

Assessment of Future Spatial Development Growth Options in the Craven Local Plan Area

Study of Environmental Capacity in Craven's Settlements



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Notes:

- (1.) This document was prepared during summer 2016, and sent to Historic England and Natural England for their comments and suggestions in October 2016. A Historic England representative returned comments in November of that year, and their commentary and suggestions were thereafter incorporated into this document. There were no comments received from Natural England on that occasion;
- (2.) This document was updated in January 2018 with the addition of further settlement maps to provide extra information, and with minor text and document outlay changes;
- (3.) It must be noted that much of the research in this report is based on physical characteristics in and around Craven settlements that can be open to change as time progresses (e.g. flood zone designations, the extent of tree cover, conservation area boundaries etc.). Hence the proposed degree of development potential in the sectors suggested here may also change over time;
- (4.) This assessment is aimed to act as general spatial guidance to help inform the more detailed site specific analysis which choosing preferred sites for development.

Photograph on front page of report shows a scene from within the Yorkshire Dales National Park, and is an image copyright of Craven District Council.

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1. Introduction

This assessment report analyses whether small towns and villages identified in the draft Craven District Council Local Plan are likely to have adequate capacity to accommodate the residential and employment growth that is expected to be required within the District, in line with needs of the Craven Local Plan (2017-2032). If capacity is thought to exist, this document then gives an indication of what spatial direction(s) residential and employment growth may be accommodated in and around each settlement. The examined settlements are Skipton, High Bentham, Settle, Gargrave, Ingleton, and the South Craven area (Crosshills, Glusburn and Sutton). This assessment is only intended to be a general evaluation, designed purely to provide non-specific guidance about the possible directions in which Craven's settlements may grow in the future.

This assessment is a study based on site surveys and desktop appraisals, which have been utilised to identify any environmental constraints on land adjoining the settlement limits of the aforementioned towns and villages. The report describes how the study has defined 'environmental capacity' for the purposes of this work, and explains how the environmental constraints applicable to the Craven settlements have been identified. This document is based and builds on the mapping and the tabular analysis of a previous draft report on environmental capacity undertaken by Envision Consultants for Craven District Council in 2007.

For additional useful information, readers of this study should also refer to a document entitled "Craven Conservation Areas Assessment Project" (August 2016) by the consultant Mr Alan Baxter. This document was prepared for Craven District Council, and is available in the Planning Policy section of the District Council's website. This document supplies Conservation Area Appraisals for 16 Conservation Areas in Craven that are outside the Yorkshire Dales National Park and that do not already have adopted appraisals. It assesses the landscape setting of the District's Conservation Areas. Whilst this work does not include Skipton, Settle or Giggleswick, it does evaluate the contribution which the surrounding landscape is considered to make to the setting of a number of the settlements whose capacity for growth is being examined as part of this study – Ingleton, Bentham, Gargrave, and parts of the South Craven area.

2. Environmental Capacity and Surveyed Towns & Villages

The National Planning Policy Framework (NPPF) emphasises the protection and enhancement of the natural and historic environment, in both rural and urban areas (chapters 11 and 12). It requires planning policies to seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole. It stresses that a high level of protection should be afforded to the most valued landscapes and townscapes, wildlife habitats and natural resources. It explains that those with national and international designations should receive the highest level of protection. There are numerous planning criteria to be considered as a result of this NPPF advice, and these are described and explained in Section 3.

(a) Skipton

Skipton is the largest urban area in Craven, with a population of 14,623 (2011 Census). The town is situated in the northeast of the District, on the River Aire and the Leeds and Liverpool Canal, and to the south of the Yorkshire Dales National Park. The urban area has large expanses of varying topography throughout its surrounding area, with a mixture of hills and valleys. Skipton lies close to the junction of the A65 road (from Leeds to the Lake District) and the A59 from Liverpool to York. Skipton railway station gives southbound access to Leeds and Bradford on the electrified Airedale Line, and northbound services connecting to Lancaster, Morecambe and Carlisle.

(b) Bentham

Bentham (or also High Bentham) is a small town situated in the northwest of Craven District, with a population of 3,027 (2011 Census). The older village of Low Bentham is situated 1.3 miles (2.1 km) to the west. The town lies on the River Wenning, southwest of the Yorkshire Dales National Park and on the northern edge of the Forest of Bowland Area of Outstanding National Beauty. The Leeds to Morecambe railway passes through the unmanned Bentham Station. Bentham has its own heritage trail, with three individual trails varying from 2 miles (3.2 km) to 9 miles (14 km) long.

(c) Settle

Settle is a small market town situated approximately in the centre of Craven District, with a population of 2,564 (2011 Census). For the purposes of this study, the Settle urban area is considered in conjunction with the adjoining village of Giggleswick on the western side of the River Ribble, with a population of 1,270 (2011 Census). Settle is served by the railway station located near the town centre, with Giggleswick served with its station south of the village. The main road through Settle is the B6480, which links to the A65, connecting Settle to Skipton and Kendal. Settle and Giggleswick are located at the southern edge of the Yorkshire Dales National Park. Immediately overlooking the town of Settle is Castlebergh, a 91m limestone crag.

(d) Gargrave

Gargrave is a large village in northeast Craven located along the A65 Leeds to Kendal road, with a population of 1,755 people (2011 Census). The Yorkshire Dales National Park is located to the north of the village, and the Pennine Way National Trail goes through the village. Gargrave is located approximately 5 miles (8km) northwest of Skipton. The Leeds and Liverpool Canal also passes through the village. Gargrave railway station is served by rail services to Skipton, Bradford and Leeds to the southeast, and Morecambe and Carlisle to the northwest.

(e) Ingleton

Ingleton is a small town in northwest Craven with a population of 2,186 (2011 Census). The River Doe and the River Twiss meet near the town to form the source of the River Greta. The village is located on the A65 road and at the head of the A687 road. Ingleton's surroundings are best known for its superb natural landmarks, since the parish includes the summits of two of the Yorkshire Three Peaks, Ingleborough and Wharfedale, with the White Scar Caves 2 miles (3.2 km) northeast of the village. The Ingleton Waterfalls Trail is a 5 mile (8 km) circular walk from the village. Ingleton Viaduct is a Grade II listed structure in the village.

(f) South Craven (Glusburn, Cross Hills & Sutton)

For the purposes of this study, South Craven consists of the two neighbouring villages of Glusburn and Crosshills, and the small town of Sutton of the south. Glusburn and Crosshills together have a population of 3,902 people, with Sutton having an additional population of 3,714 (2011 Census). Although these three settlements effectively form one urban area, Sutton maintains its distinct identity. Glusburn is situated on the A6068 Kildwick to Hapton Road. Sutton is within a 2.5 km radius of the boundary of the South Pennines Special Area of Conservation (SAC) and Special Protection Area (SPA).

3. Methodology and Selection of Criteria

The Spatial Strategy proposed in the draft Craven Local Plan apportions the majority of housing and employment development to the larger settlements in the district. The availability of land is dictated by the 'Call for Sites' process, in which landowners and developers put forward land for consideration by the District Council to determine suitability for development. Plan makers need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions where appropriate. The assessment should consider all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500m² of floor space) and above. Where appropriate, plan makers may wish to consider alternative site size thresholds.

The Spatial Strategy also sets out levels of development for each settlement in the proposed development hierarchy, in terms of what percentage of overall intended growth may be suitable for each settlement. This study is used to give an indication whether these named settlements have the capacity to accommodate growth, within the defined 'settlement limits', and what potential spatial direction(s) that growth may take (central, northwest, southeast etc.). For the purposes of the Local Plan process, again these are indicative only, and they are not intended to be interpreted as site specific land use allocations. This document is intended to inform the process, and site specific analyses are then undertaken at a later stage.

Environmental capacity relates to a community's quality of life in addition to the potential for environmental and wildlife harm, as environmental well-being is an essential element of life quality. The criteria that have been used for this Craven settlement study relate to landscape character and quality, heritage and environmental assets, and potential for environmental enhancement and/or regeneration. Landscape, ecological and/or geological based designations such as Special Areas of Conservation (SACs), Special Protected Areas (SPAs), Ramsar sites, Areas of Outstanding Natural Beauty (AONB), Sites of Special Scientific Interest (SSSIs), and National Parks are all of particular relevance here.

Areas which contain listed buildings, scheduled ancient monuments and other important archaeological heritage are also considered. Therefore, those designations which represent the most valued environmental assets at a national and regional level are key criteria in this assessment. At a more local level, the character of landscapes and historic villages and their rural settings, together with landscape features such as mature woodlands, streams and rivers, mill chimneys or church towers are also valued in this study.

The NPPF and the draft Craven Local Plan identify additional issues that are relevant to the scoping of the Environmental Capacity Study (ECS), including biodiversity, air quality, water quality, water resources, flood risk impacts on minerals and soil, waste management and climate change. Several of these matters will need to be investigated further during the plan process. The ECS includes a preliminary analysis of local conditions in relation to flood risk, air and noise pollution (proximity to busy roads), water resources (location of watercourses), soils (agricultural land classification) and biodiversity (potential for wildlife 'corridors'). The ECS has also analysed the findings of a Habitats Regulation Assessment study on the Craven Local Plan (Screening Report). This is in order to

incorporate considerations of the potential implications regarding proximity of settlements to European designated sites (SPA – Special Protection Areas and SAC – Special Areas of Conservation).

The document has analysed public consultation outcomes regarding Preferred Residential and Employment Site Options for the draft Local Plan during the plan making process. It is implicit in the NPPF that all new development should respect local distinctiveness, and sense of place and be of a high design quality so that it is valued by local communities. This study incorporated the views of all of Craven's Planning Policy team during the summer of 2016 to obtain a wider perspective on the historical and cultural aspects of environmental capacity within the aforementioned settlements of Craven Plan Area.

The ECS incorporates discussions with key stakeholders and infrastructure providers during the Local Plan process, in order to incorporate additional opportunities or constraints related to health and quality of life. This primarily is in terms of information about water quality (ecological status), water supply, capacity of sewage treatment works, waste and recycling facilities and the potential for improvements to essential infrastructure.

4. Environmental Surveys

The physical characteristics in and around each settlement studied were established and recorded from numerous site visits. The external boundaries of the 'sector horizons' (as viewed from the built up edge of each settlement) which were identified from survey forms in the aforementioned 2007 version of the ECS were kept for the purposes of this study. However, the internal boundaries between them have been changed to reflect more appropriately directions of growth (i.e. southwest, northeast etc.). Boundaries were drawn where these are clearly marked on the ground by woodlands, watercourses, roads or railways and field boundaries, or where they can be defined by topographical features such as ridges. Where there are no clear edges to a sector, the outer edge has not been drawn.

The sector maps were then refined using additional environmental information recorded on a series of 'cumulative impacts' constraints maps including District Council records of designated conservation areas, listed buildings and ancient monuments, protected open spaces, recreation land and Environment Agency records of Flood Risk Zones 2 and 3. Some records required updating from the 2007 ECS version, such as for example the flood zones. The criteria used in the assessment include the Yorkshire Dales National Park boundaries and those areas identified as high quality conservation landscapes in the Craven Landscape Character Assessment (2002). Green Wedges between settlements and Conservation Area boundaries are identified in the adopted Craven Local Plan from 1999.

The Council's records, and those of North Yorkshire County Council and other agencies, were used to identify high quality agricultural land. Craven does not contain any ALC Grade 1 and 2 land; other land identified as Grade 3 has not been differentiated as 3a or 3b. Steep slopes were identified on site, as were watercourses, woodlands and potential wildlife 'corridors', including hedgerows. Site visits recorded public footpaths, landmarks and industrial heritage features, and noted noise and air pollution from traffic on busy roads. Areas with urban improvement possibilities and evidence of previously developed or derelict land were also recorded on site.

5. Environmental Capacity Assessment

Composite tables for each settlement (see Appendix I) indicate those constraints that would likely apply, should any of the defined sectors be marked for development in future. The format of the tables has been designed to indicate which sectors are capable of accommodating change. This format allows the various sectors to be graded (by colour) on a settlement map to indicate where development may cause significant cumulative impacts, where others may be subject to relatively few constraints, and where there are areas that need to be safeguarded because of their acute vulnerability. Appendix II shows the range of maps that accompany the analysis of each settlement. In addition to the colour graded map indicating degree of favourability of development direction in the subject settlement, there are maps showing the specific opportunities and constraints in and around each settlement. There is also a map for each settlement showing the more recent landscape appraisal designations around each town or village studied. These designations come from a document entitled 'Craven District outside the Yorkshire Dales National Park and Forest of Bowland AONB – Landscape Appraisal' (2002). Overall, this analysis assists in making it possible for the District Council to move forward the Local Plan process by considering where to permit future development, the extent of any such development and what mitigation measures may be necessary in each location.

The composite tables in Appendix I for each of the six settlements divide the various environmental criteria into four coloured different sections, within which are various environmental criteria of graded weight and importance to this study. These divisions are described as follows:

- **Red:** those sectors where development should not be permitted, only under exceptional and fully-justified circumstances. In such cases, substantial and fully acceptable mitigation measures are likely to be required. The environmental criteria in this section are Flood Zone 3 land, located within a SAC/SPA/Ramsar site, immediately adjacent to the National Park, Landscape Character Assessment (identified as high quality land conservation landscapes);

Hence, the constraints that are considered to be sufficiently important as to prohibit future development, except in very specific and justified circumstances, include land adjacent to the boundaries of the Yorkshire Dales National Park, where all forms of development are strictly controlled, areas identified as high quality 'landscapes in need of conservation' in the Craven Landscape Character Assessment, designated 'Green Wedge' land as identified in the Craven Local Plan and areas that lie within the setting or the boundaries of designated European nature conservation areas.

The Habitats Regulations Screening Report recommends that in order to ensure that there are no potential adverse effects on any designated Natura 2000 (SAC/SPA) wildlife protection sites, several sectors should be additionally identified in the 'Red' constraints column. These are locations that would extend any existing built up areas of Ingleton, Sutton-in-Craven and north Skipton, which are already within 2.5km of the SAC or SPA

boundary, closer to the SAC or SPA, and hence may then potentially cause damage to the special biodiversity and landscapes of such sites.

The Environmental Agency identifies land in terms of the probability of flooding. Flood Risk Zone 3b is described as the functional floodplain; Zone 3a is land assessed as having a 1 in 100 or greater chance of river flooding; Zone 2 has between a 1 in 100 and a 1 in 1000 chance of river flooding.

- Orange: those sectors where development should not be permitted unless there is acceptable over-riding justification and also substantial and adequate mitigation measures are in place. The environmental criteria in this section are Flood Zone 2 land, Conservation Area Setting, Wildlife Corridors, Watercourse and/or Woodlands, Green Wedge (settlement separation), Steep Sloping Land, and Regenerated Derelict Land.

Steeply sloping land is also considered to be unsuitable for development, not only because of construction difficulties, but also because such land tends to be highly visible in the local landscape. Hilltop ridges are marked to define the boundaries of sectors, but it is important to ensure that all new development avoids highly visible 'skyline' locations. Although very few sites are identified in the Call for Sites process, it is also considered important to safeguard degraded sites such as former quarries that have regenerated naturally and now have become merged into the landscape. This is primarily for their ecological value.

From analysing the Habitats Regulations Screening Report, it is recommended that in order to ensure that there are no potential adverse effects on any designated Natura 2000 (SAC/SPA) wildlife protection sites, several sectors can be additionally identified in the 'Orange' constraints column. These are locations that would extend any existing built up areas of Ingleton, Sutton-in-Craven and north Skipton, which are already within 2.5km of the SAC or SPA boundary, closer to the SAC or SPA, and hence may then potentially cause damage to the special biodiversity and landscapes of such sites.

- Yellow: those sectors where development may be permitted provided adequate mitigation measures are in place to overcome the constraints that have been identified. The environmental constraints in this section are Grade 3 Agricultural Land, Noise/Light Pollution areas, Listed Buildings or Archaeological Sites, Play/Recreation Land, and Public Footpaths.

The environmental capacity tables do not identify absolute limits to development in these cases. Few of the environmental constraints that have been identified within this category are sufficient to prohibit future development provided adequate mitigation is provided, but they can affect the ultimate capacity of the sectors to accommodate development. For example, sectors containing a wide range of high grade agricultural

land, watercourses, woodlands, potential wildlife 'corridors', public recreation land and public footpaths may be less appropriate in terms of the extent and timing of future development than other sectors with fewer and less valued environmental assets.

Environmental capacity may also depend on the location and form of the proposed development and the potential it offers to help mitigate against past damage to environmental resources, to improve the environmental performance and sustainability of adjacent residential areas within the settlement boundaries, and to reflect local needs and provide community benefits.

- Blue: those sectors where development may be permitted as a means of achieving environmental gains such as remediation of previously developed land. The environmental criteria in this section are Previously Developed Land and Land with Urban Improvement Potential.

In the tables, there are sectors specifically identified as blue. The category should therefore be considered in balance with other constraints that may involve potential harm to environmental assets.

Of course, environmental criteria such as Listed Buildings generally only cover a small portion of the area being examined. Furthermore, Flood Zones 2 and 3 may only cover a portion of other studied areas – for example, Flood Zone 3 only covers a portion of the northeast directional growth area of the settlement of Gargrave. Therefore it is necessary for some environmental criteria to have the following key attached to each settlement's composite table:

Key: (Levels) H = High, M = Medium, L = Low; (Land Coverage) F = Full, P = Partly; (Distance to SPA/SAC) W = Within 2.5km.

The designations of High, Medium and Low relate to levels or the scope of Flood Zones 2 and 3 where they are identified. The designations of 'Full' and 'Partly' relate to Watercourses, Woodlands, Steep Slopes, and Play/Recreation land. There is no requirement for such designations with criteria such as Listed Buildings or Noise/Light Pollution for example, as it is to be assumed that the whole directional area is not full of Listed Buildings or subject to widespread Noise/Light Pollution.

The table can be used to indicate those areas where development could potentially be accommodated in future. There has been no attempt to estimate the actual 'capacity' of the environment in each location to accommodate new development. This will inevitably depend on the proposed form of any new development, its proposed environmental performance in terms of use of resources, its ability to ameliorate any past damage to the environment by, for example, intensive agriculture, and its ability to meet sustainability objectives.

The tables in Appendix I show the environmental opportunities and constraints identified in the sectors, and their degree of importance. These identified elements have been reviewed to assign each of the directional growth areas with an appropriate colour to indicate potential suitability for development (Appendix II). There are five divisions of indicative colour designations, with directional areas of potential development identified as follows:

- Least favourable, with serious constraint(s);
- Constraints evident, adequate mitigation possible;
- Developable with adequate mitigation;
- Favourable with potential minor mitigations;
- Most favourable with urban realm benefits.

Potential sectors of growth may have one or more certain 'red' environmental criteria, and/or some 'orange' criteria, but if the extent of such red environmental criteria is sufficiently limited, then the directional area may receive a division grading higher than 'least favourable'. One example is where there exists a very limited area of Flood Zone 3 within the overall area. Similarly, there may be a limited area of steep sloping land (orange designation) within an overall sector which would not by itself impede sensitively designed development in the sector under consideration.

One of the criteria listed in the tables is 'landmark/industrial heritage'. Yorkshire sat at the heart of the industrial revolution in England, and today the region's many museums, historic canals, heritage steam railways and striking Victorian architecture are testament to Yorkshire's industrial history. This criterion attempts to take note of any key industrial heritage infrastructure in the Craven area.

6. Analysis of Findings

This section examines in detail the opportunities and constraints associated with each sector area of the studied settlements, and should be read in conjunction with the tables and mapping in the Appendices.

Skipton

Category 1: Least favourable, with serious constraint(s)

- North Sector Area: This sector is deemed within this category as its development would extend the built up area closer to the North Pennine Moors SAC and SPA, potentially within 2.5 km of the boundary of the European designated site. It is also the closest area sector of Skipton to the Yorkshire Dales National Park. There are also some important landmarks and industrial heritage within this area which should be protected. Finally, there are important woodland and waterways in combination with biodiversity interests (specific Skipton Wood) which require protection.

Category 2: Constraints evident, adequate mitigation possible

- Southwest Sector Area: High levels of Flood Zone 3 in evidence here from the most recent Environmental Agency mapping studied at the time of research. This can be alleviated somewhat by a Flood Alleviation Scheme in progress in the area. However, in general, land here is most likely more suitable for employment rather than residential usage.

Category 3: Developable with adequate mitigation

- Northeast Sector Area: Suitable open greenfield land in evidence here, with little evidence of a flooding threat. It would be important not to replace, or develop immediately close to, the existing area of woodland and the nearby stream flowing through the centre of this area. The A6131 road has notable high traffic flows in evidence during a site visit.
- Southeast Sector Area: Low levels of Flood Zones 2 and 3 in evidence near the Leeds-Liverpool canal. The urban environs of Skipton quickly change to secluded fields and wooded areas, with some very tranquil areas on the eastern edge of this sectoral area, partly due to the consistent variation in topography.

Category 4: Favourable with potential minor mitigations

- Northwest Sector Area: There are relatively wide expanses of greenfield land in this sector adjoining built up residential and employment areas. This area is at a very low risk of flooding according to studied Environmental Mapping at the time of research. Any development would need to respect the existing SINC (Site of Importance for Nature Conservation) on this sector's northern edge.

- East Sector Area: This land has value for recreational use as a public foot and cycle path is in use here by Skipton residents. The land has low exposure to flooding risk, and some sensitively designed residential growth may be accommodated adjoining the existing residential areas.

Category 5: Most favourable with urban realm benefits

- Central Sector Area: Opportunities for relatively high density residential development here. There is urban improvement potential on a previously developed brownfield site close to the town centre. A very low segment of Flood Zone 3 in evidence.

Bentham

Category 3: Developable with adequate mitigation

- Northeast Sector Area: Suitable but rather open greenfield land adjacent to existing residential areas of Bentham. Any new residential development would need to respect wildlife corridors in evidence through sensitive design. The land here is Grade 3 Agricultural Land.

Category 4: Favourable with potential minor mitigations

- Northwest Sector Area: Suitable but rather open greenfield land adjacent to existing residential areas of Bentham. Any new residential development would need to respect wildlife corridors, and the small area of woodland and the public footpath in evidence. There is an existing recreation area. The land here is Grade 3 Agricultural Land.
- Northeast Sector Area: This land features open greenfield areas, much of it adjacent to existing residential areas. Any new residential development would need to respect wildlife corridors and the small area of woodland and the public footpath in evidence. The land here is Grade 3 Agricultural Land.
- Southwest Sector Area: Small segments of Flood Zone 2 and 3 in evidence. There is potential for urban improvements here. The development would need to respect the existing watercourse and woodland. There is a listed building and some industrial heritage in evidence. The land here is Grade 3 Agricultural Land.

Settle and Giggleswick

Category 1: Least favourable, with serious constraint(s)

- North Sector Area: This sector is situated very close to the Yorkshire Dales National Park, and the closest to the national park with respect to all of the studied sectors in and around Settle. This sector area contains notable areas of Flood Zone 3 designations. The

Conservation Area Setting is noteworthy when studying this sector, and there is an important watercourse (River Ribble) within this area.

Category 3: Developable with adequate mitigation

- Southwest Sector Area: Some Flood Zone 3 designations are in evidence in this sector. There are wildlife corridors and an important watercourse (River Ribble), which any residential and/or employment development would need to be sensitive to in development design. Evidence of some Noise/Light Pollution in this sector from site visits, and the land is Grade 3 Agricultural Land;
- South Sector Area: Some Flood Zone 3 designations are also in evidence in this sector. Again, there are wildlife corridors and the River Ribble present, which any residential and/or employment development would need to be sensitive to in development design. Like the southwest sector, the site visits showed some evidence of Noise/Light Pollution in this sector. The land is Grade 3 Agricultural Land.

Category 4: Favourable with potential minor mitigations

- Southeast Sector Area: There are relatively wide expanses of greenfield land in this sector, adjoining built up residential and employment areas to the north. There are small segments of Flood Zone 3 designation in evidence, according to the studied Environmental Agency mapping at the time of research. Any development would need to respect the woodland, watercourses and wildlife corridors in evidence.

Gargrave

Category 1: Least favourable, with serious constraint(s)

- East Sector Area: From studied Environmental Mapping, this sector contains high levels of Flood Zone 3 designation which is a serious constraint on any future development. The area contains Grade 3 Agricultural Land, and has noted wildlife corridors;
- Southeast Sector Area: Again, this sector contains high levels of Flood Zone 3 designation which is a serious constraint on potential development which may come forward. There is a watercourse on this site, with wildlife corridors in evidence. The land is Grade 3 Agricultural Land.

Category 2: Constraints evident, adequate mitigation possible

- North Sector Area: This sector has notable constraints which most likely can be addressed through sensitive design. The most prominent is the Conservation Area Setting which is important for the village. This sector has woodland and watercourse areas, with wildlife corridors in evidence. The sector contains built heritage landmarks and grounds;

- Northwest Sector Area: The northwest area is quite isolated from the built environs of the village. This area has watercourses and tree cover in parts, in addition to noted wildlife corridors. The land is Grade 3 agricultural land, with public footpaths in evidence;
- West Sector Area: Notable levels of Flood Zone 3 designation in evidence here from the most recent Environmental Agency mapping at the time of research. As a result, land here may be more likely to be suitable for employment rather than residential usage.

Category 3: Developable with adequate mitigation

- Northeast Sector Area: Suitable but rather open greenfield land in evidence here, with low levels of Flood Zone 3 designation adjacent to the Leeds-Liverpool canal. There is a public footpath adjacent to the canal for recreational use. The land is Grade 3 Agricultural Land.
- South Sector Area: The Conservation Area Setting is important here. After site visits, the built up area seems to have a distinct urban fabric compared to the rest of the village of Gargrave. There is a watercourse here, and wildlife corridors are also in evidence.

Ingleton

Category 1: Least favourable, with serious constraint(s)

- North Sector Area: This sector should stay within this category as development here would extend the built up area closer to the Yorkshire Dales National Park boundary and the Ingleborough Complex SAC. Much of this sector is relatively remote from the village of Ingleton. There are also steep slopes in evidence.
- Northeast Sector Area: Again, this sector should stay within this category as development here would extend the built up area closer to the Yorkshire Dales National Park boundary and the Ingleborough Complex SAC. Most of this large sector is relatively remote from the village of Ingleton. There are steep slopes in evidence.
- West Sector Area: According to the latest Environmental Agency mapping at the time of research, there are high levels of Flood Risk 3 designation in evidence. This would be a serious constraint on any development, with a watercourse in this sector.

Category 3: Developable with adequate mitigation

- Southeast Sector Area: Low levels of Flood Risk 2 and 3 designations in evidence. There are relatively secluded areas of woodland in some parts with small watercourses.

- Southwest Sector Area: Low levels of Flood Zone 3 in evidence here from the most recent Environmental Agency mapping. A watercourse is present and wildlife corridors are in evidence.
- South Sector Area: Low Levels of Flood Risk 2 and 3 designations in evidence. Steep slopes apparent and a watercourse is present. Wildlife corridors are also in evidence.

Crosshills, Glusburn & Sutton (South Craven)

Category 1: Least favourable, with serious constraint(s)

- North Sector Area: This sector should stay within this category as its development would be exposed to high levels of Flood Zone 3 designation. A watercourse is present in this sector. Steep slopes are in evidence.

Category 2: Constraints evident, adequate mitigation possible

- South Sector Area: This sector is within 2.5 km of the northern boundary of the South Pennines SAC and SPA, and should only be considered for any further development with suitable and effective mitigation. The site is afforded Special Landscape status in the Landscape Character Assessment (2002). From the above, only small, specific areas of this sector may be developable.
- Central Sector Area: A 'Green Wedge' is present which currently acts to separate Glusburn & Crosshills from the village of Sutton. Medium levels of Flood Zone 2 and Flood Zone 3 designations are present. This sector may therefore only be suitable for limited areas of development.
- Southwest Sector Area: Medium levels of Flood Zone 3 and low levels of Flood Zone 2 designations in evidence here from the most recent Environmental Agency mapping. Possibilities for limited amounts of development which is sensitively designed.

Category 3: Developable with adequate mitigation

- Northwest Sector Area: Suitable but rather open greenfield land in evidence here, with little evidence of a flooding threat at the time of research. The land in this sector (that is free from built residential elements) is Grade 3 Agricultural Land;
- Southeast Sector Area: Low levels of Flood Zones 2 and 3 designations in evidence. Steep slopes are present in parts of this sector. Grade 3 Agricultural Land is evident in this sector. Limited amounts of development are likely to be possible with adequate mitigation.

Category 4: Favourable with potential minor mitigations

- Northeast Sector Area: Medium levels of Flood Zone 2 and 3 designations are present, and hence parts of this sector may not be suitable. Otherwise, this sector would seem low on potential constraints. Grade 3 Agricultural Land is present.

7. Conclusions and Recommendations

This Environmental Capacity Study (ECS) of the aforementioned studied settlements has been undertaken to indicate in broad terms whether the small towns and villages identified have adequate capacity to accommodate the residential and employment growth needed in the District to 2032. This timeframe accords to the Craven Local Plan time period of 2017-2032. The study also gives useful indications of which sectors in and around each settlement may be more suitable for development than others.

The thresholds of environmental capacity become determinants of decision making regarding development through planning policy judgement and community input. This document feeds into the process of picking preferred residential and employment sites in and around settlements analysed here. Given that this is a general analysis of the sectors surrounding Craven's main settlements, before any residential sites within these sectors are allocated for development, there would need to be a more detailed evaluation, at the site level, of the potential impact which their development may have upon the environmental assets in the vicinity of each preferred site.

Overall, it is important that this Environmental Capacity Study feeds into the process of allocating sound and adequate preferred sites for residential and employment usage in Craven over the time period of the Craven Local Plan. The methodology and results produced here should make some contribution to provide those necessary mechanisms.

REFERENCES

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TABLE 1: Opportunities and Constraints for Skipton

	RED				ORANGE							YELLOW						BLUE	
	Flood Zone 3	Proximity to SAC/SPA/Ramsar site	National Park	Landscape Character Assessment	Flood Zone 2	Conservation Area Setting	Wildlife Corridors	Watercourse and/or Woodlands	Green Wedge (settlement separation)	Steep Slopes	Regenerated Derelict Land	Grade 3 Agricultural Land	Noise/Light Pollution	Listed Buildings or Archaeological Site	Landmarks and/or Industrial Heritage	Play/Recreation Land	Public Footpaths	Previously Developed Land	Urban Improvement Potential
SKIPTON																			
Skipton North						F				P						P			
Skipton Northwest						P		P								P		P	
Skipton Northeast								P		P						P			
Skipton Southeast	L				L	P		P		P						P		P	P
Skipton East								P		P						P			
Skipton Southwest	H				L	P		P								P		P	
Skipton Central	L																	F	F

Key: (Levels) H = High, M = Medium, L = Low; (Land Coverage) F = Full, P = Partly; (Distance to SPA/SAC) W = Within 2.5km

TABLE 2: Opportunities and Constraints for High Bentham

	RED				ORANGE						YELLOW						BLUE		
	Flood Zone 3	Proximity to SAC/SPA/Ramsar site	National Park	Landscape Character Assessment	Flood Zone 2	Conservation Area Setting	Wildlife Corridors	Watercourse and/or Woodlands	Green Wedge (settlement separation)	Steep Slopes	Regenerated Derelict Land	Grade 3 Agricultural Land	Noise/Light Pollution	Listed Buildings or Archaeological Sites	Landmarks and/or Industrial Heritage	Play/Recreation Land	Public Footpaths	Previously Developed Land	Urban Improvement Potential
HIGH BENTHAM																			
H. Bentham Northeast							F	P			F						F		
H. Bentham Northwest							F	P			F					P	F		
H. Bentham Southeast							F				F								
H. Bentham Southwest	L				L		F	P			F		F	F		F		P	P

Key: (Levels) H = High, M = Medium, L = Low; (Land Coverage) F = Full, P = Partly; (Distance to SPA/SAC) W = Within 2.5km

TABLE 3: Opportunities and Constraints for Settle

	RED				ORANGE						YELLOW					BLUE		
	Flood Zone 3	Proximity to SAC/SPA/Ramsar site	National Park	Landscape Character Assessment	Flood Zone 2	Conservation Area Setting	Wildlife Corridors	Watercourse and/or Woodlands	Green Wedge (settlement separation)	Steep Slopes	Regenerated Derelict Land	Grade 3 Agricultural Land	Noise/Light Pollution	Listed Buildings or Archaeological Sites	Landmarks and/or Industrial Heritage	Play/Recreation Land	Public Footpaths	Previously Developed Land
SETTLE																		
Settle North	H				L			P		P					P			
Settle Southwest	M				L			P										
Settle South	M				L													
Settle Southeast	L							P		P								

Key: (Levels) H = High, M = Medium, L = Low; (Land Coverage) F = Full, P = Partly; (Distance to SPA/SAC) W = Within 2.5km

TABLE 4: Opportunities and Constraints for Gargrave

	RED				ORANGE							YELLOW						BLUE	
	Flood Zone 3	Proximity to SAC/SPA/Ramsar site	National Park	Landscape Character Assessment	Flood Zone 2	Conservation Area Setting	Wildlife Corridors	Watercourse and/or Woodlands	Green Wedge (settlement separation)	Steep Slopes	Regenerated Derelict Land	Grade 3 Agricultural Land	Noise/Light Pollution	Listed Buildings or Archaeological Sites	Landmarks and/or Industrial Heritage	Play/Recreation Land	Public Footpaths	Previously Developed Land	Urban Improvement Potential
GARGRAVE																			
Gargrave North								P											
Gargrave Northwest								P							P				
Gargrave Northeast	L				L			P							P		P		
Gargrave East	H																		
Gargrave Southeast	H				L			P										P	
Gargrave South								P											
Gargrave Southwest	M				L														
Gargrave West	M							P											

Key: (Levels) H = High, M = Medium, L = Low; (Land Coverage) F = Full, P = Partly; (Distance to SPA/SAC) W = Within 2.5km

TABLE 5: Opportunities and Constraints for Ingleton

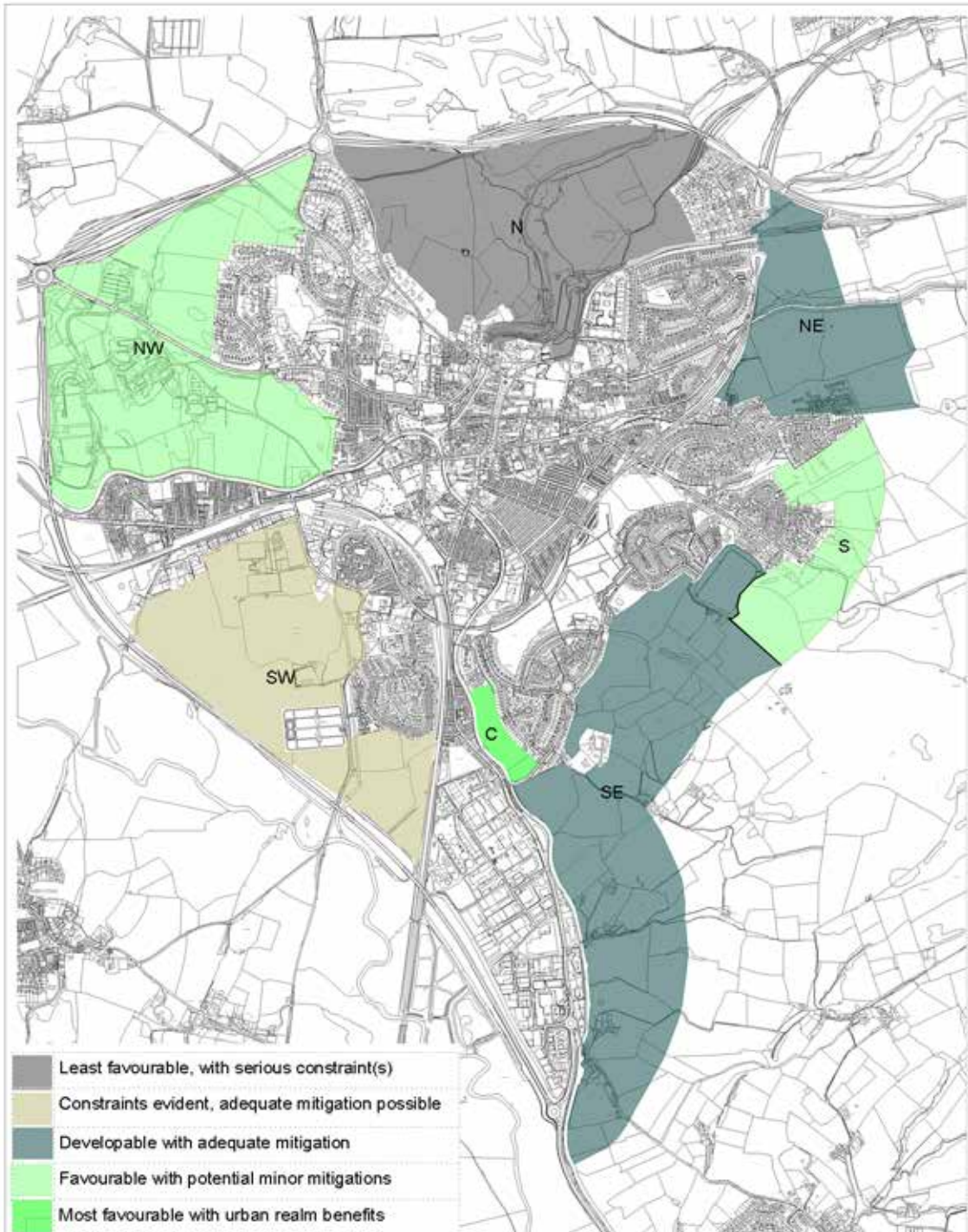
	RED				ORANGE							YELLOW						BLUE	
	Flood Zone 3	Proximity to SAC/SPA/Ramsar site	National Park	Landscape Character Assessment	Flood Zone 2	Conservation Area Setting	Wildlife Corridors	Watercourse and/or Woodlands	Green Wedge (settlement separation)	Steep Slopes	Regenerated Derelict Land	Grade 3 Agricultural Land	Noise/Light Pollution	Listed Buildings or Archaeological Sites	Landmarks and/or Industrial Heritage	Play/Recreation Land	Public Footpaths	Previously Developed Land	Urban Improvement Potential
INGLETON																			
Ingleton Northeast		Red	Red			Orange				Orange	Orange		Yellow	Yellow			Yellow		
Ingleton North			Red							Orange							Yellow		
Ingleton Southeast	L				L			Orange			Orange				Yellow		Yellow	P	
Ingleton South	L				L			Orange		L					Yellow				P
Ingleton Southwest	L							Orange											P
Ingleton West	H				L			Orange		Orange									P

Key: (Levels) H = High, M = Medium, L = Low; (Land Coverage) F = Full, P = Partly; (Distance to SPA/SAC) W = Within 2.5km

TABLE 6: Opportunities and Constraints for Crosshills, Glusburn & Sutton

	RED				ORANGE							YELLOW					BLUE	
	Flood Zone 3	Proximity to SAC/SPA/Ramsar site	National Park	Landscape Character Assessment	Flood Zone 2	Conservation Area Setting	Wildlife Corridors	Watercourse and/or Woodlands	Green Wedge (settlement separation)	Steep Slopes	Regenerated Derelict Land	Grade 3 Agricultural Land	Noise/Light Pollution	Listed Buildings or Archaeological Site	Landmarks and/or Industrial Heritage	Play/Recreation Land	Public Footpaths	Previously Developed Land
S. CRAVEN																		
S. Craven North	H				L			P		P					P			
S. Craven Northwest										P					P			
S. Craven Northeast	M				M													
S. Craven Southeast	L				L					P								
S. Craven South		W														P		
S. Craven Southwest	M				L													
S. Craven Central	M				M										P			

Key: (Levels) H = High, M = Medium, L = Low; (Land Coverage) F = Full, P = Partly; (Distance to SPA/SAC) W = Within 2.5km

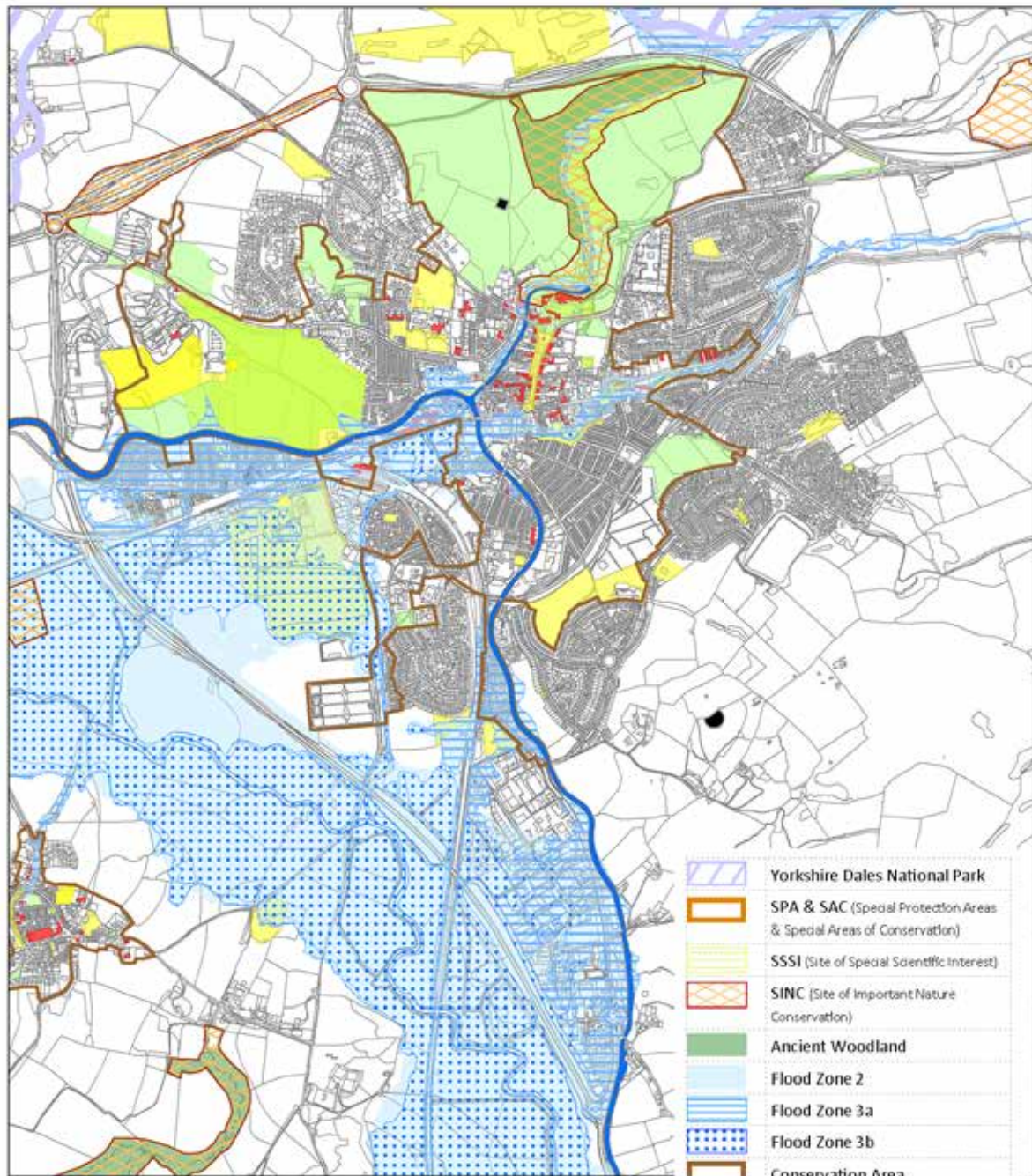






Direction of Growth, Indicative Areas of Favourability: Skipton

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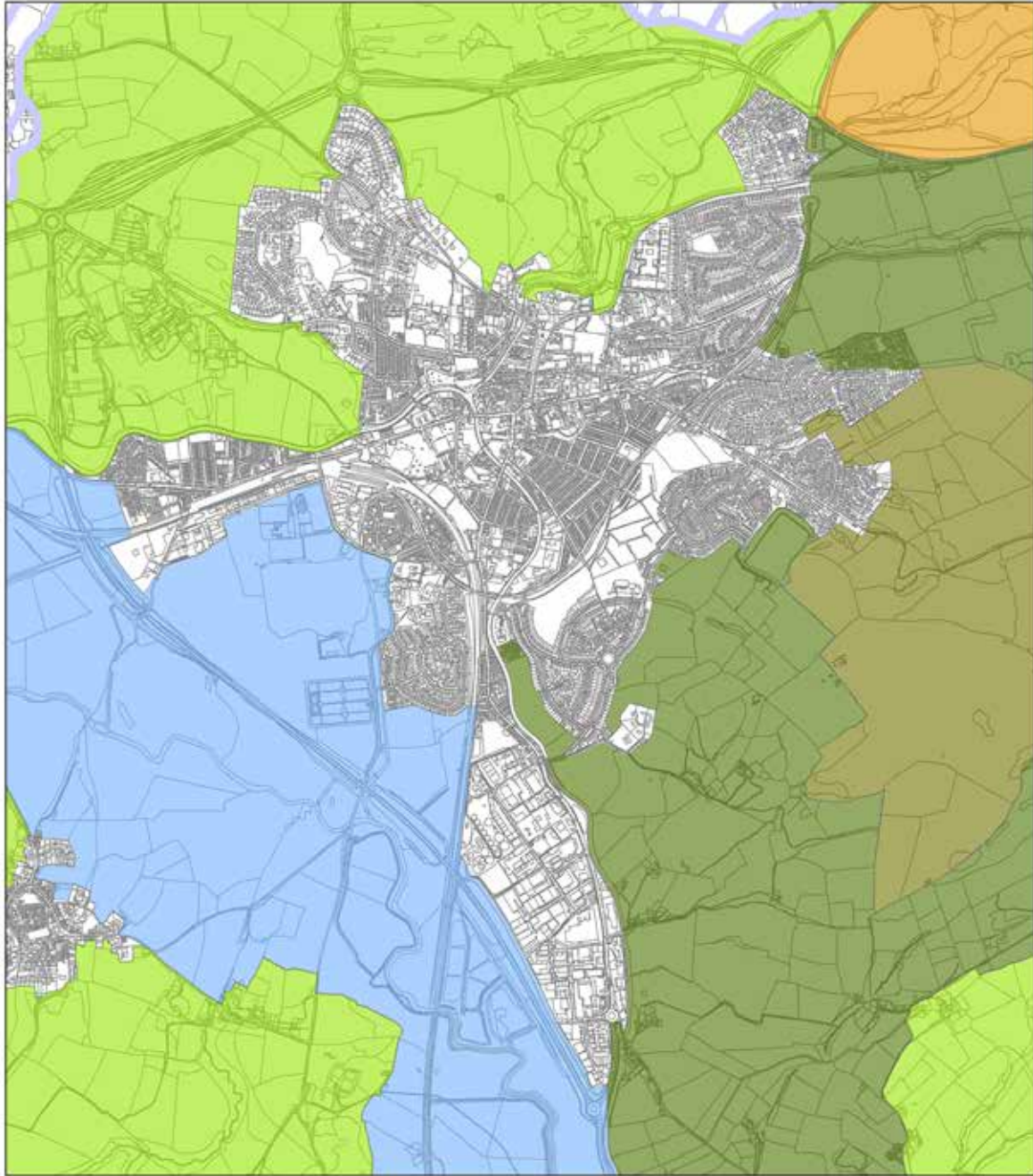


-  Yorkshire Dales National Park
-  SPA & SAC (Special Protection Areas & Special Areas of Conservation)
-  SSSI (Site of Special Scientific Interest)
-  SINIC (Site of Important Nature Conservation)
-  Ancient Woodland
-  Flood Zone 2
-  Flood Zone 3a
-  Flood Zone 3b
-  Conservation Area
-  Listed Building
-  Scheduled Ancient Monument
-  Green Wedge
-  Proposed Local Green Space Designation
-  Open Space, Civic Space, Sport and Recreation Facilities
-  Leeds-Liverpool Canal

Opportunities and Constraints Map for Skipton



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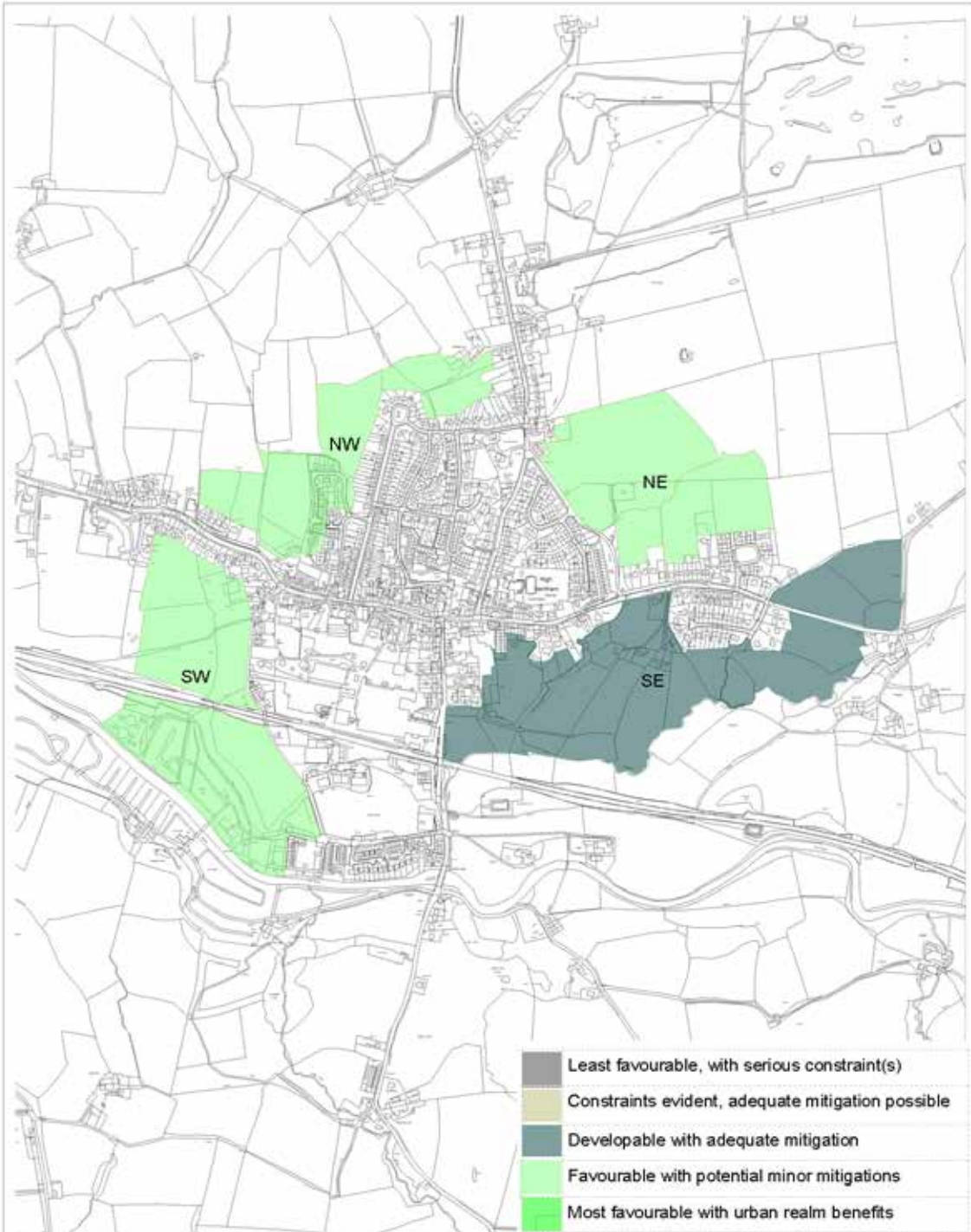


Landscape Appraisal Designations for Skipton (2002)



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	Valley Pasture Landscapes
	Semi-enclosed Lowland
	Semi-enclosed Intermediate Landscapes
	Open Upland
	Open Moorland and Moorland Fringe
	Modified Landscapes
	Yorkshire Dales National Park

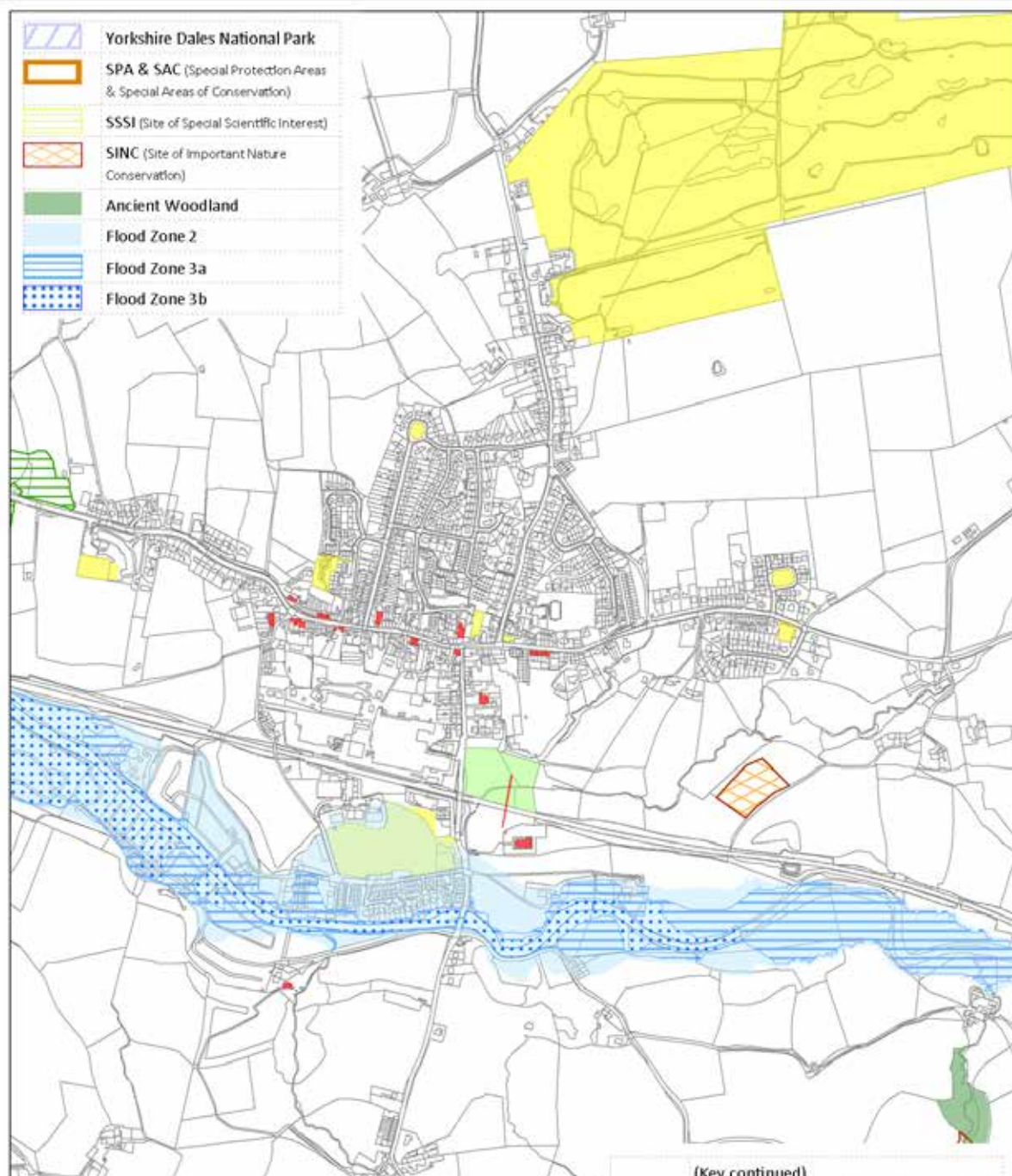


Direction of Growth, Indicative Areas of Favourability: Bentham

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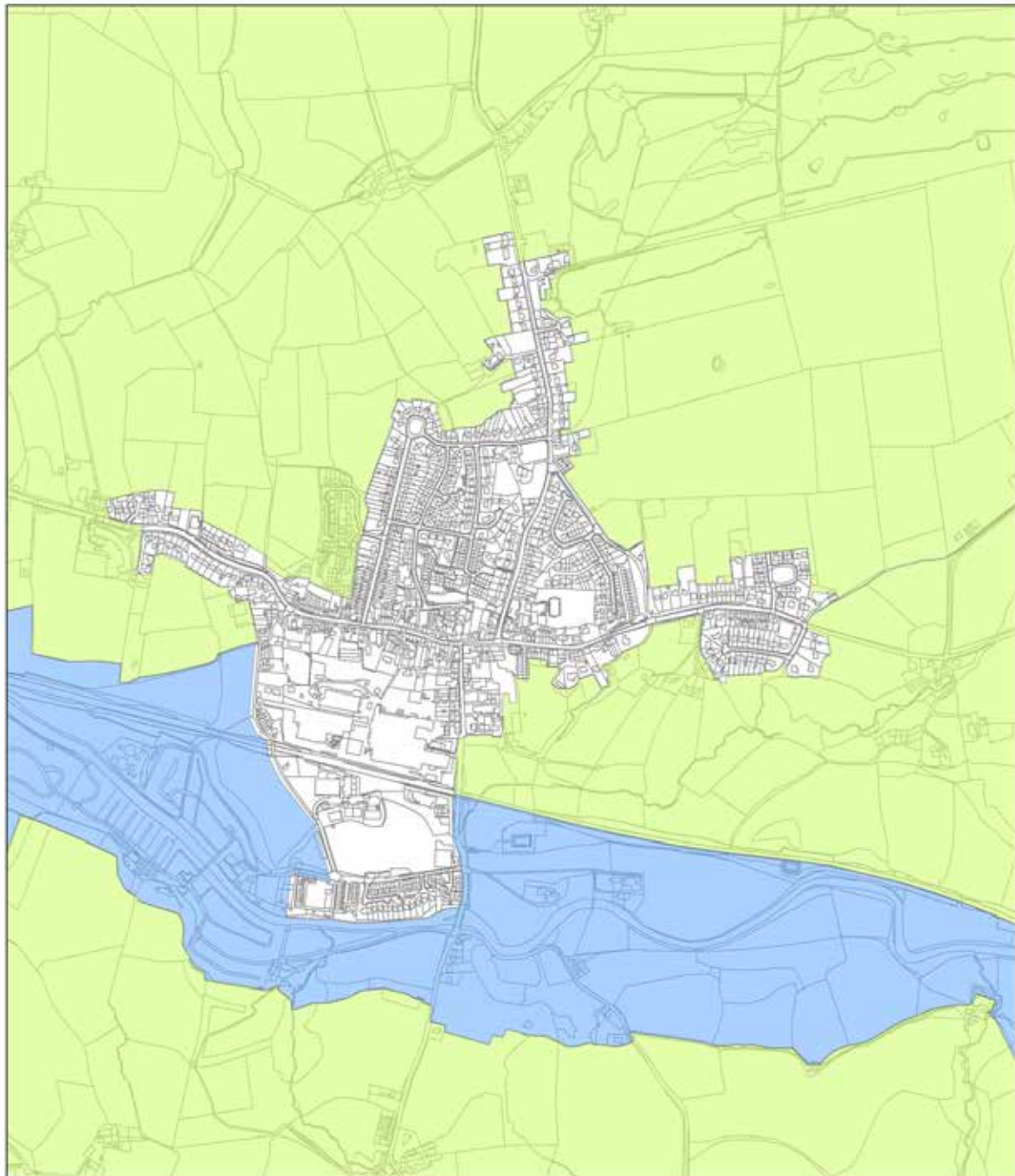


Opportunities and Constraints Map for Bentham



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





(Key continued)	
	Conservation Area
	Listed Building
	Scheduled Ancient Monument
	Green Wedge
	Proposed Local Green Space Designation
	Open Space, Civic Space, Sport and Recreation Facilities
	Leeds-Liverpool Canal

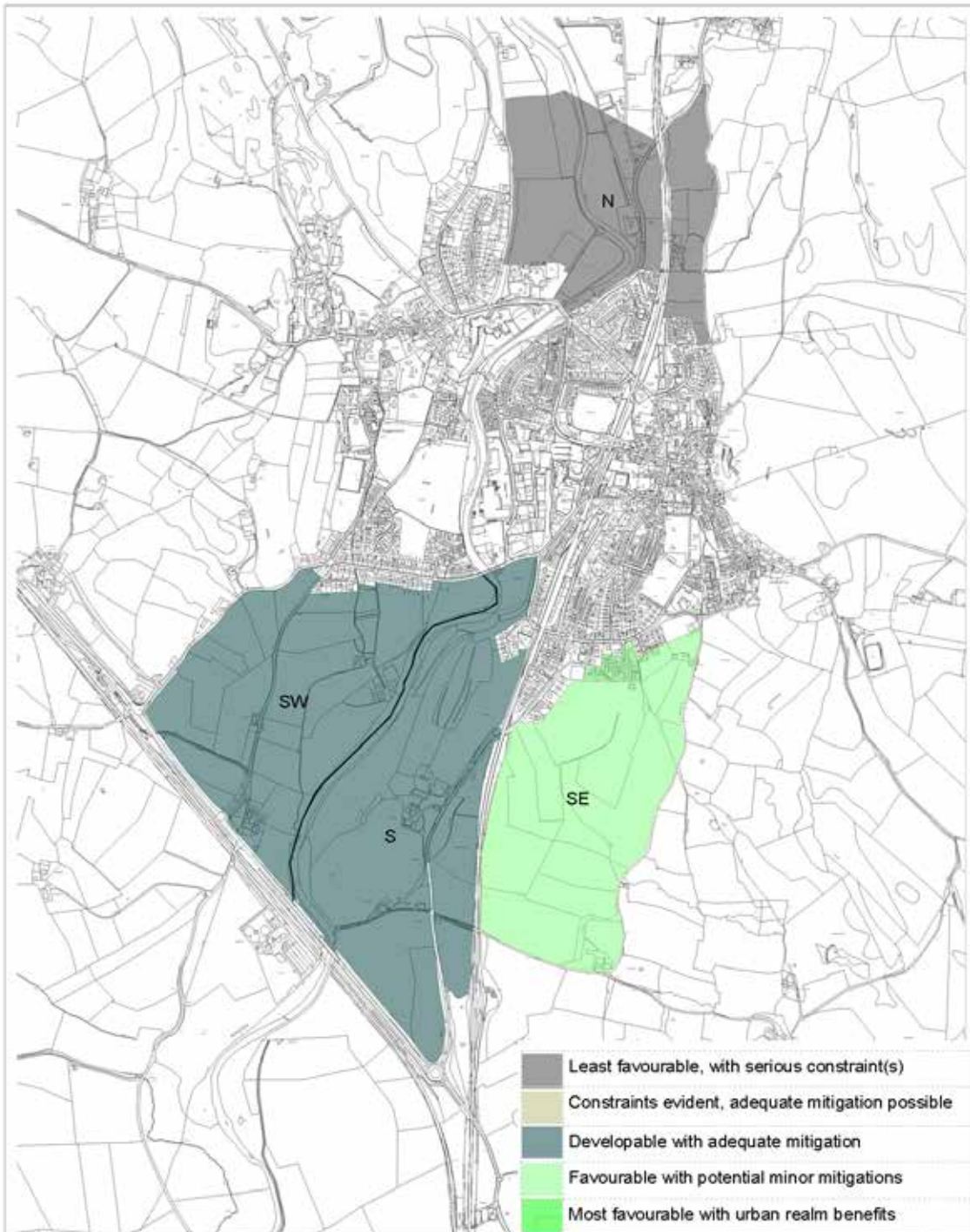


Landscape Appraisal Designations for Bentham (2002)



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	Valley Pasture Landscapes
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	Semi-enclosed Intermediate Landscapes
	Open Upland
	Open Moorland and Moorland Fringe
	Modified Landscapes
	Yorkshire Dales National Park

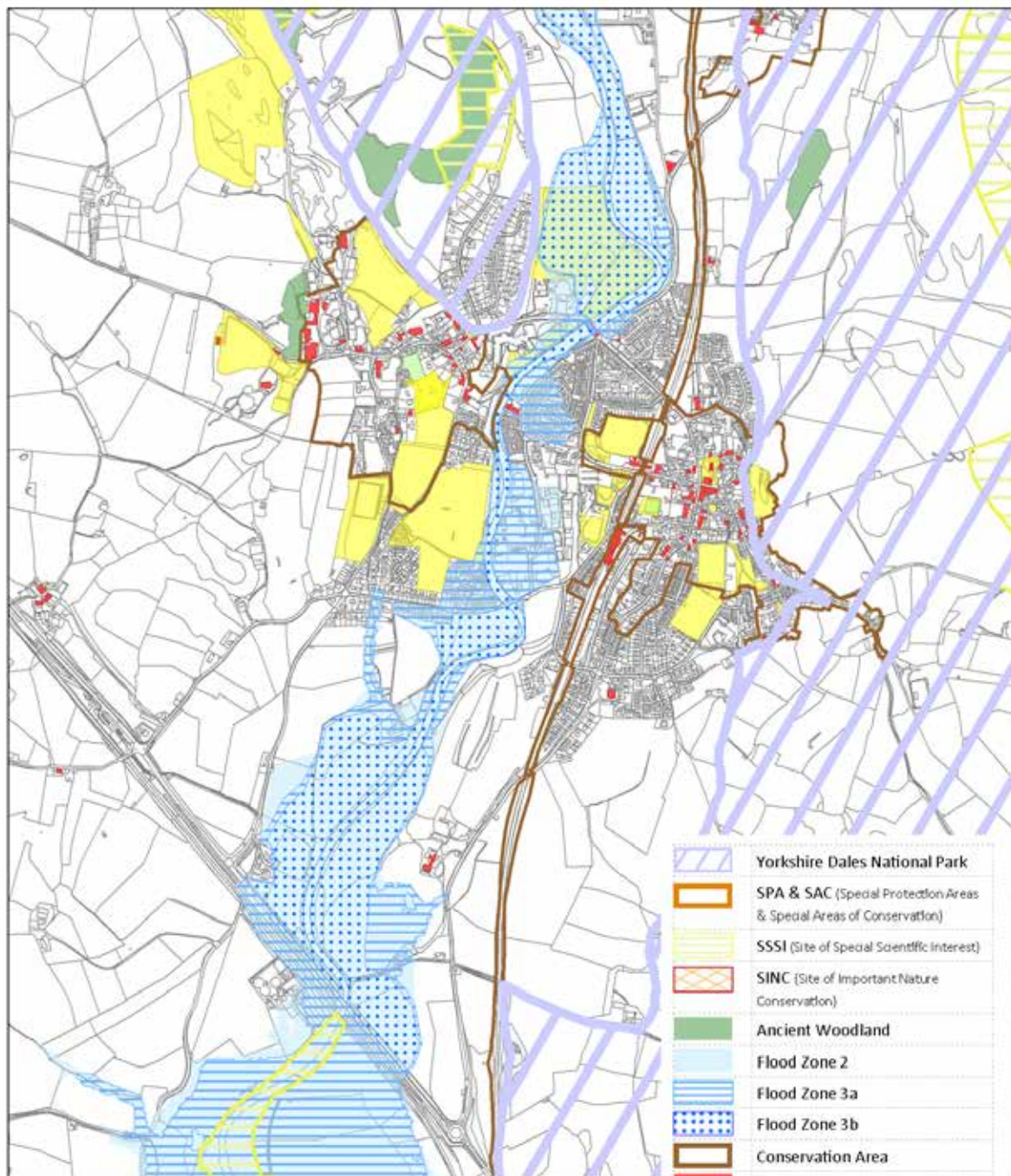


Direction of Growth, Indicative Areas of Favourability: Settle

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Opportunities and Constraints Map for Settle

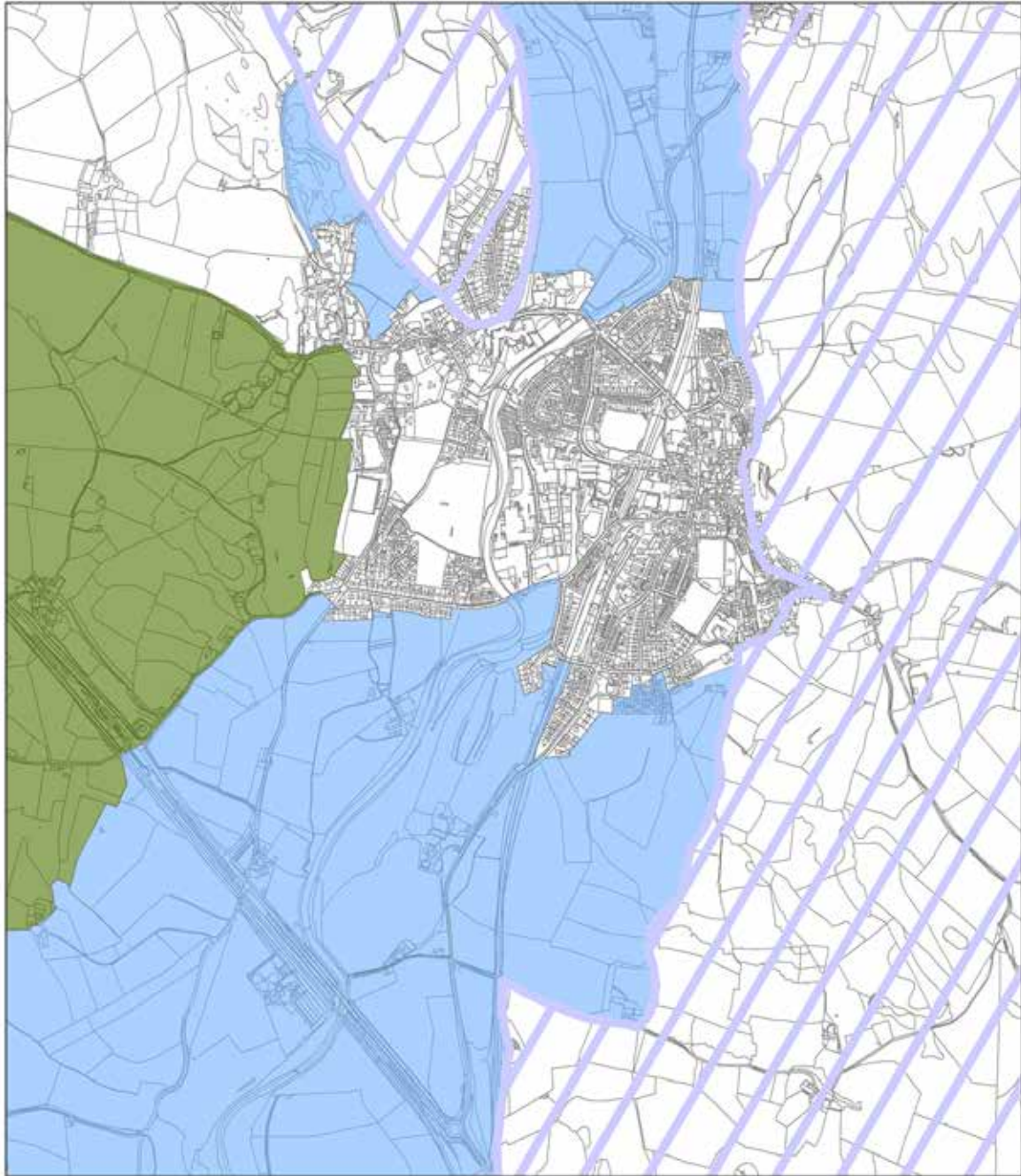


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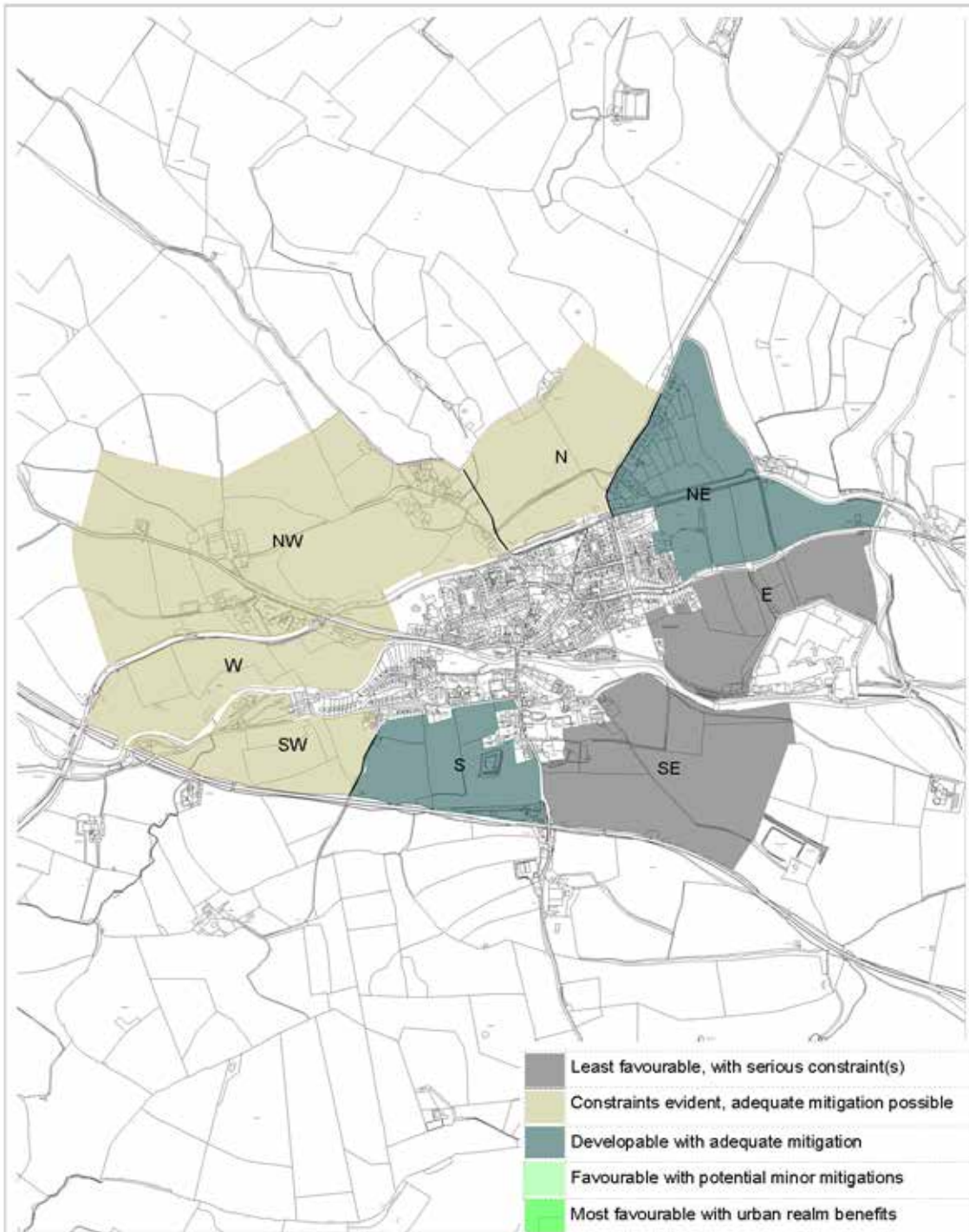


Landscape Appraisal Designations for Settle (2002)



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	Yorkshire Dales National Park

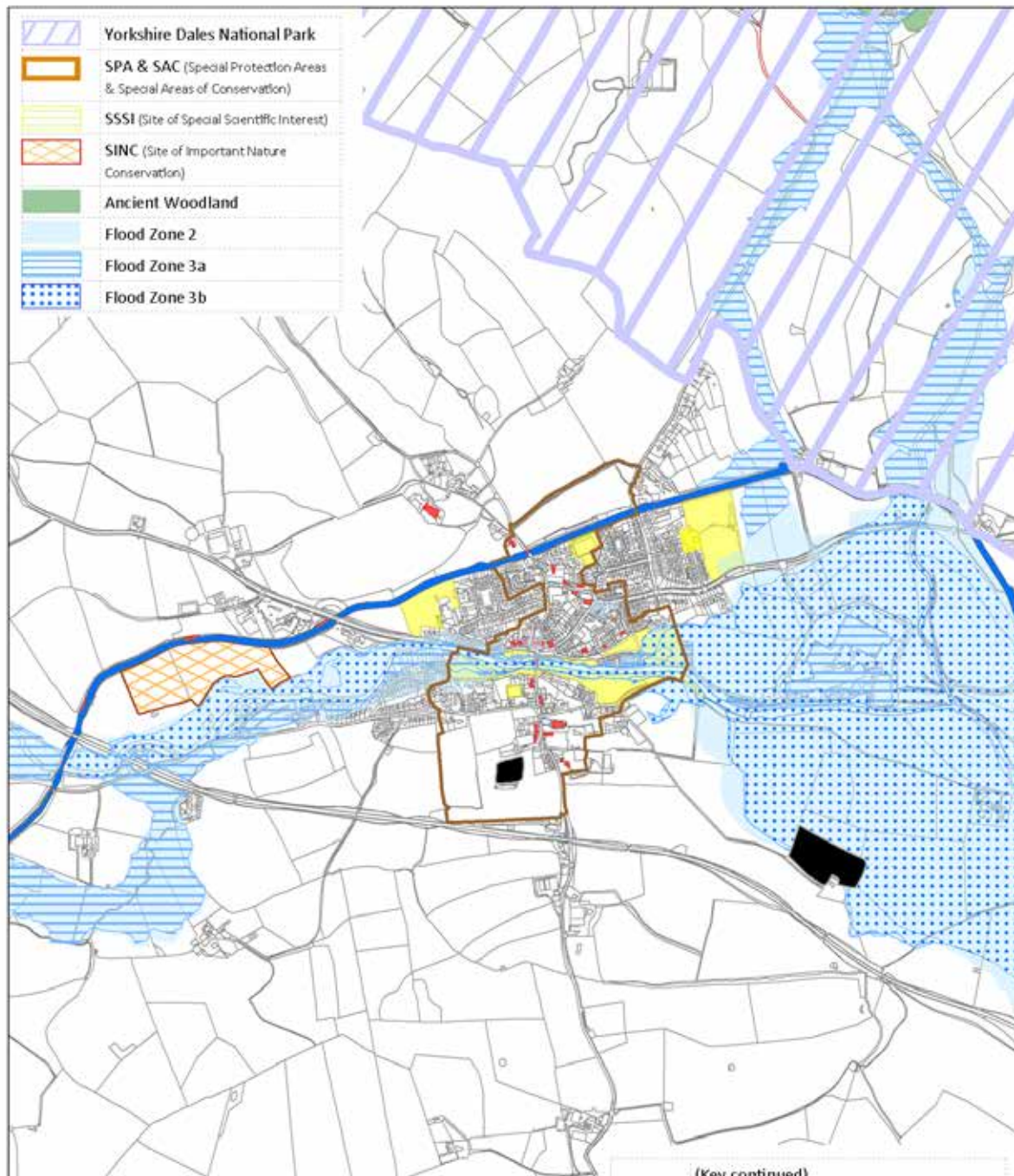


Direction of Growth, Indicative Areas of Favourability: Gargrave

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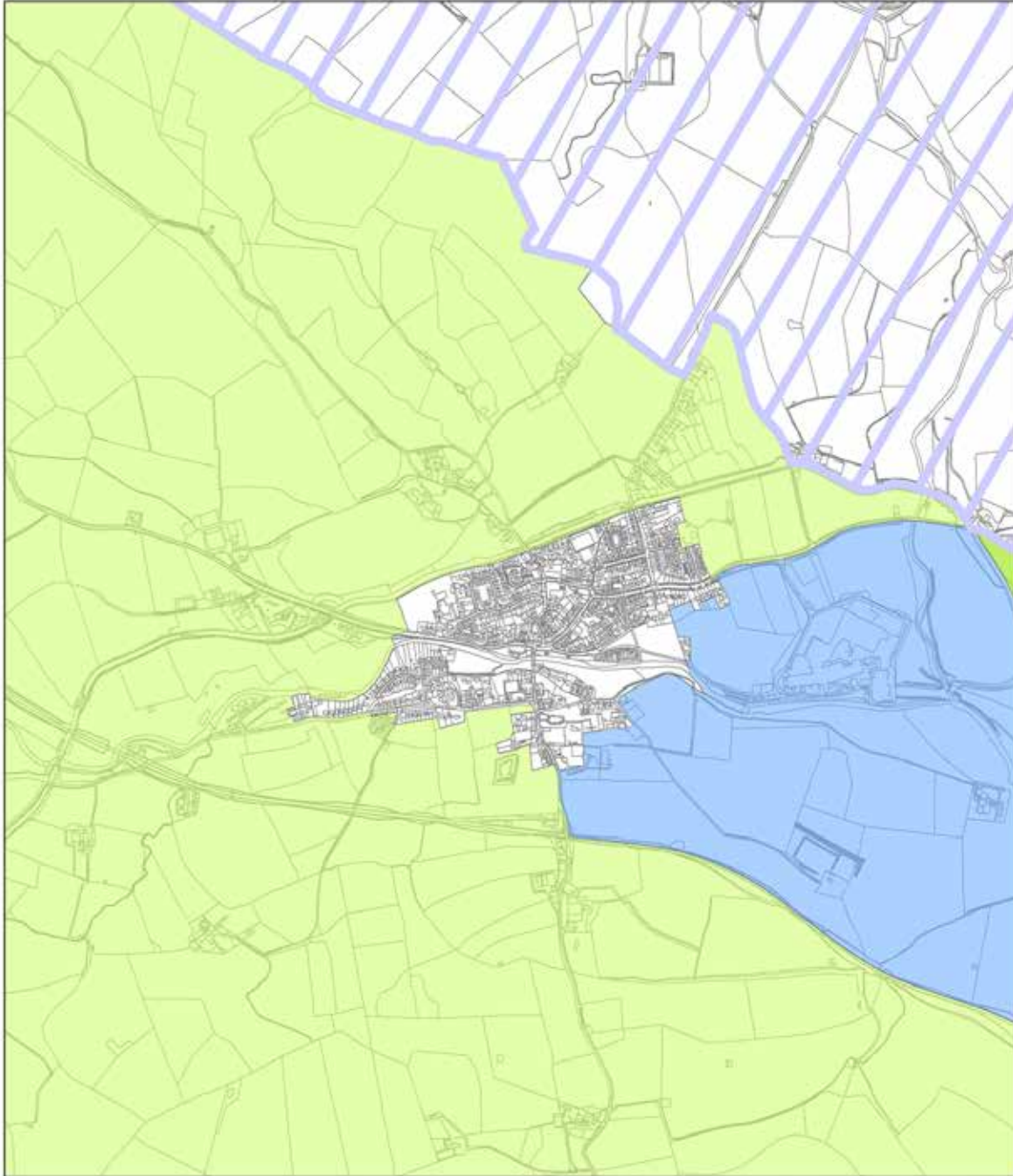


Opportunities and Constraints Map for Gargrave



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





- (Key continued)
-  Conservation Area
 -  Listed Building
 -  Scheduled Ancient Monument
 -  Green Wedge
 -  Proposed Local Green Space Designation
 -  Open Space, Civic Space, Sport and Recreation Facilities
 -  Leeds-Liverpool Canal

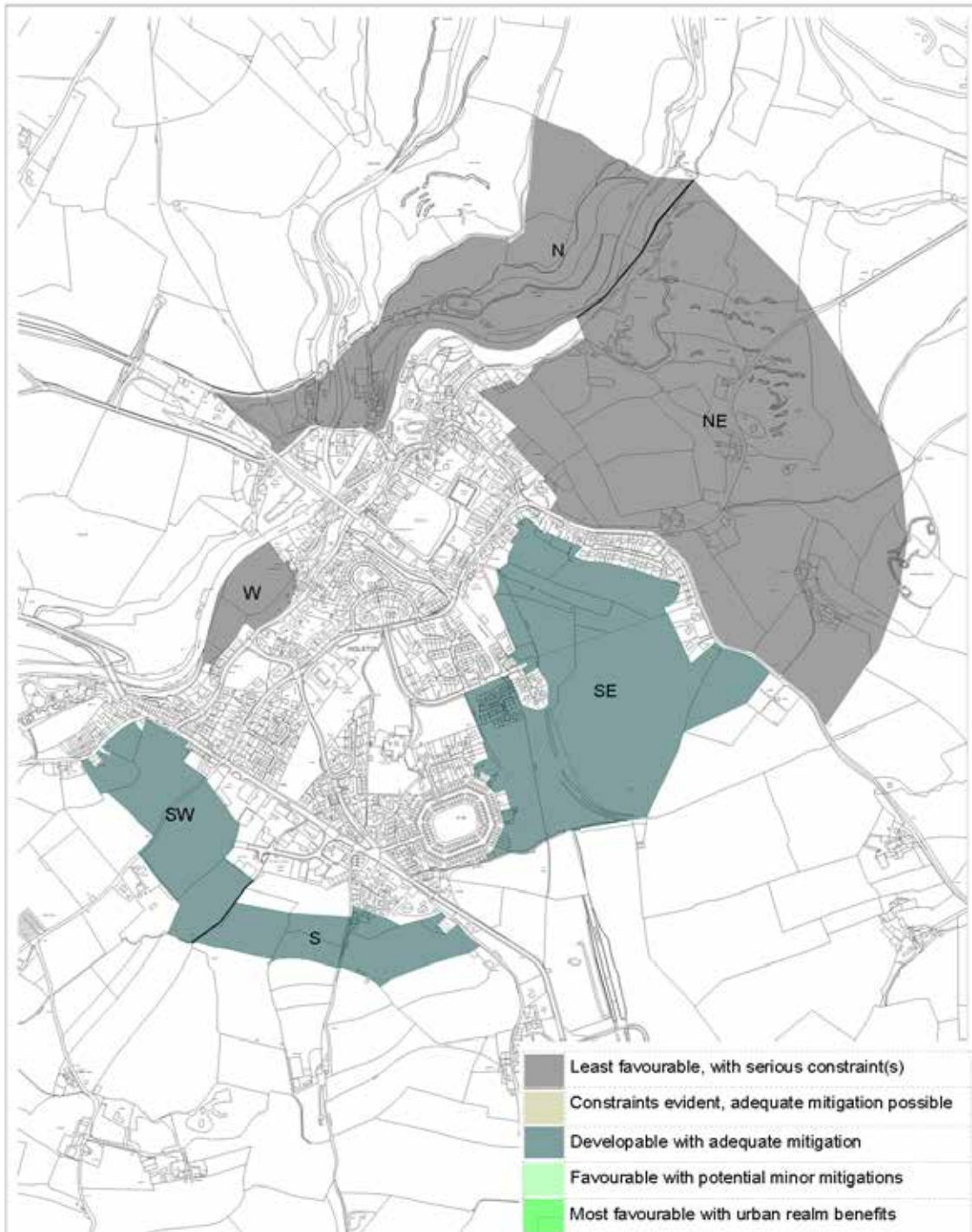


Landscape Appraisal Designations for Gargrave (2002)



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	Yorkshire Dales National Park

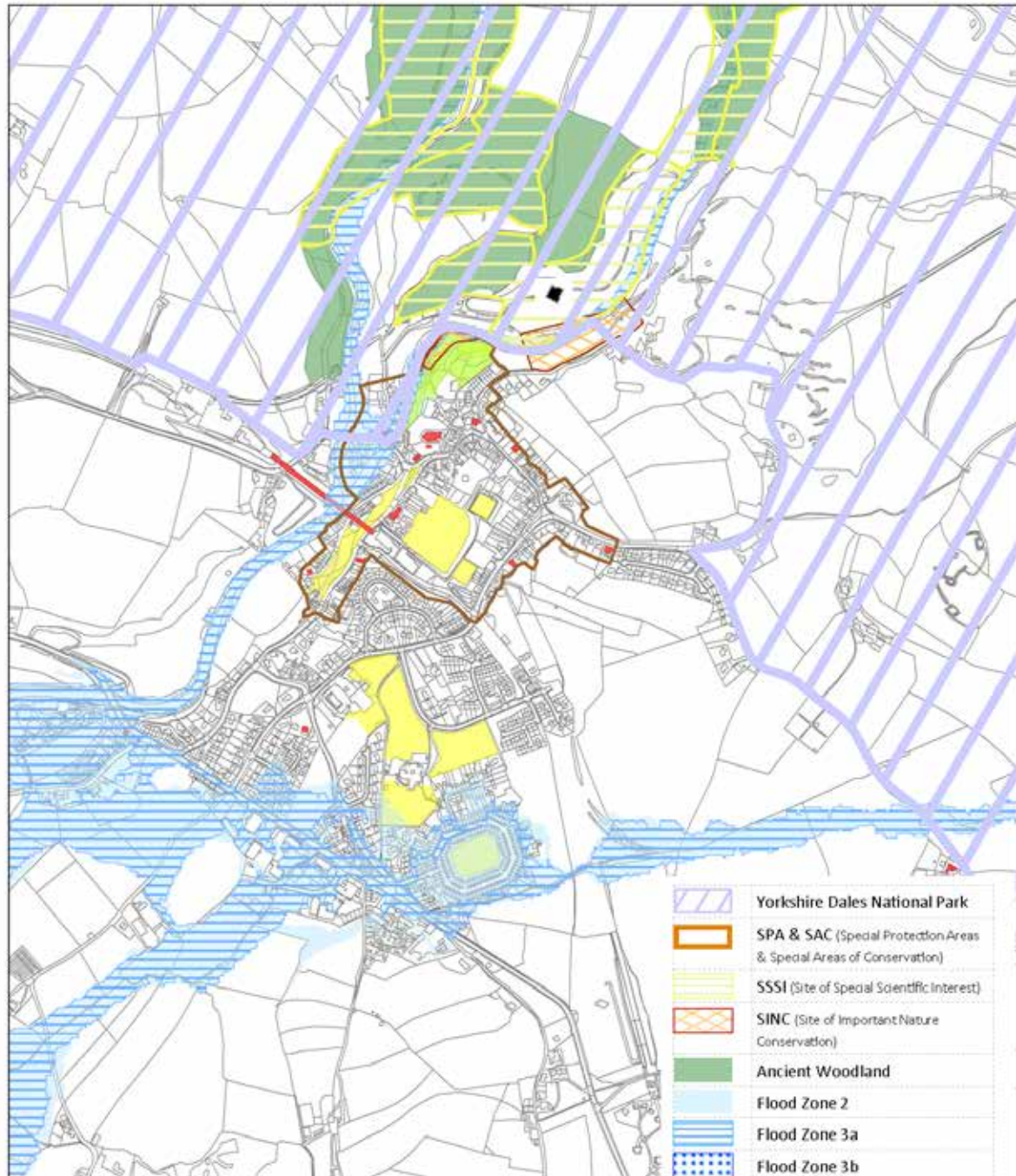


Direction of Growth, Indicative Areas of Favourability: Ingleton

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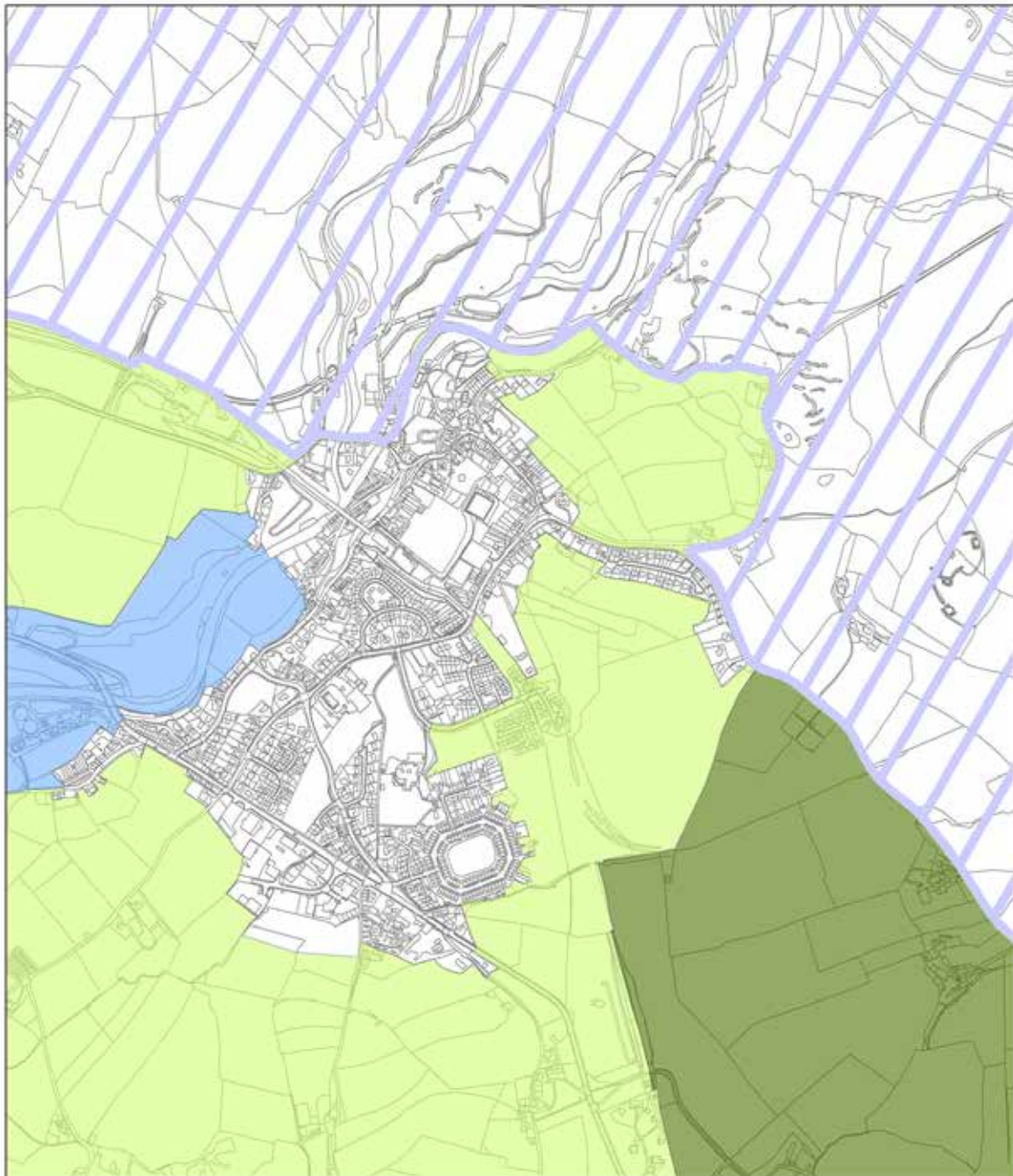


Opportunities and Constraints Map for Ingleton



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
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-  SPA & SAC (Special Protection Areas & Special Areas of Conservation)
-  SSSI (Site of Special Scientific Interest)
-  SINC (Site of Important Nature Conservation)
-  Ancient Woodland
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-  Leeds-Liverpool Canal

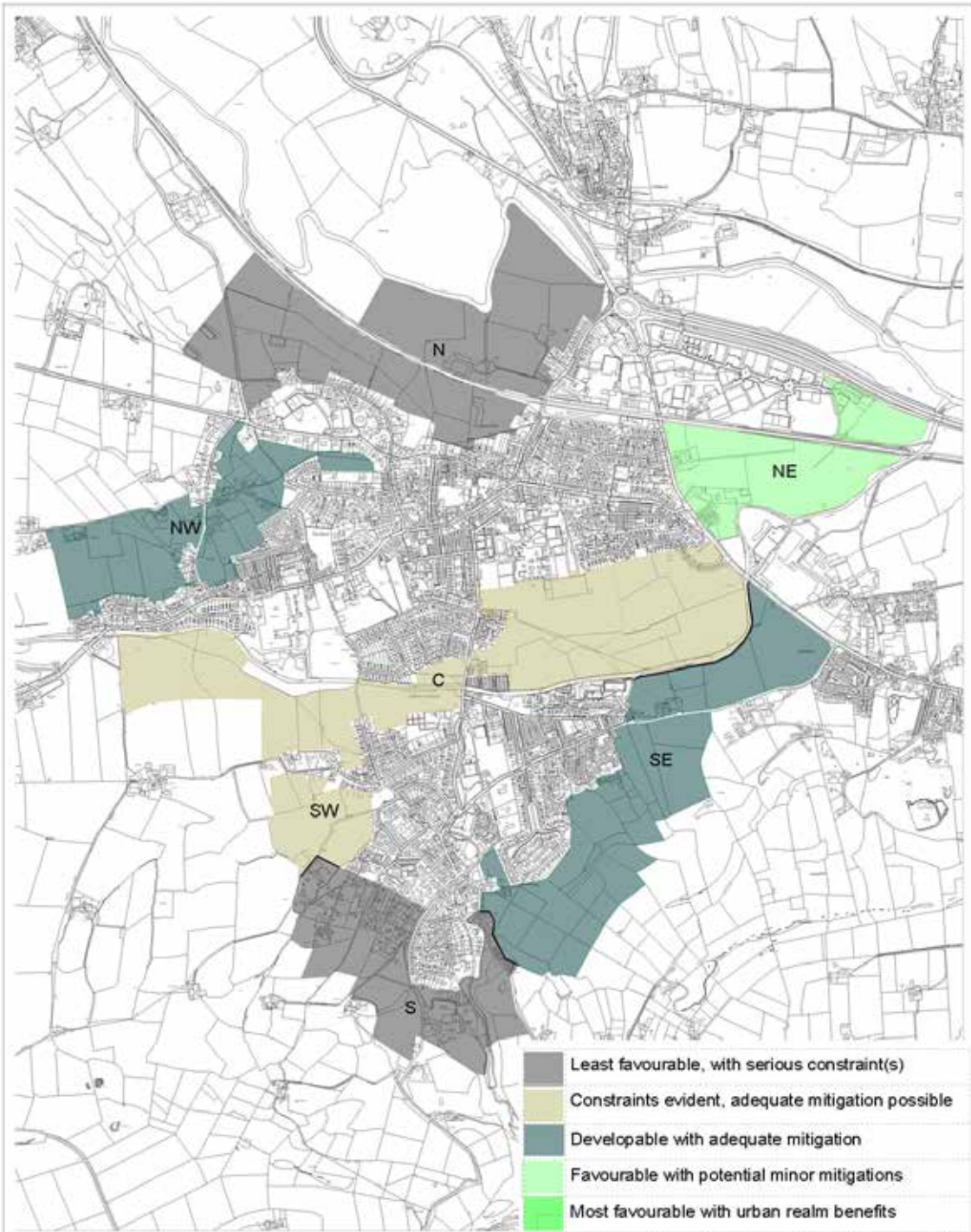


Landscape Appraisal Designations for Ingleton (2002)



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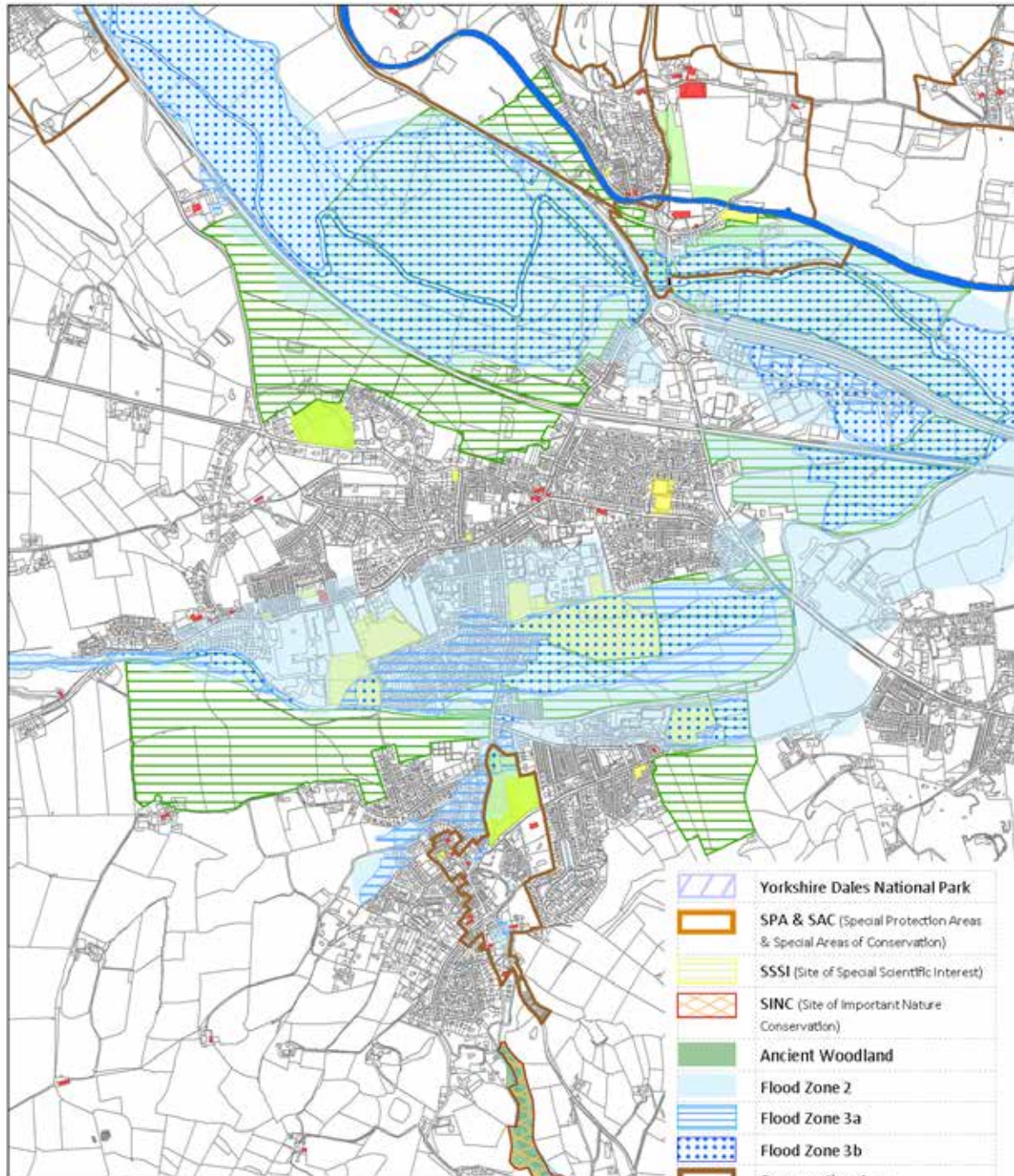


Direction of Growth, Indicative Areas of Favourability: South Craven

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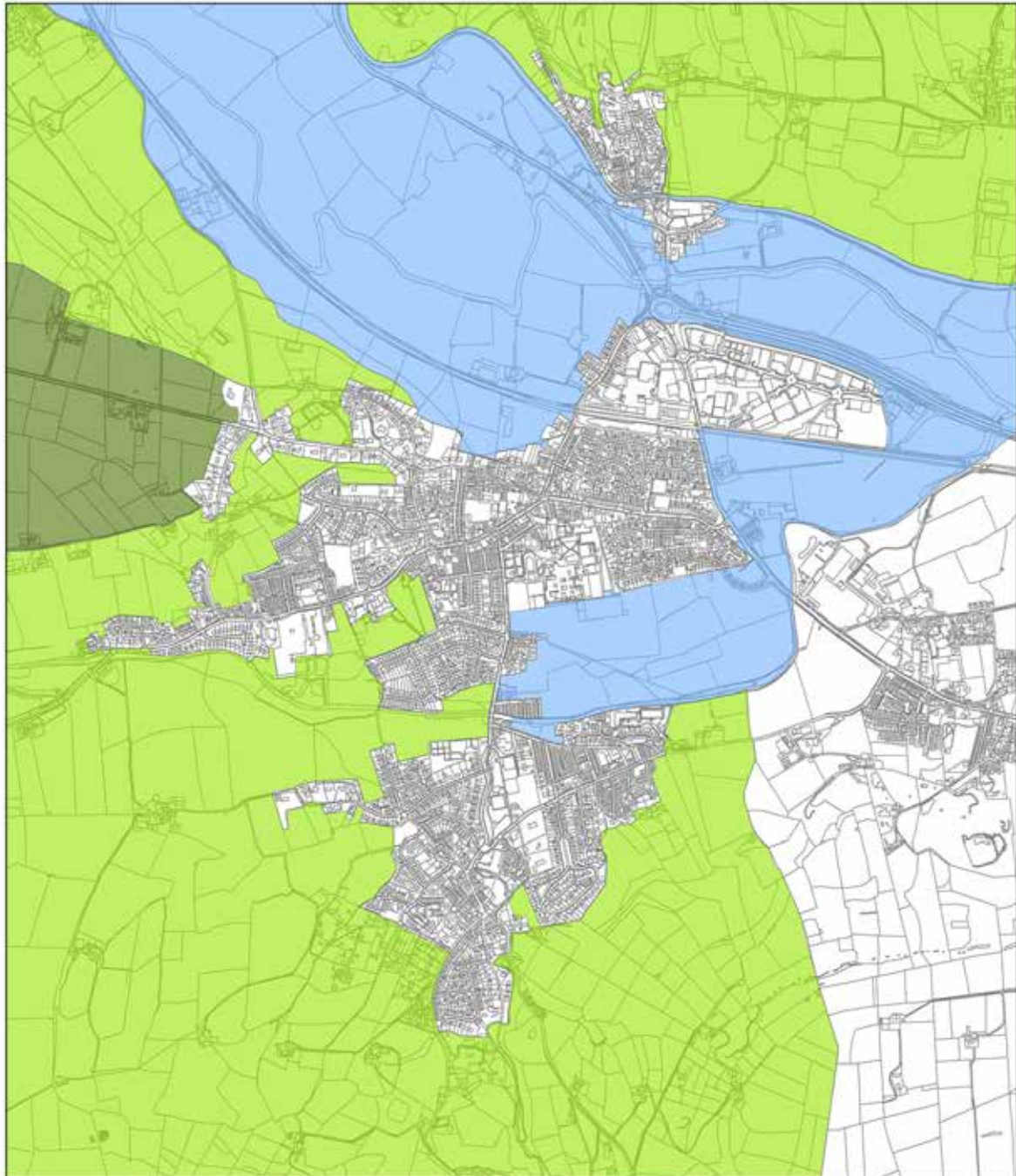
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Opportunities and Constraints Map for South Craven (Glusburn, Cross Hills, Sutton)






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Landscape Appraisal Designations for South Craven (Glusburn, Cross Hills, Sutton) (2002)



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	Semi-enclosed Intermediate Landscapes
	Open Upland
	Open Moorland and Moorland Fringe
	Modified Landscapes
	Yorkshire Dales National Park