Agent Name: David Hill

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: East of Dick Lane
Settlement: Cowling
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.354
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Site Partially Developed (Ref. 15767); Extant planning consents on site (Refs. 17439 OUT, 20427)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
11	11			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Ryan Homes and Development Limited

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is partially achievable

Site is Suitable Available and Achievable?

Site Information

Address: South of Colne Road, east of Welbeck House
Settlement: Cowling
Settlement Hierarchy Tier: 4a
Site Area (Ha): 2.934
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
94	94			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mrs Kath Swinson

Agent Name: N/A

Number of Landowners: 3

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: South of Colne Road, east of Welbeck House
Settlement: Cowling
Settlement Hierarchy Tier: 4a
Site Area (Ha): 2.934
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
94	94			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Graham Broughton

Agent Name: N/A

Number of Landowners: 3

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: South of Colne Road, east of Welbeck House
Settlement: Cowling
Settlement Hierarchy Tier: 4a
Site Area (Ha): 2.934
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
94	94			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mr Peter Broughton

Agent Name: N/A

Number of Landowners: 3

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Former sewerage works and adjoining land at Woodside Farm

Settlement: Cowling

Settlement Hierarchy Tier: 4a

Site Area (Ha): 1.535

Current Land Use: Disused sewage works

Previously developed or Greenfield Land: Mostly Greenfield

Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
49	49			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: C A and J Ridsdale

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: West of Fold Lane, east of Carr Mill
Settlement: Cowling
Settlement Hierarchy Tier: 4a
Site Area (Ha): 1.01
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
32	32			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mr R A Browne

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land at Manor Park
Settlement: Cowling
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.12
Current Land Use: Vacant grassland (infill site)
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Lapsed planning consent on site (Ref. 10894); Extant planning consent on site (Ref. 19451 OUT)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes
Employment compatible? Yes - B1 may be acceptable
Vehicular Access Conclusion: Yes - safe access can be achieved to the site
Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mr Ian Dale
Agent Name: Planet Architecture Ltd
Number of Landowners: 1
Conclusion on Availability: No

Conclusion on Achievability:

Site is Suitable Available and Achievable?

Site Information

Address: Langdale Nursing Home, 233 Keighley Road
Settlement: Cowling
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.139
Current Land Use: Former nursing home (now vacant) and grounds
Previously developed or Greenfield Land: Mostly PDL
Planning status: Extant planning consent on site (Ref. 16444)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Welbeck House, Keighley Road
Settlement: Cowling
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.16
Current Land Use: Residential curtilage
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes
Employment compatible? Yes - B1 may be acceptable
Vehicular Access Conclusion: Yes - safe access can be achieved to the site
Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability:

Site is Suitable Available and Achievable?

Site Information

Address: East of Laurel Croft, south and east of Village Hall
Settlement: Embsay
Settlement Hierarchy Tier: 4b
Site Area (Ha): 0.747
Current Land Use: Open Space
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consent on site (Ref. 19386)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
24	24			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes for part of site (part of site designated as LGS in the Local Plan)

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part of site - 0.39 ha)

Owner Name: Jonathan Brooksbank

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land bounded by Shires Lane and Low Lane
Settlement: Embsay
Settlement Hierarchy Tier: 4b
Site Area (Ha): 1.298
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Under Construction (Ref. 15886 OUT, 20654 RM)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
42	42			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name: c/o J.O. Steel Consulting

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the south of Shires Lane
Settlement: Embsay
Settlement Hierarchy Tier: 4b
Site Area (Ha): 2.871
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Under Construction (Refs. 17297, 18839)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
92	92			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Neville House, Neville Crescent
Settlement: Gargrave
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.423
Current Land Use: Sheltered Flats
Previously developed or Greenfield Land: Mostly PDL
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
14	14			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: North Yorkshire County Council c/o Shaun Wilson Corporate Property Management

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land off Eshton Road, north of Canal
Settlement: Gargrave
Settlement Hierarchy Tier: 3
Site Area (Ha): 3.76
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
120	120			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing, extra care, in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: North Yorkshire County Council c/o Shaun Wilson Corporate Property Management

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Fred Green and Son Ltd, Canal Warehouse , Eshton Road

Settlement: Gargrave

Settlement Hierarchy Tier: 3

Site Area (Ha): 1.125

Current Land Use: Caravan park, warehouse, office

Previously developed or Greenfield Land: Mostly PDL

Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
36		36		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes for part of site (part of site designated as an existing employment area in the Local Pla

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (part of site designated as an existing employm

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 0.81 ha) and Employment (part - 0.31 ha) (B1, B2 and B8)

Owner Name: Covey Whitham

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: West of primary school, east of Anchor Bridge
Settlement: Gargrave
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.93
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Under Construction (Ref. 15663); Current Application (Ref. 22919)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
30	30			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes
Employment compatible? Yes - B1 may be acceptable
Vehicular Access Conclusion: Yes - safe access can be achieved to the site
Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name:

Agent Name: Mr M Johnson, Dacres

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Garage site, off Smithy Croft Road
 Settlement: Gargrave
 Settlement Hierarchy Tier: 3
 Site Area (Ha): 0.14
 Current Land Use: Garage site
 Previously developed or Greenfield Land: 100% PDL
 Planning status: Site Partially Developed; Extant planning consent on northern part of site (Ref. 20016); Current application on northern part of site (Ref. 22876)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is partially achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the west of Walton Close
Settlement: Gargrave
Settlement Hierarchy Tier: 3
Site Area (Ha): 1.798
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
58	58			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name: Joe Isle

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Higher Land House, West Street
Settlement: Gargrave
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.18
Current Land Use: Residential and agricultural
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Site Fully Developed (Ref. 16566)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
6	6			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: No

Conclusion on Achievability: N/A - Site Fully Developed

Site is Suitable Available and Achievable?

Site Information

Address: Primary school, east of Robin Lane, west of Lowcroft

Settlement: High Bentham

Settlement Hierarchy Tier: 2

Site Area (Ha): 0.962

Current Land Use: Primary school

Previously developed or Greenfield Land: Mostly PDL

Planning status: Under Construction (Ref. 18715)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
31	31			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing, extra care, in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: North Yorkshire County Council

Agent Name: c/o Shaun Wilson

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land adjacent to Lairgill House, Mount Pleasant
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.11
Current Land Use: Garden
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consent on site (Ref. 18745)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr V Craven

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to east of Lairgill Row on Butts Lane
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.426
Current Land Use: Car park
Previously developed or Greenfield Land: Mostly PDL
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
14		14		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: North of Bigber Farm
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 1.812
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
58	58			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr and Mrs E A Metcalfe

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability:

Site is Suitable Available and Achievable?

Site Information

Address: North of Low Bentham Road, rear of Furness Drive
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 3.143
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
101		101		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Jonathan Alban Burns

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: North of Lakeber Drive
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.872
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
28	28			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Milepeal Ltd, Building Contractors

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Rear of 38-54 Robin Lane and east of Butts Lane
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 2.807
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
90		90		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr T Marshall

Agent Name: c/o Thorfinn Caithness, Edwardson Associates

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Rear of 38-54 Robin Lane and east of Butts Lane
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 2.807
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
90		90		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr and Mrs E A Metcalfe

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: North of Springfield Crescent and east of Butts Lane
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 2.577
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Under Construction (Ref. 13808) SE corner of site

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
82		82		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs F Mason

Agent Name: Stuart Booth

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land off Mount Pleasant

Settlement: High Bentham

Settlement Hierarchy Tier: 2

Site Area (Ha): 1.098

Current Land Use: Grassland

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Extant planning consents on site (Refs. 18982, 18983, 20318, 20319, 22461)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
35	35			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr and Mrs Peter Longton

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land off Mount Pleasant

Settlement: High Bentham

Settlement Hierarchy Tier: 2

Site Area (Ha): 1.098

Current Land Use: Grassland

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Extant planning consents on site (Refs. 18982, 18983, 20318, 20319, 22461)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
35	35			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Maiden Enterprises Ltd

Agent Name: c/o Janet Dixon Town Planners Ltd

Number of Landowners: 2

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: East of Station Road and south-west of Pye Busk
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 10.884
Current Land Use: Agricultural and auction mart
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
348	150	150	48	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes for part of site (part of site designated as an existing employment area and part of site

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (part of site designated as an existing employm

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 8.97 ha) and Employment (part - 0.59 ha) (B1, B2 and B8)

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 3

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: East of Station Road and south-west of Pye Busk
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 10.884
Current Land Use: Agricultural and auction mart
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
348	150	150	48	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes for part of site (part of site designated as an existing employment area and part of site

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (part of site designated as an existing employm

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 8.97 ha) and Employment (part - 0.59 ha) (B1, B2 and B8)

Owner Name: Bentham and District Farmers' Auction Mart Co Ltd

Agent Name: Richard Turner and Son

Number of Landowners: 3

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: East of Station Road and south-west of Pye Busk
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 10.884
Current Land Use: Agricultural and auction mart
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
348	150	150	48	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes for part of site (part of site designated as an existing employment area and part of site

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (part of site designated as an existing employm

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 8.97 ha) and Employment (part - 0.59 ha) (B1, B2 and B8)

Owner Name: Richard Turner and Son

Agent Name:

Number of Landowners: 3

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Cample Hatcheries, Low Bentham Road
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.501
Current Land Use: Residential and business use
Previously developed or Greenfield Land: Mostly PDL
Planning status: Under Construction (Ref. 19190); Extant planning consent on site (Ref. 17887 OUT)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
16	16			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Eric Persson

Agent Name: c/o Brown and Whittaker Ltd

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land south of Low Bentham Road
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.891
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
29	29			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr T Marshall

Agent Name: c/o Gemma Edwardson, Edwardson Associates

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land between Springfield Crescent and Tatterthorn Road
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.996
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
32	32			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: E and M Metcalfe and Son

Agent Name: c/o John C Prickett, Richard Turner and Son

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land between Pye Busk and Belle Bank
Settlement: High Bentham
Settlement Hierarchy Tier: Open Countryside
Site Area (Ha): 0.475
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
15	15			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: E and M Metcalfe and Son

Agent Name: c/o John C Prickett, Richard Turner and Son

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to west of Goodenber Road
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 1.87
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
60		60		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs A Harrison

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the east of Duke Street
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.154
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consent on site (Ref. 21311)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: CDC Property Services

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to south of Mount Pleasant
 Settlement: High Bentham
 Settlement Hierarchy Tier: 2
 Site Area (Ha): 0.896
 Current Land Use: Grassland
 Previously developed or Greenfield Land: 100% Greenfield
 Planning status: Extant planning consents on site (Refs. 18982, 18983, 20319); Current Application (Ref. 20318)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
29	29			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Victor B Craven

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land Adjacent To Springfield Crescent
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.216
Current Land Use: Agricultural
Previously developed or Greenfield Land: Mostly PDL
Planning status: Under Construction (Ref. 13808)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
7	7			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to north west of Bank Head Farm and south of Ghyllhead Farm

Settlement: High Bentham

Settlement Hierarchy Tier: 2

Site Area (Ha): 13.129

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
420	150	150	120	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs A Harrison

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: The Red House, Gas House Lane
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.159
Current Land Use: Residential
Previously developed or Greenfield Land: 100% PDL
Planning status: Site Partially Developed (Ref. 16496); Extant planning consent on site (Ref. 21938)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: N/A on part of site which is developed. Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Former Nat West Bank, Station Road

Settlement: High Bentham

Settlement Hierarchy Tier: 2

Site Area (Ha): 0.17

Current Land Use: Offices

Previously developed or Greenfield Land: 100% PDL

Planning status: Under Construction (Ref. 16812); Extant planning consents on site (Refs. 18461, 21514, 22150 RM)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land at Lakeber Drive
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.104
Current Land Use: Amenity land and garages
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consent on site (Ref. 21310)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
3	3			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes (B1 may be acceptable)

Vehicular Access Conclusion:

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land south of Park Avenue adjacent to railway line
Settlement: Hellifield
Settlement Hierarchy Tier: 4a
Site Area (Ha): 2.144
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
69			69	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Craven Cattle Marts Ltd

Agent Name: WBW Surveyors, Ian Swain

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: South of Sunningdale House and Hellifield House
Settlement: Hellifield
Settlement Hierarchy Tier: 4a
Site Area (Ha): 1.225
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Under Construction (Ref. 11691); Site Partially Developed (Ref. 16308)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
39		39		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Craven Cattle Marts Ltd

Agent Name: WBW Surveyors, Ian Swain

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land south of Townson Tractors, off Kendal Road
Settlement: Hellifield
Settlement Hierarchy Tier: 4a
Site Area (Ha): 1.887
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consent on site (Ref. 20933)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
60	60			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Craven Cattle Marts Ltd

Agent Name: WBW Surveyors, Ian Swain

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: East of Thornview Road, off Skipton Road (plus Thorndale Street Recreation Ground)

Settlement: Hellifield

Settlement Hierarchy Tier: 4a

Site Area (Ha): 2.26

Current Land Use: Football grounds; Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
72		72		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: To be determined via consultation with NYCC Highways (site boundary altered since

Part 2 Suitability Conclusion: To be determined following SHELAA site consultation with NYCC Highways

Owner Name: Craven Cattle Marts Ltd

Agent Name: WBW Surveyors, Ian Swain

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable with further consideration to be given to identified constraints

Site is Suitable Available and Achievable?

Site Information

Address: Land to east of Gisburn Road
Settlement: Hellifield
Settlement Hierarchy Tier: 4a
Site Area (Ha): 1.764
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Under Construction (Refs. 11691, 12106); Extant planning consent on site (Ref. 21312)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
56	56			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Craven Cattle Marts

Agent Name: c/o Ian Swain, WBW Surveyors

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: CDC Car Park, Backgate
Settlement: Ingleton
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.179
Current Land Use: Overflow car park, informal open space
Previously developed or Greenfield Land: 100% PDL
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
6	6			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council c/o Rachel Sewell, Property Manager

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Caravan Park, north of River Greta
Settlement: Ingleton
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.628
Current Land Use: Caravan park
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
20			20	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr Terry S Greenwood and Linda Greenwood

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Corner of Main Street and Laundry Lane
Settlement: Ingleton
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.537
Current Land Use: Grassland
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Under Construction (Ref. 17387)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
17	17			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes
Employment compatible? Yes - B1 may be acceptable
Vehicular Access Conclusion: Yes - safe access can be achieved to the site
Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mr and Mrs P J Brennan

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

SHELAA Survey Ref: IN022

Site Information

Address: Adjacent to southern edge of industrial estate, off New Road
Settlement: Ingleton
Settlement Hierarchy Tier: 3
Site Area (Ha): 3.004
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
N/A - Employment all				

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? No (part of site allocated for employment and part of site designated as an existing employ

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (part of site designated as an existing employ

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Employment (B1, B2 and B8)

Owner Name: Mr S Heald (TO COMPLETE ALL FIELDS ONCE LAQ SCANNED)

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Between Ingleborough Park Drive and Low Demesne
Settlement: Ingleton
Settlement Hierarchy Tier: 3
Site Area (Ha): 6.4
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
205	150	55		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs A Morphet

Agent Name: c/o Luke Binns, David Hill

Number of Landowners: 4

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Between Ingleborough Park Drive and Low Demesne
Settlement: Ingleton
Settlement Hierarchy Tier: 3
Site Area (Ha): 6.4
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
205	150	55		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr and Mrs T E Brown

Agent Name:

Number of Landowners: 4

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Between Ingleborough Park Drive and Low Demesne
Settlement: Ingleton
Settlement Hierarchy Tier: 3
Site Area (Ha): 6.4
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
205	150	55		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr A Horner

Agent Name:

Number of Landowners: 4

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Between Ingleborough Park Drive and Low Demesne
Settlement: Ingleton
Settlement Hierarchy Tier: 3
Site Area (Ha): 6.4
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
205	150	55		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: c/o Rachel Sewell Craven District Council

Agent Name:

Number of Landowners: 4

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: East of New Village and south of Low Demesne
Settlement: Ingleton
Settlement Hierarchy Tier: 3
Site Area (Ha): 15.052
Current Land Use: Agricultural and residential
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Site Partially Developed (Ref. 10183)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
482	150	150	150	32

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: c/o Rachel Sewell, Property Manager

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: N/A on part of site which is developed

Site is Suitable Available and Achievable?

SHELAA Survey Ref: IN035

Site Information

Address: Between industrial estate off New Road and Tatterthorn Lane

Settlement: Ingleton

Settlement Hierarchy Tier: 3

Site Area (Ha): 1.994

Current Land Use: Temporary Pipeline Contract Site

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
N/A - Employment all				

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? No (allocated for employment in the Local Plan)

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (allocated for employment in the Local Plan)

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Employment (B1, B2 and B8)

Owner Name: Anthony Brown

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

SHELAA Survey Ref: IN047

Due to an administrative error during the production of the SHELAA Update 2021, Site IN047 was mistakenly omitted from the Schedule of Deliverable Sites. This error has been rectified and the Site summary sheet for IN047 can be found at the end of this Appendix.

Site Information

Address: Former playing fields, Ingleton Middle School
Settlement: Ingleton
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.653
Current Land Use: Former school playing fields
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
21	21			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: North Yorkshire County Council, c/o Shaun Wilson, Property Service

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to south of Thacking Lane
Settlement: Ingleton
Settlement Hierarchy Tier: 3
Site Area (Ha): 3.85
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
123	123			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: To be determined via consultation with NYCC Highways (new site)

Part 2 Suitability Conclusion: To be determined following SHELAA site consultation with NYCC Highways

Owner Name: Ian Hackett

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Glenholme, Thacking Lane
Settlement: Ingleton
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.116
Current Land Use: Residential
Previously developed or Greenfield Land: 100% PDL
Planning status: Extant planning consent on site (Ref. 20525)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land west of Barrel Sykes
Settlement: Langcliffe
Settlement Hierarchy Tier: Open Countryside
Site Area (Ha): 2.014
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
64	64			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name: c/o Samantha Howe

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: West of Greenfoot Lane
Settlement: Low Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.367
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consent on site (Ref. 20657)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
12	12			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr. Roger Wheildon

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land at Greenhead, Cross Lane
Settlement: Low Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.221
Current Land Use: Garden/small holding
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consents on site (Refs. 17369, 18616); Current Application (Ref. 22292)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
7	7			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Edward Metcalfe

Agent Name: c/o Richard Turner and Son

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Wenning View, Low Bentham Road
Settlement: Low Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.566
Current Land Use: Residential dwelling and curtilage
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Current Application (Ref. 23212 OUT)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
18	18			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs K Brownsord

Agent Name: Luke Binns, David Hill

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: North of Harley Close
Settlement: Low Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.547
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
18	18			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Martyn Staveley

Agent Name: N/A

Number of Landowners: 7

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable (E Wright, N J Nute, E J Fletcher, M Staveley and G Moore parts of site)

Site is Suitable Available and Achievable?

Site Information

Address: North of Harley Close
Settlement: Low Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.547
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
18	18			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: N J Nute

Agent Name: N/A

Number of Landowners: 7

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable (E Wright, N J Nute, E J Fletcher, M Staveley and G Moore parts of site)

Site is Suitable Available and Achievable?

Site Information

Address: North of Harley Close
Settlement: Low Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.547
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
18	18			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Giles Moore

Agent Name:

Number of Landowners: 7

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable (E Wright, N J Nute, E J Fletcher, M Staveley and G Moore parts of site)

Site is Suitable Available and Achievable?

Site Information

Address: North of Harley Close
Settlement: Low Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.547
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
18	18			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Erica Wright

Agent Name:

Number of Landowners: 7

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable (E Wright, N J Nute, E J Fletcher, M Staveley and G Moore parts of site)

Site is Suitable Available and Achievable?

Site Information

Address: North of Harley Close
Settlement: Low Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.547
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
18	18			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: E J Fletcher

Agent Name: N/A

Number of Landowners: 7

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable (E Wright, N J Nute, E J Fletcher, M Staveley and G Moore parts of site)

Site is Suitable Available and Achievable?

Site Information

Address: Sandy Hill
Settlement: Low Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 2.191
Current Land Use: Agricultural and residential
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Extant planning consent on site (Ref. 20048)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
70	70			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: J P Jowett

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Low Bentham Primary School
Settlement: Low Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.208
Current Land Use: Former school building and associated playing fields
Previously developed or Greenfield Land: Mostly PDL
Planning status: Extant planning consent on site (Ref. 17775)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
7	7			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Phillip Jarman & High Sugden

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Green Head Offices, Cross Lane
Settlement: Low Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.143
Current Land Use: Office and commercial storage
Previously developed or Greenfield Land: Mostly PDL
Planning status: Extant planning consent on site (Ref. 18764)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land at corner of Skipton Road and Keighley Road
Settlement: Cross Hills
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.266
Current Land Use: Retail - antiques/furniture shop
Previously developed or Greenfield Land: 100% PDL
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
9	9			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: M H and S A Webster

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Works and land at Low Fold, Manor Way

Settlement: Sutton

Settlement Hierarchy Tier: 4a

Site Area (Ha): 0.346

Current Land Use: Employment

Previously developed or Greenfield Land: Mostly PDL

Planning status: Under Construction (Ref. 15475); Extant planning consent on site (Ref. 20329)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
11	11			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs Maureen E Green

Agent Name: Michael Allison - Allison-Macrae

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: East of Green Lane and west of Black Abbey Lane
Settlement: Glusburn
Settlement Hierarchy Tier: 3
Site Area (Ha): 3.028
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Site Partially Developed (Ref. 15768); Extant planning consents on site (Refs. 19939, 20573)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
97	97			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Trustees of J Binns Settlement

Agent Name: David Hill

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is partially achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land at Ashfield Farm, Skipton Road
Settlement: Cross Hills
Settlement Hierarchy Tier: 3
Site Area (Ha): 13.06
Current Land Use: Agricultural and residential
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Lapsed planning consent on site (Ref. 4645)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
418	150	150	118	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site not allocated for housing in the Local Plan

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 0.8 ha) and Employment (part - 12.26 ha) (B1)

Owner Name: Mr B W Kidd

Agent Name: c/o Luke Binns, David Hill

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Between Clayton Hall Road and Old Lane/ Holme Beck

Settlement: Cross Hills

Settlement Hierarchy Tier: 3

Site Area (Ha): 11.3

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
362	150	150	62	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: I L, D A and R J Thompson

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable with further consideration to be given to identified constraints (access)

Site is Suitable Available and Achievable?

Site Information

Address: Between Clayton Hall Road and Old Lane/ Holme Beck

Settlement: Cross Hills

Settlement Hierarchy Tier: 3

Site Area (Ha): 11.3

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
362	150	150	62	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mr Keith Martyn Sharp

Agent Name: C/o Caroline Sunter, David Hill

Number of Landowners: 2

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable with further consideration to be given to identified constraints (access)

Site is Suitable Available and Achievable?

Site Information

Address: Land adjacent to The Old Cornmill, Malsis School
Settlement: Glusburn
Settlement Hierarchy Tier: 3
Site Area (Ha): 1.723
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Under Construction (Ref. 17097)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
See SC085				

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Malsis School

Agent Name: c/o Mrs M Rishworth, Bursar

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Former Farmyard and Workshops, Malsis School
Settlement: Glusburn
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.796
Current Land Use: Car park, driveway and grassland associated with school
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Extant planning consent on site (Ref. 14387); Under Construction (Ref. 17097)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
See SC085				

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes
Employment compatible? Yes - B1 may be acceptable
Vehicular Access Conclusion: Yes - safe access can be achieved to the site
Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Malsis School
Agent Name: c/o Mrs M Rishworth, Bursar
Number of Landowners: 1
Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land north of the A6068, Colne Road, Malsis School
Settlement: Glusburn
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.703
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Under Construction (Ref. 17097)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
See SC085				

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Malsis School

Agent Name: c/o Mrs M Rishworth, Bursar

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to west of Glusburn Corn Mill
Settlement: Glusburn
Settlement Hierarchy Tier: 3
Site Area (Ha): 1.078
Current Land Use: Grassland
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
34	34			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Philip Rainford

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the West of Green Lane
Settlement: Glusburn
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.192
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consent on site (Ref. 17488)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
6	6			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Michael Stead

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Ling Haw Hill, Cononley Road
Settlement: Cross Hills
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.93
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consents on site (Refs. 17327, 18104, 22357); Appeal lodged against non determination (Ref. 22027)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
30	30			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability
Housing compatible? Yes
Employment compatible? Yes - B1 may be acceptable
Vehicular Access Conclusion: Yes - safe access can be achieved to the site
Part 2 Suitability Conclusion: Suitable for Housing
Owner Name: Brian and Elizabeth Green
Agent Name: c/o Ian Hayfield
Number of Landowners: 1
Conclusion on Availability: Yes
Conclusion on Achievability: Site is achievable
Site is Suitable Available and Achievable? <input checked="" type="checkbox"/>

Site Information

Address: Land at Malsis

Settlement: Glusburn

Settlement Hierarchy Tier: 3

Site Area (Ha): 12.66

Current Land Use: School and grounds

Previously developed or Greenfield Land: Half PDL, half Greenfield

Planning status: Extant planning consent on site (Ref. 14387); Under Construction (Ref. 17097)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
405	150	150	105	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing, heritage led, in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Malsis Ltd

Agent Name: c/o James Ellis Rural Solutions

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: St Peter's Methodist Church, Main Street

Settlement: Cross Hills

Settlement Hierarchy Tier: 3

Site Area (Ha): 0.18

Current Land Use: Church

Previously developed or Greenfield Land: 100% PDL

Planning status: Implemented (Ref. 18527)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
6	6			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Valyn, The Acres
Settlement: Sutton
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.193
Current Land Use: Residential
Previously developed or Greenfield Land: 100% PDL
Planning status: Extant planning consent on site (Ref. 18958)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
6	6			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Croft Head Farm, Ryecroft Road
Settlement: Glusburn
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.4
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consent on site (Ref. 18875)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
13	13			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Roseneath, The Acres
Settlement: Sutton
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.127
Current Land Use: Residential
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Extant planning consent on site (Ref. 20286)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land at Wheatlands, Wheatlands Lane
Settlement: Cross Hills
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.197
Current Land Use: Residential curtilage
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consent on site (Ref. 20445)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
6	6			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land east of Bankwell Rd
Settlement: Giggleswick
Settlement Hierarchy Tier: 4b
Site Area (Ha): 0.28
Current Land Use: Garden
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consent on site (Ref. 17348)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
9	9			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Barry Coultherd and Elizabeth Tierney

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land adjacent to Lord's Close and Sandholme Close
Settlement: Giggleswick
Settlement Hierarchy Tier: 4b
Site Area (Ha): 0.934
Current Land Use: School playing field
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
30	30			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Giggleswick School, James Carr Trust

Agent Name: Cushman and Wakefield, Philip Roebuck

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: South of Riversdale and north of school playing fields
Settlement: Giggleswick
Settlement Hierarchy Tier: 4b
Site Area (Ha): 0.359
Current Land Use: Shrubland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
11	11			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable with further consideration to be given to identified constraints (Gigg School part of site)

Site is Suitable Available and Achievable?

Site Information

Address: South of Riversdale and north of school playing fields
Settlement: Giggleswick
Settlement Hierarchy Tier: 4b
Site Area (Ha): 0.359
Current Land Use: Shrubland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
11	11			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Giggleswick School, James Carr Trust

Agent Name: N/A

Number of Landowners: 2

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable with further consideration to be given to identified constraints (Gigg School part of site)

Site is Suitable Available and Achievable?

Site Information

Address: Land to the rear and west of the Ambulance Station, off Cammock Lane

Settlement: Settle

Settlement Hierarchy Tier: 2

Site Area (Ha): 1.37

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
44	44			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing, as part of SG021, SG066, SG080, in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 0.56 ha) and Employment (part - 0.77 ha) (B1)

Owner Name: Mallerstang Ltd

Agent Name: c/o Jessica Johnston

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the south of Ingfield Lane
Settlement: Settle
Settlement Hierarchy Tier: 2
Site Area (Ha): 11.433
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Consent granted subject to S106 (Ref. 18067)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
366	150	150	66	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: KEITH FAIRHURST

Agent Name: c/o Jay Everett, Addison Planning

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the south of Ingfield Lane
 Settlement: Settle
 Settlement Hierarchy Tier: 2
 Site Area (Ha): 11.433
 Current Land Use: Agricultural
 Previously developed or Greenfield Land: 100% Greenfield
 Planning status: Consent granted subject to S106 (Ref. 18067)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
366	150	150	66	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name: c/o Jay Everett, Addison Planning

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the south of Brockhole View and west of Brockhole Lane

Settlement: Settle

Settlement Hierarchy Tier: 2

Site Area (Ha): 0.559

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Extant planning consent on site (Ref. 19833); Consent granted subject to S106 (Ref. 17447);
Current Application (Ref. 21261)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
18	18			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr Francmanis

Agent Name: Rural Solutions Ltd, James Ellis

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: South of Brockhole View and west of Brockhole Lane
Settlement: Settle
Settlement Hierarchy Tier: 2
Site Area (Ha): 1.133
Current Land Use: Residential and agricultural
Previously developed or Greenfield Land: Mostly PDL
Planning status: Site Partially Developed (Refs. 5/62/219/E, 14800); Extant planning consent on site (Ref. 19832)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
36	36			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Francmanis

Agent Name: James Ellis Rural Solutions Ltd

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is partially achievable

Site is Suitable Available and Achievable?

Site Information

Address: Car park, off Lower Greenfoot and Commercial Street

Settlement: Settle

Settlement Hierarchy Tier: 2

Site Area (Ha): 0.412

Current Land Use: Public Car Park

Previously developed or Greenfield Land: Mostly PDL

Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
13	13			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: West Yorkshire Garage, Duke Street
Settlement: Settle
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.16
Current Land Use: Service station and car showroom
Previously developed or Greenfield Land: 100% PDL
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Michael West and Steven Howarth

Agent Name: c/o Ian Swain WBW Surveyors

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: NYCC Depot, Kirkgate
Settlement: Settle
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.245
Current Land Use: Unused Highways Depot
Previously developed or Greenfield Land: 100% PDL
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
8	8			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Premises and fire station, Mill Close and Kings Mill Lane
 Settlement: Settle
 Settlement Hierarchy Tier: 2
 Site Area (Ha): 1.25
 Current Land Use: Employment/Industrial
 Previously developed or Greenfield Land: 100% PDL
 Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
N/A - Mixed Used Re				

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? No (allocated for Mixed Use Regeneration in the Local Plan)

Employment compatible? Yes - Commercial mixed use including employment, retail and leisure uses are acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Mixed Use Regeneration

Owner Name: Stanley Jordan

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land south of Runley Bridge Farm and west of B6480
Settlement: Settle
Settlement Hierarchy Tier: Open Countryside
Site Area (Ha): 5.039
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consent on site (Ref. 18064 OUT); Current application (Ref. 23148 RM)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
26 - Mixed Use Allocated	26			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for mixed use development, housing and employment, in the Local Plan)

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1, B2 and B8)

Owner Name: David Wilson

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land North of Penny Green
Settlement: Settle
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.252
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
8	8			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing, as part of SG021, SG066, SG080, in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mallerstang Limited

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the west of Brockhole Lane
Settlement: Settle
Settlement Hierarchy Tier: 2
Site Area (Ha): 2.102
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Current Application (Ref. 21261)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
67	67			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: H Francmanis

Agent Name: c/o James Ellis, Rural Solutions Ltd

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the north of Town Head Way
Settlement: Settle
Settlement Hierarchy Tier: 2
Site Area (Ha): 1.745
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
56	56			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Langcliffe Hall Estate

Agent Name: Simon Mair FRICS

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the west of Skipton Road and railway
Settlement: Settle
Settlement Hierarchy Tier: 2
Site Area (Ha): 6.9
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
221	150	71		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing, as part of SG021, SG066, SG080, in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 3.1 ha) and Employment (part - 3.8 ha) (B1)

Owner Name: Mallerstang Ltd

Agent Name: c/o Jessica Johnston

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Well House, Bankwell Road
Settlement: Giggleswick
Settlement Hierarchy Tier: 4b
Site Area (Ha): 0.205
Current Land Use: Residential
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Extant planning consent on site (Ref. 17541)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
7	7			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land Adjacent to Back Church Street, Church Street
Settlement: Settle
Settlement Hierarchy Tier: 2
Site Area (Ha): 0.16
Current Land Use: Scrubland, small car park
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Extant planning consent on site (Ref. 21084 OUT)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: East of Aldersley Avenue and south of Moorview Way
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 7.777
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
249	150	99		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Persimmon Homes West Yorkshire, c/o/ MR Matt Burrow

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Cefn Glas and land to south-east, Shortbank Road
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 1.132
Current Land Use: Residential curtilage, garages and surrounding scrubland
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
36	36			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs J H Phillips

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to east of mineral railway, off Brougham St
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.869
Current Land Use: Garages
Previously developed or Greenfield Land: 100% PDL
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
28			28	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable with further consideration to be given to identified constraints

Site is Suitable Available and Achievable?

Site Information

Address: Off Gargrave Road, north-east of Aireville Grange
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.592
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
N/A - Employment all				

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability (for employment uses only)

Housing compatible? No (designated as an existing employment area in the Local Plan)

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (designated as an existing employment area in t

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Employment (B1, B2 and B8)

Owner Name: Skipton Building Society
Agent Name: N/A
Number of Landowners: 1
Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Former allotments and garages,
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.591
Current Land Use: Allotments
Previously developed or Greenfield Land: 100% PDL
Planning status: Site Fully Developed (Refs. 18656, 19444)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
19	19			

Site Assessment Conclusions

Part 1 Suitability Conclusion: N/A - Site Fully Developed

Housing compatible?

Employment compatible?

Vehicular Access Conclusion:

Part 2 Suitability Conclusion:

Owner Name:

Agent Name: Andy Rollinson

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: N/A - Site Fully Developed

Site is Suitable Available and Achievable?

Site Information

Address: East of A629, south of Sandylands, west of Carleton Road

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 23.484

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Under Construction (Ref. 15792); Extant planning consent on site (Ref. 19563)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
205 - Mixed Use alloc	150	55		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? No (part of site allocated for employment and part of site designated as an existing employ

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (part of site designated as an existing employm

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 6.77 ha) and Employment (part - 10.98 ha) (B1, B2 and B8)

Owner Name: Hamer Boot

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: West of the junction of Carleton New Road and Carleton Road

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 0.81

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
26		26		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Skipton Town Council

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Croft House, Carleton Road
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.386
Current Land Use: Residential and gardens
Previously developed or Greenfield Land: Mostly PDL (over half of site is PDL)
Planning status: Under Construction (Ref. 12292)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
12	12			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mohammed Riaz Hussain

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Whitakers Factory Site, Keighley Road
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.492
Current Land Use: Employment - Whitakers Factory and residential
Previously developed or Greenfield Land: 100% PDL
Planning status: Site Partially Developed (Ref. 7070)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
16	16			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Claire Whitakers

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: N/A on part of site which is developed

Site is Suitable Available and Achievable?

Site Information

Address: Business premises and land, west of Firth Street
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 2.351
Current Land Use: Employment
Previously developed or Greenfield Land: 100% PDL
Planning status: Under Construction (Refs. 10591, 10596); Extant planning consents on site (Refs. 15417, 18282, 21629)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
75	75			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Rachel Fryers
Agent Name: Merritt & Fryers Ltd
Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Business premises and land, west of Firth Street
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 2.351
Current Land Use: Employment
Previously developed or Greenfield Land: 100% PDL
Planning status: Under Construction (Refs. 10591, 10596); Extant planning consents on site (Refs. 15417, 18282, 21629)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
75	75			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: R N Wooler

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: East of Canal, west of Sharphaw Avenue
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 3.66
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
117	117			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: c/o Rachel Sewell Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: North of Gargrave Road, at roundabout junction with A65

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 4.303

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
138	138			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing and part of site designated as LGS in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 2.61 ha) and Employment (part - 0.79 ha) (B1)

Owner Name: TRCPR

Agent Name: Youngs RPS

Number of Landowners: 2

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable (TRCPR part of site)

Site is Suitable Available and Achievable?

Site Information

Address: North of Gargrave Road, at roundabout junction with A65
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 4.303
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
138	138			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing and part of site designated as LGS in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part - 2.61 ha) and Employment (part - 0.79 ha) (B1)

Owner Name: Ali Akbar Shan and Shaheen Shan

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable (TRCPR part of site)

Site is Suitable Available and Achievable?

Site Information

Address: Land West of Parkwood Drive and Stirtonber
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 4.969
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
159	150	9		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes for part of site (part of site allocated for housing and part of site designated as LGS in t

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part of site - 2.1 ha)

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land bounded by White Hills Lane and A65
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.843
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
27	27			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Trustees of the Tarn Moor Estate

Agent Name: Ian Cox and Zoe Harrison

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: East of junction of Skipton Road and Embsay Road
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 3.26
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Under Construction (Ref. 18340)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
104	104			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Eleanor Higgs (Pegasus Group)

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: East of Overdale Caravan Park, south of A65
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 2.11
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consents on site (Refs. 18923 OUT, 20826 RM)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
68	68			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing (part of site - 1.13 ha)

Owner Name: Sam Lankester

Agent Name: Panshanger Park

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Hawbank Fields, North of Otley Road and South of A6132
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 8.598
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consents on site (Refs. 18237 OUT, 20558 RM)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
275	150	125		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: G.K.Stapleton

Agent Name:

Number of Landowners: 4

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Hawbank Fields, North of Otley Road and South of A6132
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 8.598
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consents on site (Refs. 18237 OUT, 20558 RM)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
275	150	125		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name: Eleanor Higgs - Pegasus Group

Number of Landowners: 4

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Hawbank Fields, North of Otley Road and South of A6132
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 8.598
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consents on site (Refs. 18237 OUT, 20558 RM)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
275	150	125		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mr. John Stapleton

Agent Name:

Number of Landowners: 4

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Hawbank Fields, North of Otley Road and South of A6132
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 8.598
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consents on site (Refs. 18237 OUT, 20558 RM)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
275	150	125		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs. Sheila Stapleton

Agent Name:

Number of Landowners: 4

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land at Elseycroft, south of Otley Road
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 12.09
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Site Partially Developed (Ref. 11062, 13350, 15726)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
387	150	150	87	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs. Jane Wilman

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: N/A on part of site which is developed

Site is Suitable Available and Achievable?

Site Information

Address: Land north of Airedale Avenue east of railway line
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 2.393
Current Land Use: Vacant
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Site Partially Developed (Ref. 7981); Current Application (Ref. 20463)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
77	77			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: c/o Ian Halton Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is partially achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land bounded by Carleton Road, railway line, and A629

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 11.325

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Under Construction (Ref. 19754)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
362	150	150	62	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Ms S L Kent

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land bounded by Carleton Road, railway line, and A629

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 11.325

Current Land Use: Agricultural

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Under Construction (Ref. 19754)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
362	150	150	62	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Mrs V M Oliver

Agent Name: c/o Windle Beech Winthrop

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Auction Mart and access land to north
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 2
Current Land Use: Auction Mart and surrounding agricultural land
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
64		64		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Craven Cattle Marts Ltd

Agent Name: WBW Surveyors, Ian Swain

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: South of Gargrave Road, north of Craven College
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 1.12
Current Land Use: Grassland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
36		36		

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes for part of site (part of site designated for LGS in the Local Plan)

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1) (part of site - 0.69 ha)

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: East of Keighley Road and south of Cawder Lane
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 3.999
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
128	128			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: John Gladwyn, Keyhaven Homes

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Clay Hall Farm, Broughton Road
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.346
Current Land Use: Grassland. Residential on far south
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Under Construction (Ref. 13823); Current Application (Ref. 23270)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
11	11			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes
Employment compatible? Yes - B1 may be acceptable
Vehicular Access Conclusion: Yes - safe access can be achieved to the site
Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mr Brian Patchett
Agent Name: Mr Robert Hodgkiss
Number of Landowners: 1
Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land West of Park Wood Drive and Stirtonber
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 10.965
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
351	150	150	51	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land between Skipton Auction Mart and canal
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 3.84
Current Land Use: Grassland associated with Auction Mart
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
N/A - Employment all				

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? No (allocated for employment in the Local Plan)

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (allocated for employment in the Local Plan)

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Employment (B1, B2 and B8)

Owner Name: Craven Cattle Marts Ltd

Agent Name: c/o Ian Swain Windle Beech Winthrop

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Cawder Gill / Horse Close
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 9.919
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Under Construction (Ref. 15503)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
317	150	150	17	

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes (part of site allocated for housing in the Local Plan)

Employment compatible? Yes - B1 may be acceptable on part of site

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: John Gladwyn, Keyhaven Homes

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Former ATS Site, Carleton Road
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 1.04
Current Land Use: Vacant unit and surrounding grassland
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Extant planning consents on site (Refs. 17515 OUT, 19879 RM)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
33	33			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: R N Wooler and Co. Ltd c/o Gareth Wooler

Agent Name: c/o Rural Solutions

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Garages off Cawder Road
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.084
Current Land Use: Garages
Previously developed or Greenfield Land: 100% PDL
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
3	3			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability (part of larger site SK114)

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Garages off Cawder Road
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.084
Current Land Use: Garages
Previously developed or Greenfield Land: 100% PDL
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
3	3			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability (part of larger site SK114)

Housing compatible? Yes (allocated for housing in the Local Plan)

Employment compatible? No

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: John Gladwyn, Keyhaven Homes

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land adjacent to 50 North Parade
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.125
Current Land Use: Vacant greenfield land
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consents on site (Refs. 17338, 20304)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
4	4			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Craven District Council

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land Adjacent to Marina Crescent
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.235
Current Land Use: Vacant building plot and residential
Previously developed or Greenfield Land: 100% PDL
Planning status: Under Construction (Ref. 7556)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
8	8			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Skipton Rock Quarry, Harrogate Road
Settlement: Skipton
Settlement Hierarchy Tier: Open Countryside
Site Area (Ha): 4.61
Current Land Use: Quarry
Previously developed or Greenfield Land: Mostly PDL
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
N/A - Employment all				

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? No (part of site allocated for employment in the Local Plan)

Employment compatible? Yes - B1, B2 and B8 uses are acceptable (part of site allocated for employment in the Lo

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Employment (B1, B2 and B8)

Owner Name: Tarmac Trading Ltd

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land adjacent Clay Hall Farm, Broughton Road
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 1.12
Current Land Use: Agricultural
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Under Construction (Ref. 13823); Current Application (Ref. 20076)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
36	36			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Mr Brian Patchett

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to the east of Grassington Road
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 2.541
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
81	81			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes for part of site (part of site designated as LGS in the Local Plan)
Employment compatible? Yes - B1 may be acceptable (part of site)
Vehicular Access Conclusion: Yes - safe access can be achieved to the site
Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1) (part of site - 1.43 ha)

Owner Name: Youngs RPS
Agent Name: paul.mcgee@youngsrps.com
Number of Landowners: 1
Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: East and west of Cavendish Street
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 1.955
Current Land Use: Car park, retail, pub
Previously developed or Greenfield Land: 100% PDL
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
N/A - Mixed Used Re				

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? No (allocated for Mixed Use Regeneration in the Local Plan)

Employment compatible? Yes - A1 and commercial led mixed uses are acceptable (allocated for Mixed Use Regen)

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Mixed Use Regeneration

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land at Skipton Station, Broughton Road, Carleton New Road, Sandylands Business Centre
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 5.632
Current Land Use: Train Station, car park, retail, industrial, leisure
Previously developed or Greenfield Land: 100% PDL
Planning status: No relevant consents

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
N/A - Mixed Used Re				

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? No (allocated for Mixed Use Regeneration in the Local Plan)

Employment compatible? Yes - Commercially led employment uses with retail and community uses are acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Mixed Use Regeneration

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes - Craven LP Allocated Site

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land adjacent to 42 Sackville Street
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.109
Current Land Use: Industrial
Previously developed or Greenfield Land: 100% PDL
Planning status: Under Construction (Refs. 10591, 10596)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
3	3			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: St Monica's Convent, Gargrave Road

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 0.974

Current Land Use: Church, grassland

Previously developed or Greenfield Land: Mostly Greenfield

Planning status: Under Construction (Ref. 18950); Extant planning consent on site (Ref. 19473)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
31	31			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Cavendish House, 12 Newmarket Street
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.171
Current Land Use: Offices
Previously developed or Greenfield Land: 100% PDL
Planning status: Extant planning consents on site (Refs. 18719, 21287)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
5	5			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Rockwood House, Park Wood Close
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.23
Current Land Use: Residential and gardens
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Extant planning consent on site (Ref. 21049)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
7	7			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land off Chapel Hill
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.57
Current Land Use: Woodland
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consent on site (Ref. 19367)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
18	18			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Former St Stephens Roman Catholic Primary School, Gargrave Road

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 0.24

Current Land Use: Former school

Previously developed or Greenfield Land: Mostly PDL

Planning status: Under Construction (Ref. 20916)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
8	8			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: To be determined following planning application consultation with NYCC Highways

Owner Name:

Agent Name:

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

SHELAA Survey Ref: IN047

Site Information

Address: Land to the south of Jenkin Lodge, New Road
Settlement: Ingleton
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.677
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: No planning history

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
22	22			

Site Assessment Conclusions

Part 1 Suitability Conclusion: Site passes Part 1 Suitability

Housing compatible? Yes

Employment compatible? Yes - B1 may be acceptable

Vehicular Access Conclusion: Yes - safe access can be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing and Employment (B1)

Owner Name: Elizabeth Graham

Agent Name: N/A

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?