

**APPENDIX 2: Council’s position on suitability of Strategic Housing Land Availability Assessment (SHLAA) Sites for allocation in Skipton.
(Craven Local Plan Publication Draft.)**

SHLAA Sites identified in the ‘Pool’ for Skipton

Site ID	Site Address	Hectare	Housing Yield (gross)	Preferred site for housing Y/N	Reasons why not identified as a preferred site	Housing yield (net)
SK013	East of Aldersley Avenue and south of Moorview Way	7.777	249	Yes		100
SK015	Cefn Glas and land to south-east, Shortbank Road	1.132	36	Yes (part – 0.442ha)		14
SK018	Land west of Whinny Gill Rd (garages)	0.101	3	No	The site size is small but it performs relatively well regarding flood risk. It is thought possible to potentially accommodate a small number of residential dwellings. Visibility is slightly sub-standard but traffic generation trade off at 3 garages per dwelling. The site does not pass all four District Level Analyses defined and assessed within the residential site selection process, as given the site size it is unlikely to deliver affordable housing. Therefore the site is not considered suitable as one of the Preferred Sites in this settlement.	None
SK044	Former allotments and garages, Broughton Road	0.591	19	Yes		19
SK049	Land to east of A629 and south of Ings Lane	6.051	Employment site	No		None
SK058	Whitakers Factory Site, Keighley Road	0.492	16*	Yes		16
SK060	Business premises and	2.351	123*	Yes		123

	land, west of Firth Street					
SK061	East of canal, west of Sharphaw Avenue	3.663	117	Yes		89
SK080	Land north of Gargrave Road and south of A65 (at roundabout)	1.645	Recommended for Employment	No	Although the site performs to an adequate standard in the Sustainability Analysis, the site is not deemed suitable to enter the Pool of Sites because the ELR recommends that this site should be considered for employment.	None
SK080a	Land north of Gargrave Road and south of A65	15.918	82	Yes		Total net yield of these sites is 324 (revised figure from 318 included in June 17 draft LP)
SK081	Land north of Gargrave Road and west of Parkwood Drive and Stirtonber		153	Yes		
SK082	Land bounded by White Hills Lane and A65		27	Yes		
SK108	Land west of Park Wood Drive and Stirtonber		332	Yes		
SK087	Land to north of A6131 and south of A65, Skipton	2.11	67	Yes		35
SK088	Hawbank Fields, North of Otley Road and South of A6132	8.598	275	Yes		143 (revised figure from 126 included in June 17 draft LP)
SK089	Land at Elsey Croft, south of Otley Road	10.591	262	Yes		218 (revised figure from 270 included in June 17 draft LP as site will incorporate new primary school)
SK090	Land north of Airedale Avenue and east of railway line		77	Yes		

SK094	Land bounded by Carleton Road, railway line and A629	11.286	361	Yes		99
SK099	South of Gargrave Road, north of Craven College	1.12	36	No	The site passes all four District Level Analyses defined and assessed within the residential site selection process. After a comparison with other Pool of Site options in Skipton, the site is not considered suitable as one of the Preferred Sites for residential development in this settlement. The site is of importance within Skipton Conservation Area. It is located at the entrance to a wider area including Aireville Park, a conservation meadow, golf course, swimming pool and fitness centre, Craven Collage, Skipton Academy. It is considered that this site is more suitable for well-designed employment units within a generally open landscaped setting to complement the existing cluster of employment/educational uses in the northwest of Skipton. There is good access to the A road, without the need to pass through residential development. The site falls in flood risk zone 1, however the north east corner of the site lies in an area at medium/high risk of surface water flooding.	None
SK101	East of Keighley Road and south of Cawder Lane	3.999	128	Yes		110
SK113	Land between Skipton Auction Mart and canal	3.84	Employment	No		None
SK114	Cawder Ghyll/Horse Close and garages off Cawder Road	4.571	204	Yes		112 (revised figure from 108 included in June 17 draft LP as extended site will incorporate
SK124	Garages off Cawder Road		3 (site to provide access to SK114)	Yes		

						increased areas of GI to mitigate landscape impact)
SK135	Skipton Rock Quarry, Harrogate Road	4.612	Employment	No		None
SK137	Land to east of Grassington Road	2.541	81	No	The site is proposed as a larger area of Local Green Space located to the north of Skipton (Land to north of Skipton, bounded to the to the north by Skipton Bypass, to the east by Embsay Road & the Bailey, and to the west by Grassington Road, Skipton)	None
SK138	Land to south of Broughton Road	6.557	210	No	<p>The majority of the site is in FZ1 with the north east corner of the site being in FZ3. The site is located on the edge of Skipton to the west of Skipton bypass, which means development of the site would have minor negative impacts, as it would represent residential development beyond the physical boundary of the bypass, to the west of the town. Access is acceptable on to this site if adjoins the bypass to the east.</p> <p>The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is not considered suitable as one of the Preferred Sites in this settlement. Residential development on this site would represent an extension beyond the physical boundary of Skipton bypass to the west of the town. The built up area of Skipton is enclosed within the boundary of the bypass to the north, west and southwest of Skipton. There are sites closer to Skipton town centre that are preferred to meet the residual housing requirement for the town. It is the Council's view that development beyond the western bypass should not be allowed unless it forms</p>	None

					part of a comprehensive master planned urban extension comprising mixed uses of employment, housing, neighbourhood shopping centre and open space. Subject to land availability this can be assessed in the review of the plan.	
SK139	Land to east and west of Cavendish Street	1.955	Mixed use opp site/regeneration area	No		None
SK140	Skipton Railway Station and land to the east and north; Sandylands Business Centre	5.632	Mixed use opp site/regeneration area	No		None
					Total net yield	1402
<p>The figures below are the number of homes that would require land allocations for Skipton in the four housing growth options assessed in this Housing Growth Options Paper: Addendum, November 2017. The method of calculating these figures is in accordance with Table 5 of the Publication Draft Plan.</p>						
(New Option B1) GROSS residual housing requirement for allocation in the Local Plan for Skipton based on 50% of 206 dwellings per annum over 20 year period						1096
(New Option F) GROSS residual housing requirement for allocation in the Local Plan for Skipton based on 50% of 230 dwelling per annum over 20 year plan period (2300 dwellings)						1399
(new Option C1) GROSS residual housing requirement for allocation in the Local Plan for Skipton based on 50% of 242 dwelling per annum over 20 year plan period (2420 dwellings)						1533
(New Option E) GROSS residual housing requirement for allocation in the Local Plan for Skipton based on 50% of 280 dwelling per annum over 20 year plan period (2800 dwellings)						1959

*Sites SK058 & SK060 have the same gross and net yield as their yield has been calculated given the opportunity that exists on these sites for conversion. No GI is proposed on these two sites.

SHLAA sites in Skipton NOT identified in 'Pool'

SHELAA Ref	Site Address	Site Area (Ha)	Site Yield	Reasons why not selected within 'pool of sites'
SK001	Land to east of Grassington Rd, properties 10-12	0.814		<p>Area at medium risk of flooding is adjacent to the western boundary of the site (along Grassington Road). It is a town centre site within the Conservation Area. Intensification of this site presents difficulties in terms of safe access, with an entrance to the site emerging very close to a busy intersection of Grassington Road and Raikes Road, with another laneway leading to the old Catholic church to the south. There is no footpath adjacent to the site boundary, with a quite dangerous bend on the road. Some motorists do not seem to appreciate the hazardous nature of this junction given the observed speeds at which vehicles are driven in the vicinity.</p> <p>Site does not perform to an adequate standard in the Sustainability Analysis*, and the site is not deemed sustainable in order to enter the Pool of Sites. The site presents an inadequate road access, which is a determining impediment to selection.</p>
SK004	Former nursery east of 1a The Bailey	0.17		<p>There is an area at medium risk of flooding adjacent to the northern boundary of the site (along The Bailey). It is a town centre site within the Conservation Area. Intensification of this site presents difficulties in terms of safe access, but the impact upon the Conservation Area and its features here are deemed to be too great to recommend development. Safe access cannot be achieved; visibility cannot be achieved.</p> <p>Site does not perform to an adequate standard in the Sustainability Analysis*, and the site is not deemed sustainable in order to enter the Pool of Sites. The site presents an inadequate road access and development would have a negative impact on the Conservation Area, which are determining impediments to selection.</p>
SK007	High Trees, The Bailey;	0.539		<p>Planning Permission approved (30/2013/13949) for 9 dwellings on the site. Hence, site not to be taken forward.</p>
SK009	Chinthurst Guest House	0.162		<p>The site is in the Conservation Area. Flood Zone 2 is adjacent to the southern boundary of the site. There are numerous Tree Preservation Orders on site, and the site's small area means that there is an insufficient land area for residential dwellings. Safe access can be achieved. Development of site would have a negative impact on the Conservation Area and existing biodiversity.</p> <p>Site does not perform to an adequate standard in the Sustainability Analysis*, and the site is not deemed sustainable in order to enter the Pool of Sites. Residential development of this site would have a negative impact on the Conservation Area and local biodiversity.</p>

SK010	Peter Watson garage site, Otley Road	0.197		Planning Permission approved (63/2014/15082) relating to the business currently on the site, which is deemed to make the rest of the site area unviable for residential development. Hence, site not to be taken forward.
SK014	Land to rear of 33 Lytham Gardens	0.046		Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings. Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis*. The site has an overall site size less than 0.1 hectares, and/or cannot accommodate five or more dwellings.
SK016	Land south of Shortbank Close	0.299		Development of this site would most likely be an inefficient use of land. This site is in flood zone 1, however is prone to medium to high surface water flooding, and it acts as a 'buffer' green space between residential development to the north and south. This site has the potential to form part of a future green corridor from the east of Skipton through to the south-central area of the town. Development here would represent an unnecessary intensification of this area. Site does not perform to an adequate standard in the Sustainability Analysis*, and the site is not deemed sustainable in order to enter the Pool of Sites. The site has numerous negatives, which outnumber the positives for the site, including that development of the site would result in the loss of an important existing green corridor from the east to the south central area of Skipton.
SK020	Land at the Toll House, Shortbank Road	0.1		Planning Permissions approved (63/2015/16183) and (63/2015/16184) relating to the residential units currently on the site, which is deemed to make the rest of this very small site area unviable for residential development. Hence, site not to be taken forward.
SK021	South of Shortbank Road, north of Greatwood Avenue	3.03		The site is in the Conservation Area. Majority of the site in FRZ1, but northern area of the site vulnerable to a high risk of surface water flooding. There is a steep slope from north to south on this site which is seen as a significant barrier to development. The site forms part of a potential green corridor from the east of Skipton to the south central part of town, and developing here would remove this possibility. This site together with surrounding land is recommended as a LGS designation. 63/2007/7055 - approval for 8, 2 bed flats, new access & parking areas to the north east corner of this site. This consent has been completed. Site does not perform to an adequate standard in the Sustainability Analysis*, and the site is not deemed sustainable in order to enter the Pool of Sites. This site provides a visual green corridor through the centre of Skipton. Residential development of this steeply sloping site would fail to protect and enhance this existing green corridor. The site is also

				recommended as a LGS designation in the next consultation draft Local Plan.
SK022	Land to east of mineral railway, off Brougham St	0.869		The site is in the Conservation Area. The site could form part of a potential green corridor from the east of Skipton to the south central part of town, and developing here would remove this possibility. The site is vulnerable to medium risk of surface water flooding. The site is access from Castle Street by an underpass of the railway line. The underpass has restricted length and width. The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway. Site does not perform to an adequate standard in the Sustainability Analysis*, and the site is not deemed sustainable in order to enter the Pool of Sites. The site presents an inadequate road access, which is a determining impediment to selection.
SK033	Off Gargrave Road, north-east of Aireville Grange	0.592		Planning Permission approved (63/2008/8274) for Use Class B1 Office Development Reserved Matters. Hence, site not to be taken forward.
SK034	Mill and builders yard north of Marton Street	0.27		Planning Permission approved (63/2013/13343) for access improvements to the commercial unit on site. The rest of the site is deemed unviable for residential development of sufficient size. Hence, site not to be taken forward.
SK037	Land to rear of former Granville St Council offices, adj canal	0.739		Planning Permission approved (63/2011/11998), and approval for subsequent related applications, for 57 dwellings in conjunction with SK038. Hence, site not to be taken forward.
SK038	Former Council Offices, Granville Street	0.613		Planning Permission approved (63/2011/11998), and approval for subsequent related applications, for 57 dwellings in conjunction with SK037. Hence, site not to be taken forward.
SK046	West of Ings Lane	1.667		Site does not perform to an adequate standard in the Sustainability Analysis*, and the site is not deemed sustainable in order to enter the Pool of Sites. The site presents an inadequate road access, which is a determining impediment to selection and approximately half the site is located in flood risk zone 3, which is not suitable for residential development. The Council's Employment Land Review 2017 (ELR) recommends that this site should be considered for employment.
SK047	West of Ings Lane / south of railway	0.482		Planning Permission approved (63/2014/15262) for extensions to existing building to improve existing storage facilities for the current business use. Hence, site not to be taken forward (note EA mapping now shows this site area in in either FRZ2 or FRZ3 area).
SK051	West of the junction of Carleton New Road	0.81		Site does not perform to an adequate standard in the Sustainability Analysis*, and the site is not deemed sustainable in order to enter the Pool of Sites. The site has the majority of

	and Carleton Road			its area under Flood Zone Risk 2 and 3, which is a determining impediment to selection. The site's western edge has high risk of surface water flooding. The site is in the Conservation Area, and it is deemed to be of importance in terms of an open green space in the area.
SK052	Croft House, Carleton Road;	0.39		Planning Permission approved for (63/2012/12292) Change of use from commercial offices, formerly NYCC Highways, to single private family residence. This permission has been implemented. Hence, the site not to be taken forward.
SK054	Land west of Carleton Road, west of Eller Beck	1.745		Site does not perform to an adequate standard in the Sustainability Analysis*, and the site is not deemed sustainable in order to enter the Pool of Sites. The site has the majority of its area under Flood Zone Risk 2 and 3, which is a determining impediment to selection. The eastern portion of the site is in the Conservation Area. Site is at low, medium and high risk of surface water flooding. Safe access can be achieved.
SK057	Railway banking to south of Carleton Road	0.545		Site withdrawn from SHLAA
SK083	Land bounded by A65, White Hills Lane and Raikes Road	2.45		Planning Permission approved (63/2013/13748) for residential development. Hence site not to be taken forward.
SK084	Land between A65 and Grassington Road	27.751		Development of this site would have negative impacts on landscape character and biodiversity. The site is in the Conservation Area, and there is a scheduled ancient monument on the site. The site is in a prominent location in the north of Skipton. Development on this very large site would negatively change the setting of Skipton and its visual character. This site together with surrounding land is recommended as a LGS designation. Sections of the east and west of the site are within medium to high risk of surface water flooding. Site does not perform to an adequate standard in the Sustainability Analysis*, and the site is not deemed sustainable in order to enter the Pool of Sites.
SK086	East of junction of Skipton Road and Embsay Road	3.26		Planning Permission approved (63/2015/16113) for residential development, including layout and access requirements. Hence site not to be taken forward.
SK095	Auction Mart and access land to north	2		Although the site performs to an adequate standard in the Sustainability Analysis*, the site is not deemed suitable to enter the Pool of Sites because the ELR recommends that this site should be considered for employment.

SK096	Land to west of Aireville Park	3.907		Part of the site is under the designation of the sports pitch, with a golf course on the eastern section. The site is in the Conservation Area. The site is recommended as a LGS designation**. Site is adjacent to an area at medium/high risk of surface water flooding. Southern boundary of the site is adjacent to flood zone 3a. The site has no direct connection/frontage to a highway maintainable at the public expense. Site does not perform to an adequate standard in the Sustainability Analysis*, and the site is not deemed sustainable in order to enter the Pool of Sites.
SK097	Land to west of Miniature Golf Course, Aireville Park	0.429		Part of the site is under the designation of the sports pitch, with a golf course on the eastern section. The site is in the Conservation Area and is recommended as a LGS designation, which recognises the contribution the site makes to physical, mental and social health and wellbeing. The site is within flood zone 3a and within a high risk area of surface water flooding and has no direct connection/frontage to a highway maintainable at the public expense. Site does not perform to an adequate standard in the Sustainability Analysis*, and the site is not deemed sustainable in order to enter the Pool of Sites.
SK098	Land south of Swimming pool, Aireville Park	0.312		The site is viewed as assisting to extend and improve the sports and recreational facilities in Aireville Park. There is a medium and high risk surface to the west of the site. There is no access to an adopted highway. Residential development of this site would not promote physical, mental and social health and wellbeing. Site does not perform to an adequate standard in the Sustainability Analysis*, and the site is not deemed sustainable in order to enter the Pool of Sites.
SK103	Clay Hall Farm, Broughton Road	0.346		Planning Permission outline approval (63/2016/17312) for erection of 20 dwellings and including site SK136. Approval for the erection of 2 dwellings (63/2016/17352).
SK109	North and west of Ling Fields, east of A629 Skipton Bypass	0.607		Planning Permission approved (65/2015/15388) for warehouse & forecourt/parking. Hence site not to be taken forward.
SK111	Premises and car park at Bowers Wharf, Sackville Street	0.061		Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis* as the site has an overall site size less than 0.1 hectares, and/or cannot accommodate five or more dwellings.
SK116	Land to east of canal and west of High Laithe Farm, Snaygill	3.806		The site itself has no direct connection/frontage to a highway maintainable at the public expense, is accessed via a track from the A6131 Keighley Road and crossed the canal using a narrow bridge. This would need a wider traffic assessment undertaking. Access to this site could be achieved via site SK101, which adjoins the site to the north, however NYCC

				<p>Residential Highway Design Guide recommends that sites yielding over 100 dwellings should preferably have two points of access. As the two sites would yield well over 100 dwellings it is considered that this site is constrained in terms of access. Opportunity for sustainable travel with the existing walkway by the canal. Flood zone 3a is adjacent to the western site boundary, along the canal. Area of medium risk of surface water flooding along the northern boundary of the site.</p> <p>The site passes all four District Level Analyses, defined and assessed within the residential site selection process. After a comparison with other Pool of Site options in Skipton, the site is not considered suitable as one of the Preferred Sites in this settlement.</p>
SK118	J N Bentley Ltd, Snaygill Industrial Estate, west of Keighley Road	0.792		<p>An employment use can be considered suitable in this existing industrial area. Acceptable access exists. ELR 2017 recommends this site is retained as employment use.</p>
SK119	Land south of Whinny Gill Reservoir	6.571		<p>Comments from NYCC Highways state that the site is landlocked, however information from the site owner states that suitable access to the site could be achieved via approved scheme 63/2015/15503 on the adjoining land to the west, which is within the same ownership as site SK119. The layout for this approved scheme shows an access spur, which would provide direct access into the adjoining site SK119. This scheme has not yet been implemented; therefore the site has been assessed on this basis. If existing access constraints can be overcome in the future it is recommended that the site is divided into two parts based on the stream running through the depression of land in the central part, which is partly surrounded by trees. This central area of the site has also the highest risk of surface water flooding on the site. The majority of the site is in FRZ1. There is an area of medium risk of surface water flooding in the western section of the site. Development is likely to have a low impact on biodiversity value.</p> <p>Site does not perform to an adequate standard in the Sustainability Analysis*, and the site is not deemed sustainable in order to enter the Pool of Sites. The site is a greenfield site which is currently not connected to the existing built form of Skipton and does not currently have a suitable access. It is an elevated site to the east of Skipton, which is characterised by open moorland. This site is remote from existing services within the town and therefore would not achieve the objectives of providing access for all to essential facilities, would not help to minimise air, noise and light pollution and impacts on</p>

				climate change. Allocation of this site for residential use would have a significant negative effect in terms of protecting and enhancing the open countryside and the wider landscape. These are all factors in determining impediment to selection.
SK120	Former ATS Site, Carleton Road	1.012		Planning Permission approved (63/2016/17515) outline for residential development with all matters reserved.
SK121	Land at Unit 1, Mill Lane	0.03		Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has less than 0.1 hectares in Flood Risk Zone 1.
SK122	Former Council offices, Granville Street;	0.613		Planning Permission approved (65/2014/15027) for warehouse & forecourt/parking. Hence site not to be taken forward.
SK125	Land adjacent to 50 North Parade	0.125		Planning Permission approved (63/2016/17338) for residential development. Hence site not to be taken forward.
SK126	Land Adjacent to 112 Princes Drive	0.037		Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has an overall site size less than 0.1 hectares, and/or cannot accommodate five or more dwellings.
SK127	Land Adjacent to Marina Crescent	0.09		Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has an overall site size less than 0.1 hectares, and/or cannot accommodate five or more dwellings.
SK128	22-24 Shortbank Road;	0.065		Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has an overall site size less than 0.1 hectares, and/or cannot accommodate five or more dwellings.
SK129	Land to east of Water Street	0.05		Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has an overall site size less than 0.1 hectares, and/or cannot accommodate five or more dwellings.
SK130	Craven buildings, Church Street/ Craven Street	0.147		Planning Permission approved (63/2008/8257 and subsequent related applications 63/2009/10200 & 63/2015/15965) for residential development. Hence site not to be taken forward.
SK131	Land adjacent to 11 Mill Bridge;	0.011		Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has an overall site size less than 0.1 hectares, and/or cannot accommodate five or more dwellings.
SK132	Belle Vue Mills, Broughton Road;	0.278		Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has an overall site size less than 0.1 hectares, and/or cannot accommodate five or more dwellings.

SK133	Land between Swadford Street and Albert Terrace	0.05		Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has an overall site size less than 0.1 hectares, and/or cannot accommodate five or more dwellings.
SK134	Land east of Shortbank Road	11.93		The site is located within, adjoining or adjacent to a principal town, key service centre, and local service centre or service village identified in the local plan settlement hierarchy. Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis. The site is judged to be located at an inappropriate distance from the built up area of the settlement in the Spatial Strategy.
SK136	Land adjacent Clay Hall Farm, Broughton Road	1.12		Planning Permission outline approval (63/2016/17312) for erection of 20 dwellings and including site SK136. Approval for the erection of 2 dwellings (63/2016/17352).

*Pre Publication Draft Craven Local Plan (June 2017) Sustainability Analysis can be view at <http://www.cravenc.gov.uk/newlocalplan>

** Craven Local Green Space Assessment (2017) can be view at <http://www.cravenc.gov.uk/article/4453/Planning-for-parishes#LGS>