

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 consents on site (Refs. 20934 OUT, 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: Ian Swain, 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: 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: Under Construction (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: Land adjacent to Fountain House Farm, The Green
Settlement: Clapham
Settlement Hierarchy Tier: 4b
Site Area (Ha): 0.167
Current Land Use: Agricultural land
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consents on site (Refs. 20202 OUT, 23483 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+
53	53			

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: 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 consents on site (Refs. 20785 OUT, 24046 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: Site Partially Developed (Ref. 14583); Extant planning consent on site (Ref. 18492); Current Application (Ref. 23854)

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 consent on site (Ref. 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: 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: 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: 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: Cathy Dakin

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 off Old Lane, south of Acre Meadow

Settlement: Cowling

Settlement Hierarchy Tier: 4a

Site Area (Ha): 0.518

Current Land Use: Grassland

Previously developed or Greenfield Land: 100% Greenfield

Planning status: Site Partially Developed (east part) (Ref. 16431); Extant planning consent on site (Ref. 22074)

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 and Employment (B1)

Owner Name: Skipton Properties Ltd

Agent Name:

Number of Landowners: 1

Conclusion on Availability: No

Conclusion on Achievability: Site is partially 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: Welbeck House, Keighley Road
Settlement: Cowling
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.196
Current Land Use: Residential curtilage
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Current Application (Ref. 24184)

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: Squirrel Wood Cottage, Ickornshaw
Settlement: Cowling
Settlement Hierarchy Tier: 4a
Site Area (Ha): 0.117
Current Land Use: Campsite and Gardens
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Extant planning consent on site (Ref. 23588)

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

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 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: Fred Green and Sons Ltd
Agent Name: 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: 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); Extant planning consent on site (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); Under Construction (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: Current Application (Ref. 23669)

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: 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: Adrian Dickinson

Agent Name: c/o Thorfinn Caithness, 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: 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 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: 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: No longer owner

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); Appeal Lodged (non determination) (Ref. 23532)

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 (SE corner of site)

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: 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: 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

Agent Name: sawley2@rtturner.co.uk

Number of Landowners: 4

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: 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: Land off Duke Street
Settlement: High Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 6.287
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+
201	150	51		

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: No - safe access cannot be achieved to the site

Part 2 Suitability Conclusion: Suitable for Housing

Owner Name: Thomas Marshall

Agent Name: c/o Edwardson Associates

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: 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 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. 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: Site is partially 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, 22150 RM);
~~Under Construction (Ref. 21514)~~

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 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: Highways Depot and adjoining land, Backgate
Settlement: Ingleton
Settlement Hierarchy Tier: 3
Site Area (Ha): 1.273
Current Land Use: County Council Highways Depot
Previously developed or Greenfield Land: Mostly PDL
Planning status: Under Construction (Ref. 10758)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
41	41			

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: Brown and Whittaker

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: Highways Depot and adjoining land, Backgate
Settlement: Ingleton
Settlement Hierarchy Tier: 3
Site Area (Ha): 1.273
Current Land Use: County Council Highways Depot
Previously developed or Greenfield Land: Mostly PDL
Planning status: Under Construction (Ref. 10758)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
41	41			

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: c/o Ian Halton 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: Highways Depot and adjoining land, Backgate
Settlement: Ingleton
Settlement Hierarchy Tier: 3
Site Area (Ha): 1.273
Current Land Use: County Council Highways Depot
Previously developed or Greenfield Land: Mostly PDL
Planning status: Under Construction (Ref. 10758)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
41	41			

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: Robert Dawson

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: 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); Current Application (Ref. 24168)

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?

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 employm

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

Agent Name: N/A

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: 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: 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?

Site Information

Address: Fields on east side of Bentham Road
Settlement: Ingleton
Settlement Hierarchy Tier: 3
Site Area (Ha): 3.015
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consent on site (Ref. 18981)

Development Potential

Estimated Site Capacity	Deliverable Units Yrs 1 - 5	Deliverable Units Yrs 6 - 10	Deliverable Units Yrs 11 - 15	Deliverable Units Yrs 16+
96	96			

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: E & M Cockett

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: 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?

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?

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. 18616, 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: Extant planning consent on site (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: N J Nute

Agent Name: N/A

Number of Landowners: 4

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: 4

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: N/A

Number of Landowners: 4

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: Martyn Staveley

Agent Name: N/A

Number of Landowners: 5

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: Land between Low Bentham Road and railway line
Settlement: Low Bentham
Settlement Hierarchy Tier: 2
Site Area (Ha): 2.311
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+
74	74			

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 T Marshall

Agent Name: c/o Edwardson Associates

Number of Landowners: 1

Conclusion on Availability: Yes

Conclusion on Achievability: Site is achievable

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: 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: 2

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); Under Construction (Ref. 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 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): 5.012
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+
160	150	10		

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: D A and R J Thompson

Agent Name:

Number of Landowners: 2

Conclusion on Availability: Yes (eastern half of site withdrawn from SHELAA, western half still available)

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): 5.012
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+
160	150	10		

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 (eastern half of site withdrawn from SHELAA, western half still available)

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: Gott Hill Farm, east of Eilers Road

Settlement: Sutton

Settlement Hierarchy Tier: 4a

Site Area (Ha): 2.413

Current Land Use: Agricultural

Previously developed or Greenfield Land: Mostly Greenfield

Planning status: Under Construction (Ref. 18195); Current Application (Ref. 21232)

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

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 F Barrett

Agent Name:

Number of Landowners: 2

Conclusion on Availability: No - Site is in multiple ownership. Availability not confirmed by all landowners.

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Gott Hill Farm, east of Eilers Road
Settlement: Sutton
Settlement Hierarchy Tier: 4a
Site Area (Ha): 2.413
Current Land Use: Agricultural
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Under Construction (Ref. 18195); Current Application (Ref. 21232)

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

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: Stephen Mulloy

Agent Name:

Number of Landowners: 2

Conclusion on Availability: No - Site is in multiple ownership. Availability not confirmed by all landowners.

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 North of Colne Road and west of Bungalow road.
Settlement: Glusburn
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.195
Current Land Use: Garden
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Extant planning consents on site (Refs. 22523 OUT, 23954 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+
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: Mr. Robert Smith

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 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: Under Construction (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, 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?

Site Information

Address: Land at Bridge End House
Settlement: Glusburn
Settlement Hierarchy Tier: 3
Site Area (Ha): 0.387
Current Land Use: Agricultural
Previously developed or Greenfield Land: 100% Greenfield
Planning status: Extant planning consent on south part of site (Ref. 18842); No relevant consents on north part of site (Appeals dismissed Refs. 14668, 16251)

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 and Employment (B1)

Owner Name: Francesco Pacitto

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 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: Extant planning consent on site (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 consents on site (Refs. 20286, 23755)

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: Under Construction (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: Current Application (Ref. 23539)

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: Giggleswick School, James Carr Trust

Agent Name: Philip Roebuck

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: 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: 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/oMatthew Cornish

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 Settle, between Skipton Road and Railway
Settlement: Settle
Settlement Hierarchy Tier: 2
Site Area (Ha): 1.019
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+
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 and Employment (B1)

Owner Name: Mallerstang Ltd

Agent Name: c/oMatthew Cornish

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 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 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 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: Under Construction (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); Under Construction (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: Candelisa Ltd, Keith Southernwood

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

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: Robert Bell

Agent Name: Simon Mair

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/oMatthew Cornish

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); Current Application (Ref. 23896 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 to east of Grassington Rd, properties 10-12
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.814
Current Land Use: Residential
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Under Construction (Ref. 20792)

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: Dr. David Clements

Agent Name:

Number of Landowners: 3

Conclusion on Availability: No - Site is in multiple ownership. Availability not confirmed by all landowners.

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to east of Grassington Rd, properties 10-12
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.814
Current Land Use: Residential
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Under Construction (Ref. 20792)

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: P J Crangle

Agent Name:

Number of Landowners: 3

Conclusion on Availability: No - Site is in multiple ownership. Availability not confirmed by all landowners.

Conclusion on Achievability: Site is achievable

Site is Suitable Available and Achievable?

Site Information

Address: Land to east of Grassington Rd, properties 10-12

Settlement: Skipton

Settlement Hierarchy Tier: 1

Site Area (Ha): 0.814

Current Land Use: Residential

Previously developed or Greenfield Land: Mostly Greenfield

Planning status: Under Construction (Ref. 20792)

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: Julian Berry

Agent Name:

Number of Landowners: 3

Conclusion on Availability: No - Site is in multiple ownership. Availability not confirmed by all landowners.

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: Extant planning consent on site (Ref. 19146)

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: Skipton Properties

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

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

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: 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: 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 employment)

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

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: 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: 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); Lapsed consent on site (Ref. 15417); Extant planning consents on site (Refs. 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: 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); Lapsed consent on site (Ref. 15417); Extant planning consents on site (Refs. 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: 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: Paul McGee, Youngs RPS

Number of Landowners: 2

Conclusion on Availability: Yes

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: Shaeena Shan

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 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); Current Application (Ref. 24273)

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: 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: 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: 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: 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: 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: Site is achievable

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. 20737)

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. 20737)

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: J N Bentley Ltd, Snaygill Industrial Estate, west of Keighley Road
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.792
Current Land Use: Industrial/Business
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+
N/A - Employment co				

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

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: J N Bentley Properties Ltd

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 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: Lapsed planning consent on site (Ref. 17515 OUT); Extant planning consent on site (Ref. 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: 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: 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: 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 consent on site (Ref. 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. 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+
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: TRCPR & FCJ

Agent Name: Paul McGee, YoungsRPS

Number of Landowners: 2

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: 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: St Andrews House, Otley Road
Settlement: Skipton
Settlement Hierarchy Tier: 1
Site Area (Ha): 0.275
Current Land Use: Offices
Previously developed or Greenfield Land: Mostly Greenfield
Planning status: Current Application (Ref. 24271)

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:

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?

