



Craven Local Plan

# Residential Site Selection Process

(incorporating employment site selection)

Background Paper

January 2018

**7 cbhYbHg** (with hyperlinks)

**%' bLf cXi Wjcb**

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- Residential sites
- Employment sites

**' "5 bUngjg`cZfYg]XYbhjU`UbX`Ya d`cna Ybhg]hYg`VmigYh`Ya Ybh**

- Skipton (includes employment sites)
- Settle (includes employment sites)
- Bentham
- Glusburn and Cross Hills
- Ingleton (includes employment sites)
- Gargrave
- Burton
- Bradley
- Rathmell
- Cononley
- Bolton Abbey
- Broughton
- Carleton
- Clapham
- Coniston Cold
- Cowling
- Draughton
- Embsay
- Farnhill and Kildwick
- Giggleswick
- Halton East
- Halton West
- Hellifield
- Langcliffe
- Lothersdale
- Sutton-in-Craven
- Thornton-in-Craven
- Wigglesworth

## **% #bfcXi Wjcb**

The NPPF (para 159 ) says that local planning authorities should prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. Reviews of land available for economic development should also be undertaken at the same time.

The council has prepared and maintained a SHLAA from the outset of preparing the local plan and following an earlier 'Calls for Sites' has encouraged the submission of sites as an on-going process, as the plan has evolved and progressed through informal consultation and engagement. The council also commissioned consultants Lichfields to undertake a review of available and suitable employment land ( March and November 2017).

The sites put forward by landowners/developers for inclusion in the SHLAA have been subject to a series of analyses to assess their suitability for housing allocation. The first of those analyses used four criteria to examine the initial appropriateness of the sites to undergo Sustainability Appraisal (SA). These were:-

The site is located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy;

ii) The site is at least 0.1 hectares in size and is capable of accommodating at least five dwellings;

iii) The site has an initial advantage because it contains at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1);

iv) The site is located outside areas protected nationally or internationally for key habitats and plant and animal species (i.e. Sites of Special Scientific Interest, Special Areas of Conservation & Special Protection Areas).

Sites that did not meet one or more of the aforementioned four criteria above stayed at Level 1 of the SA. The sites which passed each of these four criteria moved on to analysis under twenty socio-economic and environmental SA objectives. Under each of the twenty objectives, sites could receive five different judgements based on their perceived influence on a social, economic, and/or environmental objective. These are strongly positive, positive, neutral (no or negligible effect, or uncertainty regarding effect), negative, or strongly negative. Sites which were considered not to perform to a satisfactory level remained at Level 2 in the SA, whereas those sites which were considered to perform to a satisfactory level proceeded to Level 3 and were included in

the Pool of Sites. All of the above analyses are referred to as Stage 1, or the Settlement Level Analysis.

The next stage, Stage 2 (District Level Analysis), features selecting the sites which are judged to be the most appropriate and best residential sites from the Pool of Sites.

There are four criteria to analyse sites which reach Stage 2, listed as follows:

- Viability of Affordable Housing Provision;
- Site Proximity to Designated Landscape Features;
- Site Proximity to Designated Natural Environment Features;
- Site Position to Health & Safety Executive (HSE) Zone.

If sites in a settlement pass all four criteria of the District Level Analysis, and collectively there are more sites in a settlement than are required to meet the balance of the required housing provision – in line with the distribution strategy and after utilising the most appropriate housing densities for each site – a further step is necessary within Stage 2. In these circumstances the sites within a settlement are compared and a judgement reached on which sites are preferred for allocation in the draft local plan. The judgements reached on each site are detailed in the following document.

For each proposed Preferred Site, a narrative of site analysis and description, including a net developable area, number of dwellings generated, expected delivery timeframe and development principles is prepared, in order to inform relevant draft local plan allocation policies.

## **BUj ][ Ujcb`cZH YXcW a Ybh**

This document includes hyperlinks in the table of contents and PDF bookmarks, which can be viewed in appropriate PDF software/apps. It is advisable to make use of these features, as they will help you to navigate the many sections and pages that follow. On a keyboard, pressing the 'Alt' key plus the left arrow key will take you to previously viewed pages and pressing the 'Alt' key plus the right arrow key will bring you back again. Pressing the 'Ctrl' key plus the 'F' key will allow you to search the document for specific text, such as a site reference number or address.



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- SO1) Maximise employment opportunities within Craven
- SO2) Maximise opportunities for economic and business growth
- SO3) Promote equality and diversity, and foster community cohesion by reducing all forms of poverty
- SO4) Enhance access for all to essential facilities
- SO5) Promote physical, mental and social health and wellbeing
- SO6) Enable all residents to live in suitable and affordable housing
- SO7) Enable everyone to access a good standard of education and the ability to undertake relevant training and augment skill levels
- SO8) Improve connectivity, reduce the need for travel, and ensure proposed developments have safe access
- SO9) Reduce the risk and impacts of flooding on people, property and the environment including through the implementation of Sustainable Urban Drainage.
- SO10) Protect and enhance the natural and agricultural conditions to maintain soil quality and grow food within Craven
- SO11) Ensure the prudent use of land resources
- SO12) Conserve and where appropriate enhance the historic environment including heritage assets and their settings and areas of identified and potential archaeological interest
- SO13) Protect, and where possible enhance, Craven's biodiversity and geodiversity, particularly protected habitats and species
- SO14) Protect and enhance the open countryside and wider landscape character
- SO15) Promote innovative design which enhances the visual character of Craven's towns and villages
- SO16) Minimise air, noise and light pollution, and where possible improve local air quality
- SO17) Minimise impacts on climate change, including supporting energy production through renewable and low carbon sources
- SO18) Conserve and enhance water quality and resources and improve the efficiency of water use
- SO19) Minimise waste production and increase recycling rates in Craven
- SO20) Safeguard minerals resources and other natural material assets, and ensure the safe management of hazard risks of former mining activity where new development is proposed

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- %U There is an existing business and employment use on the site which has being put forward, and in this case the site should continue as an employment led use;
- %W The site should be promoted as predominately or partly 'employment led' to ensure the delivery of the Council's socio-economic objectives set out in the draft Local Plan. This includes sites which are recommended for mixed uses, where it is deemed that at least part of the site is utilised for employment purposes;
- & A Flood Risk Assessment is required, as a significant fluvial and/or surface water hazard has been identified within part of the site area. Sustainable Urban Drainage Systems (SUDS) may also be required here. In this case, mitigation measures include a recommendation to divide the site area to include a use mix appropriate to the site, in order to mitigate against localised flood risk;
- ' Biodiversity and/or landscape impact mitigation(s) should be built into the design of the scheme. In this case, mitigation measures suggested by the Council can include a recommendation for division of the site area to include a use mix appropriate to the site, in order to protect areas of high biodiversity, landscape and/or recreational value within the site (including Tree Preservation Orders). These areas may also then be thought of as potentially providing part of a wider green corridor route;
- ( Opportunity to incorporate social infrastructure related to community parks and other green infrastructure. In this case, the site may have area(s) which are deemed to provide recreational and other community benefits, which can often (but not always) relate to areas of high biodiversity and landscape value, as referenced in measure (3) above;
- )U Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and scheduled ancient monuments) on the site and their settings where appropriate, including a Council recommendation for sub-division of the site where necessary. Impact on the Conservation Area to be considered and mitigated against where required;
- )V Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. A Council recommendation may include sub-division of the site to protect these specific areas within the site's overall area;
- \* The site is viewed as a town/village centre site with very good accessibility to key services and public transport. Such sites offer future occupiers and residents the opportunity to walk and cycle to most key services rather than using a private vehicle. Hence there may be opportunities for the further intensification of use within the site in terms of housing density. Subject to site specific analysis;
- + Air quality, noise pollution and/or light pollution measures to be addressed as far as possible in the design and layout of the scheme on the site. These measures are important considerations especially where the site is adjoining relatively large residential areas, particular employment uses, and/or late night commercial uses in towns and villages, and also where the site is situated close to a major road network, particularly A roads;
- , The site is viewed as contributing to regeneration opportunities in the local area to improve overall standards of living, with CIL and S106 potentially used to address additional needs likely to be generated;
- The site is viewed as being in a prominent location, and hence visual character with regards to housing density, building heights, and dwelling design to be considered for this site's potential development. Prominent locations can include sites situated adjacent to a key entrance to a town or village, or sites on raised ground in comparison to surrounding residential and employment development.

SITE ASSESSMENTS PART ONE

<b>GYhYa Ybh7 cXY</b>	<b>GYhYa Ybh</b>
BA	Bolton Abbey
BN	Broughton
CL	Clapham
CC	Coniston Cold
DR	Draughton
EL	Elsack
EM	Embsay
FA	Farnhill
GA	Gargrave
SG	Giggleswick
HW	Halton West
HA	Halton East
HE	Hellifield
IN	Ingleton
KL	Kildwick
LA	Langcliffe
LD	Lothersdale
RA	Rathmell
SK	Skipton
TC	Tornton in Craven
WG	Wigglesworth

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
6c`lcb`5VVYm																						
BA001; Land south of the A59, Hambleton; 16.34 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
BA002; Green Lane, Bolton Abbey; 4.374 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
BA003; Land at Bolton Bridge, Bolton Abbey; 1.515 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
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BN001; Broughton Hall Business Park; 12.638 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
BN002; Broughton Village; 2.187 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
BN003; Skinner Ground Farm; 17.927 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
7`Ud\ Ua																						
CL001; Garage Site, Old Road; 0.865 ha.																					D`Ubb]b[ `DYfa ]gg]cb approved (18/2012/13161) for 22 dwellings on the site. Hence, site not to be taken forward.	N/A
CL003; Clapham Station, land adjacent to Flying Horse Shoe; 1.032 ha.																					GHj Y% Site is located outside of the settlement of Clapham and therefore it is not deemed to be in a sustainable location.	N/A
CL004; Keasden Water Treatment Works; 0.376 ha.																					GHj Y% Site is located outside of the settlement of Clapham and therefore it is not deemed to be in a sustainable location.	N/A
CL005; Land to east of Keasden Road; 0.035 ha.																					GHj Y% Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	N/A

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
7cb]gfc b`7c`X																						
CC001; Land to the north of the A65; 1.381 ha.																					GHU Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
CC002; Land at Bell Busk; 0.286 ha.																					GHU Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A



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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
8fU [ \ lcb`																						
DR002; Land adjacent to Meadowcroft; 1.631 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
DR003; Land north of A65 (west parcel); 0.616 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
DR005; Land at Draughton House; 2.549 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
9`g`UW																						
EL002; Land at Station Yard; 0.461 ha.																					GHU`Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>9a VgUm</b>																						
EM001; East of Laurel Croft, south and east of Village Hall; 0.747 ha.	0	0	+	+	+	+	0	-	+	+	+	-	0	0	+	-	0	0	+	+	@j Y". The majority of the site is in FRZ1 and the surface water risk is low. The site is partly in the Conservation Area. The western portion of the site has got planning permission for residential development as it has an existing access (Laurel Croft), but the laneway dividing the site and the eastern portion can be left as open green space due to its strong landscape character. Development of the site would be likely to be have a low impact on biodiversity value. Access from the site is acceptable but visibility is borderline, access would need to be in the north west corner. The site is within the built up area of Embsay on greenfield land. The site provides a strong contribution to the character and appearance of the area.	5a, 5b, 6, 7, 9
EM002; East of West lane, north of Dalacres Crescent; 1.42 ha.	0	0	+	+	+	+	0	-	+	+	+	-	0	0	+	-	0	0	+	+	@j Y' & The site is in the Conservation Area and provides a strong contribution to it. Possible access from the site is difficult as West Lane is a narrow road with a hazardous bend adjacent to the site. Development of the site would be likely to be have a low impact on biodiversity value. The site is within the built up area on greenfield land. The site is wholly within Flood Zone 1.	
EM005; Land south of Skipton Road; 1.459 ha.																					@j Y'% The site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding.	
EM006; Land on west side of entrance to Embsay station; 0.261 ha.	0	0	+	+	+	+	0	-	+	+	+	++	0	0	+	-	0	0	+	+	@j Y' & Do not include in pool of sites as access is unacceptable due to visibility at Junction East Lane. This would seem to be a good opportunity site on the approach to the railway station. The majority of the site is in FRZ1 and the site has a low surface water risk. Development of the site would be likely to be have a low impact on biodiversity value. The site has no/negligible impact on the character and appearance of the Conservation Area. The site is located in the built up area of Embsay on greenfield land.	
EM010; Land to the south of Kirk Lane, Eastby; 0.985 ha.	0	0	0	0	0	0	0	-	+	+	-	-	0	-	+	-	0	0	0	+	@j Y' & A potential site for residential development, but it is quite isolated from the village centre of Embsay, particularly for a relatively large site. Some issues of medium to high risk of surface water flooding, which would need investigation. Development of the site would be likely to be have a low impact on biodiversity value. The site provides a strong contribution to the character and appearance of the Conservation Area. Access is acceptable onto C398, works will be required to improve the existing major road and extend existing footway / street lighting to serve the site.	

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>9a VgUm</b>																						
EM012; Land between Embsay and Eastby; 12.252 ha.	0	0	0	0	0	0	0	+	0	-	-	-	0	-	+	-	-	0	0	+	@j Y' & 'A potential site for residential development, but it is a very large site which may be inappropriate for full development given the relatively low housing requirements for Embsay. Some issues of medium to high risk of surface water flooding areas scattered throughout the site. A listed building is close to the site to the west. A gas pipeline runs through the site. The national park border is adjacent. Development of the site would be likely to be have a low impact on biodiversity value. The site provides a strong contribution to the character and appearance of the Conservation Area. The site is accessible from Kirk Lane (C398) and an access to NYCC standards could be formed. This site would fill in the gap between the bottom of Embsay and the top, it is a greenfield site.	
EM013; Land bounded by Shires Lane and Low Lane; 1.298 ha.																					D'Ubb]b[ 'DYfa ]gg]cb approved (26/2014/14518) for residential development on the site. Hence, site not to be taken forward.	5b
EM014; Land at Eastby Hall Farm; 1.668 ha.	0	0	0	-	-	+	0	-	+	-	-	-	0	-	+	-	-	0	+	+	@j Y' & The site would have a hazardous entrance and exit for residential development at the junction of Bark Lane and Barden Road. At this junction, Barden Road has both a slope and a bend. This is unlikely to be a site which would offer safe access. It is also the most isolated site of those available for consideration in Embsay and Eastby. Development of the site would be likely to be have a low impact on biodiversity value. The site is wholly within Flood Zone 1 with some surface water flooding running through. The site has no/negligible impact on the character and appearance of the Conservation Area.	
EM015; Land at Dale Head Farm; 0.48 ha.	0	0	0	-	-	+	0	-	+	0	+	+	0	0	+	-	-	0	+	+	@j Y' & The site has an existing entrance along a straight stretch of Barden Road. It is a quite isolated site, but some good conversion options seem possible on a largely brownfield site. Development of the site would be likely to be have a low impact on biodiversity value. The site is wholly within Flood Zone 1 with some surface water flooding running through. The site has no/negligible impact on the character and appearance of the Conservation Area.	
EM016; Land to the south of Shires Lane; 2.871 ha.																					D'Ubb]b[ 'DYfa ]gg]cb approved (26/2015/15886) for residential development on the site. Hence, site not to be taken forward.	

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
9a VgUm																						
EM017; Land off Low Lane; 1.051 ha.	0	0	-	-	-	+	0	-	+	0	0	+	0	-	-	-	0	+	+	+	@j Y`& The site is not connected to the built up area of the village at this point in time (depending on neighbouring sites potentially coming forward).The site would seem to have relatively high biodiversity value. The site is wholly within Flood Zone 1 with some surface water flooding running through the site. Access is subject to whether the site can be accessed through EM013 or not.The site has no/negligable impact on the character and appeance of the Conservation Area.	
EM018; Land to the south of the cricket field; 3.738 ha.	0	0	-	-	-	+	0	-	+	0	0	+	0	-	-	-	0	+	+	+	@j Y`& The site is not connected to the built up area of the village at this point in time (depending on neighbouring sites potentially coming forward). The site would seem to have relatively high biodiversity value.The site is wholly within Flood Zone 1 with some surface water flooding running through the site. Access is subject to whether the site can be accessed through EM013 or not. The site has no/negligable impact on the character and appeance of the Conservation Area.	

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: Ufb\ j`																						
FA002; Land at Stables/White House Farm; 0.898 ha.	0	0	-	-	-	-	0	+	-	0	+	-	++	-	+	-	-	0	+	+	@j Y`&. This site is located on the edge of the main settlement of Farnhill, seperated by the canal. The site is a number of different ownerships and comprises two seperate parcels of land. A portion of the southern parcel of land is loacted in FRZ3b, which would not be suitable for residential development. The northen parcel of land is all within FRZ1. Safe access can be achieved from the site from the A629. A traffic impact assessment may be required to address the traffic effects on the village of developing the whole site.The Farnhill Conservation Area Appraisal 2016 identifies the northern parcel of land as an area of open space that makes a strong contribution to the character and appearance of the Conservation Area. This appraisal states that the southern parcel of land makes some contribution. Sensitive design would be required on site given its prominent location. Minor topographical issues on the east of the site. This site is recommended for green wedge designation. Development is likely to have a low impact on biodiversity value.	7, 9

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>; Uf fuj Y</b>																						
GA001; Former Highways Depot off Eshton Road; 0.504 ha.	-	-	+	+	+	+	0	+	+	0	+	0	(++)	0	+	+	+	0	+	+	@j Y' & 'Site has a currently active employment use at the time of assessment, and the site should continue as an employment use. Development of the site would be likely to be have a low impact on biodiversity value.	1a
GA002; Garage site to west of former police house; 0.14 ha.																					D'Ubb]b[ 'DYfa ]gg]cb approved (30/2013/13368) for 6 dwellings on the site. Hence, site not to be taken forward.	
GA003; Land to east of West Street (bus depot site); 0.05 ha.																					@j Y' % 'Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
GA004; Neville House, Neville Crescent; 0.423 ha.	0	0	+	++	+	++	0	++	+	0	+	(+)	(++)	+	+	+	+	0	+	+	@j Y' " 'fDUggL 'Site offers a very good opportunity to redevelop an available brownfield site in the centre of Gargrave. The site has a low flood risk and is close to key services in the town. The site is also close to the Leeds-Liverpool canal for recreational opportunities. Development of the site would be likely to be have a low impact on biodiversity value.	5b, 6
GA005; Between Church Street and Church Lane; 0.358 ha.	0	0	+	+	+	++	0	--	-	0	+	-	(++)	+	+	+	+	0	+	+	@j Y' & 'FRZ2 is evident on the site, but most of the site is currently in FRZ1. Good connectivity to urban centre, but accesses may pose some difficulties. Potential for undesirable cumulative effects if all of the site developed, in terms of increasing traffic onto the already busy narrow roads of Church Lane and Pennine Way. This is a built area of Gargrave with its own urban characteristics within the Conservation Area. Access from Church Street is unacceptable due to no visibility to the north. Access from Church Lane is not acceptable because of poor visibility. Goffa Mill has a ransom strip. Development of the site would be likely to be have a low impact on biodiversity value. Development of the site would be likely to be have a low impact on biodiversity value.	5a, 5b
GA009; Land off Eshton Road, north of Canal; 3.759 ha.	0	0	+	+	+	++	0	+	-	-	+	+	(++)	+	+	0	+	0	+	+	@j Y' " 'fDUggL 'This site should not be completely developed over its whole land area due to the current FRZ3 zone in the southern part of the site, adjacent to the canal. This is Grade 3 agricultural land which is of importance. Potential for community recreational use adjacent to the canal to the southern boundary. Development of the site would be likely to be have a low impact on biodiversity value.	2, 4, 5b, 9
GA010; Paddock at Knowles House; 0.222 ha.	0	0	+	+	+	+	0	--	+	-	+	0	(++)	+	+	0	+	0	+	+	@j Y' & 'There is no existing access to the site, either from the site's northern boundary (existing dwellings) or the site's southern boundary (large expanse of agricultural land). The site is located on Grade 3 agricultural land. Development of the site would be likely to be have a low impact on biodiversity value.	

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
; Uf fu Y																						
GA012; Caravan Park and warehousing, Eshton Road; 1.125 ha.	+	+	+	+	+	+	0	+	-	0	++	0	(++)	+	+	+	+	0	+	+	@j Y" 'fduggk. The majority of the site is in FRZ1, but areas of medium and high surface water flooding exist. This is a prominent location, with also a prominent building of good character on the southwest of the site area. Access to the site is considered acceptable. Development of the site would be likely to be have a low impact on biodiversity value.	1b, 2, 5b, 9
GA014; Land at Junction of Church Street and Marton Road; 0.192 ha.	0	0	+	+	+	+	0	+	+	0	+	-	(++)	+	+	+	+	0	+	+	@j Y" 'fduggk. Sensitive design of any future residential development would be required due to the site's location in the Conservation Area, and its proximity to the church to the southwest. The site has the potential to contribute positively to the existing built character of this part of Gargrave. Development of the site would be likely to be have a low impact on biodiversity value.	5a, 5b, 9
GA015; Systagenix Factory Site; 18.906 ha.	-	-	+	+	+	+	0	+	-	-	0	0	(++)	+	+	+	+	0	+	+	@j Y' & FRZ3 in the vast majority of the site, with large areas throughout the site of medium and high surface water risk. The western portion of the site consists of Grade 3 agricultural land. The eastern part of the site may continue in employment use. Development of the site would be likely to be have a low impact on biodiversity value.	1a
GA017; Low Green Farm, Middle Green; 3.325 ha.	+	0	+	0	+	+	0	0*	-	-	0	0	(++)	-	+	0	0	0	+	+	@j Y" 'fduggk. The majority of the site is in FRZ1, but areas of FRZ3 exist on the northern portion of the site, with high risk of surface water flooding in this area. A possibility for residential development, but a sub-division of the site would be necessary to allow only a portion of this site for dwellings for reasons of flooding. A sub-division is also necessary in order to reduce the impact of increased traffic on Church Lane, and allow a setback from the creamery on the site's western boundary. The existing lanes to the north and southwest of the site's boundaries have the potential to be upgraded to accommodate vehicles. Development of the site would be likely to be have a low impact on biodiversity value.	2, 5b, 7
GA019; Land at Marton Road; 0.747 ha.																					GHU Y% The site does not contain at least 0.1 hectares of land in FRZ1.	
GA020; West of primary school, east of Anchor Bridge; 0.93 ha.																					D'Ubb]b[ 'DYfa ]gg]cb approved (30/2012/13201) for 29 dwellings on the site. Hence, site not to be taken forward.	



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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
; Uf fuj Y																						
GA021; Gargrave House; 0.338 ha.	0	0	+	0	+	+	0	--	0	-	0	0	(++)	-	+	0	0	0	+	+	@j Y' & 'A quite isolated site on the northwest of Gargrave. It has a difficult potential access very close to the intersection of where Mark House Lane meets Pennine Way on a corner, where there is also an adjoining private entrance to an existing residence. This is Grade 3 agricultural land. Development of the site would be likely to be have a low impact on biodiversity value.	
GA022; Land to the west of Ray Bridge Lane; 3.757 ha.	0	0	+	0	+	+	0	+	-	-	0	0	(++)	-	+	0	0	0	+	+	@j Y'' 'fDuggt. 'A relatively large site which would allow the recommended sub-division in order to mitigate against FRZ3 flooding areas on the site's southern portion. Residential development is possible on the northern and possibly central portions with potentially good accesses along Eshton Road and possibly Ray Bridge Lane if required. This is Grade 3 agricultural land. Some community recreational value can be accommodated in the FRZ3 area given the proximity of a scenic section of the canal. Access to Gargrave's services is moderate to good. This is a prominent site on the settlement's northwestern edge and sensitive design would be required. Development of the site would be likely to be have a low impact on biodiversity value.	2, 4, 5b, 9
GA023; South of Marton Road, west of Church Croft; 1.295 ha.	0	0	+	+	+	+	0	+	++	-	0	0	(++)	0	+	0	0	0	+	+	@j Y'' 'fDuggt. 'This site performs particularly well as regards having a low flooding risk as shown on EA mapping. This is Grade 4 agricultural land. Consideration should be given to partly developing this site with residential (potentially northern half) to continue a linear frontage along Marton Road but avoiding a large increase in dwellings in a sensitive, distinct urban location of the town close to the Conservation Area. Green infrastructure elements may be considered on the remainder of the site. Development of the site would be likely to be have a low impact on biodiversity value.	4, 5b, 9
GA024; Allotments to the west of Airebank Terrace; 0.047 ha.																					GHU Y%' Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
GA025; Land north of Skipton Road, to east of cricket & football grounds; 2.083 ha.	0	0	+	+	0	+	0	+	--	-	-	0	(++)	-	+	0	0	0	+	+	@j Y' & 'Visibility is acceptable for access purposes. The vast majority of this site is under FRZ2 or FRZ3 designations from EA mapping, and hence it does not seem to be suitable for a coherent on-site plan for residential development. It is a quite open site bordered by a scenic area of the canal to the north, which is not attached to any existing residential or employment development. Development of the site would be likely to be have a low impact on biodiversity value.	
GA026; Garage site, off Smithy Croft Road; 0.13 ha.																					D'Ubbj b[ 'DYfa ]gg]cb approved (30/2013/13415) for 3 dwellings on the site. Hence, site not to be taken forward.	

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
; Uf fUj Y																						
GA027; Land off 52 Eshton Road; 0.2707 ha.	0	0	+	+	+	+	0	-	++	0	+	0	(++)	0	+	0	0	0	+	+	@j Y" 'fDuggl. The site performs well regarding having a low flooding risk, and may be suitable for some small-scale residential development. Any development would need to be sensitive to existing surrounding dwellings. Access is available onto Eshton Road, but is considered unacceptable as there is no visibility to the south. Development of the site would be likely to be have a low impact on biodiversity value.	5b
GA028; Land between Chew Lane & Canal, adjoining Higher land bridge; 1.313 ha.	0	0	+	+	+	+	0	+	+	-	0	-	(++)	-	+	0	0	0	+	+	@j Y" 'fDuggl. All of the site is in FRZ1, but has a medium to high surface water flooding risk on its northern boundary. Possibility for the site to be assessed for Local Green Space to occupy part of the site, considering the adjacent Leeds-Liverpool canal. This is a site within the Conservation Area, and also development here would represent a fresh precedent in terms of residential development north of the canal in this area of Gargrave. There is enough frontage at the site to make visibility acceptable (Mark House Lane). If access was made off Chew Lane, a bridge may be required. Development of the site would be likely to be have a low impact on biodiversity value.	4, 5a, 5b, 6, 9
GA029; Land between Chew Lane & Canal, adjoining Eshton Road; 2.056 ha.	0	0	+	+	+	+	0	+	0	-	0	-	++	-	+	0	0	0	+	+	@j Y" 'fDuggl. Medium to high surface water flooding risk in the northeast area of the site, but majority of site in FRZ1. This is a site within the Conservation Area, and also development here would represent a fresh precedent in terms of residential development north of the canal in this area of Gargrave. Possibility for the site to be assessed for Local Green Space to occupy part of the site, considering the adjacent Leeds-Liverpool canal. There is an existing stream in the northeast area with rough grassland which has biodiversity value, and should be protected from any development - this area coincides with the area of high surface water flood risk. Visibility for access is considered acceptable. Development of the site would be likely to be have a low impact on biodiversity value.	2, 3, 4, 5a, 5b, 6, 9
GA030; Land to the north of Chew Lane; 4.356 ha.	0	0	+	0	+	+	0	+	0	-	-	0	++	-	+	-	-	0	+	+	@j Y" 'fDuggl. A prominent site which, if developed in full, has the capacity to have a significant impact on the town given the site's relatively large size. The majority of the site is in FRZ1, but medium to high surface water risks exist on various localised areas of the site. Development here may be dependent on the sites GA028 and GA029 being allocated for development. Recommendation that only part of the site is developed for residential if allocated, with the remainder for open green space. Visibility is acceptable off Mark House Lane. Development of the site would be likely to be have a low impact on biodiversity value.	2, 3, 4, 5b, 9

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
; U[ fu Y																						
GA031; Land to the west of Walton Close; 1.798 ha.	0	0	+	0	+	+	0	0	++	-	0	0	(++)	-	+	-	0	0	+	+	@j Y" 'fDuggl. A positive site in terms of flood risk, this is a site which, if developed, would result in an extension of the built area of Gargrave to the southwest. It is slightly more difficult to access the key services in the town centre by pedestrian means given its location. A Transport Impact Assessment is likely to be required to assess the impacts on Marton Road if all of the site were to be allocated. Marton Road has enough visibility for access. Development of the site would be likely to be have a low impact on biodiversity value.	5b, 7

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
; II [ 'Ygk JW																						
SG001; Land east of Stackhouse Lane; 0.2 ha.																					@j Y'% Site is located outside of the settlement of Giggleswick and is therefore it is not deemed to be in a sustainable location.	
SG004; South of Church Street, east of Tems Street; 0.348 ha.	0	0	+	++	+	++	0	--	0	0	+	0	++	0	+	+	+	0	+	+	@j Y' & ' This is a village centre site, which with residential development, can improve connectivity for residents and provide easy access to essential services. It would encourage sustainable travel patterns including walking and cycling. The majority of the site is in FRZ1, but consideration would need to be given to surface water risk on the site. Regarding access, the site is however considered unacceptable as there is no visibility to the east. Development of the site would be likely to be have a low impact on biodiversity value.	
SG008; Land east of Bankwell Road; 0.28 ha.	0	0	+	+	+	++	0	--	+	0	-	0	++	0	+	+	+	0	+	+	@j Y' & ' The site performs well regarding flood risk and it is a village centre site. A potential access onto Bankwell Road would seem to be difficult given the poor sight lines adjacent to the site boundary. There is no access from this site onto a public highway. Development of the site would be likely to be have a low impact on biodiversity value.	
SG010; Between Raines Road and Tems Street; 0.384 ha.	0	0	+	++	+	++	0	++	0	0	+	-	++	0	+	+	+	0	+	+	@j Y' ' fDUggk. This is a village centre site, which with residential development, can improve connectivity for residents and provide easy access to essential services. It would encourage sustainable travel patterns including walking and cycling. Development of the site would be likely to be have a low impact on biodiversity value.	5b, 6
SG011; Castleberg Hospital, Raines Road; 1.154 ha.	0	0	+	+	+	+	0	+	+	0	+	-	++	0	+	+	+	0	+	+	@j Y' ' fDUggk. The site is in the Conservation Area. This is a brownfield site which can offer a suitable location for residential development. There may be an intensification opportunity here, given the site's village centre location. Development of the site would be likely to be have a low impact on biodiversity value.	5a, 6
SG012; South Part of Eshtons Field; 2.575 ha.	0	0	+	+	--	+	0	+	+	0	+	-	++	0	+	+	+	0	+	+	@j Y' & ' The site is in the Conservation Area. This is a brownfield site which can offer a suitable location for residential development. This site has a suitable access onto Raines Road. However, there is currently an outdoor sports facility on the site, and the aim is to continue with the site's use for alternative outdoor sports facilities. Development of the site would be likely to be have a low impact on biodiversity value.	
SG013; South of junction of Lords Close and Bankwell Close; 0.25 ha.																					D'Ubb]b[ 'DYfa ]gg]cb approved (31/2014/15013) for 10 dwellings on the site. Hence, site not to be taken forward.	

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
; [[ 'Ygk jW																						
SG014; Land adjacent to Lord's Close and Sandholme Close; 1.096 ha.	0	0	+	+	-	+	0	+	+	0	+	0	++	0	+	+	+	0	+	+	@j Y" 'fDuggt. There is currently an outdoor sports facility on the site, and an alternative sports facility may be required elsewhere if development here was to be approved. There is a medium risk of surface water flooding on the site which would require a flood risk assessment. Development of the site would be likely to have a low impact on biodiversity value.	2, 5b, 6
SG015; South of Riversdale and north of school playing fields; 0.359 ha.	0	0	+	+	-	+	0	+	+	0	+	0	++	0	+	+	+	0	+	+	@j Y" 'fDuggt. There is currently an outdoor sports facility on the southern portion of the site, and an alternative sports facility may be required elsewhere if development here was to be approved. There is a medium risk of surface water flooding on the site which would require a flood risk assessment. The site can use the existing access. Development of the site would be likely to have a low impact on biodiversity value.	2, 5b, 6
SG062; Between Morrison House and Raines Court, Raines Road; 0.226 ha.	0	0	+	+	+	+	0	--	+	0	+	-	++	0	+	+	+	0	+	+	@j Y"&. The site is in the Conservation Area. Opportunity for residential development but any design would need to respect the proximity of existing buildings in the vicinity. Access is considered unacceptable as there is insufficient frontage. Development of the site would be likely to have a low impact on biodiversity value.	
SG071; Site of former Grammar school buildings; 0.248 ha.	0	0	+	+	+	0	0	0	-	0	0	--	++	0	0	+	+	0	+	+	@j Y"&. Significant impact on the Conservation Area and its setting. The site has areas of medium to high surface water flooding risk. Development of the site would be likely to have a low impact on biodiversity value.	
SG072; Land at Four Lane Ends, south of Brackenber Lane; 0.731 ha.	0	0	+	+	+	+	0	+	+	-	+	0	++	0	+	+	+	0	+	+	@j Y" 'fDuggt. This is Grade 3 agricultural land. A good opportunity for suitable residential development. This is related to SG085 (SG072 forms part of the site area of the later submitted SG085). Development of the site would be likely to have a low impact on biodiversity value.	5b, 9
SG073; Land at the rear of numbers 1-6, Raines Road; 0.191 ha.	0	0	0	+	+	0	0	--	+	0	+	0	++	0	+	+	+	0	+	+	@j Y"&. There is no available access to this site, and it would feature backlands development. Development of the site would be likely to have a low impact on biodiversity value.	
SG078; East of A65, west of River Ribble, north of Gildersleets; 6.302 ha.	+	+	0	0	0	0	+	+	--	-	0	0	++	-	+	+	+	0	+	+	@j Y"&. Very large areas of the site in FRZ2 and FRZ3 and it is therefore difficult to establish a coherent development area. Development of the site would be likely to have a low impact on biodiversity value.	

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
; ][ [ ^Ygk ]W																						
SG083; Land at the corner of the A65 and Brackenber Lane; 6.29 ha.	+	+	+	+	+	+	+	+	0	-	0	0	++	-	+	+	+	0	+	+	@j Y" 'fDuggL A potential option for mixed use development, featuring residential and employment uses. From Environment Agency mapping, the site shows high surface water areas in the centre of the site, but the western and eastern areas are largely free from high surface water risk, so there is potential for development in some areas, given how relatively large the site is. The site has acceptable access from Brackenber Lane, but not from the eastern frontage as there is no visibility to the north. Development of the site would be likely to be have a low impact on biodiversity value.	1b
SG084; Land to the east of A65 and north of Gildersheets; 3.09 ha.	+	+	0	0	0	0	+	+	--	-	0	0	++	-	+	+	+	0	+	+	@j Y"&. The site has acceptable access but it should not be taken directly from the A65. The majority of the site shows high surface water risk on EA flood mapping. Development of the site would be likely to be have a low impact on biodiversity value.	
SG085; Land to the west of Raines Road; 1.083 ha.	0	0	+	+	+	+	0	+	+	-	+	0	++	0	+	+	+	0	+	+	@j Y" 'fDuggL This is Grade 3 agricultural land. This seems a good opportunity for suitable residential development. This site is related to SG072 (SG072 is a smaller part of the later submitted SG085). The top of the site is committed. The site would have acceptable access through the approved site. Development of the site would be likely to be have a low impact on biodiversity value.	5b, 9
SG086; Land to the east of Raines Road; 0.936 ha.	0	0	+	+	+	+	0	+	+	-	+	0	++	0	+	+	+	0	+	+	@j Y" 'fDuggL This is Grade 3 agricultural land. A good opportunity for suitable residential development. There is acceptable visibility onto Raines Road. Development of the site would be likely to be have a low impact on biodiversity value.	9

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<U!cb`K Ygh																						
HW001; Lower Thorber; 0.133 ha.																					GHU Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
HW002; New House; 0.723 ha.																					GHU Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
HW003; Middle Laithe; 0.093 ha.																					GHU Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
HW004; Land adjacent to Church Cottages; 0.055 ha.																					GHU Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
HW005; Old Laithe; 0.026 ha.																					GHU Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
HW006; Low Field Laithe; 0.011 ha.																					GHU Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<Ufcb'9Ugh																						
HA002; Land to the west of Moor Lane; 0.067 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
HA003; Land at Bramham House Farm, Chapel Lane; 0.304 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
HA004; Land to south of Chapel Lane; 0.259 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
HA005; Land to rear of White House, Chapel Lane; 0.347 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
HA006; Land on corner of Chapel Lane & Holme Lane; 0.611 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
HA007; Land to north of Chapel Lane; 1.134 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A



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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
< Y'jYX																						
HE001; Station Road; 0.345 ha.	0	0	+	+	++	+	0	--	++	0	+	-	++	0	++	+	+	0	+	+	@j Y' &. Residential development can make a very good contribution to improving the appearance of this prominent site near to the rail station. Small part of the site to the north within the Settle-Carlisle Railway Conservation Area. Station Road servicing the site is currently a private road, and a change to public ownership would be necessary. The quality of this service road would need to be improved. Development of the site would be likely to have a low impact on biodiversity value.	5a, 5b, 9
HE004; Land south of Park Avenue adjacent to railway line; 2.144 ha.	0	0	+	+	++	+	0	+	-	-	0	+	++	-	+	+	+	0	+	+	@j Y' " fDUggL The EA have designated areas throughout the size in FRZ2 and FRZ3, but sufficient land (greater than 0.1 ha) is available in total, and a small residential development area may be accommodated. There is certainly attractive amenity area to create open green space on parts of the site affected by flood risk. Development of the site would be likely to have a low impact on biodiversity value.	2, 4, 5b
HE005; Land to west of Gisburn Road - Black Horse Site; 0.259 ha.																					@j Y' % The site does not contain at least 0.1 hectares of land in FRZ1.	
HE007; South of Sunningdale House and Hellfield House; 1.225 ha.	0	0	+	+	+	+	0	+	+	0	0	0	++	-	+	+	+	0	+	+	@j Y' " fDUggL The majority of the size is in FLRZ1, and there is a low to medium risk of surface water flooding in some parts on the site. The site can offer residential development close to the town centre and its services. Approved planning applications in the north and northeast (42/2009/10088, 42/2011/11691 & 42/2015/16308) have slightly reduced the original site area. Development of the site would be likely to have a low impact on biodiversity value.	2, 5b
HE008; Between Gisburn Road and railway line; 2.699 ha.	0	0	+	+	+	+	0	+	-	-	0	0	++	-	+	0	0	0	+	+	@j Y' &. Large sections of the site are under FRZ2 and FRZ3, with this section also shown in EA mapping as having a mix of low, medium to high surface water risk. It is difficult to establish any coherent areas for residential development free of flood risk. The surrounding character of this part of Hellfield has an increasingly rural character as one travels further south along Gisburn Road. Good road accesses are available.	
HE009; Land south of Townson Tractors, off Kendal Road; 1.887 ha.	0	0	+	+	-	+	0	+	+	-	0	0	++	-	+	+	0	0	+	+	@j Y' " fDUggL The site has already a good access road in place. The majority of the site is in FRZ1 and there is a low risk of surface water flooding within the site. Development of the site would be likely to have a low impact on biodiversity value.	5b
HE011; East of Thornfield Road, off Skipton Road; 0.882 ha.	0	0	+	0	0	+	0	--	+	-	0	0	++	0	+	+	0	0	+	+	@j Y' &. Any potential access from this site would likely create quite hazardous conditions as the road adjacent to the site meets the A65 and Thornview Road at an often busy junction, which is already poorly respected by many motorists as witnessed on a site visit.	

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
< Y'jYX																						
HE012; Garage site off Park Crescent; 0.007 ha.																					@j Y'%The site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
HE013; Land south of Skipton Road; 2.845 ha.	0	0	+	+	+	+	0	+	+	-	-	-	++	-	+	+	0	0	+	+	@j Y" 'fDuggL'Sub-division of this site would be necessary to accommodate residential development, with a setback of the development from the church to the western site boundary. The site is on a prominent location adjacent to the A65 approaching the town from the east. Development of the site would be likely to have a low impact on biodiversity value.	5a, 5b, 9
HE014; Land to east of Gisburn Road; 1.764 ha.	0	0	+	+	+	+	0	+	+	0	0	-	++	-	+	+	+	0	+	+	@j Y" 'fDuggL The majority of the size is in FLRZ1, and there is a low to medium risk of surface water flooding in some parts on the site. The site can offer residential development close to the town centre and its services. Development of the site would be likely to have a low impact on biodiversity value.	2, 5b
HE015; Green Farm, Gisburn Road; 1.393 ha.	0	0	+	+	+	+	0	-	+	0	0	0	++	-	+	+	+	0	+	+	@j Y'&'The site is in FLRZ1. The site is on the southeastern edge of the settlement. There is no link to the adopted public highway.	

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>-b[ `Yrcb</b>																						
IN006; CDC Car Park, Backgate; 0.179 ha.	0	0	+	+	+	+	0	++	0	0	0	-	+	0	+	+	+	0	+	+	@j Y" 'fDuggt. The majority of the site is in FRZ1. There is a medium level surface water risk. The site is in the Conservation Area. There is an existing, suitable access.	5b
IN008; Highways Depot and adjoining land, Backgate; 1.273 ha.																					D'Ubb]b[ 'DYfa ]gg]cb approved (45/2010/10758) for residential development on the site. Hence, site not to be taken forward.	
IN009; North of Reid House, Low Demesne Close; 0.3 ha.																					D'Ubb]b[ 'DYfa ]gg]cb approved (45/2014/14538) for residential development on the site. Hence, site not to be taken forward.	
IN010; Caravan Park, north of River Greta; 0.628 ha.	0	0	+	+	+	+	0	+	-	0	0	++	+	0	++	+	+	0	+	+	@j Y" 'fDuggt. This is a good opportunity to improve the visual built character of Ingleton on a prominent site underneath the viaduct. There are areas of FRZ2 and FRZ3 on the site, and some areas of medium surface water flooding risk. Therefore a Flood Risk Assessment would be required for any future development.	2, 5a, 5b, 9
IN012; Garage Site off Burnmoor Crescent; 0.14 ha.																					D'Ubb]b[ 'DYfa ]gg]cb approved (45/2014/14334) for residential development on the site. Hence, site not to be taken forward.	
IN015; Corner of Main Street and Laundry Lane; 0.537 ha.																					D'Ubb]b[ 'DYfa ]gg]cb approved (45/2016/17387) for residential development on the site. Hence, site not to be taken forward.	
IN016; Between Laundry Lane and New Road; 0.82 ha.	0	0	+	+	+	+	0	+	-	0	0	0	++	0	+	+	+	0	+	+	@j Y" 'fDuggt. The southern and central areas of the site are in FRZ3 and there is a medium to high surface water risk in the southern end of the site. A flood risk assessment would be required. Development of the site would be likely to be have a low impact on biodiversity value.	2, 5b
IN022; Adjacent to southern edge of industrial estate, off New Road; 3.004 ha.	0	0	+	+	+	+	0	-	-	+	0	0	++	-	+	+	+	0	+	+	@j Y"&. The majority of the site is in FRZ1, but it is recommended that any future development be concentrated on the eastern area of the site as large areas of the western section are in FRZ2. There is a medium to high surface water risk on parts of the site. The site does not have a connection to an adopted highway. Development of the site would be likely to be have a low impact on biodiversity value.	2, 5b

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>-b[ 'Ytcb</b>																						
IN028; Between Ingleborough Park Drive and Low Demesne; 6.4 ha.	0	0	+	+	+	+	0	+	-	-	-	-	+	-	+	+	+	0	+	+	@j Y" 'fDuggt. The majority of the site is in FRZ1. There is medium and high flood risk in the southwest corner. There is an area of biodiversity and landscape character value in the western portion of the site. There are landscape heritage views that may need to be considered. It is a large site, and a selected sub-section for development may be the most suitable option.	2, 3, 4, 5a, 5b
IN029; East of New Village and south of Low Demense; 15.85 ha.	0	0	+	+	+	+	0	+	-	-	-	-	++	-	+	+	+	0	+	+	@j Y" 'fDuggt. The majority of the site is in FRZ1, but FRZ3 in the southern section. There is a medium and high risk of surface water flooding in the southern area of the site. This area coincides with an area of high landscape character. It is a large site, and a selected sub-section for development may be the most suitable option. Development of the site would be likely to have a low impact on biodiversity value.	2, 3, 4, 5b
IN031; Fields on east side of Bentham Road; 3.015 ha.	0	0	+	+	+	+	0	+	-	-	-	0	++	-	+	-	+	0	+	+	@j Y" &. The majority of the site is in FRZ3, making it difficult to establish any coherent areas for potential development. Development of the site would be likely to have a low impact on biodiversity value.	
IN033; Rear of Bower Cottages and Panwell, Back Gate; 0.223 ha.																					D'Ubb]b[ 'DYfa ]gg]cb approved (45/2015/15978) for residential development on the site. Hence, site not to be taken forward.	
IN034; Moorgarth Hall; 0.78 ha.																					GHj Y"% The site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	
IN035; Between industrial estate off New Road and Tatterthorn Lane; 1.994 ha.	+	+	+	+	0	+	0	+	0	-	0	0	++	0	+	+	+	0	+	+	@j Y" 'fDuggt. The majority of the size is located in FRZ1. There is a medium surface water flooding risk in the south and centre. Useful as an employment site as there is an existing access to this site from the industrial area. Recommendation to concentrate any employment use in the east of the site, due to FRZ2 in the west. Development of the site would be likely to have a low impact on biodiversity value.	5b
IN037; Holme Head House; 0.369 ha.	0	0	+	+	0	+	0	-	0	0	0	-	+	0	-	+	+	0	+	+	@j Y" &. The site is situated at a key entrance to Ingleton and it has an existing large house of character. The site entrance is located near a hazardous bend on Holme Head Farm Road. There is a medium risk of surface water flooding in the centre and south of the site.	

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>4]`Ytcb</b>																						
IN040; Land adjacent to Stonecourt, Tatterthorn Lane; 0.308 ha.																					GHJ Y% The site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	
IN041; Land adjacent to Bentham Road; 1.038 ha.																					GHJ Y% The site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	
IN043; Land adjacent to Clarrick Terrace, north of Bentham Road; 0.099 ha																					GHJ Y% Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
IN044; Former Garage, Laundry Lane/New Road; 0.085 ha.																					GHJ Y% Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
IN045; Land adjoining Pit Yard House, New Road; 0.212 ha.	0	0	+	+	+	+	0	+	--	+	0	0	++	0	+	+	+	0	+	+	@j Y' & This site offers a good regeneration opportunity. Possible intensification of the site may be considered in terms of higher density. However, there is a widespread flood risk on the site. Development of the site would be likely to be have a low impact on biodiversity value.	
IN046; Scrap Road, New Road; 0.469 ha.	0	0	+	+	+	+	0	--	--	+	0	0	++	0	+	+	+	0	+	+	@j Y' & This site offers a good regeneration opportunity. Possible intensification of the site may be considered in terms of higher density. However, there is a widespread flood risk on the site. The access is too close to the junction, and further down the site, there is no connection to the adopted highway. Development of the site would be likely to be have a low impact on biodiversity value.	
IN047; Land to the south of Jenkin Lodge, New Road; 0.677 ha.	0	0	+	+	+	+	0	+	-	+	-	0	++	-	+	+	+	0	+	+	@j Y' " fDUggL There is a medium surface water risk on the site. The site has landscape and biodiversity value. Development of this site would present a new frontage to the town coming from Skipton Road, and so sensitive design would be required. Development of the site would be likely to be have a low impact on biodiversity value.	3, 5b, 9
IN048; Fields to south of industrial estate (off New Road) and north of Tatterthorn Lane; 9.679 ha.																					GHJ Y% The site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	
IN049; Former playing fields, Ingleton Middle School; 0.653 ha.	0	0	+	+	-	+	0	+	0	+	0	0	++	0	+	+	+	0	+	+	@j Y' " fDUggL The site consists of former playing fields. However, it would otherwise be a suitable town centre site for development. It may be a potential site for extra care units. Development of the site would be likely to have a low impact on biodiversity value.	6

	Gi ghUjbUV] ]mĩ5 ddf UJgU`CV^Wij Yg																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
~b[ `Yrcb																						
IN050; Land bounded by the A65 and Raber Top Lane; 0.491 ha.	0	0	+	0	0	+	0	-	+	0	0	0	++	-	+	0	+	0	+	+	@j Y" `fDuggL`The site is situated on the southern edge of the settlement, facing the A65 road. The site does not have Flood Zones 2 and 3 within its borders, although there are Flood Zone 3 areas close to its northern border, according to Environmental Agency mapping. The site is a prominent location, at the entrance to the urban area from the south, and sensitive dwelling design would be required if selected.Development of the site would be likely to be have a low impact on biodiversity value.	2, 7, 9

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>?J'Xk JW</b>																						
KL002; Recreation ground south of Priest Bank Road; 1.092 ha.	0	0	+	+	+	+	0	--	-	0	+	-	++	-	+	+	+	0	+	+	<p>@j Y' &amp; This is a greenfield site within the village, adjacent to an existing residentila area. The northern section of the site is in FRZ1, with the southern portion in FRZ3b. There is a high surface water risk on the southern boundary. The Kildwick Conservation Area Appraisal 2016 identifies that this site is an area of open space that makes a strong contribution to the character and appearance of the Kildwick Conservation Area. The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway, therefore a safe access cannot be achieved to the site. This site has been recommended for LGS designation in the next consultation draft Local Plan. Information from the Ecological Data Centre Centre indicates that this site if not significantly rich in wildlife. The site is recommended for green wedge designation. Development is likely to have a low impact on biodiversity value.</p>	
KL003; Adjacent to the Old Smithy, Skipton Road; 0.52 ha.	0	0	+	+	+	+	0	+	++	0	+	+	++	-	+	+	+	0	+	+	<p>@j Y' " fDuggL This is a greenfield site within the village, adjacent to an existing residentila area. This site is all located in flood risk zone 1. FRZ3 is located immediately to the south of the site."The Kildwick Conservation Area Appraisal 2016 identifies that this site is an area of open space that makes no/negligable contribution to the character and appearance of the Kildwick Conservation Area. An acceptable access can be achieved to the site. Information from the Ecological Data Centre Centre indicates that this site if not significantly rich in wildlife. This is a site that is potentially suitable for residential development, on at least some of the site. The site is recommended for green wedge designation. Development is likely to have a low impact on biodiversity value.</p>	5a, 6, 9
KL004; Land north west of Priest Bank Road; 0.832 ha.	0	0	+	+	+	+	0	-	+	0	+	-	++	-	+	+	+	0	+	+	<p>@j Y' " fDuggL The site performs well regarding flood risk as it is all loacted in FRZ1. The Kildwick Conservation Area Appraisal 2016 identifies that this site is an area of open space that makes a strong contribution to the character and appearance of the Kildwick Conservation Area. An acceptable access can be formed to the site, however the site is accessed via the canal bridge which when opened for canal traffic results in delays for road users. The bridge is also only wide enough for one vehicle. The site is therefore constrained in terms of access. Information from the Ecological Data Centre Centre indicates that this site if not significantly rich in wildlife It is potentially suitable for residential development on at least part of the site. Development is likely to have a low impact on biodiversity value.</p>	5a, 6, 9

KL005; Land to the east of Croft House Farm; 1.447 ha.	0	0	-	-	-	-	0	+	++	0	+	-	++	-	+	+	+	0	+	+	0% The site is judged to be located at an inappropriate distance from the built up area of the settlement in the Spatial Strategy. Development is likely to have a low impact on biodiversity value.	
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	Gi ghUjbUVj]hmi5 ddfUlgU`CV^WVij Yg																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
@ub[ WjZY																						
LA001; Land adjacent to Lodge Farm; 0.392 ha.																					GHU Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
LA003; Land to the west of Langcliffe village; 1.84 ha.																					GHU Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
LA004; Land to the west of Barrel Sykes; 2.014 ha.	0	0	0	0	0	+	0	+	++	0	-	-	++	-	+	0	0	0	+	+	@j Y" fDUggL Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven, however it is adjacent to Settle which is in tier 2 of the Spatial Strategy. The site is in FRZ1. The site is in reasonable proximity to the town centre to enable access to services and facilities. There are suitable access points. Development is likely to have a low impact on biodiversity value.	3, 5a, 7, 9

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
@H YfgXUY																						
LD002; Land to the south of the Fold; 8.504 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
LD003; OS Field 0008, between Rook Street and Low Lane; 0.74 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
LD004; Land adjacent to Stone Court; 0.135 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
LD005; Land at Brow Garage, north of Rook Street; 0.135 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
LD006; Land to the south of Rook Street; 0.199 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
LD007; Land adjacent to New Lane/Quarry Lane, southwest of West Fold; 2.377 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A

	Gi ghUjbUVj]lmi5 ddfUlgU`CV^Wij Yg																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
FUA a Y`																						
RA001; Hollins Croft; 0.774 ha.																					Level 1: Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
RA003; Land north of Hesley Lane; 1.023 ha.																					Level 1: Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
RA004; Land to southwest of Gooselands; 0.218 ha.																					Level 1: Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
RA005; Land to the north of Fairways, Helsey Lane; 0.154 ha.																					Level 1: Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
RA006; Land to north of Beautry House, Main Street; 0.794 ha.																					Level 1: Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A

	Gi ghUj bUVj ]lm5 ddfUjgU`CV^Wj Yg																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
G_jdlcb																						
SK001; Land to east of Grassington Road, properties 10-12; 0.814 ha.	0	0	+	+	+	+	0	--	+	0	+	-	+	+	+	+	+	0	+	+	@j Y`&. 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.	
SK004; Former nursery east of 1a The Bailey; 0.17 ha.	0	0	+	+	+	+	0	--	+	+	+	--	+	+	-	+	+	0	+	+	@j Y`&. 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.	
SK007; High Trees, The Bailey; 0.539 ha.																					D`Ubb]b[ `DYfa ]gg]cb approved (30/2013/13949) for 9 dwellings on the site. Hence, site not to be taken forward.	
SK009; Chinthurst Guest House; 0.193 ha.	0	0	+	+	+	+	0	+	+	+	+	-	++	+	+	+	+	0	+	+	@j Y`&. 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. Development is likely to have a low impact on biodiversity value.	
SK010; Peter Watson garage site, Otley Road; 0.197 ha.																					D`Ubb]b[ `DYfa ]gg]cb 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.	
SK013; East of Aldersley Avenue and south of Moorview Way; 7.777 ha.	0	0	+	0	++	+	0	+	+	0	-	0	++	-	+	+	+	0	+	+	@j Y`" `fDUggL This large site can contribute to the housing requirements of Skipton, and there are existing accesses that can be extended from Moorview Way in the residential development on the northern boundary of this site. Access is acceptable from Moorview Way cul-de-sacs. There is an opportunity to provide a pedestrian link from Aldersley Avenue, across the site to access the existing park located to the north west of the site. This would help link the top end of Shortbank Road to the existing green corridor network running through Skipton. It is considered that the developable area should be confined to the central and western part of the SHLAA site to prevent new residential development from encroaching into the open moorland to the east. An area at medium risk of surface water flooding runs through the west of the site. Development is likely to have a low impact on biodiversity value.	2, 4, 5b, 7
SK014; Land to rear of 33 Lytham Gardens; 0.046 ha.																					@j Y`%`Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
SK015; Cefn Glas and land to southeast, Shortbank Road; 1.132 ha.	0	0	+	0	+	+	0	+	+	0	-	0	++	-	+	+	+	0	+	+	@j Y`" `fDUggL The eastern part of the SHLAA site is considered to be more rural in nature and encroaches into the open countryside/moorland. As such this part of the site is not considered suitable as a preferred site in Skipton. This site can contribute to the housing requirements of Skipton, and Shortbank Road can be extended to serve the site. With no road going east, all traffic generated would be forced onto Shortbank Road, and therefore particular consideration would need to be given to a transport management scheme for this site. South west of the site is adjacent to an area of medium to high surface water flooding. Development is likely to have a low impact on biodiversity value.	5b, 7

	Gi ghUj bUVj ]m i5 ddfUjgU`CV^Wj Yg																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
G_jd hcb																						
SK016; Land south of Shortbank Close; 0.299 ha.	0	0	+	+	--	0	0	0	-	0	--	0	++	0	-	+	+	0	+	+	@j Y`&. 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. Development is likely to have a low impact on biodiversity value.	
SK018; Land west of Whinny Gill Road (garages); 0.101 ha.	0	0	+	+	0	+	0	+	++	0	+	0	++	0	+	+	+	0	+	+	@j Y`" `fDUggL. 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. Development is likely to have a low impact on biodiversity value.	7
SK020; Land at the Toll House, Shortbank Road; 0.1 ha.																					D`Ubb]b[ `DYfa ]gg]cbg` 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 ha.	0	0	+	+	-	+	0	+	-	0	0	-	++	--	+	+	+	0	+	+	@j Y`&. 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 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. 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. Development is likely to have a low impact on biodiversity value.	
SK022; Land to east of mineral railway, off Broughton Street; 0.869 ha.	0	0	+	+	-	+	0	--	-	0	0	-	++	0	+	+	+	0	+	+	@j Y`&. 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. Development is likely to have a low impact on biodiversity value.	
SK033; Off Gargrave Road, northeast of Aireville Grange; 0.666 ha.																					D`Ubb]b[ `DYfa ]gg]cb` 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 ha.																					D`Ubb]b[ `DYfa ]gg]cb` approved (63/2013/13343) for access improvements to the commerical 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 Street; 0.739 ha.																					D`Ubb]b[ `DYfa ]gg]cb` 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 ha.																					D`Ubb]b[ `DYfa ]gg]cb` approved (63/2011/11998), and approval for subsequent related applications, for 57 dwellings in conjunction with SK037. Hence, site not to be taken forward.	

	Gi ghUj bUVj Jm i5 ddfUj gU`CV^Wj Yg																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
G_jd hcb																						
SK044; Former allotments and garages, Broughton Road; 0.591 ha.	0	0	+	+	+	+	0	+	-	0	0	0	++	0	+	+	+	0	+	+	@j Y`" `fDUggk Opportunity for residential development here to improve the appearance of an existing site in the Skipton urban area. There are no significant physical barriers, but access along Ings Lane can be improved. Access road is unadopted so could serve up to 5 dwellings with landowners permission. Ings Lane could be made up to adoptable standard. Alternatively the site can be accessed via Niffany Gardens & Station Rd. Eastern part of the sites lies adjacent to an area at medium risk of surface water flooding. Development is likely to have a low impact on biodiversity value.	2, 6, 7
SK046; West of Ings Lane; 1.667 ha.	0	0	+	+	+	+	0	--	--	0	0	0	++	0	+	+	+	0	+	+	@j Y`&. The site has approximately half of its area in FRZ3, and has medium surface water flooding. The site is landlocked as there is no access to an adopted highway. ELR 2017 recommends land currently in employment use (including this site) is retained and protected for employment use. Development is likely to have a low impact on biodiversity value.	
SK047; West of Ings Lane/south of railway; 0.482 ha.																					D`Ubbj b[ `DYfa ]ggjcb` 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).	
SK049; East of A629; south of Sandylands, west of Carleton Road; 6.02ha	+	+	0	0	0	0	0	+	--	0	+	0	+	-	+	+	+	0	+	+	@j Y`&. `17.329ha of the SHLAA site has outline approval (63/2015/15792) for mixed use development comprising business/employment floorspace (use classes B1, B2 & B8) and residential dwellings (use class C3) with access from the A629 and Carleton Road, provision of infrastructure and associated landscaping. The remainder of the site is 6.02ha in area. The majority of the rest of site is in FRZ3, but a proposed flood allieviation Scheme is likely to improve flood risk in this area in the longer term. North west of the site is in an area of medium and long term risk of surface water flooding. ELR 2017 recommends this site is alloacted for employment led mixed use development.	1b, 2, 5b, 9
SK051; West of the junction of Carleton New Road and Carleton Road; 0.81 ha.	0	0	+	+	+	+	0	+	--	0	0	-	++	0	+	+	+	0	+	+	@j Y`&. 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. The site has noticeable flooding risks, with areas of the site in FRZ2 and FRZ3. The site's western edge has high risk of surface water flooding. Development is likely to have a low impact on biodiversity value.	
SK052; Croft House, Carleton Road; 0.39 ha.																					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 ha.	0	0	+	+	+	+	0	+	--	0	0	-	++	0	+	+	+	0	+	+	@j Y`&. The majority of the site's area is in FRZ2 and FRZ3. 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. Development is likely to have a low impact on biodiversity value.	
SK058; Whitakers Factory Site, Keighley Road; 0.492 ha.	-	-	+	+	+	+	0	0	++	0	+	0	++	0	+	+	+	0	+	+	@j Y`" `fDUggk `Site is potentially suitable for residential development. Safe access can be achieved and site has low flood risk. Development of this site for residential would result in a loss of existing employment use. Site not recommended for retention as an existing employment use in the ELR 2017. Development is likely to have a low impact on biodiversity value.	5a, 5b, 6,7

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
G_jdlcb																						
SK060; Business premises and land west of Firth Street; 1.688 ha.	-	-	+	++	+	++	0	++	+	0	0	+	++	0	+	+	+	0	+	+	@j Y`" `fDuggt` The ELR 2017 recommends the wood yard to the south of this site be retained for employment use. The remainder of the site is 1.323ha in area. The majority of the site is in FRZ1 with the western boundary deemed to have medium to high surface water flooding risk. There may be opportunities for appropriate intensification of the site's residential density subject to further site specific analysis. The site is in the Conservation Area. The Heritage Impact Assessment, Oct 2016 states that conversion of buildings and the construction of new buildings on site would have a large beneficial impact on the Conservation Area. Access to the site should have visibility of 60m x2m. Development of this site for residential would result in a loss of existing employment use. Development is likely to have a low impact on biodiversity value.	1a, 2, 5a, 5b, 6, 7
SK061; East of Canal, west of Sharpaw Avenue; 3.66 ha.	0	0	0	0	0	+	0	+	-	0	0	-	+	0	+	+	+	0	+	+	@j Y`" `fDuggt` A suitable large site on the edge of the town which is deemed suitable for residential development. Safe access can be achieved onto Cawder Road. The western edge of the site falls in flood zone 3a. The west and southern part of the site is within a medium/low area of surface water flooding. The site is located in the Conservation Area. The Heritage Impact Assessment, Oct 2016 states that residential development of the site would have a slight adverse impact on the setting of the Conservation Area and the Leeds Liverpool Canal.	2, 4, 5a, 5b, 6, 9
SK080; Land north of Skipton Auction Mart at roundabout junction with A65; 1.59 ha.	+	+	+	+	+	+	0	+	++	0	0	0	++	-	+	+	+	0	+	+	@j Y`&. ELR 2017 recommends this site is allocated for employment use. The southern and western parts of the site is recommended for LGS designation. Development is likely to have a low impact on biodiversity value.	
SK80a: Land north of Gargrave Road and south of A65; 2.581ha	0	0	+	+	+	+	0	+	++	0	0	0	++	-	+	+	+	0	+	+	@j Y`" `fDuggt. The northern edge of the site is not suitable for residential development due to the presence of the SINC and also the presence of the adjacent A road (A65), which would have some noise and air quality impacts from passing traffic. In order to mitigate against the negative effects and pressure development may have on these areas there is an opportunity for the creation of a green infrastructure corridor running adjacent to the northern boundary of the site. It is envisaged that this site would be developed in conjunction with sites SK081, SK108 & SK082 and this green infrastructure corridor would extend through these adjoining sites. There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indicated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit. The site performs well regarding any flood risk. Development is likely to have a low impact on biodiversity value.	3, 4, 5b, 7, 9

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
G_jdlcb																						
SK081; Land west of Parkwood Drive and Stirtonber; 4.963 ha.	0	0	+	+	+	+	0	+	+	0	0	-	++	-	+	+	+	0	+	+	@j Y` `fDuggk. A large part of this site is recommended for LGS. The site is a relatively tranquil site within the Skipton urban area. The western and southern boundary of the site is immediately adjacent to Skipton Conservation Area. The only part of this site that is considered suitable for allocation is the eastern part of the site. Existing tree copse within this part of the site should be protected through the creation of green infrastructure areas in the centre and west of the site. The creation of these areas would mitigate against the negative effects and pressure development may have on this part of the site. The site is in very close proximity to the YDNP boundary and a SINC. It is envisaged that this site would be developed in conjunction with sites SK080a, SK108 & SK082 and this green infrastructure corridor would extend through these adjoining sites. There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indicated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit. The eastern part of the site is within a medium risk of surface water flooding. Development is likely to have a low impact on biodiversity value.	3, 4, 5a, 5b, 7, 9
SK082; Land bounded by White Hills Land and A65; 0.843 ha.	0	0	+	+	+	+	+	+	++	0	0	0	++	-	+	+	+	0	+	+	@j Y` `fDuggk. The site performs well regarding flood risk. The site is in very close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects and pressure development may have on these areas there is an opportunity for the creation of a green infrastructure corridor running adjacent to the western boundary of the site. It is envisaged that this site would be developed in conjunction with sites SK080a, SK108 & SK081 and this green infrastructure corridor would extend through these adjoining sites. Links may be developed with the existing childrens' outdoor play facilities on land to the south east. Potential site for new primary school provision in Skipton located to the south east of the site (within site SK108). There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indicated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit. Development is likely to have a low impact on biodiversity value.	3, 4, 5b, 9
SK083; Land bounded by A65, White Hills Lane and Raikes Road; 2.45 ha.																					D'Ubb)b[ `DYfa ]gg]cb` approved (63/2013/13748) for residential development. Hence site not to be taken forward.	
SK084; Land between A65 and Grassington Road; 27.751 ha.	0	0	+	+	--	+	0	+	0	-	--	-	+	--	0	-	-	0	+	+	@j Y`& `North west of this site is recommended as a draft LGS designation. Development of this site would have negative impacts on landscape character. 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. Sections of the east and west of the site are within medium to high risk of surface water flooding.	
SK086; East of junction of Skipton Road and Embsay Road; 3.26 ha.																					D'Ubb)b[ `DYfa ]gg]cb` approved (63/2015/16113) for residential development, including layout and access requirements. Hence site not to be taken forward.	



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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
G_jdlcb																						
SK087; Land to the north of A6131 and south of A65; 2.11 ha.	0	0	+	+	0	+	0	+	++	0	0	-	++	0	+	0	0	0	+	+	@j Y" `fDuggl. Site has a listed milestone on its southeastern boundary. The site performs well regarding any flood risk. In terms of highway access, sight lines are acceptable in both directions but the site will require a footway link alongside the A6131 to the bus stop at Overdale Static Caravan Site as a minimum requirement Development is likely to have a low impact on biodiversity value.	2,3,4,5b,7,9
SK088; Hawbank Fields, North of Otley Road and south of A6132; 12.252 ha.	0	0	+	0	-	+	0	+	-	-	0	0	++	-	+	0	0	0	+	+	@j Y" `fDuggl. It is considered that the eastern part of the site has strong landscape visual character. It is recommended that the central part of the site is suitable for residential development. Parts of the southern half of the site is within flood zone 2 & 3a and is at medium/high risk of surface water flooding (along Skibeden Back). This southern area also has strong landscape visual character and biodiversity value, which should be retained to protect this existing entrance to the town. There is an opportunity to create a green infrastructure corridor within the site parallel to the west site boundary, linking to existing green infrastructure networks within Skipton. Otley Road, to the site's southern boundary, is also a busily trafficked road with relatively poor sightlines in this area. Acceptable access can be achieved from Harrogate Road with visibility of 120m x 2m and footway link provided. Development is likely to have a low impact on biodiversity value.	2, 3, 4, 5b, 7, 9
SK089; Land at Elseycroft, south of Otley Road; 12.115 ha.	0	0	+	0	-	+	0	+	+	-	0	0	++	-	+	-	0	0	+	+	@j Y" `fDuggl. A small part of flood zone 2 lies adjacent to the north west boundary of he site. The central and south east part of the site is in an area of medium to high risk of surface water flooding. Access to the site is acceptable in principle from Otley Road and Elsey Croft. The site provides opportunities to create areas of green infrastructure in the north and south of the site. A green infrastructure corridor in the north of the site would complement the southern portion of SK088 across Otley Road to retain this existing approach to the town.Development is likely to have a low impact on biodiversity value. It is expected that a new primary school will be provided on 1.8ha of the total site area of sites SK089 & SK090.	2, 3, 4, 5b, 7, 9
SK090; Land north of Airedale Avenue east of railway line; 2.394 ha.	0	0	+	0	-	+	0	+	-	-	0	0	++	-	+	-	0	0	+	+	@j Y" `fDuggl. " " #\$\$\$+##- , %l approval for contruction of 5 dwellings, now completed. SHLAA site boundary has been amended to exclude this area."The western portion of the site has valuable open green space with an existing footpath leading down towards the railway bridge. This path links to other existing green infrastructure networks within Skipton.The site provides opportunities to create areas of green infrastructure in the west and south of the site. The site is accessible from Wensleydale Avenue. Flood zone 2 lies along part of the western boundary of the site. The site is in a medium/high risk of surface water flooding. Development is likely to have a low impact on biodiversity value. It is expected that a new primary school will be provided on 1.8ha of the total site area of sites SK089 & SK090.	2, 3, 4, 5b, 7
SK094; Land bounded by Carleton Road, railway line, and A629; 11.325 ha.	0	0	+	0	-	+	0	+	-	-	-	0	+	-	+	0	0	0	+	+	@j Y" `fDuggl. This site is suitable only in part, as the flood risk is significant, with FRZ2 and FRZ3 present on the site. The central and northern areas are more suitable. Areas at medium/high risk of surface water flooding exist throughout the site. A pedestrian bridge connects to the southern area which is used recreationally by Skipton residents. This southern area has also landscape value. This site is located close to the A629 to the south, and hence residential development should be set back from this A road in any case. Safe access can be achieved. There is a current application on this site proposing resindetial development for 67 houses, parking, access road and cycle circuit track. (63/2016/17465).	2, 3, 4, 5b, 7

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
G_jdlcb																						
SK095; Auction Mart and access land to north; 2.0 ha.	+	+	+	0	+	+	0	+	++	0	0	0	++	0	-	0	0	0	+	+	@j Y`&. This site performs well when subject to SA. The ELR 2017 states that this site provides potential for expansion to the established area to the west, however the ELR recommends the site is not allocated for employment uses. There is good access to the A road. Development is likely to have a low impact on biodiversity value.	1b, 5b, 7, 9,
SK096; Land to west of Aireville Park; 3.907 ha.	0	0	+	0	--	0	0	--	+	0	-	-	++	-	+	0	0	0	+	+	@j Y`&. 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. Development is likely to have a low impact on biodiversity value.	
SK097; Land to west of Miniature Golf Course, Aireville Park; 0.429 ha.	0	0	+	0	--	0	0	--	--	0	-	-	++	-	+	0	0	0	+	+	@j Y`&. 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. 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. Development is likely to have a low impact on biodiversity value.	
SK098; Land South of Swimming Pool, Aireville Park; 0.312 ha.	0	0	+	+	--	0	0	--	-	0	-	-	++	-	0	+	+	0	+	+	@j Y`&. 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. Development is likely to have a low impact on biodiversity value.	
SK099; South of Gargrave Road, north of Craven College; 1.12 ha.	+	+	0	0	0	+	0	+	+	0	0	-	++	0	+	0	0	0	+	+	@j Y`" `fDUggk. The site is in the Conservation Area and located at the entrance to a wider area including Aireville Park (used as the location of a fairground and other public events), a conservation meadow, golf course, swimming pool and fitness centre, Craven Collage, Skipton Academy and is of being great importance in terms of Skipton Conservation Area. 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. It is considered that this site may be more suitable for employment use 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. Development is likely to have a low impact on biodiversity value.	1b, 5b, 7, 9,
SK101; East of Keighley Road and south of Cawder Lane; 3.999 ha.	0	0	-	-	0	+	0	+	+	0	-	0	++	-	+	+	+	0	+	+	@j Y`" `fDUggk. The site can be accessed from the north and access exists to the pedestrian and cycle walkway along the canal via Horse Close bridge. Acceptable visibility to site can be achieved. It would be recommended that a bridge be built to serve the new housing. This would need a wider traffic assessment undertaking. The western boundary is adjacent to flood zone 3a. Areas of medium/high risk of surface water flooding. Development is likely to have a low impact on biodiversity value.	4, 5b, 6, 9
SK103; Clay Hall Farm, Broughton Road; 0.346 ha.																					D`Ubb]b[ `DYfa ]gg]cb`outline approval (63/2016/17312) for erection of 20 dwellings and including site SK136. Approval for the erection of 2 dwellings (63/2016/17352).	

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
G_jdlhcb																						
SK108; Land west of Park Wood Drive and Stirtonber; 10.964 ha.	0	0	+	+	+	+	+	+	++	-	0	0	++	-	+	+	+	0	+	+	@j Y`" fDuggt. Site now excludes the revised Skipton conservation area that covered the southwestern area of the site. The site is in very close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects and pressure development may have on these areas there is an opportunity for the creation of a green infrastructure corridor running adjacent to the western boundary of the site. It is envisaged that this site would be developed in conjunction with sites SK080a, SK081 & SK082 and this green infrastructure corridor would extend through these adjoining sites. An 1.8ha area of land within this site has been safeguarded for a new primary school in Skipton. There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indiated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit. Development is likely to have a low impact on biodiversity value.	3, 4, 5a, 5b, 7, 9
SK109; North and west of Ling Fields, east of A629 Skipton bypass; 0.607 ha.																					D'Ubbj]b[ `DYfa jgg]cb'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 ha.																					@j Y`%"Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
SK113; Land between Skipton Auction Mart and canal; 3.84 ha.	+	+	0	0	0	0	+	--	--	0	0	-	++	0	-	-	0	0	+	+	Level 2: The majority of the site is in FRZ3. High surface water risk areas in the western and eastern parts of the site. NYCC Highways have indicated that SK113 is acceptable for commercial. If the site was considered for employment use access could be achieved via the Auction Mart site. The Heritage Impact Assesment Oct 2016 states that development would have a very slight adverse impact on the setting of the Leeds Liverpool Canal, an undesignated heritage asset. ELR2017 recommends this site is allocated for employment use. Development is likely to have a low impact on biodiversity value.	
SK114; Cawder Gill/Horse Close; 9.919 ha.	0	0	0	0	0	+	0	+	++	0	-	0	++	-	+	-	-	0	+	+	@j Y`" fDuggt. Only southern half of this site is available after a planning application for residential development was approved for the northern half (63/2015/15503). Access could be achieved via site SK124 (gargage site) or via existing reservoir track from Whinny Gill Road, which provides access to scheme 63/2015/15503. This scheme has not yet been implemented, therefore the site has been assessed on this basis. Two wooded ghylls exist on the site. One running east to west across the north boundary of the site (immediately to the south of the northern portion of SHLAA site SK116, subject to planning consent 63/2015/15503), and the other running east to west across the middle of the site. These areas are proposed as a green infrastructure corridors within the site, providing links to the existing PROW network. The site slopes steeply to the east and the most north eastern part of the site is characterised by open moorland. This area is proposed as a green infrastructure corridor linking to the area of GI proposed running east to west across the northern boundary of the site, characterised by the existing wooded ghyll. Site in FRZ1. Development is likely to have a low impact on biodiversity value.	4, 5b, 7, 9

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
G_jdlcb																						
SK116; Land to east of canal and west of High Laithe Farm, Snaygill; 3.806 ha.	0	0	+	-	+	+	0	0	+	0	-	0	++	-	+	+	+	0	+	+	@j Y`&. 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, located immediately to the north, however NYCC 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. Development is likely to have a low impact on biodiversity value.	2, 4,5a, 5b, 6,9
SK118; JN Bentley Ltd, Snaygill Industrial Estate, west of Keighley Road; 0.792 ha.	+	+	0	0	0	0	+	+	+	0	+	0	++	0	+	+	+	0	+	+	@j Y`&. 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. Development is likely to have a low impact on biodiversity value.	
SK119; Land south of Whinny Gill Reservoir; 6.571 ha.	0	0	--	--	--	+	0	--	0	-	0	--	++	--	+	0	0	0	+	+	@j Y`&. 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.	
SK120; Former ATS Site, Carleton Road; 1.012 ha.																					D`Ubb)b[ `DYfa ]gg]cb approved (63/2016/17515) outline for residential development with all matters reserved.	
SK121; Land at Unit 1, Mill Lane; 0.03 ha.																					@j Y`% Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
SK122; Former Council offices, Granville Street; 0.613 ha.																					D`Ubb)b[ `DYfa ]gg]cb approved (65/2014/15027) for warehouse & forecourt/parking. Hence site not to be taken forward.	
SK124; Garages off Cawder Road; 0.084 ha.	0	0	0	0	0	+	0	+	++	0	0	0	++	+	+	+	+	0	+	+	@j Y`" `fDuggL The site is too small to pass Stage 1 on its own, but it can be developed as a suitable access to service any potential development on the southern end of SK114. Brownfield site. Safe access can be achieved. Site in FRZ1.	4, 5b, 7, 9
SK125; Land adjacent to 50 North Parade; 0.125 ha.																					D`Ubb)b[ `DYfa ]gg]cb approved (63/2016/17338) for residential development. Hence site not to be taken forward.	
SK126; Land adjacent to 112 Princes Drive; 0.037 ha.																					@j Y`% Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
SK127; Land adjacent to Marina Crescent; 0.09 ha.																					@j Y`% Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
G_jdlcb																						
SK128; 22-24 Shortbank Road; 0.065 ha.																					@j Y`%`Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
SK129; Land to east of Water Street; 0.05 ha.																					@j Y`%`Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
SK130; Craven buildings, Church Street/Craven Street; 0.147 ha.																					D`Ubb)b[ `DYfa ]gg]cb`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 ha.																					@j Y`%`Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
SK132; Belle Vue Mills, Broughton Road; 0.278 ha.																					D`Ubb)b[ `DYfa ]gg]cb`approved (63/2014/14656) for residential development. Hence site not to be taken forward.	
SK133; Land between Swadford Street and Albert Terrace; 0.05 ha.																					@j Y`%`Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
SK134; Land east of Shortbank Road; 11.93 ha.																					@j Y`%`The site is located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	
SK135; Skipton Rock Quarry, Harrogate Road; 4.61 ha.	+	+	0	0	0	0	0	+	-	0	0	0	-	-	0	0	0	0	+	+	@j Y`&`Employment use can be an option here. The ELR 2017 recommends that the site is allocated for employment use (not B1) subject to a detailed Ecological Appraisal. The site and its environs has nature conservation importance under an Biodiversity Action Plan, and so any future employment use would need to be sensitively designed and operated. The site is located outside the urban area to Skipton but it has good access to an A road, without having to transverse any residential areas. It is considered that access to the site is acceptable via the unadopted road given the traffic trade off. North, central and western part of the site is at medium/high risk of surface water flooding. Development is likely to have a high impact on biodiversity value.	
SK136; Land adjacent to Clay Hall Farm, Broughton Road; 1.12 ha.																					D`Ubb)b[ `DYfa ]gg]cb`outline approval (63/2016/17312) for erection of 20 dwellings and including site SK136. Approval for the erection of 2 dwellings (63/2016/17352).	
SK137; Land to east of Grassington Road; 2.541ha	0	0	0	0	0	+	0	+	+	0	-	-	+	-	+	-	-	0	+	+	@j Y`" `fDUggL`It is a greenfield site located on the edge of Skipton, within the Conservation Area. Site is within flood zone 1, however the southern part of the site is at high risk of surface water flooding. Safe access can be achieved to the site. Development is likely to have a low impact on biodiversity value.	2,3,4, 5a, 5b, 7, 9
SK138; Land south of Broughton Road, Skipton	0	0	-	-	-	+	0	+	-	0	-	0	++	-	+	-	-	0	+	+	@j Y`" `fDUggL`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. Development is likely to have a low impact on biodiversity value.	2, 5b, 7, 9

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>H cfbkcb`jb` 7fUj Yb</b>																						
TC001; Land to the west of Cam Lane; 0.038 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
TC003; Land to the east of Cam Lane; 3.295 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
TC004; Land off Church Road; 2.211 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A

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	Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
	<b>K][[ `Ygk cfh</b>																						
	WG001; Land east of Jack Lane; 0.964 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A
	WG002; The Old Vicarage, Tosside; 0.619 ha.																					GHJ Y% Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A

		<del>G</del> H9 '5 GG9 GGA 9 BH'D5 F H' &		
		<b>GYthYa Ybh7 cXY</b>	<b>GYthYa Ybh</b>	
		HB	High Bentham	
		LB	Low Bentham	
		BR	Low Bradley	
		BU	Burton in Lonsdale	
		CA	Carleton	
		CN	Cononley	
		CW	Cowling	
		SC	Cross Hills, Glusburn	
		SG	Settle	
		SC	Sutton in Craven	



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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>6 YbH Ua</b>																						
<6\$\$\$%Golf Club car park and clubhouse, Robin Lane, Higher Bentham 0.674ha.	0	0	-	-	-	+	0	-	++	+	+	+	++	0	+	-	-	0	+	+	Development would result in the loss of facilities ancillary to a sports pitch, i.e. the loss of a golf course car park and clubhouse. Therefore, a housing allocation is unlikely to be appropriate, unless the means to deliver equivalent replacement facilities can be secured.	Unsuitable for allocation
<6\$\$' Bank Head, west of Robin Lane, south of Lakeber Drive, Higher Bentham 0.902ha	0	0	+	+	+	++	0	--	++	+	0	+	++	-	+	+	+	0	+	+	The local highway authority advises that an access with acceptable visibility cannot be provided due to the road alignment along the site frontage. Therefore, the site is unsuitable for a housing allocation.	Unsuitable for allocation
<6\$\$\$* East of Duke Street and to rear of Main Street, Higher Bentham 0.206ha	0	0	+	+	+	+	0	0	++	+	0	0	++	0	+	+	+	0	+	+	The site once benefitted from planning permission for the construction of three dwellings, but the constrained nature of the site leaves doubt about its capacity to accommodate more. On current evidence, the site may not be capable of accommodating at least five dwellings, despite being 0.206ha in area, and is therefore not suitable for allocation due to its small size.	Unsuitable for allocation
<6\$\$\$ Land south west of police yard, Main St, High Bentham 0.158ha	0	0	++	++	++	++	0	--	+	+	0	+	++	+	+	++	++	0	+	+	The developable area of the site is restricted by a wayleave for a public sewer. Therefore, on current evidence, the site may not be capable of accommodating at least five dwellings, despite being 0.158ha in area. In addition, the local highway authority advises that site has no direct connection/frontage to a public highway and an acceptable access cannot be formed. The site is in a location where there is some surface water flood risk. The site is not suitable for allocation due to its small size and inadequate access.	Unsuitable for allocation
<6\$\$\$%Primary school, east of Robin Lane, west of Lowcroft, Higher Bentham 0.962ha	0	0	++	++	++	++	0	+	++	+	++	0	++	+	+	++	++	0	+	+	The school has been replaced and is now redundant. The main building is within and the playing fields/open space are adjoining the recommended conservation area. Development of the site would be likely to have a low impact on biodiversity value. The landowner, North Yorkshire County Council, has identified the site for a development of approximately 70 units of extra care housing.	Continue to consider in comparison with other sites and with mitigation: 5a
<6\$\$\$ Land adjacent to Lairgill House, Mount Pleasant, Higher Bentham 0.11ha.																					The site has planning permission for one dwelling (decision no. 08/2009/9390).	Allocation not necessary
<6\$\$\$' Land to east of Lairgill Row on Butts Lane, High Bentham 0.426 ha	0	0	+	+	+	+	0	+	0	+	+	-	++	0	+	+	+	0	+	+	The site is in FZ1, but is at risk from surface water flooding (30, 100 and 1000 year extent). Risk of groundwater emergence is 25-50%. The conservation area appraisal shows the site partly within the recommended conservation area, partly making a strong contribution, within a highly significant fixed view and adjacent to a key building (Lairgill Row). Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison to other sites and with mitigation: 2,5a

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>6 YbH Ua</b>																						
<b>&lt;6\$%*</b> West of Station Road, south of railway station, High Bentham 1.153 ha	-	-	+	+	+	+	0	+	++	+	+	+	++	+	+	+	+	0	+	+	The site is used for business/employment purposes. The site is in FZ1, with no risk from surface water and a risk of groundwater emergence of 50-75%. Development of the site would be likely to have a low impact on biodiversity value. The ELR recommends retention for employment use.	Continue to consider for employment
<b>&lt;6\$&amp;*</b> Storage Yard and premises, west of Mayfield Road, High Bentham 0.266ha.	-	-	-	-	-	+	0	-	--	+	+	+	++	0	+	-	-	0	+	+	The site is unsuitable for a housing allocation due to flood risk - the majority being in FZ3a and the rest in FZ2. (Risk of groundwater emergence is 50-75%.)	Unsuitable for allocation
<b>&lt;6\$&amp;*</b> North of Bigger Farm Higher Bentham 1.812ha	0	0	-	-	-	+	0	--	++	-	0	-	++	-	+	-	-	0	+	+	The local highway authority advises that the site has no existing access and an acceptable access onto the B6480 is not achievable due to restricted visibility. The LHA is unclear as to whether the Barghs Meadow access road adjoins the site or whether there is a ransom strip. The site makes a strong contribution to the recommended conservation area for High Bentham. The site is unsuitable for a housing allocation due to inadequacy or uncertainty of access and heritage impact.	Unsuitable for allocation
<b>&lt;6\$&amp;*</b> North of Low Bentham Road, High Bentham 1.659ha	0	0	-	-	-	+	0	0	+	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, but the southwest corner is at risk from surface water flooding (30, 100 and 1000 year extent). The site satisfies the local highway authority and makes no contribution to the recommended conservation area for High Bentham, but is on the edge of the settlement and is grade 3 agricultural land. Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison with other sites and with mitigation: 2,9
<b>&lt;6\$&amp;*</b> North of Lakeber Drive, High Bentham 0.872ha	0	0	-	-	-	+	0	0	++	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement and is grade 3 agricultural land. Development of the site would be likely to have a low impact on biodiversity value. A public footpath crosses the site.	Continue to consider in comparison with other sites and with mitigation: 4
<b>&lt;6\$&amp;*</b> Rear of 38-54 Robin Lane and east of Butts Lane, High Bentham 2.807ha.	0	0	-	-	-	+	0	0	+	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, but is partly at risk from surface water flooding (30, 100 and 1000 year extent) and the risk of groundwater emergence is 25-50%. The site makes no contribution to the recommended conservation area for High Bentham. The local highway authority advises that access can be provided from Butts Lane, but not Robin Lane, which may necessitate omission of the northern part of the site. Development of the site would be likely to have a low impact on biodiversity value. Fairly prominent.	Continue to consider in comparison with other sites and with mitigation: 2,9
<b>&lt;6\$&amp;*</b> North of Springfield Crescent and east of Butts Lane, High Bentham 2.577ha	0	0	-	-	-	+	0	0	++	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1. Part of the site boundary touches an area of surface water flood risk. Risk of groundwater emergence is 25-50%. About half the site is grade 3 agricultural land. The site makes no contribution to the recommended conservation area for High Bentham. Development of the site would be likely to have a low impact on biodiversity value. Fairly prominent.	Continue to consider in comparison with other sites and with mitigation: 2,9

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
6 Ybh Ua																						
<6 \$&+ Mount Pleasant, High Bentham 1.098ha.	0	0	+	+	+	+	0	+	+	-	0	-	++	-	+	+	+	0	+	+	The ELR recommends that the site should not be allocated for employment. The site is in FZ1, but part is at risk from surface water flooding (mostly 1000 year extent) and the risk of groundwater emergence is 25-50%. In the conservation area appraisal, the site adjoins the recommended conservation area and is identified as making a strong contribution, forming part of a highly significant fixed view and incorporating a key building (Old Quarry earthworks). The site is unsuitable for a housing allocation due to heritage impact.	Unsuitable for allocation
<6 \$&, East of Station Road and south-west of Pye Busk, High Bentham 10.9ha.	0	0	-	-	+	+	0	-	+	-	-	-	++	-	+	-	-	0	+	+	The ELR recommends that the site should not be allocated for employment, but mixed use of unconstrained areas might be appropriate if aspirations can be realised. Potential for green infrastructure. The site is in FZ1, but areas are at risk from surface water flooding (30, 100 and 1000 year extent) and the risk of groundwater emergence ranges from >25% up to 50-75%. The site is grade 3 agricultural land. The conservation area appraisal shows the site adjoining the recommended conservation area, making a strong contribution and forming an important general view from a key building (St Margaret's church, grade II listed). The site does not appear suitable for allocation at this stage due to heritage impact and negatives for location, access, agriculture, landscape.	Unsuitable for allocation at this stage
<6 \$&, 'fduUk South-west of Pye Busk, High Bentham 3.897ha.	0	0	-	-	-	+	0	0	+	-	0	-	0	-	+	-	-	0	+	+	The site is in FZ1, but partly at risk from surface water flooding (30, 100 and 1000 year extent) with a risk of groundwater emergence of 25-50%. The site satisfies the local highway authority. The site makes a strong contribution to the recommended conservation area and forms part of an important general view from a key building (St Margaret's church, grade II listed). The site is grade 3 agricultural land. The site is of low biodiversity value, which could be enhanced, but is located in close proximity to a SSSI. Flood risk and potential impact on the SSSI may be a concern, but the site is unsuitable for allocation due to heritage impact.	Unsuitable for allocation
<6 \$&- East of Rose Cottage, Wenning Avenue, High Bentham 0.271 ha	0	0	-	-	-	+	0	-	-	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ2, FZ3a and FZ3b, is partly at risk from surface water flooding (30, 100 and 1000 year extent) and the risk of groundwater emergence is 50-75%. The site is unsuitable for a housing allocation due to flood risk.	Unsuitable for allocation

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>6 YbH Ua</b>																						
<b>&lt;6\$' \$</b> Land off Duke Street, High Bentham 6.287ha.	0	0	-	-	-	+	0	--	+	-	0	-	++	-	+	-	-	0	+	+	The local highway authority advises that an acceptable access cannot be achieved. Visibility is restricted (northerly). The site is in FZ1, but areas are at risk from surface water flooding (30, 100 and 1000 year extent). The site is grade 3 agricultural land. The conservation area appraisal shows the site adjoining and partly within the recommended conservation area, partly making a strong contribution and within highly and moderately significant fixed views. Access proposals would involve demolition of buildings within the recommended conservation area and within the highly significant fixed view. The site is not suitable for allocation due to inadequate access and heritage impact.	Unsuitable for allocation
<b>&lt;6\$' %</b> Auction Mart and land south of Mount Pleasant, High Bentham 1.18ha	0	0	++	++	++	++	0	--	+	+	+	+	++	+	+	++	++	0	+	+	The ELR grades the site as poor and recommends allocation for mixed uses. The local highway authority advises that the site does not include sufficient frontage to enable an acceptable access to be formed. The site is in FZ1, but is partly at risk from surface water flooding (30, 100 and 1000 year extent), particularly near the B6480. The conservation area appraisal identifies a moderately significant view across part of the site, but no other contribution. The site is not suitable for allocation due to inadequate access.	Unsuitable for allocation. Landowner could discuss a trade-off for existing traffic with the highway authority. Other mitigations: 1b,2,5a,5b.
<b>&lt;6\$' &amp;</b> Land adjoining Riverside Caravan Park, High Bentham 2.159ha	0	0	-	-	-	+	0	--	++	-	0	+	++	-	+	-	-	0	+	+	The local highway authority advises that the site has no connection/frontage to a public highway (i.e. access cannot be provided). Therefore, the site is not suitable for allocation due to inadequate access.	Unsuitable for allocation
<b>&lt;6\$' '</b> Land east of Butts Lane and north of 1-9 Springfield, High Bentham 1.839 ha	0	0	-	-	-	+	0	--	+	-	0	-	++	-	+	-	-	0	+	+	The local highway authority advises that visibility is restricted by the horizontal alignment of the road, the existing access is narrow and an acceptable access is not achievable. Access via HB025 may be a possibility. The site is in FZ1, but areas are at risk from surface water flooding (30, 100 and 1000 year extents) and the risk of groundwater emergence is 25-50%. In the conservation area appraisal, the site adjoins the recommended conservation area and is identified as making a strong contribution. The site is not suitable for allocation due to inadequate access and heritage impact.	Unsuitable for allocation
<b>&lt;6\$' (</b> High Bentham Water Treatment Works 0.518 ha.	0	0	--	--	--	0	0	--	++	+	+	+	++	-	+	--	--	0	+	+	The site is not within, adjoining or adjacent to a settlement (it is located in open countryside). Access is via an unadopted road (track). The site is not suitable for allocation due to its isolated location and inadequate access.	Unsuitable for allocation
<b>&lt;6\$' )</b> Cample Hatcheries, Low Bentham Road, High Bentham 0.501 ha																					The site has planning permission for residential development (decision no. 08/2014/15067).	Allocation not necessary

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>6 YbH Ua</b>																						
<b>&lt;6\$' * Land to the East of Robin Lane, High Bentham 0.502 ha</b>	0	0	-	-	-	+	0	-	++	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement, has a risk of groundwater emergence of 25-50% and is grade 3 agricultural land. The site is approved for overflow parking etc for the golf club (decision no. 08/2013/13979) and is located at an entrance to the town. Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison with other sites and with mitigation: 2,9
<b>&lt;6\$' , Land south of Low Bentham Road, High Bentham. 0.891 ha.</b>	0	0	-	-	-	+	+	-	++	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement and is grade 3 agricultural land. Development of the site would be likely to have a low impact on biodiversity value. The education authority, North Yorkshire County Council, has identified part of the site (0.3ha) for development of a primary school extension.	Continue to consider in comparison with other sites
<b>&lt;6\$' - Land between Springfield Crescent and Tatterthorn Road, High Bentham 0.996ha.</b>	0	0	-	-	-	+	0	-	++	0	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, is grade 4 agricultural land, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement and has a risk of groundwater emergence of 25-50%. Development of the site would be likely to have a low impact on biodiversity value. The site is at an entrance to the town.	Continue to consider in comparison with other sites and with mitigation: 2,9
<b>&lt;6\$(\$ Land to north of B6480, east of Tatterthorn Road, High Bentham 1.376 ha</b>	0	0	--	--	--	0	0	--	+	0	0	+	++	--	+	--	--	0	+	+	The site is not within, adjoining or adjacent to the settlement (it is located in open countryside). The local highway authority advises that the site does not include sufficient road frontage to enable an acceptable access to be formed. The site is in FZ1, but partly at risk from surface water flooding (Fowgill Beck) and groundwater emergence (25-50%). The site is not suitable for allocation due to its isolated location and inadequate access.	Unsuitable for allocation
<b>&lt;6\$(%Land to south of B6480, east of Belle Bank, High Bentham 0.988ha</b>	0	0	--	--	--	0	0	--	+	0	0	+	++	--	+	--	--	0	+	+	The site is not within, adjoining or adjacent to the settlement (it is located in open countryside). The local highway authority advises that the site does not include sufficient road frontage to enable an acceptable access to be formed. The site is in FZ1, but partly at risk from surface water flooding (Fowgill Beck) and groundwater emergence (25-50%). The site is not suitable for allocation due to its isolated location and inadequate access.	Unsuitable for allocation
<b>&lt;6\$(&amp; Land between Pye Busk and Belle Bank, High Bentham 0.475ha</b>	0	0	-	-	-	+	0	0	++	0	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, is grade 4 agricultural land, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement and has a risk of groundwater emergence of 25-50%. Development of the site would be likely to have a low impact on biodiversity value. The site is at an entrance to the town.	Continue to consider in comparison with other sites and with mitigation: 2,9

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>6 YbH Ua</b>																						
<b>&lt;6\$( ' Land to east [west] of Fushetts Lane, High Bentham 0.497 ha</b>	0	0	-	-	-	+	0	--	++	-	0	+	++	-	+	-	-	0	+	+	The local highway authority advises that the site has no direct connection/frontage to a public highway. Access is via an unadopted lane. The site is grade 3 agricultural land, on the edge of the settlement and is next to a builders' yard. The site is not suitable for allocation due to inadequate access.	Unsuitable for allocation
<b>&lt;6\$( ( Land to west of Goodenber Road, High Bentham 1.87 ha</b>	0	0	-	-	-	+	0	--	++	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, is grade 3 agricultural land and makes no contribution to the recommended conservation area. The local highway authority advises that the site has no direct connection/frontage to a public highway and is unclear as to whether the Barghs Meadow access road adjoins the site or whether there is a ransom strip. Access via the adjoining site HB052 (possibly in conjunction with HB024) may offer a solution. Development of the site would be likely to have a low impact on biodiversity value. Provision of a new public footpath across the site would create a useful link in the local network and enhance local green infrastructure.	Continue to consider in conjunction with HB052 and HB024, in comparison with other sites and with mitigation: 4
<b>&lt;6\$( ) Land north of Windy Hill, adjacent to Bull Copy, High Bentham 0.597ha</b>	0	0	--	--	--	0	0	-	++	0	0	+	++	--	+	--	--	0	+	+	The site is not within, adjoining or adjacent to the settlement (it is located in open countryside) and is therefore not suitable for allocation due to its isolated location.	Unsuitable for allocation
<b>&lt;6\$( * Land to north of former Legion Hut, Grasmere Drive, High Bentham 0.011 ha</b>	0	0	++	++	++	++	0	?	+	+	+	0	++	+	+	++	++	0	+	+	The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings. There are no comments from the local highway authority. The site is in FZ1, but in an area at risk from surface water. The conservation area appraisal highlights a Tree Preservation Order on the site. The site is in a central location, but is not suitable for allocation due to its small size.	Unsuitable for allocation
<b>&lt;6\$( + Land to the east of Duke Street, High Bentham 0.068ha</b>	0	0	0	0	0	+	0	0	+	+	+	0	++	0	+	+	+	0	+	+	The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings. The site is in FZ1, but in an area at risk from surface water. The site is within the recommended conservation area and makes some contribution. Flood risk and heritage impact may be a concern, but the site is not suitable for allocation due to its small size.	Unsuitable for allocation
<b>&lt;6\$( , Land to south of Mount Pleasant, High Bentham (HB027 part)</b>	0	0	+	+	+	+	0	+	+	-	0	-	++	-	+	+	+	0	+	+	The ELR recommends that the site should not be allocated for employment. The site is in FZ1, but part is at risk from surface water flooding (mostly 1000 year extent) and the risk of groundwater emergence is 25-50%. In the conservation area appraisal, the site adjoins the recommended conservation area and is identified as making a strong contribution, forming part of a highly significant fixed view and incorporating a key building (Old Quarry earthworks). The site is unsuitable for a housing allocation due to heritage impact.	Unsuitable for allocation
<b>&lt;6\$( \$ Land Adjacent To Springfield Crescent, High Bentham 0.216ha</b>																					The site has planning permission for two dwellings (decision no. 08/2013/13808).	Allocation not necessary

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>6 YbH Ua</b>																						
<b>&lt;6\$) %</b> Land adjacent to 4 Goodenber Road, High Bentham 0.024ha	0	0	++	++	++	++	0	+	++	+	+	0	++	+	+	++	++	0	+	+	The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings. The local highway authority advises that safe access is possible. The site is in FZ1 and, whilst surrounded by areas at risk from surface water flooding, is not at risk itself. The site is within the recommended conservation area and adjoins a grade II listed building (Bentham Youth Centre). Flood risk and heritage impact may be a concern, but the site is not suitable for allocation due to its small size.	Unsuitable for allocation
<b>&lt;6\$) &amp;</b> Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham 13.129ha	0	0	-	-	-	+	0	0	+	-	0	+	++	-	+	-	-	0	+	+	The local highway authority advises that an acceptable access can be provided on Robin Lane. The site is in FZ1, but parts are at risk from surface water flooding (30, 100 and 1000 year extents). The site is relatively large, on the edge of the settlement and is grade 3 agricultural land. It makes no contribution to the recommended conservation area. Development of the site would be likely to have a low impact on biodiversity value. Two public footpaths cross the site.	Continue to consider in comparison with other sites and with mitigation: 2,4,9
<b>&lt;6\$) ' </b> Land to south of Golf Course and east of Robin Lane, High Bentham 5.089ha	0	0	-	-	-	+	0	--	++	0	0	+	++	-	+	-	-	0	+	+	The site could be regarded as being located adjacent to the settlement, but the local highway authority advises that safe access is not possible, because the site is landlocked and does not adjoin a public highway. The site is in FZ1 with no risk of surface water flooding and a risk of groundwater emergence of 25-50%. The site is mostly grade 4 agricultural land and makes no contribution to the recommended conservation area. The detached nature of the site may be a concern, but the site is unsuitable for allocation due to inadequate access.	Unsuitable for allocation
<b>&lt;6\$) ( </b> Land adjacent to Ford House, Low Bentham Road, High Bentham 0.15ha	0	0	-	-	-	+	0	?	++	-	0	+	++	-	+	-	-	0	+	+	The site adjoins Low Bentham Road, but currently there are no comments from the local highway authority. The site makes no contribution to the recommended conservation area, but currently there are no comments from the county archaeological service. At 32 dwellings per hectare, the site is not quite big enough to accommodate at least five dwellings. The site is not suitable for allocation due to current uncertainty over access and archaeology and due to its small size. It is also likely that the site will form part of a Green Wedge designation to be included in the emerging local plan.	Unsuitable for allocation
<b>@ \$\$+ </b> Corner of Cross Lane and Burton Road, Low Bentham 0.56ha	0	0	-	-	-	+	0	-	++	-	0	-	++	-	+	-	-	0	+	+	The local highway authority advises that an acceptable access can be provided and the site is in FZ1 with no risk from surface water and 25-50% risk from groundwater. However, the site is within and makes a strong contribution to the recommended conservation area for Low Bentham and is therefore unsuitable for allocation due to heritage impact.	Unsuitable for allocation

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>6 YbH Ua</b>																						
<b>6 \$ \$</b> , East of Greenhead Farm, Cross Lane, Lower Bentham 0.185ha	0	0	-	-	-	+	0	--	++	-	0	-	++	-	+	-	-	0	+	+	The site is in FZ1 with no risk from surface water and 25-50% risk from groundwater. However, the local highway authority advises that the site is accessed via an unadopted route with no direct connection/frontage to a public highway and that visibility is poor. The site also adjoins and makes a strong contribution to the recommended conservation area for Low Bentham. Therefore, the site is not suitable for allocation due to inadequate access and heritage impact.	Unsuitable for allocation
<b>6 \$ \$</b> - South of Greenhead Farm, Cross Lane, Low Bentham 0.236ha	0	0	-	-	-	+	0	--	++	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, with no risk from surface water and 25-50% risk from groundwater and is within the recommended conservation area. Whilst the site contains a pond, ecological data suggests that development would be likely to have a low impact on biodiversity value. The local highway authority advises that safe access is not possible, because the site is landlocked at present and highways are unadopted. Therefore, the site is not suitable for allocation due to inadequate access.	Unsuitable for allocation
<b>6 \$ %</b> West of Greenfoot Lane, Lower Bentham 0.367 ha.																					The site has planning permission for four dwellings (decision no. 08/2015/16248).	Allocation not necessary
<b>6 \$ %</b> Land at Greenhead, Cross Lane, Lower Bentham 0.1994ha.																					The site has planning permission for one dwelling (decision no. 08/2015/15552).	Allocation not necessary
<b>6 \$ %</b> Wenning View, Low Bentham Road, Low Bentham 0.566ha	0	0	0	0	0	+	0	0	++	-	+	+	++	0	+	0	0	0	+	+	The site is in FZ1 with no risk from surface water and less than 25% risk from groundwater. The local highway authority advises that access onto the B6480 is acceptable. The site is partly developed, partly classified as grade 3 for agriculture and located between existing ribbon development. The site makes no contribution to the recommended conservation area, but there is some archaeological interest. Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison with other sites and with mitigation: 5b.
<b>6 \$ %</b> Low Bentham Primary School and associated land, Low Bentham 0.759ha	0	0	++	++	++	+	0	--	++	+	+	0	++	0	+	++	++	0	+	+	The school has been replaced and is now redundant. The site includes former school playing fields. The local highway authority advises that the site has no direct connection/frontage to a public highway. The site is in FZ1 with no risk from surface water. The risk from groundwater is less than 25% (east) and 25-50% (west). The site is within the recommended conservation area and makes a limited contribution. Whilst loss of playing fields and heritage impact may be a concern, the site is unsuitable for allocation due to inadequate access.	Unsuitable for allocation



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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>6 YbH Ua</b>																						
<b>6 \$%</b> East of Hillside Road, Low Bentham 1.1ha	0	0	-	-	-	+	0	--	++	-	0	-	++	-	+	-	-	0	+	+	The site is in FZ1, with no risk from surface water and less than 25% risk from groundwater. The local highway authority advises that the site has no direct connection/frontage to a public highway and that access from Yew Tree Drive is unacceptable. The site adjoins the recommended conservation area with the western part making a limited contribution and the eastern part making a strong contribution. The site is not suitable for allocation due to heritage impact and inadequate access.	Unsuitable for allocation
<b>6 \$%</b> North of Harley Close, Low Bentham 0.547 ha	0	0	++	++	++	+	0	+	++	-	0	-	++	-	+	++	++	0	+	+	The site is in FZ1, with no risk from surface water and less than 25% risk from groundwater. The local highway authority advises that access from Harley Close is acceptable. The site adjoins the recommended conservation area, makes a strong contribution and forms a moderately significant view. The site has positive aspects, but heritage impact makes it unsuitable for allocation.	Unsuitable for allocation
<b>6 \$%</b> Harley Bank, Off Main Street, Low Bentham 0.107ha																					The site has planning permission for one dwelling (decision no. 08/2013/13284; discharge of conditions 08/2014/14823).	Allocation not necessary
<b>6 \$%</b> Land to the west of Greenfoot Lane, Low Bentham 0.085 ha	0	0	0	0	0	+	0	--	+	-	0	-	++	-	+	0	0	0	+	+	The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings. The local highway authority advises that the site has no direct connection/frontage to a public highway. The site is in FZ1, but is also in an area at risk from surface water flooding and with a 25-50% risk of groundwater emergence. The site is within the recommended conservation area and makes a strong contribution. The site is not suitable for allocation due to its small size, inadequate access and heritage impact.	Unsuitable for allocation
<b>6 \$%</b> Land between Low Bentham Road and railway line, Low Bentham 2.311 ha	0	0	-	-	-	+	0	-	+	-	0	+	++	-	+	-	-	0	+	+	The local highway authority advises that an acceptable access can be formed on the B6480. The site is in FZ1, but parts are at risk from surface water flooding. The risk from groundwater emergence is less than 25%. The site makes no contribution to the recommended conservation area, but there is some archaeological interest. It is a sizeable area of grade 3 agricultural land, at the edge of/entrance to the settlement, within views from the road and railway. Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison with other sites and with mitigation: 2,5b,9.
<b>6 \$%</b> Land to south west of Crow Trees, Low Bentham, 0.028 ha	0	0	++	++	++	+	0	--	++	+	+	+	++	0	+	++	++	0	+	+	The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings. The local highway authority advises that site does not include a sufficient frontage to enable an acceptable access to be formed onto the public highway. The site is in FZ1, with no risk from surface water and 25-50% risk from groundwater. The site is within the recommended conservation area. The site is not suitable for allocation due to its small size and inadequate access.	Unsuitable for allocation

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>6 YbH Ua</b>																						
<b>@ \$&amp;\$</b> Former Sedbergh Junior School, Low Bentham 4.93ha.	0	0	--	--	--	0	0	-	--	+	+	?	++	--	+	--	--	0	+	+	The site is not within, adjoining or adjacent to the settlement (it is part of a distinct enclave located to the southwest). It includes playing fields and land within FZ1, 2, 3a and 3b. The local highway authority advises that an acceptable access can be formed on the B6480. The site is within and adjoining the recommended conservation, makes a strong contribution and contains key listed buildings, but disruptive C20 buildings may offer an opportunity for improvement. Whilst there are potential heritage benefits, the site is not suitable for allocation due to its isolated location, loss of playing fields and flood risk.	Unsuitable for allocation
<b>@ \$&amp;\$</b> Land between Hillside Road and Ellergill, Low Bentham 0.494ha.	0	0	+	+	+	+	0	--	++	-	0	-	++	-	+	+	+	0	+	+	The local highway authority advises that the site has no direct connection/frontage to a public highway (owner proposes connection to Hillside Rd). The site is in FZ1 with no risk from surface water and less than 25% risk from groundwater. The site is within the recommended conservation area, makes a strong contribution and adjoins the grounds of a grade II listed building. The site is unsuitable for allocation due to inadequacy or uncertainty of access and heritage impact.	Unsuitable for allocation
<b>@ \$&amp;\$</b> Town Head Farm, Burton Road, Low Bentham 0.142ha																					The site has planning permission for four dwellings (decision no. 08/2014/14386; discharge of conditions 08/2015/16291, 08/2016/16576).	Allocation not necessary
<b>@ \$&amp;</b> Sandy Hill, Low Bentham 2.191 ha	0	0	-	-	-	+	0	-	+	-	0	+	++	-	+	-	-	0	+	+	The site could be regarded as being located adjacent to the settlement. The local highway authority advises that access is acceptable. The site is in FZ1, with parts at risk from surface water and a less than 25% risk from groundwater. The site makes no contribution to the recommended conservation area, but there is some archaeological interest. It is a sizeable area of grade 3 agricultural land, with some brownfield land, at the edge of/entrance to the settlement, within views from the road and railway. Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison with other sites and with mitigation: 2,5b,9.
<b>@ \$&amp;</b> Recreation ground adjacent to Burton Road, Low Bentham 0.195ha.																					The site has planning permission for two dwellings (decision no. 08/2016/16604).	Allocation not necessary
<b>@ \$&amp;</b> Low Bentham Primary School and land to the north, Low Bentham 0.208ha	0	0	++	++	++	+	0	--	++	+	+	0	++	0	+	++	++	0	+	+	The local highway authority advises that the site has no direct connection/frontage to a public highway. The site is in FZ1, with no risk from surface water and 25-50% risk from groundwater. The site is within the recommended conservation area with open space to the north making a limited contribution. Any demolition may have negative impact on heritage. Whilst uncertainty about heritage impact may be a concern, the site is unsuitable for allocation due to inadequate access.	Unsuitable for allocation

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>6fUX'Ym</b>																						
<b>6F\$\$.</b> 'South west of Matthew Lane; 1.147 ha.	0	0	-	-	-	+	0	--	+	-	-	-	0	-	+	-	-	0	+	-	@j Y'&. Do not include in pool of sites due to the site having unacceptable access, a site requires a 60m x 2 visibility in both directions. Currently this site only has 80m of frontage available. The site provides a strong contribution to the character and appearance of the area. Parts of the north and west of the site are within Flood zone 1 and 3a, there are also some surface water problems to the west of the site. The site is located on the edge of the built settlement and is greenfield land.	
<b>6F\$\$.</b> . Land at College Farm; 0.617 ha.	0	0	+	+	+	+	+	--	++	0	0	-	0	+	+	0	+	0	+	-	@j Y'&. The site is located within the built settlement of Bradley and is brownfield land. Do not include in pool of sites due to the site having no direct connection/frontage to a highway maintainable at public expense (Highways Comments). The site does not provide a strong contribution to the character and appearance of the area but it is located next to a listed building. The site is wholly within Flood Zone 1 and has no surface water problems.	
<b>6F\$%%.</b> 'Land to east of College Road; 0.663 ha.	0	0	+	+	+	+	+	--	++	-	-	--	0	-	+	-	+	0	+	-	@j Y'&. The site is located within the built settlement on greenfield land. 'West side of the site insufficient frontage, and the north side has no link to public highway. The site provides a strong contribution to the character and appearance of the area. The site is wholly within Flood Zone 1 and has no surface water flooding.	
<b>6F\$%&amp;.</b> 'Land to west of Aire Valley Drive; 3.954 ha.	0	0	+	+	+	+	0	+	+	-	-	-	0	-	+	-	+	0	+	-	@j Y'&. A safe access could be formed onto Skipton Road. Small areas of Flood Zones 2 and 3a in this large site. The outer section of the site has a strong contribution to the character and appearance of the area. The rest of the site has some or no/negligable contribution to the character and appearance of the area. The site is located on the edge of the settlement and is greenfield land.	
<b>6F\$%.</b> . 'Land south west of Crag Lane; 0.452 ha.	0	0	+	+	+	+	0	0	++	-	-	-	0	-	+	-	+	0	+	-	@j Y'". . 'Minor works would need to be completed in order for the access to be safe. The site provides a strong contribution to the character and appearance of the area. The site is wholly within Flood Zone 1 and has no surface water flooding concerns. The site is located on the edge of the settlement on greenfield land.	5a, 5b, 7, 9
<b>6F\$%.</b> . 'Land south of Silsden Road; 0.181 ha.	0	0	+	+	+	+	+	--	++	-	-	-	0	-	+	-	+	0	+	-	@j Y'&. 'To the north side of the site there is insufficient frontage; to the west side there is no link to a public highway. The site provides a strong contribution to the character and appearance of the area. The site is located wholly within Flood Zone 1 and has no concerns in regards to surface water flooding. The site is located on the edge of the settlement on greenfield land.	
<b>6F\$%.</b> . 'Land off Westview Close; 0.067 ha.																					@j Y'% The site is under 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	

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Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
6fUX'Ym																						
6F\$% . 'Land to the west of Gilders and Langholme, Skipton Road; 1.28ha.	0	0	+	+	+	+	0	+	++	0	0	0	+	-	+	0	+	+	+	-	@j Y" . 'Sufficient frontage is available on site to allow for a safe access. The site is entirely within Flood Zone 1. To ensure the sustainability of the site in terms of connectivity to the village, it is recommended that the southern section of the site is developed only. The site provides a strong contribution to the character and appearance of the area, to the south east of the site it provides some or no/negligable contribution to the character and appearance of the area. The site is located on the edge of the settlement and is greenfield land.	5a, 5b, 7, & 9

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Burton in Lonsdale</b>																						
<b>BU001</b> West of Ireby Road, Burton in Lonsdale 2.207ha.	0	0	+	+	+	+	0	-	++	-	-	0	0	-	+	-	+	0	+	-	<b>Level 2:</b> Do not include in the pool of sites as there is unacceptable visibility and no footway links into the village. The site is on the edge of the settlement and is a greenfield site. The site is wholly within Flood Zone 1, there are no concerns regarding surface water flooding. This site has no or a negligible contribution to the character and appearance of the area.	
<b>BU006</b> Land to East of Blind Lane, west of Ireby Road, Burton in Lonsdale 2.19ha.	0	0	+	+	+	+	+	-	++	-	-	0	0	-	+	+	+	+	+	-	<b>Level 2:</b> The access road serving the site is unsuitable for a development of this scale (NYCC Highways). The site is located on the edge of the settlement on a greenfield site. The site is wholly within Flood Zone 1 and has no concerns on site regarding surface water flooding. The site plays no contribution to the character or appearance of the area.	
<b>BU008</b> Land between Ireby Road and Mill Wood, Burton in Lonsdale 1.805ha.	0	0	+	+	-	+	0	-	+	-	-	-	-	-	+	-	+	0	+	-	<b>Level 2:</b> Do not include in pool of sites. The access road serving the site is unsuitable for serving a development of this scale (NYCC Highways). The site is located on the edge of the settlement and is a greenfield site. To the east of the site there is a strip of Flood Zone 3a running throughout it, this is also the case with surface water flooding. The site has no contribution to the character and appearance of the area.	
<b>BU009</b> Land to the east of Burton Hill, Burton in Lonsdale 2.877ha.																					<b>Level 1:</b> Do not include in pool of sites. The site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	
<b>BU011</b> Land at end of Manor Close, Burton in Lonsdale 0.037ha.																					<b>Level 1:</b> Do not include in pool of sites. The site is not at least 0.1 hectares in size and is incapable of accommodating at least 5 dwellings.	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Burton in Lonsdale</b>																						
<b>BU012</b> Richard Thornton's CE Primary School, Burton in Lonsdale 0.74ha.	0	0	+	+	+	+	0	0	++	0	+	0	0	0	+	+	+	+	+	-	<p><b>Level 3:</b> The site is located on the edge of the settlement, but it is a brownfield site which has good links to the centre of Burton in Lonsdale. Access is acceptable from southern frontage but the access road would need widening within site. Acceptable from south east corner but roadside wall will require setting back and may be listed. This site is wholly within Flood Zone 1 and has no concerns regarding surface water flooding. The site plays no contribution to the character and appearance of the area within the CA appraisals, however there is a Grade II Listed Building on site. The Heritage Impact Assessments undertaken in October 2016 identify that the school is a heritage asset of High Heritage Significance and the site is within the Burton in Lonsdale Conservation Area, this has a Medium Heritage Significance. Land to the west of the Conservation Area and surrounding the school do not make a significant contribution to the setting or character of the Conservation Area. However, the open fields in the foreground do provide an important rural setting to the historic core and provide highly significant dynamic views. Any development of this site must retain and restore the original building and its formal setting. The school itself has potential for conversion to residential use in a way which would have a Large Beneficial Impact on the heritage asset by ensuring its conservation, long-term usage and maintenance. Any development in front (to the N, E and S) of the buildings would have Large Adverse Impact on views of the school building. The open land at the rear (W) has a low historical and visual relationship with the school and only makes a Low Contribution to its setting.</p>	5a, 5b, 7, 9
<b>BU013</b> Land to the east of Brooklands, Burton in Lonsdale 1.987 ha.	0	0	+	+	+	+	0	--	+	-	-	0	0	0	+	-	+	0	+	-	<p><b>Level 3:</b> Access can be gained from Brookland, however, highways have stated that this access would only be suitable for up to a maximum of 5 dwellings. The site is located on the edge of the settlement on a greenfield site. To the edge of the site to the east is a strip of surface water flooding. This is also the case with Flood Zone 3a, to the south of the site there is also some Flood Zone 2 areas. The site plays a strong contribution to the character and appearance of the area.</p>	2, 5a, 5b, 7, 9

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Carleton</b>																						
<b>CA001</b> Grange Garth, Heslaker Lane, Carleton- in-Craven 0.323ha	0	0	+	+	+	+	+	-	+	-	+	+	0	0	+	-	+	0	+	-	<b>Level 2:</b> Do not include in pool of sites. Site does not include a sufficient frontage to enable an access to NYCC standard to be formed. (Highways Comments). The site is located on the edge of the settlement on a mix of brownfield/greenfield land. The site is wholly within Flood Zone 1.	
<b>CA003</b> Land west of Westwood, Carleton-in-Craven 0.226ha.	0	0	+	+	+	+	+	-	+	0	-	-	0	+	+	-	+	0	+	-	<b>Level 2:</b> Do not include in pool of sites. The site does not include a sufficient frontage to enable an access of acceptable standards to be formed on to the public highway (Highways Comments). It could not be developed without removal of a large number of trees protected by a TPO and provides a strong contribution to the character and appearance of the area. The site is located in the built up settlement on greenfield land. The site is wholly within Flood Zone 1 with potential for surface water flooding to the north.	
<b>CA004</b> Land west of Park Lane, Carelton-in- Craven 0.381ha.	0	0	+	+	+	+	+	-	+	0	+	+	0	0	+	-	+	0	+	-	<b>Level 2:</b> Do not include in pool of sites. The site does not include a sufficient frontage to enable an access of acceptable standards to be formed on to the public highway (Highways Comments). The site is within the built up area of Carleton on a brownfield site. The site is wholly within Flood Zone 1.	
<b>CA005</b> Land at former Rectory, Carelton-in- Craven 0.536ha																					Planning Permission approved (17/2012/12473) for the conversion Of Rectory To Two Dwellings, Construction Of Two New Dwellings & Construction Of New Driveway.	
<b>CA006</b> Land East of Heslaker Lane, Carelton- in-Craven 5.99ha	0	0	+	+	+	+	+	+	0	0	-	-	0	-	+	-	+	0	+	-	<b>Level 3:</b> Include of pool of sites. Development will need to be determined by a traffic assessment, an access to NYCC standards could be gained from Heslaker Lane/Beckside. Development should be concentrated in the field between Aire View Terrace and Leys Close (0.5ha) to protect the setting of the conservation area, Church and the archeology of the village. A strip of flood zone 2 and 3a runs through the middle of the site, with the northern boundary being located within flood zone 2, 3a and 3b. Development should be placed away from these pieces of land. The site provides a strong contribution to the character and appearance of the Conservation Area. The site is located on the edge of the settlement and is a greenfield site.	2, 5a, 5b, 7, 9
<b>CA008</b> Field between St Mary's Green and St Mary's church, Carelton- in-Craven 3.364ha.	0	0	+	+	+	+	+	-	+	0	-	-	0	-	+	-	+	0	+	-	<b>Level 2:</b> Do not include in pool of sites; the site has no direct connection/frontage to a highway maintainable at the public expense (Highways Comments). The site also plays a strong contribution to the Conservation Area and is located in close proximity to the Listed Building Church of St Mary. The site is wholly within Flood Zone 1 with some surface water flooding to the north east.	



	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Carleton</b>																						
<b>CA009</b> Land to the west of The Wend, Carleton-in-Craven 0.809ha.	0	0	+	+	+	+	+	-	+	0	-	-	0	0	+	-	+	0	+	-	<b>Level 2:</b> Do not include in pool of sites. The site has no direct connection /frontage to a highway maintainable at the public expense (Highways Comments). The site provides a strong contribution to the character and setting of the Conservation Area. The site is located within the built settlement and is greenfield land. The site is wholly within Flood Zone 1.	
<b>CA012</b> Grundy Farm, east of Park Lane Terrace, Carleton-in-Craven 1.106 ha.	0	0	+	+	+	+	+	-	+	0	+	-	0	-	+	0	+	0	+	-	<b>Level 2:</b> Do not include in pool of sites. The site does not include a sufficient frontage to enable an access of acceptable standards to be formed on to the public highway (Highways Comments). Planning Permission approved (17/2009/9980) for the northern portion of the site for the conversion of the barn to 2 No. residential units and construction of 3 No. new dwellings along with associated parking. The east of the site provides a strong contribution to the character and setting of the Conservation Area, the west of the site provides some contribution. The site is on the edge of the settlement on greenfield land. The site is wholly within Flood Zone 1.	
<b>CA013</b> Land south of West Road, Carleton-in-Craven 0.574ha.	0	0	+	+	+	+	+	-	+	0	-	-	0	-	+	-	+	0	+	-	<b>Level 2:</b> Do not include in pool of sites. Site does not include a sufficient frontage to enable an access to NYCC standard to be formed (Highways Comments). The site is wholly within Flood Zone 1 with some surface water flooding to the south. The site is located on the edge of the settlement on greenfield land. The site plays a strong contribution to the character and appearance of the Conservation Area.	
<b>CA014</b> North of Dale Crescent, west of Beckside Farm, Carleton-in-Craven 0.918ha.	0	0	+	+	+	+	+	0	+	0	-	-	0	-	+	-	+	0	+	-	<b>Level 3:</b> Include in pool of sites. Site can be accessed from Park Lane, narrow adjacent to the site frontage, the width of the carriageway would need to be increased. The site is wholly within Flood Zone 1. The site is located on the edge of the settlement on greenfield land. The site plays a strong contribution to the character and appearance of the Conservation Area.	5a ,5b, 7,9
<b>CA015</b> Carla Beck Farm Carleton in Craven 0.979 ha																					Planning Permission approved (17/2016/16571) for residential development on site. Outline application proposes 24 dwellings to be built. This site is not to be taken forward for housing allocation.	

	Sustainability Appraisal Objectives																						
Site reference,	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and		Mitigation and
name/address & area																					Recommendations		Recommendations
<b>Carleton</b>																							
<b>CA016</b> Land to the East of The Old Byre, Carla Beck Lane, Carleton-in-Craven 0.673ha.	0	0	+	+	+	+	+	0	+	-	-	0	+	+	+	+	-	0	+	-	<b>Level 3:</b> Include in pool of sites. Part of the site has planning permission for residential development ( <b>17/2015/16195</b> ). The 0.3176 ha remaining is included in the pool of potential sites. Access is acceptable but access will need careful siting to achieve maximum visibility in both directions. The site has no impact on the character and setting of the Conservation Area. The site is wholly within Flood Zone 1. The site is on the edge of the settlement on greenfield land.		5a, 5b, 7, 9

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Cononley</b>																						
<b>CN002</b> Land to the south of Netherghyll Lane 1.155ha	0	0	+	+	+	+	0	-	-	0	-	-	0	-	+	+	+	0	+	-	<b>Level 2:</b> Do not include in pool of sites, access of acceptable standards is not achievable. Site is greenfield on the edge of the settlement. North of the site is within flood zone 3a and within an area at high risk of surface water flooding. 2016 CA Assessment identifies this area containing open space that makes a strong contribution to the character and appearance of the Conservation Area and has general views. Site is within a minerals safeguarded area.	
<b>CN004</b> Land off Crosshills Road, Cononley 00.47ha.	0	0	+	+	+	+	0	-	+	0	-	-	0	-	+	+	+	0	+	+	<b>Level 2:</b> Do not include in pool of sites, access of acceptable standards is not achievable. Site is greenfield on the edge of the settlement. Site is within flood zone 1, adjacent to flood zone 2 & 3a and adjacent to area at high risk of surface water flooding. 2016 CA Assessment identifies this area containing open space that makes a strong contribution to the character and appearance of the Conservation Area, it also has views towards a feature.	
<b>CN005</b> East of Meadow Close and at Moorfoot Lane, Cononley 1.332ha.																					<b>Planning Permission</b> approved (21/2014/14241): Fifteen dwellings and new access approved June 2014. 21/2015/15985: Outline application for construction of 4no houses and garages off Meadow Lane/Moorfoot Lane approved December 2015.	
<b>CN006</b> Station Works, north of Cononley Lane, Cononley 2.168ha.	-	-	+	+	+	+	0	+	0	0	+	-	0	-	+	+	+	+	+	+	<b>Level 3:</b> Access to the site is deemed to be acceptable subject to some improvements. A small portion of the site to the east is located within Flood Zones 3a and 3b. Surface water flooding is found within the centre of the site but this is only slight. This site has a strong contribution towards the character and appearance of the area. Within the Heritage Impact Assessment 2016 it is identified that the conversion of the historic mill buildings, the demolition of the buildings of neutral or negative heritage interest and the redevelopment of the site has the potential to deliver Large Beneficial Impacts on the setting of the Conservation Area. Within the Employment Land Review it is recommended that the site is allocated for mixed use opportunity, therefore although there will be some loss of employment space some will be retained through a mixed use development. The site is located on the opposite side of the railway lines and is a brownfield site.	1b, 2, 5a, 5b, 6, 7, 8 & 9
<b>CN007</b> Land south east of Shady Lane, Cononley 1.051 ha.	0	0	+	+	+	+	0	-	+	0	-	-	0	-	+	+	+	0	+	-	<b>Level 2:</b> Do not include in pool of sites, access of acceptable standards is not achievable. Site is greenfield on the edge of the settlement. Site is within flood zone 1 and adjacent to area at risk of surface water flooding. 2016 CA Assessment identifies this area containing open space that makes some contribution to the character and appearance of the Conservation Area. Site is within a minerals safeguarded area.	

	Sustainability Appraisal Objectives																						
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations	
<b>Cononley</b>																							
<b>CN008</b> Land at High Woodside, Woodside Lane, Cononley 0.671 ha.																						<b>Level 1:</b> The site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	
<b>CN009</b> Land south east of Crag View, Cononley 0.741 ha.	0	0	+	-	-	+	0	+	++	0	-	-	0	-	+	-	-	0	+	+		<b>Level 3:</b> Site is detached form the built up area with no current footpath links to the village centre. Site is within flood zone 1. NYCC Highways would require the extension of the existing foot / street lighting system for the settlement to serve this development, therefore an opportunity exists to improve connectivity. However, as the site is on the detached from the built up area there will still be a need to travel. 2016 CA Assessment identifies this area containing open space that makes a strong contribution to the character and appearance of the Conservation Area. The site also has dynamic views.	5a, 5b,7,9
<b>CN010</b> Land at Netherghyll Lane, Cononley 0.774 ha																						<b>Level 1:</b> The site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	
<b>CN011</b> Land to west of Skipton Road, Cononley 0.198 ha.	0	0	+	+	+	+	0	+	++	0	-	-	0	-	+	+	+	0	+	-		<b>Level 3:</b> Site is greenfield on the edge of the settlement. Site is within flood zone 1 and not adjacent or within an area at risk from surface water flooding. 2016 CA Assessment identifies this area containing open space that makes a strong contribution to the character and appearance of the Conservation Area. Site is within a minerals safeguarded area. Access is acceptable onto Skipton Road towards the northern side of the site, minor works may be required to extend existing footway/ street lighting to serve the site.	5a,5b, 7,9
<b>CN012</b> Land to the west of Cedarville, Netherghyll Lane 0.111ha	0	0	+	+	+	+	0	+	-	0	--	-	0	-	+	+	+	0	+	-		<b>Level 2.</b> Site is greenfield on the edge of the settlement. Part of site is within flood zone 3a and within an area at high risk from surface water flooding. 2016 CA Assessment identifies this area containing open space that makes a strong contribution to the character and appearance of the Conservation Area and has dynamic views. NYCC Highways would require the extension of the existing foot / street lighting system for the settlement to serve this development, therefore an opportunity exists to improve connectivity. Site is within a minerals safeguarded area.	
<b>CN014</b> Garage site off Meadow Croft, Cononley 0.121ha																						<b>Planning Permission</b> approved (21/2014 14335): Four 2 bed dwellings approved March 2014.	

	Sustainability Appraisal Objectives																									
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations				Mitigation and Recommendations	
Cononley																										
CN015 St John's Methodist Church, Main Street 0.111ha																						Planning Permission approved (21/2010/10484): Demolition of building and construction of 6 dwellings permitted October 2010. (21/2013/13321): Demolition of building and construction of 4 dwellings approved April 2013.				
CN016 Land at Beech Mount Drive, Off Main Street, Cononley 0.078 ha																						Level 1: site is below the site size threshold of 0.1.				
CN019 Land at junction of Cross Hills Road and railway, Cononley 0.725 ha	0	0	+	-	-	+	0	+	-	0	-	-	0	-	+	-	-	0	+	+	Level 3: Site is detached from the built up area with no current footpath links to the village centre. Site is greenfield on the edge of the settlement. Part of site is within flood zone 3a and within an area at risk from surface water flooding. NYCC Highways would require the extension of the existing foot / street lighting system for the settlement to serve this development, therefore an opportunity exists to improve connectivity. Acceptable access can be achieved to the site, although there still will be a need to travel due to the site being on the edge of the settlement. 2016 CA Assessment identifies this area containing open space that makes a strong contribution to the character and appearance of the Conservation Area, the site also has dynamic views.				2, 5a, 5b,7,9	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Cowling</b>																						
<b>CW001</b> Off Wainmans Close, rear of Bannister Walk, Cowling 3.155ha	0	0	+	+	+	+	0	+	++	++	-	-	0	-	+	-	+	0	+	+	<b>Level 3:</b> Access is acceptable off existing lane to the south (Bannister Walk), it is also available to the north east. It could be promoted that 5 or less dwellings are built to the north east as these would not need an adopted highway. Most of the site is located within an area that plays a strong contribution towards the character and appearance of the area. To the north east the site plays no contribution. The site also has dynamic views running through it. The site sits wholly within Flood Zone 1. The site is located on the edge of the settlement on greenfield land.	5a, 5b, 7, 9
<b>CW003</b> East of Dick Lane, Cowling 0.354ha	0	0	0	0	0	0	0	0	++	++	-	0	0	-	+	-	+	0	+	+	<b>Level 3:</b> Include in pool of sites. Application permitted for three bungalows with garages on northern part of the site permitted July (201522/2015/15767). This will leave 0.1574ha left for development. Minor works may be required to extend existing footway/street lighting to serve the site. An access to NYCC standards could be formed onto Pick Lane. This site plays no or has no negligible contribution to the character and appearance of the area. The site sits wholly within Flood Zone 1. The site is located on the edge of the settlement on greenfield land.	7, 9
<b>CW004</b> South of Colne Road, east of Welbeck House, Cowling 2.934ha.	0	0	+	+	+	+	+	0	++	++	-	-	0	-	+	-	+	0	+	+	<b>Level 3:</b> Include in pool of sites for residential use. Development should be restricted to the eastern half of the site to reduce the impact on the character/appearance of the conservation area as the site to the north, south and west is identified as playing a strong contribution towards the character and appearance of the area. Minor works may be required to extend existing footway/street lighting to serve the site. Access to NYCC standards could be formed onto Keighly Road. The site sits wholly within Flood Zone 1. The site is located on the within the settlement on greenfield land.	5a, 5b, 6, 7, 9
<b>CW005</b> Former sewerage works and adjoining land at Woodside Farm, Cowling 1.535ha.	-	-	+	+	+	+	0	0	++	++	+	-	0	+	+	0	+	0	+	+	<b>Level 3:</b> This would need careful siting for the access to get 60m visibility. Development should be focused on the north eastern part of the site as the rest of the site plays a strong contribution to the character and appearance of the area. The site sits wholly within Flood Zone 1. The site is located within the built settlement and is a mix of greenfield and brownfield land.	5a, 5b, 6, 7, 9
<b>CW006</b> Between Collinge Road and Cow Lane, Cowling 0.375 ha.	0	0	+	+	+	+	0	0	++	++	-	+	0	+	+	-	+	0	+	+	<b>Level 3:</b> Include in pool of sites for residential use. In regards to access this site cannot be viewed in isolation. A comprehensive development brief for the area needs to be produced. This will enable cumulative impacts to be considered and for arrangements to secure funding for strategic infrastructure improvements to be developed. Access would be acceptable on to Cow Lane. This site has no contribution to the character and appearance of the area. The site sits wholly within Flood Zone 1. The site is located within the built up settlement on greenfield land.	6, 7, 9

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Cowling</b>																						
<b>CW007</b> Land to the south east of Hartley Place, Cowling 0.91ha	0	0	+	+	+	+	+	--	++	++	-	-	0	-	+	-	+	0	+	+	<b>Level 2:</b> Do not include in the pool of housing sites due to the site not including a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (Highways Comments). The whole of the site provides a strong contribution towards the character and appearance of the area. The site sits wholly within Flood Zone 1. The site is located on the edge of the settlement and is greenfield land.	
<b>CW008</b> West of Fold Lane, east of Carr Mill, Cowling 1.01ha.	0	0	+	+	+	+	0	0	++	++	-	0	0	-	+	-	+	0	+	-	<b>Level 3:</b> Include in pool of sites for residential use. Works will be required to improve the existing major road and extend existing footway/street lighting to serve the site. Access to NYCC standards could be formed onto Fold Lane. The site sits wholly within Flood Zone 1. The site provides some contribution to the character and appearance of the area. The site is located within the built settlement on greenfield land.	5a, 5b, 6, 7, 9
<b>CW010</b> Land off Old Lane, south of Acre Meadow, Cowling 0.518ha.																					Construction of three houses and extension to form turning head (resubmission of application 22/2014/15193) <b>(22/2015/16431)</b> . Permitted February 2016 .	
<b>CW011</b> South of Acre Meadow and Laycock Fields, Cowling 0.319ha.	0	0	+	+	+	+	0	+	++	++	-	+	0	0	+	-	+	+	+	-	<b>Level 3:</b> Include in pool for residential development. Works will be required to improve the existing major road and extend existing footway/street lighting to serve the site. An access to NYCC standards could be formed onto Laycock Fields. The site sits wholly within Flood Zone 1. The site has no/negligable impact on the setting and character of the Conservation Area. The site is within the built up settlement on greenfield land.	6, 7, 9
<b>CW016</b> Land to the rear of Manor Holme Farm, Cowling 0.742h.																					<b>Level 1:</b> Do not include in the pool of sites for housing; the site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	
<b>CW017</b> Land to the south of Carr Mill, Cowling 1.195ha	0	0	+	+	0	+	0	--	++	++	-	-	0	0	+	-	+	0	+	-	<b>Level 2:</b> Do not include in the pool of housing sites due to the site having no direct connection/frontage to a highway maintainable at the public expense (Highways Comments). The site sits wholly within Flood Zone 1. The site provides no/negligable contribution to the character and setting of the Conservation Area. The site is within the built settlement and is a greenfield piece of land.	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Cowling</b>																						
<b>CW018</b> Land to the west of Black Bull Hotel, Cowling 0.585ha	0	0	+	+	0	+	0	--	++	++	-	-	0	0	+	-	+	0	+	-	<b>Level 2:</b> Do not include in the pool of housing sites due to the site not having a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (Highways Comments). Planning permission <b>(22/2016/17201)</b> has been approved to the western portion of the site for construction of a split level dwelling with associated off street parking (re-submission of refused application 22/2016/16753).The site sits wholly within Flood Zone 1. The site provides a strong contribution to the character and appearance of the Conservation Area. The site is located on the edge of the settlement and is a greenfield site.	
<b>CW019</b> Land to the west of Carr Head Hall, Cowling 0.245ha.																					<b>Level 1:</b> Do not include in the pool of sites for housing; the site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	
<b>CW020</b> Fields north of Crag Side Farm, east of Dick Lane, Cowling 3.975ha.																					<b>Level 1:</b> Do not include in the pool of sites for housing; the site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	
<b>CW023</b> Land adjacent to 9 The Old Sawmill, Cowling 0.052ha																					<b>Level 1:</b> Do not include in the pool of sites for housing; the site is less than 0.1 hectares in size and is incapable of accommodating at least 5 dwellings.	
<b>CW024</b> Land at Manor Park, Cowling 0.042ha																					<b>Level 1:</b> Do not include in the pool of sites for housing; the site is less than 0.1 hectares in size and is incapable of accommodating at least 5 dwellings.	
<b>CW025</b> Langdale Nursing Home, 233 Keighley Road, Cowling 0.139																					Planning permission granted for demolition of all existing buildings and construction of 4 houses and garage <b>(22/2015/16444)</b> . Permitted February 2016.	
<b>CW026</b> Former Village Hall, Park Road, Cowling 0.02ha																					<b>Level 1:</b> Do not include in pool of sites; the site is less than 0.1 hectares in size and is incapable of accommodating at least 5 dwellings.	



	Sustainability Appraisal Objectives																																						
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations				Mitigation and Recommendations														
<b>Cowling</b>																																							
<b>CW027</b> Land East of Dick Lane, adjoining Braemar, Cowling 0.449	0	0	+	0	0	+	0	--	++	++	-	-	0	-	+	-	+	0	+	+	Level 2: Unacceptable as there is no visibility northerly. This site has no or no negligible contribution towards the character and appearance of the area. The site sits wholly within Flood Zone 1. The site is located within the built up settlement and is greenfield land.																		

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Cross Hills &amp; Glusburn</b>																						
<b>SC003</b> Depot west of Station House, off Skipton Road, Cross Hills 0.159ha	-	-	+	+	+	+	+	--	++	0	++	0	0	0	+	+	+	0	+	-	<b>Level 2:</b> Do not include in the pool of sites as the site is landlocked as it has no access to an adopted highway. This site is wholly within Flood Zone 1, but does have slight surface water problems to the north and south. The site is located within a built up area on brownfield land.	
<b>SC004</b> Land at corner of Skipton Road and Keighley Road, Crosshills 0.266ha.	-	-	+	+	+	+	+	+	++	0	+	0	0	0	+	+	+	0	+	-	<b>Level 3:</b> Include site in the pool of sites for consideration for housing. The site is within the built up area of Crosshills, it is currently in use as an antiques store and car parking area. Development of this area would mean a loss of employment land. Overall the site is positive, it is an existing brownfield site, and therefore this would be a good use of land within Cross Hills & Glusburn. Access is acceptable onto A6068. The site is wholly in Flood Zone 1 and does not have any concerns of surface water flooding.	1a, 6, 7, 9
<b>SC007</b> Land adjacent to Millstones, Baxter Wood, Cross Hills 0.606 ha.	0	0	+	+	+	+	+	--	++	-	0	0	0	0	+	0	+	0	+	-	<b>Level 2:</b> Do not include in the pool of sites due to site not having a sufficient frontage to enable an access to NYCC standards to be formed on to the public highway (Highway Comments). The site is located on the edge of the settlement on a greenfield site. The site is wholly within Flood Zone 1.	
<b>SC014</b> South and east of Hayfield Mills, Colne Road, Glusburn 1.882 ha																					<b>Level 1:</b> Do not include in pool of sites. The site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	
<b>SC016</b> West of Beanlands Drive and east of Sunny Bank Road, Glusburn 0.85ha.	0	0	+	+	++	+	+	--	+	0	0	0	0	0	+	+	+	0	+	-	<b>Level 2:</b> Do not include in pool of sites as the site is subject to the ransom strip (grass verge) off Beanlands Drive and therefore the site is landlocked and access cannot be gained. Part of the site to the south is subject to Flood Zone 2 and surface water flooding. The site is located within the built up area of Glusburn on a greenfield site.	
<b>SC018</b> West of primary school, east of Hayfield Mills, Colne Road, Glusburn 0.78 ha.																					<b>Level 1:</b> This site was withdrawn due to the site not being available for development. The land owner does not wish to develop this allotment land.	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Cross Hills &amp; Glusburn</b>																						
<b>SC034</b> North of Old Hall Road/ West of Green Lane, Glusburn 3.318 ha	0	0	+	+	+	+	+	+	++	-	-	0	0	-	+	-	+	0	+	-	<b>Level 3:</b> Include site in the pool of sites for consideration for housing. To prevent visual intrusion into the open countryside to the north, development would be limited to the southern part of the site. East part of site forms a setting for Glusburn Hall. The site will need to be determined by a traffic assessment. The site can be assessed from Old Hall Way. The site sits wholly within Flood Zone 1, it does have some slight surface water flooding running through the middle of the site. The site is edge of settlement and greenfield land.	7, 9
<b>SC035</b> East of Green Lane and west of Black Abbey Lane, Glusburn 3.028 ha																					Outline planning permission ( <b>32/2011/11429</b> ) was granted on appeal on 29th May 2012 for 49 dwellings. Reserved matters application granted on 23rd December 2015 under reference <b>32/2015/15768</b> .	
<b>SC036</b> South of Lothersdale Road, Glusburn 1.242 ha.	0	0	0	0	0	0	0	+	++	-	-	0	0	-	+	-	+	0	0	-	<b>Level 3:</b> Include in pool of sites as there are no immediate major concerns linked with the development of this site. Works will be required to improve the existing major road and extend existing footway/street lighting to serve the site. Access is acceptable onto Lothersdale Road. The site is located wholly in Flood Zone 1 and has no concerns regarding surface water flooding. The site is edge of settlement on greenfield land.	7, 9
<b>SC037 (a)</b> Land at Ashfield Farm, Skipton Road, Cross Hills 13.06 ha.	0	0	0	0	0	+	0	+	-	-	-	0	0	-	+	0	+	0	+	-	<b>Level 3:</b> Include in pool of sites. The site boundary excludes areas of Flood Zone 2 and 3a but has a small area at risk of surface water flooding around the existing farm buildings. Access is acceptable onto Skipton Road. The site is on the edge of the settlement on brownfield land.	2, 7, 9
<b>SC039</b> Between Clayton Hall Road and Old Lane/ Holme Beck, Cross Hills 11.30 ha.	0	0	-	+	0	+	0	+	-	-	-	0	0	-	+	-	+	0	+	-	<b>Level 2:</b> Do not include in the pool of sites. The majority of the site is within the flood zones 2, 3a and 3b. The area outside the flood zone is not accessible. This site will need to be determined by a traffic assessment. Minor trip generating site. It would have an impact upon A629 if combined with other proposed minor developments in Sutton. The site is accessible from Clayton Hall Road and an access to NYCC standards could be formed. The site is recommended for green wedge designation. The site is located on the edge of the settlement on greenfield land.	
<b>SC052</b> Bounded by railway, Baxter Wood/Park Rd and Station Rd, Crosshills 7.332 ha.	0	0	+	+	+	+	0	0	0	-	-	0	0	-	+	-	+	0	+	-	<b>Level 2:</b> A small portion to the north of the site is located within Flood Zone 2. Access is acceptable from the western frontage but not from Baxter Wood. The site is located on the edge of the settlement on greenfield land.	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Cross Hills &amp; Glusburn</b>																						
<b>SC056</b> East of Riparian Way, Crosshills 2.541 ha.																						
<b>SC058</b> Land adjacent to The Old Cornmill, Malsis School, Glusburn 1.723 ha.																					Level 1: Combined with SC059, SC060 and SC065 to create SC085.	
<b>SC059</b> Former Farmyard and Workshops, Malsis School. Glusburn 0.796 ha.																					Level 1: Combined with SC059, SC060 and SC065 to create SC085.	
<b>SC060</b> Land north of the A6068, Colne Road, Malsis School, Glasburn 0.703ha.																					Level 1: Combined with SC059, SC060 and SC065 to create SC085.	
<b>SC061</b> Land to west of Glusburn Corn Mill 1.078ha.	0	0	+	+	+	+	+	+	-	-	-	0	-	0	+	-	+	0	+	-	Level 3: Include in pool of sites. The south of the site is located within Flood Zone 3a and has concerns regarding surface water flooding. The northern half of the site may be able to accommodate residential development, however there is woodland there which would need to be removed to create access. Works will be required to improve the existing major road and extend existing footway / street lighting to serve the site. Access is acceptable onto Corn Mill. The site is on the edge of the settlement and is greenfield land.	2, 7, 9
<b>SC062</b> Land to west of Bungalow Road, Glusburn 0.195ha.	0	0	-	0	0	+	0	-	++	-	-	0	0	+	+	++	+	0	+	-	Level 2: Do not include in the pool of sites due to the site having no direct connection/frontage to a highway maintainable at the public expense - local network is not adopted. The site is located on the edge of the settlement on greenfield land. It is wholly located within Flood Zone 1 and has no concerns in relation to surface water flooding.	
<b>SC065</b> Land to east of 1 High Malsis, Glusburn 0.313 ha																					Level 1: Combined with SC059 and SC060 to create SC085.	
<b>SC067</b> Land adjacent to Lingah Farm, off Baxter Wood, Glusburn 0.126 ha.																					Erection of two dwellings on site. Approved May 2015 (32/2015/15507).	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Cross Hills &amp; Glusburn</b>																						
<b>SC070</b> Land to the West of Green Lane, Glusburn 0.173 ha.	0	0	+	+	+	+	+	0	++	-	-	0	0	-	+	-	+	0	+	-	<b>Level 3:</b> Include in pool of sites for consideration for housing, overall the site is a positive piece of land for development. Acceptable onto Green Lane. Works will be required to improve the existing major road and extend existing footway / street lighting to serve the site. The site is wholly located within Flood Zone 1, but does have some surface water flooding running through the site. The site is on the edge of the settlement on greenfield land.	7, 9
<b>SC071</b> Ling Haw Hill, Cononley Road, Cross Hill 0.93 ha.	0	0	+	+	+	+	0	+	++	-	-	0	++	-	+	-	+	0	+	-	<b>Level 3:</b> Include in pool of sites for consideration for housing, overall the site is a positive piece of land for development. The site is acceptable with access between 5m and 15m from southern boundary. The site is located wholly in Flood Zone 1 and has no concerns regarding surface water flooding. The site is on the edge of the settlement on greenfield land.	7, 9
<b>SC072</b> Garage site off Colne Road, Glusburn 0.125 ha.																					<b>Level 1:</b> Do not include in the pool of sites. The site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	
<b>SC078</b> 19-25 Main Street, Cross Hills 0.116 ha.																					Five 2 storey townhouses permitted 25th September 2013 (32/2013/13758).	
<b>SC081</b> Land off Colne Road (A6068), Glusburn 0.331 ha	0	0	+	+	+	+	+	+	++	-	-	0	0	0	+	-	+	0	+	-	<b>Level 3:</b> This site is wholly located within Flood Zone 1 and has no concerns regarding surface water flooding. Access to this site is acceptable. The site is located on the edge of the settlement on greenfield land.	7, 9
<b>SC082</b> Hayfield Mills, Colne Road, Glusburn 2.542 ha.																					<b>Level 1:</b> Do not include in the pool of sites. The site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	
<b>SC083</b> Land at Bridge End House, Glusburn 0.387 ha	0	0	+	+	+	+	+	-	++	-	-	0	0	-	+	-	+	0	-	-	<b>Level 2:</b> This site is landlocked unless you can gain access through the ransom strip. Visibility at the site is good. The site is partly within Flood Zones 2 and 3a to the north and also has some concerns regarding surface water flooding in this area. The site is located on the edge of the settlement on greenfield land.	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Cross Hills &amp; Glusburn</b>																						
<b>SC085</b> Land at Malsis, Glusburn 12.66 ha.	0	0	+	+	+	+	0	+	+	0	+	+	0	-	+	0	0	0	+	-	<p><b>Level 3:</b> Include in pool of sites. This site combines the previous SC058, SC059, SC060 and SC065 sites, and is on the edge of a settlement. The site was previously in use as an independent preparatory school and pre-prep, therefore, the part of the site occupied by the school is brownfield. the school is now closed and the buildings, many of which are listed, are currently vacant. The site has a number of designated heritage assets of high heritage significance as identified within the Heritage Impact Assessment 2016. Conversion of the historic buildings has potential to deliver large beneficial impacts on the designated heritage assets of high heritage significance at the site, and prevent them falling into disrepair through prolonged vacancy. New development in the grounds would have to be carefully considered to prevent adverse impacts on the designated heritage assets. The north of the site is slightly within Flood Zones 2 and 3a. A small portion of the site to the north and then a portion to the east does have a 100 year extent of surface water flooding. Access to the site can be gained from the existing road and is acceptable as identified by NYCC Highways.</p>	2, 3, 4, 5a, 5b, 7, 8, 9
<b>SC086:</b> Land south of Willow Garth Avenue, Crosshills. 0.458 ha	0	0	+	+	+	+	+	+	++	-	-	0	0	-	+	-	+	0	-	-	<p><b>Level 3:</b> The site is wholly located within Flood Zone 1 and has some small surface water flooding issues to the south but these are slight. Access is acceptable with access from southern end of the existing. The site is on the edge of the settlement and is greenfield land.</p>	7, 9

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Settle																						
SG018 NYCC Depot, north of King's Mill, Settle 0.526 ha.																					Level 1: The site contains less than 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1)	
SG021 Land to the rear and west of the Ambulance Station, off Cammock Lane, Settle 1.378 ha	0	0	0	0	0	+	0	+	++	-	-	-	++	-	+	0	0	0	+	-	Level 3 (Pass): The site is in FRZ1. The site is in good proximity to the town centre to enable access to services and facilities. When considered in conjunction with SG066 and SG080 to the north and south of the site, there are suitable access points. Development is likely to have a low impact on biodiversity value.	3, 5a, 7, 9
SG023 Land south of Settle, between Skipton Road and Railway, Settle 1.019ha.	0	0	0	-	-	+	0	+	++	-	--	-	++	--	+	-	-	0	+	-	Level 2: The site is disconnected from the town centre making access to services difficult. Low surface water flooding along the beck which runs through the site. Acceptable access onto Skipton Road. Development is likely to have a low impact on biodiversity value.	
SG025 Land to the south of Ingfield Lane, Settle 10.273 ha	+	+	0	0	0	+	0	+	+	-	-	0	++	-	+	0	0	0	+	-	Level 3 (Pass): The site falls within FZ1 although large parts of the site are at high risk of surface water flooding. The site is in good proximity to the town centre to enable access to services and facilities. There are suitable access points. Development is likely to have a low impact on biodiversity value. When taking into account the heritage and landscape assets surrounding the site, the HIA shows only a slight adverse impact on the rural setting of the nearby conservation area, listed building and YDNP.	2, 3, 4, 5a, 5b, 7, 9
SG026 Land south of the Falcon Hotel, Skipton Road, Settle 0.341 ha	0	0	0	0	0	+	0	+	++	-	-	+	++	+	+	0	0	0	+	-	Level 2: The site falls within FRZ1. The site is in good proximity to the town centre to enable access to services and facilities. There are suitable access points. Development is likely to have a low impact on biodiversity value.However, the site is in close proximity to the Falcon Manor Hotel, a grade II listed building, and allows views out to the fields to the south of the hotel which are identified as making a strong contribution to the Settle-Carlisle Conservation Area. The HIA states that the north-west corner of these fields which form part of SHLAA site SG025 should be left undeveloped to allow views through from the Falcon Manor. Following the same reasoning, similar consideration should be taken with respect to this site (SG026), which lies directly to the north of SG025 and south of the Falcon Manor Hotel, in terms of allowing sightlines through from the Falcon Manor Hotel to the southern fields beyond.	
SG027 South of Ingfield Lane, east of Brockhole View, Settle 0.554ha.	0	0	0	0	0	+	0	+	++	+	-	0	++	-	+	0	0	0	+	-	Level 3 (Pass): The site is in FRZ1. The site is in good proximity to the town centre to enable access to services and facilities. There are suitable access points. Development is likely to have a low impact on biodiversity value.	5b, 7

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Settle</b>																						
<b>SG028</b> South of Brockhole View and west of Brockhole Lane, Settle 1.11 ha																					Planning Permission approved (5/62/219/E) for residential development on the site. Hence, site not to be taken forward.	
<b>SG029</b> CDC garaging and car parking, Ingfield Lane, Settle 0.17 ha.																					<b>Level 1:</b> Once area covered by planning permission for sheltered housing (62/2011/11789 ) and access to Pools Row is excluded, the site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
<b>SG030</b> Elderly persons home, Lower Greenfoot, Settle 0.619 ha																					Planning Permission approved (62/2011/11789) for sheltered housing development on the site. Hence, site not to be taken forward.	
<b>SG031</b> Access road and amenity area, Ingfield Lane, Settle 0.231 ha.																					<b>Level 1:</b> Once area covered by planning permission for sheltered housing (62/2011/11789 ) and highways are excluded, the site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
<b>SG032</b> Car park, off Lower Greenfoot and Commercial Street, Settle 0.412 ha.	0	0	+	++	++	++	0	++	++	+	+	+	++	++	+	++	++	0	+	-	<b>Level 3 (Pass):</b> Site offers a very good opportunity to redevelop an available brownfield site in the centre of Settle. The site has a low flood risk, with only small amounts of surface water flooding on site, and is close to key services in the town. Development is likely to have a low impact on biodiversity value.	5a, 6, 7
<b>SG035</b> F H Ellis Garage, Duke Street, Settle 0.16ha.	0	0	+	++	++	++	0	++	++	+	+	+	++	++	+	++	++	0	+	-	<b>Level 3 (Pass):</b> Site offers a very good opportunity to redevelop an available brownfield site in the centre of Settle. The site has a low flood risk and is close to key services in the town. Development is likely to have a low impact on biodiversity value.	5a, 6, 7
<b>SG042</b> NYCC Depot, Kirkgate, Settle 0.245 ha	0	0	+	++	++	++	0	++	++	+	+	+	++	++	+	++	++	0	+	-	<b>Level 3 (Pass):</b> Site offers a very good opportunity to redevelop an available brownfield site in the centre of Settle. The site has a low flood risk, with only small amounts of surface water flooding on site, and is close to key services in the town. Development is likely to have a low impact on biodiversity value.	5a, 5b, 6, 7
<b>SG049</b> Land opposite Langcliffe Lodge, north east of Watershed Mill Business Centre, Settle 0.776 ha.																					<b>Level 1:</b> The site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	



	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Settle</b>																						
<b>SG051</b> North of Townhead Way, Settle 0.686 ha																					See SG079	
<b>SG060</b> Premises and fire station, Mill Close and Kings Mill Lane, Settle 1.094 ha	-	-	+	++	++	++	0	++	++	+	+	+	++	++	+	++	++	0	+	-	Level 2: There are existing business and employment uses on the site, and in this case the site should continue in employment/commercial led use. The ELR recommends that this site should be considered as a mixed use opportunity site. Development is likely to have a low impact on biodiversity value.	
<b>SG061</b> East of Ingfield Avenue and south of Falcon Hotel, Settle 1.279 ha																					Planning Permission approved (62/2013/13590 ) for residential development on the site. Hence, site not to be taken forward.	Allocation not necessary
<b>SG063</b> Land East of Runley Bridge Farm and B6480, Settle 1.7 ha.	+	+	0	--	--	0	0	--	++	-	--	-	++	--	+	--	--	0	+	-	<b>Level 2:</b> Whilst the site scores poorly for accessibility to services and facilities within the Settle town centre, and has a slight to moderate adverse impact on nearby designated and undesignated heritage assets and long distance views from the YDNP, the site does provide good opportunity for employment development as it is close to the A road network and in proximity to Settle which is classified as a Key Service centre for mid sub area. The site is in FZ1. Development is likely to have a low impact on biodiversity value. There are suitable access points. The ELR recommends this site for employment allocation subject to an assessment of the appropriate level of employment land required at Settle and in the context of the potential suitability of land for employment use to the south of Giggleswick.	
<b>SG064</b> Land south of Runley Bridge Farm and west of B6480, Settle 5.039 ha.	+	+	0	--	--	0	0	--	++	-	--	-	++	--	+	--	--	0	+	-	<b>Level 2:</b> Whilst the site scores poorly for accessibility to services and facilities within the Settle town centre, the site provides good opportunity for employment led mixed use development (with some residential) as site is close to the A road network and in proximity to Settle which is classified as a Key Service centre for mid sub area. The site is in FZ1 although there is some low surface water flooding on SW corner of site. There are suitable access points. Development is likely to have a low impact on biodiversity value. The ELR recommends this site for employment allocation subject to an assessment of the appropriate level of employment land required at Settle and in the context of the potential suitability of land for employment use to the south of Giggleswick.	
<b>SG065</b> Gas Works House, Station Road, Settle 0.212 ha.																					<b>Level 1:</b> The site contains less than 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Settle</b>																						
<b>SG066</b> Land North of Penny Green, Settle 0.252 ha	0	0	0	0	0	+	0	+	++	-	-	-	++	-	+	0	0	0	+	-	<b>Level 3 (Pass):</b> The site is in FRZ1. The site is in good proximity to the town centre to enable access to services and facilities. There are suitable access points. Development is likely to have a low impact on biodiversity value.	3, 5a, 7, 9
<b>SG067</b> Land to south east of Runley Bridge Farm, B6480, Settle 1.986Ha.	+	+	0	--	--	0	0	--	++	-	--	-	++	--	+	--	--	0	+	-	<b>Level 2:</b> Whilst the site scores poorly for accessibility to services and facilities within the Settle town centre, and has a slight to moderate adverse impact on nearby designated and undesignated heritage assets and long distance views from the YDNP, the site does provide good opportunity for employment development as it is close to the A road network and in proximity to Settle which is classified as a Key Service centre for mid sub area. The site is in FZ1. There are suitable access points. Development is likely to have a low impact on biodiversity value. The ELR recommends this site for employment allocation subject to an assessment of the appropriate level of employment land required at Settle and in the context of the potential suitability of land for employment use to the south of Giggleswick.	
<b>SG068</b> Land to the west of Brockhole Lane, Settle 2.102 ha.	0	0	0	0	0	0	0	0	++	+	-	-	++	-	+	0	0	0	+	-	<b>Level 3 (Pass):</b> The site is in FRZ1 (with small amount of low surface water flooding on southern boundary of site). The site is in reasonable proximity to the town centre to enable access to services and facilities. There are suitable access points. Development is likely to have a low impact on biodiversity value.	2, 3, 4, 7
<b>SG069</b> Yorkshire Water Depot, Victoria Street, Settle 0.06ha																					<b>Level 1:</b> The site is at less than 0.1 hectares in size and is incapable of accommodating at least 5 dwellings.	
<b>SG074</b> Land to southern end of Sowarth Field Industrial Estate, Settle 0.173 ha.	-	-	+	+	+	++	0	--	-	+	+	+	++	+	+	+	+	0	+	-	<b>Level 2:</b> The western half of the site falls within FZ3a. The site is landlocked as there is no available access to the site. There are existing business and employment uses on the site. The ELR recommends that the site should continue in employment use. Development is likely to have a low impact on biodiversity value.	
<b>SG075</b> Land to west of Townhead Way, Settle 0.149 ha.																					Planning Permission approved (62/2012/12180 and 62/2014/14965) for residential development on the site. Hence, site not to be taken forward.	Allocation not necessary
<b>SG076</b> Land at Ingfield Mews, Skipton Road, Settle 0.135 ha.																					Planning Permission approved (62/2005/5447) for residential development on the site. Hence, site not to be taken forward.	Allocation not necessary

	Sustainability Appraisal Objectives																						
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations	
<b>Settle</b>																							
<b>SG077</b> Land to the east of The Sidings Industrial Estate, Settle 0.058 ha.																						<b>Level 1:</b> The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
<b>SG079</b> Land to the north of Town Head Way, Settle 1.745 ha.	0	0	0	0	0	+	0	+	++	0	-	+	++	-	+	0	0	0	+	-		<b>Level 3 (Pass):</b> The site is in FRZ1. The site is in reasonable proximity to the town centre to enable access to services and facilities. There are suitable access points. Development is likely to have a low impact on biodiversity value.	3, 5a, 7, 9
<b>SG080</b> Land to the west of Skipton Road and railway, Settle 6.9 ha	0	0	0	0	0	+	0	+	++	-	-	0	++	-	+	0	0	0	+	-		<b>Level 3 (Pass):</b> The site is in FRZ1. The site is in reasonable proximity to the town centre to enable access to services and facilities. Access is acceptable but will need careful sighting to comply with visibility requirements. Development is likely to have a low impact on biodiversity value.	3, 4, 5a, 7, 9
<b>SG081</b> Land to south of Runley Mill and east of A65, Settle 3.568 ha.																						<b>Level 1:</b> The site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	
<b>SG082</b> Land to the southwest of Anley Hall and East of the River Ribble, Settle 8.133 ha.																						<b>Level 1:</b> The site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Sutton</b>																						
SC025; Land and premises, south of Bridge Road; 0.155 ha.	-	-	+	+	+	+	0	+	+	0	+	+	0	+	+	+	+	0	+	+	Level 2: Site is in active employment use, and should remain as such until informed otherwise by the site owners.	1a
SC030; Works and land at Low Fold, Manor Way; 0.348 ha.																					Planning permission for demolition of premises and erection of 10 dwellings. Approved July 2015 (66/2015/15475).	
SC040; Land south of Sutton Lane; 3.486 ha.	0	0	+	+	+	+	0	+	+	-	-	+	0		+	-	+	0	+	+	Level 2: Proposed development here would compromise the gap between Sutton and Eastburn and would constitute large scale development beyond the settlement boundary which would be harmful to the landscape character of the area and the approach to Sutton.	
SC041; East of Holme Lane and north of Holme Beck; 4.151ha.																					Level 1: The site has an initial disadvantage because it contains less than 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1). The site is recommended for green wedge designation.	
SC042; West of Holme Lane and north of Holme Beck; 0.89 ha.																					Level 1: The site contains less than 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1). The site is recommended for green wedge designation.	
SC043; West of Holme Lane and south of Holme Beck; 2.747 ha.	0	0	-	-	-	-	0	+	+	-	-	0	-		+	+	+	0	+	+	Level 2: Extent of development would be restricted by flood risk on parts of the site and the need to retain trees on the river bank. However, the site would erode the green wedge separating Sutton from Glusburn & Crosshills. The site is recommended for green wedge designation.	
SC044; West and north of Hazel Grove Road, south of Holme Beck; 3.402 ha.	0	0	-	-	-	-	0	+	-	-	-	+	0		+	-	-	0	+	+	Level 2: The footpath and significant trees on site should be retained if developed. However, the site would erode the green wedge separating Sutton from Glusburn & Crosshills. The site is recommended for green wedge designation.	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Sutton</b>																						
SC045; North-west of Crag Lane and south of Bent Lane; 0.588 ha.	0	0	+	+	+	+	0		-	-	-	+	0	0	+	-	+	0	+	+	<b>Level 2:</b> Areas of Flood Risk 2 and Flood Risk 3 on the site. Crag Lane unadopted.	
SC046; South-east of Crag Lane, adjacent to Crag Close; 1.61 ha.	0	0	-	-	-	-	0			-	-	0	0		+	-	+	0	+	+	<b>Level 2:</b> The site has flood risk issues throughout the vast majority of the site and also difficulties of access.	
SC047; The Acres; 2.423 ha.	0	0	+	+	+	+	0	+	++	-	-	0	0	-	+	-	+	0	+	+	<b>Level 3 (Pass):</b> The access is acceptable with frontage available.	
SC048; Gott Hill Farm, east of Ellers Road; 2.413 ha.	0	0	0	+	+	+	0	0	++	-	-	-	0	-	+	-	+	0	+	+	<b>Level 2:</b> The site performs well regarding flood risk. Access is acceptable onto Harper Grove, however this may not be a suitable network for large development as possible ransom strips exists.	
SC050; Land north of Holme Beck and south of existing school; 2.29 ha.																					<b>Level 1:</b> The site contains less than 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1). The site is recommended for green wedge designation.	
SC057; Land at Little Croft, West Lane; 0.537 ha.																					<b>Planning Permission</b> - Site has outline planning permission for the construction of 10 dwellings. Permitted July 2013(66/2013/13537). Reserved matters approved July 2014 (66/2014/14652).	
SC066; Land west of Greenroyd Drive; 0.571 ha.	0	0	+	+	0	+	0	--	++	0	+	-	0	+	+	-	+	0	+	+	<b>Level 2:</b> The site has current difficulties in access. There may be acceptable access but this is subject to the garden in adjacent house number 32 requiring hard surfacing to provide replacement off park parking (Highways comments 2016).	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Sutton</b>																						
SC069; Land to the east of Throstle, Nest Farm, 2.92 ha.	0	0	+	+	+	+	0	--	++	-	-	+	0	-	+	-	+	0	+	+	<b>Level 2:</b> The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	
SC073; Land between 11 and 13 Harper Grove; 0.076ha.																					<b>Level 1:</b> The site is less than 0.1 hectares in size and is incapable of accommodating at least 5 dwellings.	
SC075; Salt Pie Farm; 0.236 ha.	0	0	+	+	+	+	0	--	++	0	0	+	0	0	+	0	+	0	+	+	<b>Level 2:</b> The site is landlocked as there are no links to the adopted highway.	
SC076; 16-18 Albert Street; 0.021ha.																					<b>Level 1:</b> The site is less than 0.1 hectares in size and is incapable of accommodating at least 5 dwellings.	
SC077; Land at High Beeches; 0.0997 ha.																					<b>Level 1:</b> The site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy and is less than 0.1 hectares in size and is incapable of accommodating at least 5 dwellings.	
SC079; The Balgray, West Lane; 0.382ha.																					<b>Planning permission</b> Site has planning permission for the construction of 2 detached dwellings Permitted February 2016 (66/2015/16510).	
SC080; Rear of Bay Horse Pub; 0.218 ha.	0	0	+	+	0	+	0	+	++	0	+	-	0	+	+	-	+	0	+	+	<b>Level 2:</b> Visibility at this site is acceptable. The site has a significant conservation impact, with the adjacent listed building - Bay Horse Public House.	
SC084; Land formerly occupied by Yeadon House, Croft Hill; 0.313 ha.																					<b>Level 1:</b> The site contains less than 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	

**Employment sites**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Skipton</b>																						
Land north of Skipton Railway Station "A"	0	0	++	++	++	+	+	+	--	+	++	+	0	++	+	-	0	-	+	+	The site is already in employment use and the ELR recommends allocation for mixed use employment led development. The site is within the Skipton Conservation Area, but makes no contribution. However, the site is within FZ3a.	Continue to consider in comparison with other sites and with mitigation: 1b,2,5a
Land north of Skipton Railway Station "B"																					The site has been redeveloped to provide an improved delivery entrance to Morrisons supermarket and is therefore no longer available.	No longer available for allocation
SK080: Land north of Skipton Auction Mart	+	+	++	++	++	+	+	++	++	0	+	+	0	0	+	-	0	-	+	+	The ELR recommends allocation of the site for employment use subject to detailed ecological, landscape and visual assessments. The site is in FZ1, outside the conservation area, adjacent to a SINC and in a prominent position at an entrance to the town. There is some archaeological interest.	Continue to consider in comparison with other sites and with mitigation: 3,5b,9
SK113: Land south of Skipton Auction Mart	++	++	++	++	++	+	+	++	+	0	+	-	0	0	+	-				0	The ELR recommends allocation of the site for employment use. Some of the site is in FZ3a, but most is in FZ1 with some surface water flood risk. The site adjoins the Skipton Conservation Area and the Leeds and Liverpool Canal, which is an important feature and gateway to the town. There is some archaeological interest and the area is of some interest for sand and gravel.	Continue to consider in comparison with other sites and with mitigation: 2,5a,5b,9
SK049: Land east of Skipton bypass	++	++	++	++	++	+	+	++	--	0	+	+	0	0	+	-	0	-	+	0	The ELR recommends allocation of the site for employment led mixed use development. The site is within FZ3b and is at risk from surface water flooding and groundwater emergence, but is likely to benefit from the Skipton Flood Alleviation Scheme, which is currently under construction. The site is outside the conservation area, but in a prominent position adjacent to the bypass. The area is of some interest for sand and gravel.	Continue to consider in comparison with other sites and with mitigation: 1b,2,9
SK135: Skipton Rock Quarry	+	+	--	--	--	+	+	++	+	+	++	+	0	0	+	-	0	-	+	0	The ELR recommends allocation of the site (which includes former quarry workings, an HGV yard and some woodland) for employment use (not B1), subject to a detailed ecological appraisal, because of the site's proximity to a SINC. The site is in FZ1, with some risk from surface water and groundwater, and is outside the conservation area.	Continue to consider in comparison with other sites and with mitigation: 2,3



	Sustainability Appraisal Objectives																						
	Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
	<b>Skipton</b>																						
	SK139: East and West of Cavendish Street, Skipton	+	+	++	++	++	+	+	+	--	+	++	+	0	++	+	-	0	-	+	+	The current uses on the site are a mixture of retail, car parking and other commercial uses. The site is within the Skipton Conservation Area, but makes no contribution. However, the site is within FZ3a.	1b,2,5a, 6, 7, 8, 9

Sustainability Appraisal Objectives																						
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Settle																						
SG083: Land at the corner of the A65 and Brackenber Lane, Giggleswick; 6.29 ha	+	+	--	--	--	+	+	++	0	-	--	+	0	--	+	-	0	-	+	-	The ELR recommends that this site is allocated for employment use subject to an assessment of the appropriate level of employment land required at Settle, the necessary mitigation of flood risk and in the context of the potential suitability of land adjacent to B6480, Settle. The site is a greenfield, which is detached from the settlement of Giggleswick. The site has good access to the A65 and is within close proximity to Giggleswick Railway Station (access across the A65). The central part of the site is at high risk of surface water flooding, as identified in the Jan 2017 SFRA. The site is grade 3 agricultural land. The Settle-Carlisle Conservation Area Appraisal 2016 states that this site makes no significant contribution to the character and appearance of this conservation area. The site is within a sand and gravel mineral safeguarding area.	1b, 2, 7, 9
SG084 Land to east of A65 and north of Gildersleets, Giggleswick; 3.090 ha.	+	+	--	--	--	+	+	++	-	-	--	+	0	--	+	-	0	-	+	-	The ELR recommends that this site is allocated for employment use subject to an assessment of the appropriate level of employment land required at Settle, the necessary mitigation of flood risk and in the context of the potential suitability of land adjacent to B6480, Settle. The site is a greenfield, which is detached from the settlement of Giggleswick. The site has good access to the A65 and is within close proximity to Giggleswick Railway Station (access across the A65). This site is a high risk of surface water flooding in the Jan 2017 SFRA. The site is grade 3 agricultural land. The Settle-Carlisle Conservation Area Appraisal 2016 states that this site makes no significant contribution to the character and appearance of this conservation area. The site is within a sand and gravel mineral safeguarding area.	1b, 2, 7, 9
SG063: Land East of Runley Bridge Farm and B6480; 1.698ha	++	++	--	--	--	+	+	+	++	-	--	-	0		+	-	0	-	+	-	The ELR recommends that this site is allocated for employment use subject to an assessment of the appropriate level of employment land required at Settle and in the context of the potential suitability of land at Brackenber Lane. The site is a greenfield, which is detached from the settlement of Settlement. There is the potential for direct access to be formed from the site to the B6480 and rail links in nearby Settle. All the site falls within FZ1. The site is grade 3 agricultural land. The Settle-Carlisle Conservation Area Appraisal 2016 states that this site makes a strong contribution to the character and appearance of this conservation area. The site is within a sand and gravel mineral safeguarding area.	1b, 5a, 5b, 7, 9

SG064:Land south of Runley Bridge Farm and west of B6480; 5.039 ha.	++	++	--	--	--	+	+	++	+	-	--	0	0	+	-	0	-	+	-	The ELR recommends that this site is allocated for employment use subject to an assessment of the appropriate level of employment land required at Settle and in the context of the potential suitability of land at Brackenber Lane. The site is a greenfield, which is detached from the settlement of Settle. The site also has good strategic and local accessibility with the A65 (Settle bypass) bordering the south of the site with the potential for direct access to be formed from the site to the B6480 and rail links in nearby Settle. Adjacent to the western boundary of the site is FZ2 & 3, however site SG067 does fall within FZ1. The south western part of the site is at high risk of surface water flooding. The site is grade 3 agricultural land. The Settle-Carlisle Conservation Area Appraisal 2016 states that this site makes some contribution to the character and appearance of this conservation area. The site is within a sand and gravel mineral safeguarding area.	1b, 2, 5a, 5b, 7, 9	
SG067: Land to south east of Runley Bridge Farm, B6480; 1.986ha	++	++	--	--	--	+	+	+	++	-	--	-	0	+	-	0	-	+	-	The ELR recommends that this site is allocated for employment use subject to an assessment of the appropriate level of employment land required at Settle and in the context of the potential suitability of land at Brackenber Lane. The site is a greenfield, which is detached from the settlement of Settle. There is the potential for direct access to be formed from the site to the B6480 and rail links in nearby Settle. All the site falls within FZ1. The site is grade 3 agricultural land. The Settle-Carlisle Conservation Area Appraisal 2016 states that this site makes a strong contribution to the character and appearance of this conservation area. The site is within a sand and gravel mineral safeguarding area.	1b, 5a, 5b, 7, 9	
SG060: Northern section of Sowarth Industrial Estate, Settle 1.654 ha	-	-	+	++	++	++	0	++	++	+	+	+	0	++	+	++	++	0	+	-	The ELR recommends that this site should be considered as a mixed use opportunity site. There are existing business and employment uses on the site, and in this case the site should continue in employment/commercial led use.	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Ingleton</b>																						
IN022: Land adjacent to southern edge of industrial estate, off New Road	++	++	+	+	+	+	+	+	++	0	+	+	0	0	+	-	0	-	+	-	The ELR recommends allocation of the site for employment use as an extension to the existing industrial estate. Currently the site is flat, agricultural land located on the edge of Ingleton, adjacent to Ingleton Industrial Estate. The site has limited access to the north east and is within close proximity to the A65 to the north. Site is mostly located in FZ1 with a small part located in FZ2 adjacent to the western boundary within the site. Development of this site for employment uses would have minor negative impacts in terms of minimising air, noise and light pollution and conserving water resources. The site is within a sand and gravel mineral safeguarding area.	1b, 7
IN035: Land Between industrial estate off New Road and Tatterthorn Lane	++	++	++	++	+	+	+	+	0	0	+	+	0	0	+	-	0	-	+	-	The ELR recommends allocation of the site for employment use as an extension to the existing industrial estate. Currently the site is flat, agricultural land located on the edge of Ingleton, adjacent to Ingleton Industrial Estate. The site has limited access to the north west and is within close proximity to the A65 to the north. The central part of the site is located in FZ1 with the eastern and western parts of the site in FZ2 & 3. Development of this site for employment uses would have minor negative impacts in terms of minimising air, noise and light pollution and conserving water resources. The site is within a sand and gravel mineral safeguarding area.	1b, 2, 7

### **3. Analysis of residential and employment sites by settlement**

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** High Trees, The Bailey

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Sustainability Appraisal Objectives																						
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
SK007; High Trees, The Bailey; 0.539 ha.																					Planning Permission approved (30/2013/13949) for 9 dwellings on the site. Hence, site not to be taken forward.	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Peter Watson garage site, Otley Road

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK010; Peter Watson garage site, Otley Road; 0.197 ha.																					<b>Planning Permission</b> 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.	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** SK014; Land to rear of 33 Lytham Gardens

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK014; Land to rear of 33 Lytham Gardens; 0.046 ha.																					<b>Level 1:</b> Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	

**Result:** 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.



**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land at the Toll House, Shortbank Road

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK020: Land at the Toll House, Shortbank Road; 0.1 ha.																					<b>Planning Permissions</b> 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.	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Off Gargrave Road, northeast of Aireville Grange

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK033; Off Gargrave Road, northeast of Aireville Grange; 0.666 ha.																					<b>Planning Permission</b> approved (63/2008/8274) for Use Class B1 Office Development Reserved Matters. Hence, site not to be taken forward.	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Mill and builders yard north of Marton Street

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK034; Mill and builders yard north of Marton Street; 0.27 ha.																					<b>Planning Permission</b> approved (63/2013/13343) for access improvements to the commerical unit on site. The rest of the site is deemed unviable for residential development of sufficient size. Hence, site not to be taken forward.	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land to rear of former Granville Street

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK037; Land to rear of former Granville Street; 0.739 ha.																					<b>Planning Permission</b> approved (63/2011/11998), and approval for subsequent related applications, for 57 dwellings in conjunction with SK038. Hence, site not to be taken forward.	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Former Council offices, Granville Street

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK038; Former Council offices, Granville Street; 0.613 ha.																					<b>Planning Permission</b> approved (63/2011/11998), and approval for subsequent related applications, for 57 dwellings in conjunction with SK037. Hence, site not to be taken forward.	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** West of Ings Lane/south of railway

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK047; West of Ings Lane/south of railway; 0.482 ha.																					<b>Planning Permission</b> 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).	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Croft House, Carleton Road

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK052; Croft House, Carleton Road; 0.39 ha.																					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.	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land bounded by A65, White Hills Lane and Raikes Road

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK083; Land bounded by A65, White Hills Lane and Raikes Road; 2.45 ha.																					<b>Planning Permission</b> approved (63/2013/13748) for residential development. Hence site not to be taken forward.	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has planning permission.



**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** East of junction of Skipton Road and Embsay Road

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK086; East of junction of Skipton Road and Embsay Road; 3.26 ha.																					<b>Planning Permission</b> approved (63/2015/16113) for residential development, including layout and access requirements. Hence site not to be taken forward.	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Clay Hall Farm, Broughton Road

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK103; Clay Hall Farm, Broughton Road; 0.346 ha.																					<b>Planning Permission</b> outline approval (63/2016/17312) for erection of 20 dwellings and including site SK136. Approval for the erection of 2 dwellings (63/2016/17352).	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** North and west of Ling Fields, east of A629 Skipton bypass

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK109; North and west of Ling Fields, east of A629 Skipton bypass; 0.607 ha.																					<b>Planning Permission</b> approved (65/2015/15388) for warehouse & forecourt/parking. Hence site not to be taken forward.	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Premises and car park at Bowers Wharf, Sackville Street

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK111; Premises and car park at Bowers Wharf, Sackville Street; 0.061 ha.																					<b>Level 1:</b> Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land at Unit 1, Mill Lane

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations

SK121; Land at Unit 1, Mill Lane; 0.03 ha.																					<b>Level 1:</b> Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	---	--

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land adjacent to 50 North Parade

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
SK125; Land adjacent to 50 North Parade; 0.125 ha.																					<b>Planning Permission</b> approved (63/2016/17338) for residential development. Hence site not to be taken forward.	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land adjacent to 112 Princes Drive

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK126; Land adjacent to 112 Princes Drive; 0.037 ha.																					<b>Level 1:</b> Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land adjacent to Marina Crescent

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK127; Land adjacent to Marina Crescent; 0.09 ha.																					<b>Level 1:</b> Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	

**Result:** 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.



**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** 22-24 Shortbank Road

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK128; 22-24 Shortbank Road; 0.065 ha.																					<b>Level 1:</b> Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land to east of Water Street

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Sustainability Appraisal Objectives																						
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
SK129; Land to east of Water Street; 0.05 ha.																					<b>Level 1:</b> Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Craven buildings, Church Street/Craven Street

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK130; Craven buildings, Church Street/Craven Street; 0.147 ha.																					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.	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land adjacent to 11 Mill Bridge

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK131; Land adjacent to 11 Mill Bridge; 0.011 ha.																					<b>Level 1:</b> Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Belle Vue Mills, Broughton Road

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK132; Belle Vue Mills, Broughton Road; 0.278 ha.																					<b>Planning Permission</b> approved (63/2014/14656) for residential development. Hence site not to be taken forward.	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land between Swadford Street and Albert Terrace

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK133; Land between Swadford Street and Albert Terrace; 0.05 ha.																					<b>Level 1:</b> Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land east of Shortbank Road

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK134; Land east of Shortbank Road; 11.93 ha.																					<b>Level 1:</b> The site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land adjacent to Clay Hall Farm, Broughton Road

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK136; Land adjacent to Clay Hall Farm, Broughton Road; 1.12 ha.																					<b>Planning Permission</b> outline approval (63/2016/17312) for erection of 20 dwellings and including site SK136. Approval for the erection of 2 dwellings (63/2016/17352).	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site has planning permission.



### Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** SK001; Land to east of Grassington Road, properties 10-12

#### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK001; Land to east of Grassington Road, properties 10-12; 0.814 ha.	0	0	+	+	+	+	0	-	+	0	+	-	+	+	+	+	+	0	+	+	<p><b>Level 2:</b> 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>	

**Result:** 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.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** SK016; Land south of Shortbank Close

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK016; Land south of Shortbank Close; 0.299 ha.	0	0	+	+	-	0	0	0	-	0	-	0	++	0	-	+	+	0	+	+	<p><b>Level 2:</b> 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. Development is likely to have a low impact on biodiversity value.</p>	

**Result:** 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.

### Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** SK046; West of Ings Lane

#### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK046; West of Ings Lane; 1.667 ha.	0	0	+	+	+	+	0	–	–	0	0	0	++	0	+	+	+	0	+	+	<b>Level 2:</b> The site has approximately half of its area in FRZ3, and has medium surface water flooding. The site is landlocked as there is no access to an adopted highway. ELR 2017 recommends land currently in employment use (including this site) is retained and protected for employment use. Development is likely to have a low impact on biodiversity value.	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** SK051; West of the junction of Carleton New Road and Carleton Road

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK051; West of the junction of Carleton New Road and Carleton Road; 0.81 ha.	0	0	+	+	+	+	0	+	–	0	0	–	++	0	+	+	+	0	+	+	<b>Level 2:</b> 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. The site has noticeable flooding risks, with areas of the site in FRZ2 and FRZ3. The site's western edge has high risk of surface water flooding. Development is likely to have a low impact on biodiversity value.	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** SK054; Land west of Carleton Road, west of Eller Beck

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK054; Land west of Carleton Road, west of Eller Beck; 1.745 ha.	0	0	+	+	+	+	0	+	–	0	0	–	++	0	+	+	+	0	+	+	<b>Level 2:</b> The majority of the site's area is in FRZ2 and FRZ3. 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. Development is likely to have a low impact on biodiversity value.	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** SK084; Land between A65 and Grassington Road

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK084; Land between A65 and Grassington Road; 27.751 ha.	0	0	+	+	-	+	0	+	0	-	-	-	+	-	0	-	-	0	+	+	<b>Level 2:</b> North west of this site is recommended as a draft LGS designation. Development of this site would have negative impacts on landscape character. 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. Sections of the east and west of the site are within medium to high risk of surface water flooding.	

**Result:** 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. The north west part of the site is recommended as a draft LGS designation and it is considered that development of this site would negatively change the setting of Skipton and its visual character. The site is also recommended as a LGS designation in the next consultation draft Local Plan.

### Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** SK095; Auction Mart and access land to north

#### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK095; Auction Mart and access land to north; 2.0 ha.	+	+	+	0	+	+	0	+	++	0	0	0	++	0	-	0	0	0	+	+	<b>Level 2:</b> This site performs well when subject to SA. The ELR 2017 states that this site provides potential for expansion to the established area to the west, however the ELR recommends the site is not allocated for employment uses. There is good access to the A road. Development is likely to have a low impact on biodiversity value.	1b, 5b, 7, 9,

**Result:** 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**.

**Result:** 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.

### Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** SK004, Former nursery east of 1a The Bailey

#### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK004; Former nursery east of 1a The Bailey; 0.17 ha.	0	0	+	+	+	+	0	--	+	+	+	--	+	+	-	+	+	0	+	+	<b>Level 2:</b> 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.	

**Result:** 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.



**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** SK009; Chinthurst Guest House

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Sustainability Appraisal Objectives																						
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
SK009; Chinthurst Guest House; 0.193 ha.	0	0	+	+	+	+	0	+	+	+	+	-	++	+	+	+	+	0	+	+	<b>Level 2:</b> 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. Development is likely to have a low impact on biodiversity value.	

**Result:** 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.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** South of Shortbank Road, north of Greatwood Avenue

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK021; South of Shortbank Road, north of Greatwood Avenue; 3.03 ha.	0	0	+	+	-	+	0	+	-	0	0	-	++	-	+	+	+	0	+	+	<p><b>Level 2:</b> The site is in the Conservation Area. Majority of the site is 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 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. This site together with surrounding land is recommended as a LGS designation. 63/2007/7055 - approval for 8, 2 bed flats, new access &amp; parking areas to the north east corner of this site. This consent has been completed. Development is likely to have a low impact on biodiversity value.</p>	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land to east of mineral railway, off Broughton Street

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK022: Land to east of mineral railway, off Broughton Street; 0.869 ha.	0	0	+	+	-	+	0	-	-	0	0	-	++	0	+	+	+	0	+	+	<b>Level 2:</b> 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. Development is likely to have a low impact on biodiversity value.	

**Result:** 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.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** East of A629; south of Sandylands, west of Carleton Road

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK049; East of A629; south of Sandylands, west of Carleton Road; 6.02ha	+	+	0	0	0	0	0	+	-	0	+	0	+	-	+	+	+	0	+	+	<b>Level 2:</b> 17.329ha of the SHLAA site has outline approval (63/2015/15792) for mixed use development comprising business/employment floorspace (use classes B1, B2 & B8) and residential dwellings (use class C3) with access from the A629 and Carleton Road, provision of infrastructure and associated landscaping. The remainder of the site is 6.02ha in area. The majority of the rest of site is in FRZ3, but a proposed flood alleviation Scheme is likely to improve flood risk in this area in the longer term. North west of the site is in an area of medium and long term risk of surface water flooding. ELR 2017 recommends this site is allocated for employment led mixed use development.	1b, 2, 5b, 9

**Result:** 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**.

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land north of Skipton Auction Mart at roundabout junction with A65

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
SK080; Land north of Skipton Auction Mart at roundabout junction with A65; 1.59 ha.	+	+	+	+	+	+	0	+	++	0	0	0	++	-	+	+	+	0	+	+	<b>Level 2:</b> ELR 2017 recommends this site is allocated for employment use. The southern and western parts of the site is recommended for LGS designation. Development is likely to have a low impact on biodiversity value.	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land to west of Aireville Park

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK096; Land to west of Aireville Park; 3.907 ha.	0	0	+	0	—	0	0	—	+	0	-	-	++	-	+	0	0	0	+	+	<b>Level 2:</b> 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. Development is likely to have a low impact on biodiversity value.	

**Result:** 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. The site is also recommended as a LGS designation, which recognises the contribution the site makes to physical, mental and social health and wellbeing.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land to west of Miniature Golf Course, Aireville Park

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK097; Land to west of Miniature Golf Course, Aireville Park; 0.429 ha.	0	0	+	0	–	0	0	–	–	0	–	–	++	–	+	0	0	0	+	+	<b>Level 2:</b> 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. 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. Development is likely to have a low impact on biodiversity value.	

**Result:** 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 the majority of its area under Flood Zone Risk 2 and 3, which are determining impediments to selection. The site is also recommended as a LGS designation, which recognises the contribution the site makes to physical, mental and social health and wellbeing.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land South of Swimming Pool, Aireville Park

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK098; Land South of Swimming Pool, Aireville Park; 0.312 ha.	0	0	+	+	-	0	0	-	-	0	-	-	++	-	0	+	+	0	+	+	<b>Level 2:</b> 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. Development is likely to have a low impact on biodiversity value.	

**Result:** 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. Residential development of this site would not promote physical, mental and social health and wellbeing.



### Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** SK113; Land between Skipton Auction Mart and canal

#### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK113; Land between Skipton Auction Mart and canal; 3.84 ha.	+	+	0	0	0	0	+	-	-	0	0	-	++	0	-	-	0	0	+	+	Level 2: The majority of the site is in FRZ3. High surface water risk areas in the western and eastern parts of the site. NYCC Highways have indicated that SK113 is acceptable for commercial. If the site was considered for employment use access could be achieved via the Auction Mart site. The Heritage Impact Assessment Oct 2016 states that development would have a very slight adverse impact on the setting of the Leeds Liverpool Canal, an undesignated heritage asset. ELR2017 recommends this site is allocated for employment use. Development is likely to have a low impact on biodiversity value.	

**Result:** 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 majority of it is within Flood Zone Risk 3, which is a determining impediment to selection. In addition the Employment Land Review 2017 (ELR) recommends that this site should be considered for employment.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** JN Bentley Ltd, Snaygill Industrial Estate, west of Keighley Road

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK118; JN Bentley Ltd, Snaygill Industrial Estate, west of Keighley Road; 0.792 ha.	+	+	0	0	0	0	+	+	+	0	+	0	++	0	+	+	+	0	+	+	<b>Level 2:</b> 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. Development is likely to have a low impact on biodiversity value.	

**Result:** 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.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** Land south of Whinny Gill Reservoir

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Sustainability Appraisal Objectives																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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**Result:** 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 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.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** Skipton Rock Quarry, Harrogate Road

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK135; Skipton Rock Quarry, Harrogate Road; 4.61 ha.	+	+	0	0	0	0	0	+	-	0	0	0	-	-	0	0	0	0	+	+	<p><b>Level 2:</b> Employment use can be an option here. The ELR 2017 recommends that the site is allocated for employment use (not B1) subject to a detailed Ecological Appraisal. The site and its environs has nature conservation importance under an Biodiversity Action Plan, and so any future employment use would need to be sensitively designed and operated. The site is located outside the urban area to Skipton but it has good access to an A road, without having to transverse any residential areas. It is considered that access to the site is acceptable via the unadopted road given the traffic trade off. North, central and western part of the site is at medium/high risk of surface water flooding. Development is likely to have a high impact on biodiversity value.</p>	

**Result:** 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.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** Land to east of canal and west of High Laithe Farm, Snaygill

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK116; Land to east of canal and west of High Laithe Farm, Snaygill; 3.806 ha.	0	0	+	-	+	+	0	0	+	0	-	0	++	-	+	+	+	0	+	+	<p><b>Level 2:</b> 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, located immediately to the north, however NYCC 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. Development is likely to have a low impact on biodiversity value.</p>	2, 4,5a, 5b, 6,9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Delivery of Affordable Housing**

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

**(II) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South</b>

**(III) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>South</b>

**(IV) Site Position in relation to Health & Safety Executive (HSE) Zone**

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** 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. Access to the site via site SK101, which adjoins the site to the north cannot be achieved as the NYCC 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. There are sites closer to Skipton town centre that are preferred to meet the residual housing requirement for the town.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land to east of Grassington Road, Skipton

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK137; Land to east of Grassington Road; 2.541ha	0	0	0	0	0	+	0	+	+	0	-	-	+	-	+	-	-	0	+	+	<b>Level 3 (Pass):</b> It is a greenfield site located on the edge of Skipton, within the Conservation Area. Site is within flood zone 1, however the southern part of the site is at high risk of surface water flooding. Safe access can be achieved to the site. Development is likely to have a low impact on biodiversity value.	2,3,4, 5a, 5b, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Delivery of Affordable Housing

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or	



less than six dwellings is likely in a designated rural area).	
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## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** 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. 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 north by Skipton Bypass, to the east by Embsay Road & The Bailey; and to the west by Grassington Road, Skipton).

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land west of Whinny Gill Road (garages)

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK018; Land west of Whinny Gill Road (garages); 0.101 ha.	0	0	+	+	0	+	0	+	++	0	+	0	++	0	+	+	+	0	+	+	<b>Level 3 (Pass):</b> 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. Development is likely to have a low impact on biodiversity value.	7

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	

C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	<b>Yes</b>
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(II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>East</b>

(III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>East</b>

(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site does not pass all four District Level Analyses, 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land south of Broughton Road, Skipton

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK138: Land south of Broughton Road, Skipton	0	0	-	-	-	+	0	+	-	0	-	0	++	-	+	-	-	0	+	+	<b>Level 3 (Pass):</b> 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. Development is likely to have a low impact on biodiversity value.	2, 5b, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Viability of Affordable Housing Provision**

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

**(II) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>West</b>

**(III) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>West</b>

**(IV) Site Position in relation to Health & Safety Executive (HSE) Zone**

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	Yes
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** 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.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** South of Gargrave Road, north of Craven College

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK099; South of Gargrave Road, north of Craven College; 1.12 ha.	+	+	0	0	0	+	0	+	+	0	0	-	++	0	+	0	0	0	+	+	<p><b>Level 3 (Pass):</b> The site is in the Conservation Area and located at the entrance to a wider area including Aireville Park (used as the location of a fairground and other public events), a conservation meadow, golf course, swimming pool and fitness centre, Craven Collage, Skipton Academy and is of being great importance in terms of Skipton Conservation Area. 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. It is considered that this site may be more suitable for employment use 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. Development is likely to have a low impact on biodiversity value.</p>	1b, 5b, 7, 9,

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

### Stage 2: District Level Analysis

## (I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North west</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North west</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	



C. The site lies in the Health & Safety Executive inner zone.	
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**Result:** 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** 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 may be more suitable for employment use to complement the existing cluster of employment/educational uses in the northwest of Skipton.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** SK087; Land to north of A6131 and south of A65.

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK087; Land to the north of A6131 and south of A65; 2.11 ha.	0	0	+	+	0	+	0	+	++	0	0	-	++	0	+	0	0	0	+	+	<p><b>Level 3 (Pass)</b> : Site has a listed milestone on its southeastern boundary. The site performs well regarding any flood risk. In terms of highway access, sight lines are acceptable in both directions but the site will require a footway link alongside the A6131 to the bus stop at Overdale Static Caravan Site as a minimum requirement</p> <p>Development is likely to have a low impact on biodiversity value.</p>	2,3,4,5b,7,9

**Result:** 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**.

### Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SK087 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site located to the north east of Skipton adjacent to an existing residential area known as Overdale Caravan Park. This site is separated from Overdale Caravan Park by a track running along the northern boundary of the site and opportunities exist for the links to be made to the existing PROW which runs along the track. The site is in close proximity to the YDNP boundary and a SINC. This site is a protected road approach under saved policy BE2: Protection of Road Approaches to Skipton, within the 1999 Craven adopted Local Plan. Part of the area protected as a road approach in the 1999 Local Plan is proposed as Local Green Space Designation (LGS) given the existing wildlife value of this site. The area of LGS designation is proposed immediately to the south, north east and west of the site.

An acceptable access can be achieved from Harrogate Road (A6131).

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

The net developable area of the site would form a smaller part of the site area submitted in the SHLAA.

**Net Developable Area:** 1.104 hectares (excludes the western tip of the SHLAA site)

**Number of Dwellings Generated:** 35 dwellings (1.104 hectares x 32 dwellings per hectare).

### ***Development Principles:***

- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;

- Development proposals will seek to maximise opportunities for links to be made to existing green infrastructure networks to the existing PROW which runs along the track located immediately to the north of the site. Landscaping along the northern boundary of the site to be provided to enhance the amenity of the PROW and to filter long distance views from the Yorkshire Dales National Park.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- Dwellings on the southern boundary will be front-facing, but set back from the A6131 to maintain an attractive entrance to this north eastern part of the town;
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- Access to the site is to be gained from Harrogate Road (A6131) and a footway link alongside the A6131 to the bus stop at Overdale Static Caravan Site shall be provided.
- Development proposals for this site must accord with local plan policies ENV10, H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** Land west of Park Wood Drive and Stirtonber

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK108; Land west of Park Wood Drive and Stirtonber; 10.964 ha.	0	0	+	+	+	+	+	+	++	-	0	0	++	-	+	+	+	0	+	+	<p><b>Level 3 (Pass):</b> Site now excludes the revised Skipton conservation area that covered the southwestern area of the site. The site is in very close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects and pressure development may have on these areas there is an opportunity for the creation of a green infrastructure corridor running adjacent to the western boundary of the site. It is envisaged that this site would be developed in conjunction with sites SK080a, SK081 &amp; SK082 and this green infrastructure corridor would extend through these adjoining sites. An 1.8ha area of land within this site has been safeguarded for a new primary school in Skipton. There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indicated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit. Development is likely to have a low impact on biodiversity value.</p>	3, 4, 5a, 5b, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Viability of Affordable Housing Provision**

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

**(II) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North west</b>

**(III) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North west</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

**Narrative of Site Analysis**

Site SK108 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site situated to the west of Skipton adjacent to an existing residential area.

Sites SK080a, SK081, SK082 & SK108 (Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton) are being considered together as a potential housing allocation. Site SK108 is centrally located within this group of sites. The site analysis set out below relates to all these sites.

An acceptable safe access can be achieved to the site. There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indicated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit.

NYCC Education have indicated that given the likely housing growth proposed there is a need for 1 or 2 new primary schools within Skipton, or significant expansion of existing primary schools and that a new school site might offer the opportunity to relocate an existing school, however this would require additional funding. It is considered that this group of sites provide a possible location for a new primary school in Skipton. NYCC have indicated that the land requirement for a new school is 1.8ha. An area of this size has been identified to the north west of the net development area of this group of sites.

The site is in very close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects and pressure development may have on these areas there is an opportunity for the creation of a green infrastructure corridor within the site, along the western boundary of the site in order to provide a buffer to the SINC & the YDNP. Existing tree copses within the site should be protected through the creation of green infrastructure areas in the



centre and west of the site. The creation of these areas would mitigate against the negative effects and pressure development may have on this part of the site. These proposed areas of green infrastructure within the site would provide links to the existing PROW network to the north of this group of sites.

The southern portion of the site running parallel to Gargrave Road is recommended as a LGS designation.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Given the impact of development on the YDNP the SINC, the recommendation of part of this site as LGS designation and the proposed location for a new primary school a smaller part of the site area submitted to the SHLAA database can be utilised.

**Net Developable Area:** Sites SK080a, SK081, SK082 & SK108 are identified as a single preferred site as it is envisaged that they would be development in conjunction with each other. The total site allocation is 15.918ha. The net developable area of this group of sites is 10.119 hectares, which excludes 3.999ha of green infrastructure and 1.8ha of land for the provision of a new primary school.

**Number of Dwellings Generated:** 324 dwellings generated from sites SK081, SK082 & SK108.

**Development Principles (relating to sites SK080a, SK081, SK082 & SK108 as a single preferred site allocation):**

- An area of land (1.8ha) in the north east corner of the site is allocated for the provision of a new primary school.
- The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary and a SINC. Development proposals for this site will incorporate a green infrastructure corridor along the entire western boundary of the site to provide landscape mitigation for the YDNP and SINC and provide a new PROW connection with the existing residential area at Rockwood, Aireville Park and the Railway Station beyond.
- The two existing tree copses in the south east of the site will be protected as areas of green infrastructure. These areas will be retained and improved through suitable management in order to retain existing wooded areas within the site and along the Gargrave Road approach into Skipton.
- Landscaping will be provided along the eastern boundary in order to lessen the impact of development on existing residents on the Rockwood Estate, and to provide opportunities for pedestrian links to the existing PROW network.

- Development proposals on this site will incorporate the maintenance and restoration of the existing stone boundary walls and tree copses on the site in order to retain the existing landscape character of the site.
- An area of land (3.999ha) to the south of the site adjacent to Gargrave Road is proposed as a Local Green Space designation (LGS) in Policy ENV10, therefore any proposed development scheme will be designed to ensure that this area of land is retained as open land and that development proposals comply with the provisions of Policy ENV10.
- The siting and design of development on the site to conserve the setting of the Skipton conservation area, which adjoins the site to the south and south west of the site.
- Proposals must demonstrate that development along the south west edge of the site would not have an urbanising effect on the setting of the Skipton conservation area by retaining the existing open aspect of the area proposed as LGS, immediately south of the site.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- The site is a greenfield site in a prominent position on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. A Traffic Impact Assessment will be required.
- A Flood Risk Assessment is required. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site, including biodiversity within the adjoining SINC. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.

- Before any development takes place, a comprehensive Masterplan for the site, including the incorporation of the development and design principles detailed above, shall be produced in collaboration with, and to the satisfaction of, the local planning authority and other key stakeholders. Development proposals will be expected to accord with the principles of the Masterplan.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** East of Aldersley Avenue and south of Moorview Way

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK013; East of Aldersley Avenue and south of Moorview Way; 7.777 ha.	0	0	+	0	++	+	0	+	+	0	-	0	++	-	+	+	+	0	+	+	<b>Level 3 (Pass):</b> This large site can contribute to the housing requirements of Skipton, and there are existing accesses that can be extended from Moorview Way in the residential development on the northern boundary of this site. Access is acceptable from Moorview Way cul-de-sacs. There is an opportunity to provide a pedestrian link from Aldersley Avenue, across the site to access the existing park located to the north west of the site. This would help link the top end of Shortbank Road to the existing green corridor network running through Skipton. It is considered that the developable area should be confined to the central and western part of the SHLAA site to prevent new residential development from encroaching into the open moorland to the east. An area at medium risk of surface water flooding runs through the west of the site. Development is likely to have a low impact on biodiversity value.	2, 4, 5b, 7

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis**

## (I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>East</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>East</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	

C. The site lies in the Health & Safety Executive inner zone.	
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**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement. The site passes all four Macro Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

**Narrative of Site Analysis**

Site SK013 has numerous positive aspects which have determined the site’s selection as a Preferred Site. The site is situated adjacent to the edge of an existing residential area of Skipton. The site has an existing, safe access with good sightlines available. The site is located to the east of Skipton, however it is considered that development of the site for residential or mixed uses would not have a negative impact on the nearby the National Park, SPA, SAC or Ramsar sites. The site is not located in or near HSE zones in the district.

There is an opportunity to create green infrastructure within the overall site boundary in the and south east of the site to provide a buffer to the open moorland to the south and east. The provision of an area of green infrastructure in the west of the site would provide an opportunity to create a connection with the existing residential area at Aldersley Avenue and the play park to the north west of the site. This would help link the top end of Shortbank Road to the existing green corridor network running through Skipton. It is considered therefore that the net developable area should be confined to the central and western part of the SHLAA site to prevent new residential development from encroaching into the open moorland to the east.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site’s area or instead require other suitable mitigation measures.

**Net Developable Area:** 3.112 hectares

**Number of Dwellings Generated:** 100 dwellings (3.112 hectares x 32 dwellings per hectare).

***Development Principles:***

- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- Development proposals for this site will incorporate green infrastructure in the west, south and south east of the site to provide a buffer to the open moorland to the south and east, enhance biodiversity and provide a new PROW connection with the existing residential area at Aldersley Avenue and the play park to the north west of the site.
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is in a prominent location on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- Access to the site is to be gained from Moorview Way. A traffic impact assessment will be required.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** Cefn Glas and land to southeast, Shortbank Road

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK015; Cefn Glas and land to southeast, Shortbank Road; 1.132 ha.	0	0	+	0	+	+	0	+	+	0	-	0	++	-	+	+	+	0	+	+	<b>Level 3 (Pass):</b> The eastern part of the SHLAA site is considered to be more rural in nature and encroaches into the open countryside/moorland. As such this part of the site is not considered suitable as a preferred site in Skipton. This site can contribute to the housing requirements of Skipton, and Shortbank Road can be extended to serve the site. With no road going east, all traffic generated would be forced onto Shortbank Road, and therefore particular consideration would need to be given to a transport management scheme for this site. South west of the site is adjacent to an area of medium to high surface water flooding. Development is likely to have a low impact on biodiversity value.	5b, 7

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

### Stage 2: District Level Analysis

- (I) Viability of Affordable Housing Provision



A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>East</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>East</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, part of the site relating to the dwelling known as Cefn Glas and residential curtilage is considered suitable as one of the **Preferred Sites** in this settlement as this part of the site is considered to be in line with the existing built form of this part of Skipton. The eastern part of the SHLAA site is considered to be more rural in nature and encroaches into the open countryside/moorland. As such this part of the site is not considered suitable as a preferred site in Skipton. The preferred site is likely to deliver 11 or more dwellings and therefore ensuring the provision of affordable housing.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

**Net Developable Area:** 0.442 hectares (part of available SHLAA site).

**Number of Dwellings Generated:** 14 dwellings (0.442 hectares x 32 dwellings per hectare).

**Development Principles:**

- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- The site is in a prominent position on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset
- Access to the site is to be gained from Shortbank Road.
- Development proposals for this site must accord with local plan policies H2 and INF3 (which set out requirements for contributions towards affordable housing and sport, open space and recreation facilities) and all other relevant local plan policies.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Former allotments and garages, Broughton Road;

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK044; Former allotments and garages, Broughton Road; 0.591 ha.	0	0	+	+	+	+	0	+	-	0	0	0	++	0	+	+	+	0	+	+	<b>Level 3 (Pass):</b> Opportunity for residential development here to improve the appearance of an existing site in the Skipton urban area. There are no significant physical barriers, but access along Ings Lane can be improved. Access road is unadopted so could serve up to 5 dwellings with landowners permission. Ings Lane could be made up to adoptable standard. Alternatively the site can be accessed via Niffany Gardens & Station Rd. Eastern part of the sites lies adjacent to an area at medium risk of surface water flooding. Development is likely to have a low impact on biodiversity value.	2, 6, 7

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is	<b>Yes</b>
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obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>Central</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>Central</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SK044 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated in the centre of Skipton's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access from Niffany Gardens and Station Road. If access is from the un-adopted Ings Lane, only up to 5 dwellings can be served from this access point. The site has formally been used for garaging and as allotments therefore part of the site is brownfield site which is suitable for development. As the site is in the central area of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary. The site is also not in the north or north-east of the settlement, closest to the National Park's boundary. The whole of the site area submitted to the SHLAA database can be utilised.

**Net Developable Area:** 0.591 hectares (all of available SHLAA site).

**Number of Dwellings Generated:** 19 dwellings (0.591 hectares x 32 dwellings per hectare).

### ***Development Principles:***

- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- Air quality, noise pollution and/or light pollution measures to be included in the design and layout of the scheme on the site;
- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle;
- Access to the site is to be gained from Niffany Gardens & Station Road.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** Whitakers Chocolate Factory Site, Keighley Road

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK058; Whitakers Factory Site, Keighley Road; 0.492 ha.	-	-	+	+	+	+	0	0	++	0	+	0	++	0	+	+	+	0	+	+	<b>Level 3 (Pass):</b> Site is potentially suitable for residential development. Safe access can be achieved and site has low flood risk. Development of this site for residential would result in a loss of existing employment use. Site not recommended for retention as an existing employment use in the ELR 2017. Development is likely to have a low impact on biodiversity value.	5a, 5b, 6,7

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

### Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is	

obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>Central</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>Central</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SK058 has numerous positive aspects which have determined the site's selection as a Preferred Site. The main negative aspect of identifying this site as a preferred site is the potential loss of existing employment land (Whitakers Chocolate Ltd), however the last Land Availability Questionnaire indicates that the site is still available for residential development. The site is a brownfield field site situated in the centre of Skipton's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access. As the site is in the central area of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary. The site is also not in the north or north-east of the settlement, closest to the National Park's boundary.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures. The whole of the site area submitted to the SHLAA database can be utilised.

**Net Developable Area:** 0.492 hectares (all of available SHLAA site).

**Number of Dwellings Generated:** 16 dwellings (0.492 hectares x 32 dwellings per hectare).

#### ***Development Principles:***

- Proposals for the redevelopment of this site will conserve the character and appearance of this part of the Skipton Conservation Area. Any proposals for the demolition of the existing building will retain and convert the two villa- style houses, retain the boundary walls on Upper Union Street, and will not exceed the scale and massing of the existing buildings.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.
- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle.
- Air quality, noise pollution and/or light pollution measures to be included in the design and design and layout of the scheme on the site;
- Access to the site is to be gained from Keighley Road.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.



## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** Business premises and land west of Firth Street

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK060; Business premises and land west of Firth Street; 1.688 ha.	-	-	+	++	+	++	0	++	+	0	0	+	++	0	+	+	+	0	+	+	<p><b>Level 3 (Pass):</b> The ELR 2017 recommends the wood yard to the south of this site be retained for employment use. The remainder of the site is 1.323ha in area. The majority of the site is in FRZ1 with the western boundary deemed to have medium to high surface water flooding risk. There may be opportunities for appropriate intensification of the site's residential density subject to further site specific analysis. The site is in the Conservation Area. The Heritage Impact Assessment, Oct 2016 states that conversion of buildings and the construction of new buildings on site would have a large beneficial impact on the Conservation Area. Access to the site should have visibility of 60m x2m. Development of this site for residential would result in a loss of existing employment use. Development is likely to have a low impact on biodiversity value.</p>	1a, 2, 5a, 5b, 6, 7

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Viability of Affordable Housing Provision**

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

**(II) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>Central</b>

**(III) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>Central</b>

**(IV) Site Position in relation to Health & Safety Executive (HSE) Zone**

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SK060 has numerous positive aspects which have determined the site's selection as a Preferred Site. The main negative aspect of identifying this site as a preferred site is the potential loss of existing employment land (Merritt & Fryers Ltd), however the last Land Availability Questionnaire indicates that the site is still available for residential development. The site is a brownfield field site situated in the centre of Skipton's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access. As the site is in the central area of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary. The site is also not in the north or north-east of the settlement, closest to the National Park's boundary.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures. The Employment Land Review 2017 (ELR) recommends that the wood yard to the south of this site be retained for employment use, therefore 1.323ha of the site area submitted to the SHLAA database can be utilised.

**Net Developable Area:** 1.323 hectares (all of available SHLAA site).

**Number of Dwellings Generated:** It is considered that this large brownfield site located within the centre of Skipton has potential to provide new dwellings from both new build and conversion. As such a higher density of 32 dwellings per hectare can be achieved. In order to calculate the a realistic possible yield from this site planning permissions for new build residential development on land to the north of Firth Street Mill and the conversion of Firth Street Mill have been looked at. The scheme with consent for residential new build on this site (Sackville Mills) to the north of site SK060 is at a density of 82 dwellings per hectare. The Firth Street Mill conversion scheme is at a density of 250 dwellings per hectare. It is considered that the existing three storey stone building on the site (measuring approximately 0.094ha) has potential for conversion. If this building was converted at a density of 250 dwellings per hectare the building would yield 23 units. If the remainder of the site (1.22ha) was developed at 82 dwellings per hectare, this part of the site could yield 100 units. Given this context it is considered that site SK060 could yield a minimum of 123 dwellings.

***Development Principles:***

- Proposals for the redevelopment of this site will conserve the character and appearance of this part of the Skipton Conservation Area. The historic Mill Buildings identified in the Heritage Impact Assessments will be retained and converted as will the stone boundary wall along Firth Street;
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- Air quality, noise pollution and/or light pollution measures to be included in the design and layout of the scheme on the site;
- A Traffic Impact Assessment will be required;
- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle;
- Access to the site is to be gained from Firth Street;
- Connectivity of the canal corridor for wildlife will be enhanced through the use of sensitive planting and low level lighting within any proposed scheme;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** East of Canal, west of Sharpaw Avenue

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK061; East of Canal, west of Sharpaw Avenue; 3.66 ha.	0	0	0	0	0	+	0	+	-	0	0	-	+	0	+	+	+	0	+	+	<b>Level 3 (Pass):</b> A suitable large site on the edge of the town which is deemed suitable for residential development. Safe access can be achieved onto Cawder Road. The western edge of the site falls in flood zone 3a. The west and southern part of the site is within a medium/low area of surface water flooding. The site is located in the Conservation Area. The Heritage Impact Assessment, Oct 2016 states that residential development of the site would have a slight adverse impact on the setting of the Conservation Area and the Leeds Liverpool Canal.	2, 4, 5a, 5b, 6, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

### Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is	<b>Yes</b>
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obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>South</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SK061 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated south of the centre of Skipton's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. Safe access can be achieved onto Cawder Lane. Access to Keighley Road from Cawder Lane is via the existing Horse Close Bridge, which is currently restricted in terms of width. It would therefore be recommended that a bridge be built/widened to serve the new housing. As the site is slightly south of central Skipton, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary. The site is also not in the north or north-east of the settlement, closest to the National Park's boundary.

Development on this site should be set back from the Leeds Liverpool Canal to mirror the existing residential development located immediately to the north of the site. This set back area would then provide an area of green infrastructure within the site.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures. Otherwise, the whole of the site area submitted to the SHLAA database can be utilised.

**Net Developable Area:** 2.781 hectares

**Number of Dwellings Generated:** 89 dwellings (2.781 hectares x 32 dwellings per hectare).

### ***Development Principles:***

- Siting and design of development on the site to conserve the setting of the conservation area, which adjoins the western boundary of the site and includes the Leeds & Liverpool Canal corridor.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- Development on this site should be set back from the Leeds & Liverpool Canal to mirror the residential development located immediately to the north of the site and to provide an area of green infrastructure within the site;

- A PROW will be created along the proposed green infrastructure corridor to promote short walks for exercise and recreation, and to provide pedestrian links from the site to the surrounding footpath network;
- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle;
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is in a prominent location. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution;
- Access to the site is to be gained from Cawder Lane. Access to Keighley Road from Cawder Lane is via the existing Horse Close Bridge, which is currently restricted in terms of width. Development proposals for the site will therefore demonstrate how access to the site via Horse Close Bridge can be improved (by either widening the existing bridge or the provision of a new bridge) to serve the new housing. A traffic impact assessment will be required;
- Connectivity of the canal corridor for wildlife will be enhanced through the use of sensitive planting and low level lighting within any proposed scheme;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.



## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** Land north of Gargrave Road and south of A65

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK80a: Land north of Gargrave Road and south of A65; 2.581ha	0	0	+	+	+	+	0	+	++	0	0	0	++	-	+	+	+	0	+	+	<p><b>Level 3 (Pass):</b> The northern edge of the site is not suitable for residential development due to the presence of the SINC and also the presence of the adjacent A road (A65), which would have some noise and air quality impacts from passing traffic. In order to mitigate against the negative effects and pressure development may have on these areas there is an opportunity for the creation of a green infrastructure corridor running adjacent to the northern boundary of the site. It is envisaged that this site would be developed in conjunction with sites SK081, SK108 &amp; SK082 and this green infrastructure corridor would extend through these adjoining sites. There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indicated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit.</p> <p>The site performs well regarding any flood risk. Development is likely to have a low impact on biodiversity value.</p>	3, 4, 5b, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Viability of Affordable Housing Provision**

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

**(II) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North west</b>

**(III) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North west</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

**Narrative of Site Analysis**

Site SK080a is a greenfield site located immediately to the east of the A65 roundabout.

Sites SK080a, SK081, SK082 & SK108 (Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton) are being considered together as a potential housing allocation. Site SK080a is located within the north west of this group of sites. The site analysis set out below relates to all these sites.

These sites are in very close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects development may have on these areas residential development should be set back from the north west boundary of the site, providing an opportunity to provide a green infrastructure corridor linking the existing public right of way and green infrastructure network to the north, south and east of these sites. In order to provide such a green infrastructure corridor it is considered that site SK080a be incorporated within this corridor in the west of the site. The preferred housing site known as Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton includes sites SK081, SK082 & SK108 and incorporates site SK080a.

There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. The site performs well in terms of flood risk. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit.

NYCC Education have indicated this group of sites are a possible location for a new primary school in Skipton.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

**Net Developable Area:** Sites SK080a, SK081, SK082 & SK108 are identified as a single preferred site as it is envisaged that they would be development in conjunction with each other. Given the impact of development on the YDNP the SINC it is considered that site SK080a be incorporated into a proposed green infrastructure corridor within this wider site and excluded from the net developable area of sites SK081, SK082 & SK108. The preferred housing site known as Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton includes sites SK081, SK082 & SK108 and incorporates site SK080a. The total site allocation is 15.918ha. The net developable area of this group of sites is 10.119 hectares, which excludes 3.999ha of green infrastructure and 1.8ha of land for the provision of a new primary school.

**Number of Dwellings Generated:** 0 dwellings generated from site SK080a. 324 dwellings generated from sites SK081, SK082 & SK108.

**Development Principles (relating to sites SK080a, SK081, SK082 & SK108 as a single preferred site allocation):**

- An area of land (1.8ha) in the north east corner of the site is allocated for the provision of a new primary school.
- The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary and a SINC. Development proposals for this site will incorporate a green infrastructure corridor along the entire western boundary of the site to provide landscape mitigation for the YDNP and SINC and provide a new PROW connection with the existing residential area at Rockwood, Aireville Park and the Railway Station beyond.
- The two existing tree copses in the south east of the site will be protected as areas of green infrastructure. These areas will be retained and improved through suitable management in order to retain existing wooded areas within the site and along the Gargrave Road approach into Skipton.
- Landscaping will be provided along the eastern boundary in order to lessen the impact of development on existing residents on the Rockwood Estate, and to provide opportunities for pedestrian links to the existing PROW network.
- Development proposals on this site will incorporate the maintenance and restoration of the existing stone boundary walls and tree copses on the site in order to retain the existing landscape character of the site.
- An area of land (3.999ha) to the south of the site adjacent to Gargrave Road is proposed as a Local Green Space designation (LGS) in Policy ENV10, therefore any proposed development scheme will be designed to ensure that this area of land is retained as open land and that development proposals comply with the provisions of Policy ENV10.

- The siting and design of development on the site to conserve the setting of the Skipton conservation area, which adjoins the site to the south and south west of the site.
- Proposals must demonstrate that development along the south west edge of the site would not have an urbanising effect on the setting of the Skipton conservation area by retaining the existing open aspect of the area proposed as LGS, immediately south of the site.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- The site is a greenfield site in a prominent position on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. A Traffic Impact Assessment will be required.
- A Flood Risk Assessment is required. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site, including biodiversity within the adjoining SINC. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Before any development takes place, a comprehensive Masterplan for the site, including the incorporation of the development and design principles detailed above, shall be produced in collaboration with, and to the satisfaction of, the local planning authority and other key stakeholders. Development proposals will be expected to accord with the principles of the Masterplan.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** Land west of Parkwood Drive and Stirtonber

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK081; Land west of Parkwood Drive and Stirtonber; 4.963 ha.	0	0	+	+	+	+	0	+	+	0	0	-	++	-	+	+	+	0	+	+	<p><b>Level 3 (Pass):</b> A large part of this site is recommended for LGS. The site is a relatively tranquil site within the Skipton urban area. The western and southern boundary of the site is immediately adjacent to Skipton Conservation Area. The only part of this site that is considered suitable for allocation is the eastern part of the site. Existing tree copse within this part of the site should be protected through the creation of green infrastructure areas in the centre and west of the site. The creation of these areas would mitigate against the negative effects and pressure development may have on this part of the site. The site is in very close proximity to the YDNP boundary and a SINC. It is envisaged that this site would be developed in conjunction with sites SK080a, SK108 &amp; SK082 and this green infrastructure corridor would extend through these adjoining sites. There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indicated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit. The eastern part of the site is within a medium risk of surface water flooding. Development is likely to have a low impact on biodiversity value.</p>	3, 4, 5a, 5b, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

### **Stage 2: District Level Analysis**

#### (I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

#### (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North west</b>

#### (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
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B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North west</b>
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(IV) Site Position in relation to Health & Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SK081 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site situated to the west of Skipton adjacent to an existing residential area. A large part of site SK081 is proposed as Local Green Space Designation (LGS) given the existing wildlife value and historic significance of this site. The only part of site SK081 that is considered suitable for allocation is the eastern part of the site.

Sites SK080a, SK081, SK082 & SK108 (Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton) are being considered together as a potential housing allocation. Site SK081 is located within the south of this group of sites. The site analysis set out below relates to all these sites.

An acceptable safe access can be achieved to the site. There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indicated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit.

NYCC Education have indicated that given the likely housing growth proposed there is a need for 1 or 2 new primary schools within Skipton, or significant expansion of existing primary schools and that a new school site might offer the opportunity to relocate an existing school, however this would require additional funding. It is considered that this group of sites provide a possible location for a new primary school in Skipton. NYCC have indicated that the land requirement for a new school is 1.8ha. An area of this size has been identified to the north west of the net development area of this group of sites.



The site is in very close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects and pressure development may have on these areas there is an opportunity for the creation of a green infrastructure corridor within the site, along the western boundary of the site in order to provide a buffer to the SINC & the YDNP. Existing tree copses within the site should be protected through the creation of green infrastructure areas in the centre and west of the site. The creation of these areas would mitigate against the negative effects and pressure development may have on this part of the site. These proposed areas of green infrastructure within the site would provide links to the existing PROW network to the north of this group of sites.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Given the impact of development on the YDNP the SINC, the recommendation of part of this site as LGS designation and the proposed location for a new primary school a smaller part of the site area submitted to the SHLAA database can be utilised.

**Net Developable Area:** Sites SK080a, SK081, SK082 & SK108 are identified as a single preferred site as it is envisaged that they would be development in conjunction with each other. The total site allocation is 15.918ha. The net developable area of this group of sites is 10.119 hectares, which excludes 3.999ha of green infrastructure and 1.8ha of land for the provision of a new primary school.

**Number of Dwellings Generated:** 324 dwellings generated from sites SK081, SK082 & SK108.

**Development Principles (relating to sites SK080a, SK081, SK082 & SK108 as a single preferred site allocation):**

- An area of land (1.8ha) in the north east corner of the site is allocated for the provision of a new primary school.
- The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary and a SINC. Development proposals for this site will incorporate a green infrastructure corridor along the entire western boundary of the site to provide landscape mitigation for the YDNP and SINC and provide a new PROW connection with the existing residential area at Rockwood, Aireville Park and the Railway Station beyond.
- The two existing tree copses in the south east of the site will be protected as areas of green infrastructure. These areas will be retained and improved through suitable management in order to retain existing wooded areas within the site and along the Gargrave Road approach into Skipton.

- Landscaping will be provided along the eastern boundary in order to lessen the impact of development on existing residents on the Rockwood Estate, and to provide opportunities for pedestrian links to the existing PROW network.
- Development proposals on this site will incorporate the maintenance and restoration of the existing stone boundary walls and tree copses on the site in order to retain the existing landscape character of the site.
- An area of land (3.999ha) to the south of the site adjacent to Gargrave Road is proposed as a Local Green Space designation (LGS) in Policy ENV10, therefore any proposed development scheme will be designed to ensure that this area of land is retained as open land and that development proposals comply with the provisions of Policy ENV10.
- The siting and design of development on the site to conserve the setting of the Skipton conservation area, which adjoins the site to the south and south west of the site.
- Proposals must demonstrate that development along the south west edge of the site would not have an urbanising effect on the setting of the Skipton conservation area by retaining the existing open aspect of the area proposed as LGS, immediately south of the site.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- The site is a greenfield site in a prominent position on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. A Traffic Impact Assessment will be required.
- A Flood Risk Assessment is required. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.

- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site, including biodiversity within the adjoining SINC. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Before any development takes place, a comprehensive Masterplan for the site, including the incorporation of the development and design principles detailed above, shall be produced in collaboration with, and to the satisfaction of, the local planning authority and other key stakeholders. Development proposals will be expected to accord with the principles of the Masterplan.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land bounded by White Hills Land and A65

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK082; Land bounded by White Hills Land and A65; 0.843 ha.	0	0	+	+	+	+	+	+	++	0	0	0	++	-	+	+	+	0	+	+	<b>Level 3 (Pass):</b> The site performs well regarding flood risk. The site is in very close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects and pressure development may have on these areas there is an opportunity for the creation of a green infrastructure corridor running adjacent to the western boundary of the site. It is envisaged that this site would be developed in conjunction with sites SK080a, SK108 & SK081 and this green infrastructure corridor would extend through these adjoining sites. Links may be developed with the existing childrens' outdoor play facilities on land to the south east. Potential site for new primary school provision in Skipton located to the south east of the site (within site SK108). There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indicated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit. Development is likely to have a low impact on biodiversity value.	3, 4, 5b, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

### **Stage 2: District Level Analysis**

#### (I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

#### (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North west</b>

#### (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North west</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

**Narrative of Site Analysis**

Site SK082 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site situated to the west of Skipton.

Sites SK080a, SK081, SK082 & SK108 (Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton) are being considered together as a potential housing allocation. Site SK082 is located within the north of this group of sites. The site analysis set out below relates to all these sites.

An acceptable safe access can be achieved to the site. There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. NYCC Highways have indicated that access would be possible direct from Gargrave Road. There is a required visibility of 60m x 2m looking east towards Skipton as within the 30 mph speed limit. Visibility of 120m x 2m will be required westerly as this goes in to the 40 mph speed limit.

NYCC Education have indicated that given the likely housing growth proposed there is a need for 1 or 2 new primary schools within Skipton, or significant expansion of existing primary schools and that a new school site might offer the opportunity to relocate an existing school, however this would require additional funding. It is considered that this group of sites provide a possible location for a new primary school in Skipton. NYCC have indicated that the land requirement for a new school is 1.8ha. An area of this size has been identified to the north west of the net development area of this group of sites.

The site is in very close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects and pressure development may have on these areas there is an opportunity for the creation of a green infrastructure corridor within the site, along the western boundary of the site in order to

provide a buffer to the SINC & the YDNP. Existing tree copses within the site should be protected through the creation of green infrastructure areas in the centre and west of the site. The creation of these areas would mitigate against the negative effects and pressure development may have on this part of the site. These proposed areas of green infrastructure within the site would provide links to the existing PROW network to the north of this group of sites.

The southern portion of the site running parallel to Gargrave Road is recommended as a LGS designation.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Given the impact of development on the YDNP the SINC, the recommendation of part of this site as LGS designation and the proposed location for a new primary school a smaller part of the site area submitted to the SHLAA database can be utilised.

**Net Developable Area:** Sites SK080a, SK081, SK082 & SK108 are identified as a single preferred site as it is envisaged that they would be development in conjunction with each other. The total site allocation is 15.918ha. The net developable area of this group of sites is 10.119 hectares, which excludes 3.999ha of green infrastructure and 1.8ha of land for the provision of a new primary school.

**Number of Dwellings Generated:** 324 dwellings generated from sites SK081, SK082 & SK108.

**Development Principles (relating to sites SK080a, SK081, SK082 & SK108 as a single preferred site allocation):**

- An area of land (1.8ha) in the north east corner of the site is allocated for the provision of a new primary school.
- The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary and a SINC. Development proposals for this site will incorporate a green infrastructure corridor along the entire western boundary of the site to provide landscape mitigation for the YDNP and SINC and provide a new PROW connection with the existing residential area at Rockwood, Aireville Park and the Railway Station beyond.
- The two existing tree copses in the south east of the site will be protected as areas of green infrastructure. These areas will be retained and improved through suitable management in order to retain existing wooded areas within the site and along the Gargrave Road approach into Skipton.

- Landscaping will be provided along the eastern boundary in order to lessen the impact of development on existing residents on the Rockwood Estate, and to provide opportunities for pedestrian links to the existing PROW network.
- Development proposals on this site will incorporate the maintenance and restoration of the existing stone boundary walls and tree copses on the site in order to retain the existing landscape character of the site.
- An area of land (3.999ha) to the south of the site adjacent to Gargrave Road is proposed as a Local Green Space designation (LGS) in Policy ENV10, therefore any proposed development scheme will be designed to ensure that this area of land is retained as open land and that development proposals comply with the provisions of Policy ENV10.
- The siting and design of development on the site to conserve the setting of the Skipton conservation area, which adjoins the site to the south and south west of the site.
- Proposals must demonstrate that development along the south west edge of the site would not have an urbanising effect on the setting of the Skipton conservation area by retaining the existing open aspect of the area proposed as LGS, immediately south of the site.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- The site is a greenfield site in a prominent position on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. A Traffic Impact Assessment will be required.
- A Flood Risk Assessment is required. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.



- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site, including biodiversity within the adjoining SINC. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Before any development takes place, a comprehensive Masterplan for the site, including the incorporation of the development and design principles detailed above, shall be produced in collaboration with, and to the satisfaction of, the local planning authority and other key stakeholders. Development proposals will be expected to accord with the principles of the Masterplan.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** Hawbank Fields, North of Otley Road and south of A6132

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK088; Hawbank Fields, North of Otley Road and south of A6132; 12.252 ha.	0	0	+	0	-	+	0	+	-	-	0	0	++	-	+	0	0	0	+	+	<p><b>Level 3 (Pass):</b> It is considered that the eastern part of the site has strong landscape visual character. It is recommended that the central part of the site is suitable for residential development. Parts of the southern half of the site is within flood zone 2 &amp; 3a and is at medium/high risk of surface water flooding (along Skibeden Back). This southern area also has strong landscape visual character and biodiversity value, which should be retained to protect this existing entrance to the town. There is an opportunity to create a green infrastructure corridor within the site parallel to the west site boundary, linking to existing green infrastructure networks within Skipton. Otley Road, to the site's southern boundary, is also a busily trafficked road with relatively poor sightlines in this area. Acceptable access can be achieved from Harrogate Road with visibility of 120m x 2m and footway link provided. Development is likely to have a low impact on biodiversity value.</p>	2, 3, 4, 5b, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Viability of Affordable Housing Provision**

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

**(II) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North east</b>

**(III) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North east</b>

**(IV) Site Position in relation to Health & Safety Executive (HSE) Zone**

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SK088 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site located to the north east of Skipton adjacent to an existing residential area, however the site is separated from this residential area by the railway line. The site is in close proximity to the YDNP boundary and a SINC. The eastern section of the site is more elevated and visible than the central and western part of the site, therefore it is considered that residential development on the eastern section would have a negative impact on landscape character, however the impact of development on the central and western parts of the site would be minimal as any new residential development would be located on a less elevated part of the site. Development would form an extension to the existing built-up residential area to the west of the site. This proposed site allocation includes the central and western sections of the site and excludes the eastern section due to the impacts development of this part of the site would have on existing landscape character. In order to mitigate against the negative effects and pressure development may have there are opportunities for the creation of approximately 4.114ha of green infrastructure in the north, south and east of the site, including the protection of the existing area of wood land in the south west of the site. The creation of green infrastructure within the site provides opportunities for links to be made to existing green infrastructure networks to the north, south and west of the site. The creation of a green corridor in the north of the site would continue the existing pattern of residential development on Green Acres where the dwellings are set back from Harrogate Road. An acceptable access can be achieved from Harrogate Road (A6131) and Greenacres.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Given the impact of development on the YDNP and the SINC the net developable area of the site would form a smaller part of the site area submitted in the SHLAA.

**Net Developable Area:** 4.484 hectares (central and western part of SHLAA site)

**Number of Dwellings Generated:** 143 dwellings (4.484 hectares x 32 dwellings per hectare).

**Development Principles:**

- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park. Development proposals for this site will incorporate landscape mitigation(s) including approximately 4.144ha of green infrastructure in the north, south and east of the site, which shall include the protection of the existing area of woodland in the south west of the site.
- Development proposals will seek to maximise opportunities for links to be made to existing green infrastructure and PROW networks to the north, south and west of the site. The creation of a green corridor in the north of the site will continue the existing pattern of residential development on Green Acres where the dwellings are set back from Harrogate Road.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.
- The site is a greenfield site in a prominent position on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- Access to the site is to be gained from Harrogate Road (A6131) with an opportunity for pedestrian access to be provided onto the site from Greenacres to the west.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.

- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** Land at Elseycroft, south of Otley Road

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK089; Land at Elseycroft, south of Otley Road; 12.115 ha.	0	0	+	0	-	+	0	+	+	-	0	0	++	-	+	-	0	0	+	+	<p><b>Level 3 (Pass):</b> A small part of flood zone 2 lies adjacent to the north west boundary of the site. The central and south east part of the site is in an area of medium to high risk of surface water flooding. Access to the site is acceptable in principle from Otley Road and Elsey Croft. The site provides opportunities to create areas of green infrastructure in the north and south of the site. A green infrastructure corridor in the north of the site would complement the southern portion of SK088 across Otley Road to retain this existing approach to the town. Development is likely to have a low impact on biodiversity value. It is expected that a new primary school will be provided on 1.8ha of the total site area of sites SK089 &amp; SK090.</p>	2, 3, 4, 5b, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Viability of Affordable Housing Provision**

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

**(II) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North east</b>

**(III) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North east</b>

**(IV) Site Position in relation to Health & Safety Executive (HSE) Zone**



A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SK089 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site located to the north east of Skipton adjacent to an existing residential area. It is envisaged that site SK089 would be developed in conjunction with site SK090. The site analysis set out below relates to all these sites.

These sites are in close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects and pressure development may have on this area there is an opportunity for the creation of green infrastructure corridors. An area of green infrastructure is proposed in the south west of site SK090 incorporating an existing footpath running within the site adjacent to the south west boundary, which provides links to the east of Skipton and beyond. An area of green infrastructure is also proposed within the site boundary adjacent to the northern boundary of site SK089, providing the continuation of a proposed green buffer to the north of Otley Road (site SK088). These green corridors would protect this road approach to Skipton by maintaining the existing open, rural feel of this approach to Skipton up to the railway bridge on Otley Road. A third green infrastructure corridor is also proposed within the site running adjacent to the south boundary, providing a buffer between existing residential development at Elsey Croft and new residential development on sites SK089 & SK090. This area would also maintain an open feel to the existing PROW running along the southern boundary of the site. An acceptable access can be achieved from Otley Road and Elsey Croft.

NYCC Education have indicated that given the likely housing growth proposed there is a need for 1 or 2 new primary schools within Skipton, or significant expansion of existing primary schools and that a new school site might offer the opportunity to relocate an existing school, however this would require additional funding. It is considered that this group of sites provide a possible location for a new primary school to serve the east of Skipton. NYCC have indicated that the land requirement for a new school is 1.8ha. It is expected that a new primary school will be provided on 1.8ha of the total site area of sites SK089 & SK090.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Given the impact of development on the YDNP the SINC a smaller part of the site area submitted to the SHLAA database can be utilised.

**Net Developable Area:** Sites SK089 & SK090 (Land to the north of Airedale Avenue & Elsey Croft and east of Railway Line, Skipton) are identified as a single preferred site as it is envisaged that they would be development in conjunction with each other. The total site allocation is 10.591ha. The net developable area of this group of sites is 6.807 hectares, which excludes 1.984ha of green infrastructure and 1.8ha of land for the provision of a new primary school.

**Number of Dwellings Generated:** 218 dwellings (6.807 hectares x 32 dwellings per hectare).

***Development Principles (relating to sites SK089 & SK090 as a single preferred site allocation):***

- A new primary school will be provided on 1.8ha of the total site area of sites SK089 & SK090 to meet the educational requirements for Skipton over the plan period.
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary. Development proposals for this site will incorporate landscape mitigation(s) including green infrastructure corridors. A green infrastructure corridor along the northern boundary of the site along Otley Road will be provided to maintain the existing open, rural feel of this approach to Skipton up to the railway bridge. A green infrastructure corridor will also be provided to the south west of site SK090 incorporating an existing footpath running within the site adjacent to the south west boundary, providing links to the east of Skipton and beyond. A third green infrastructure corridor will also be provided adjacent to the south boundary, providing a buffer between existing residential development at Elsey Croft and new residential development on sites SK089 & SK090. This area will also maintain an open feel to the existing PROW running along the southern boundary of the site.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.

- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Access to site SK090 is to be gained from Wensleydale Avenue, Otley Road and Elsey Croft
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** Land north of Airedale Avenue east of railway line

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK090; Land north of Airedale Avenue east of railway line; 2.394 ha.	0	0	+	0	-	+	0	+	-	-	0	0	++	-	+	-	0	0	+	+	<p><b>Level 3 (Pass): 63/2007/7981</b> - approval for construction of 5 dwellings, now completed. SHLAA site boundary has been amended to exclude this area. The western portion of the site has valuable open green space with an existing footpath leading down towards the railway bridge. This path links to other existing green infrastructure networks within Skipton. The site provides opportunities to create areas of green infrastructure in the west and south of the site. The site is accessible from Wensleydale Avenue. Flood zone 2 lies along part of the western boundary of the site. The site is in a medium/high risk of surface water flooding. Development is likely to have a low impact on biodiversity value. It is expected that a new primary school will be provided on 1.8ha of the total site area of sites SK089 &amp; SK090.</p>	2, 3, 4, 5b, 7

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Viability of Affordable Housing Provision**

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

**(II) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North west</b>

**(III) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North west</b>

**(IV) Site Position in relation to Health & Safety Executive (HSE) Zone**

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SK090 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site located to the north east of Skipton adjacent to an existing residential area. It is envisaged that site SK090 would be developed in conjunction with site SK089. The site analysis set out below relates to all these sites.

These sites are in close proximity to the YDNP boundary and a SINC. In order to mitigate against the negative effects and pressure development may have on this area there is an opportunity for the creation of green infrastructure corridors. An area of green infrastructure is proposed in the south west of site SK090 incorporating an existing footpath running within the site adjacent to the south west boundary, which provides links to the east of Skipton and beyond. An area of green infrastructure is also proposed within the site boundary adjacent to the northern boundary of site SK089, providing the continuation of a proposed green buffer to the north of Otley Road (site SK088). These green corridors would protect this road approach to Skipton by maintaining the existing open, rural feel of this approach to Skipton up to the railway bridge on Otley Road. A third green infrastructure corridor is also proposed within the site running adjacent to the south boundary, providing a buffer between existing residential development at Elsey Croft and new residential development on sites SK089 & SK090. This area would also maintain an open feel to the existing PROW running along the southern boundary of the site. An acceptable access can be achieved from Otley Road and Elsey Croft.

NYCC Education have indicated that given the likely housing growth proposed there is a need for 1 or 2 new primary schools within Skipton, or significant expansion of existing primary schools and that a new school site might offer the opportunity to relocate an existing school, however this would require additional funding. It is considered that this group of sites provide a possible location for a new primary school to serve the east of Skipton. NYCC have indicated that the land requirement for a new school is 1.8ha. It is expected that a new primary school will be provided on 1.8ha of the total site area of sites SK089 & SK090.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Given the impact of development on the YDNP the SINC a smaller part of the site area submitted to the SHLAA database can be utilised.

**Net Developable Area:** Sites SK089 & SK090 (Land to the north of Airedale Avenue & Elsey Croft and east of Railway Line, Skipton) are identified as a single preferred site as it is envisaged that they would be development in conjunction with each other. The total site allocation is 10.591ha. The net developable area of this group of sites is 6.807 hectares, which excludes 1.984ha of green infrastructure and 1.8ha of land for the provision of a new primary school.

**Number of Dwellings Generated:** 218 dwellings (6.807 hectares x 32 dwellings per hectare).

***Development Principles (relating to sites SK089 & SK090 as a single preferred site allocation):***

- A new primary school will be provided on 1.8ha of the total site area of sites SK089 & SK090 to meet the educational requirements for Skipton over the plan period.
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary. Development proposals for this site will incorporate landscape mitigation(s) including green infrastructure corridors. A green infrastructure corridor along the northern boundary of the site along Otley Road will be provided to maintain the existing open, rural feel of this approach to Skipton up to the railway bridge. A green infrastructure corridor will also be provided to the south west of site SK090 incorporating an existing footpath running within the site adjacent to the south west boundary, providing links to the east of Skipton and beyond. A third green infrastructure corridor will also be provided adjacent to the south boundary, providing a buffer between existing residential development at Elsey Croft and new residential development on sites SK089 & SK090. This area will also maintain an open feel to the existing PROW running along the southern boundary of the site.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.

- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Access to site SK090 is to be gained from Wensleydale Avenue, Otley Road and Elsey Croft
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.



## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

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

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK094; Land bounded by Carleton Road, railway line, and A629; 11.325 ha.	0	0	+	0	-	+	0	+	-	-	-	0	+	-	+	0	0	0	+	+	<b>Level 3 (Pass):</b> This site is suitable only in part, as the flood risk is significant, with FRZ2 and FRZ3 present on the site. The central and northern areas are more suitable. Areas at medium/high risk of surface water flooding exist throughout the site. A pedestrian bridge connects to the southern area which is used recreationally by Skipton residents. This southern area has also landscape value. This site is located close to the A629 to the south, and hence residential development should be set back from this A road in any case. Safe access can be achieved. There is a current application on this site proposing residential development for 67 houses, parking, access road and cycle circuit track. (63/2016/17465).	2, 3, 4, 5b, 7

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

### Stage 2: District Level Analysis

- (I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>South</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SK094 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site situated to the south of Skipton's built up area and is adjacent to an existing residential area. The site location allows relatively good access to the town's services, and hence improving connectivity and reducing the need for travel. Safe access can be achieved to the site. It also performs favourably regarding a likely low level of potential impact on the Yorkshire Dales National Park, SPA, SAC or RAMSAR sites given the fact that the site is located to the south of Skipton. The area of land to the south of this preferred site falls in Flood Risk Zones 3a and 3b. There is an area in the east, west and south of the site that is located within flood risk zone 2 & 3, which provides an opportunity to incorporate an area of open space/green infrastructure into any scheme for this site.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

Given the flooding constraint on the site the northern and central parts of the SHLAA site is identified as a preferred site.

**Net Developable Area:** 3.082 hectares

**Number of Dwellings Generated:** 99 dwellings (3.082 hectares x 32 dwellings per hectare).

### ***Development Principles:***

- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is a greenfield site in a prominent location on the edge of Skipton. Development proposals for this site will incorporate landscape mitigation(s) including approximately 7.4 ha of green infrastructure in the east, west and south of the site, providing an opportunity for an area of open space/green infrastructure to be created, potentially incorporating a closed road cycle circuit track. This part of the site lies within flood risk zone 2 & 3, which incorporates an existing PROW along the southern boundary of the site. Proposals will incorporate the route of this PROW in order to maintain this link from the site to the wider area.

- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Siting and design of development on the site to conserve the setting of the adjacent Conservation Area.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- As the site is in a prominent position on the edge of Skipton, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- Access to the site is to be gained from Carleton Road and Burnside Crescent.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** East of Keighley Road and south of Cawder Lane

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK101; East of Keighley Road and south of Cawder Lane; 3.999 ha.	0	0	-	-	0	+	0	+	+	0	-	0	++	-	+	+	+	0	+	+	<b>Level 3 (Pass):</b> The site can be accessed from the north and access exists to the pedestrian and cycle walkway along the canal via Horse Close bridge. Acceptable visibility to site can be achieved. It would be recommended that a bridge be built to serve the new housing. This would need a wider traffic assessment undertaking. The western boundary is adjacent to flood zone 3a. Areas of medium/high risk of surface water flooding. Development is likely to have a low impact on biodiversity value.	4, 5b, 6, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is	<b>Yes</b>
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obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>South</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SK101 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is a greenfield site situated on the edge of south Skipton. Given this southern location it performs favourably regarding a likely low level of potential impact on the National Park boundary, SPA, SAC or Ramsar sites. Access exists from the site via Horse Close Bridge to the pedestrian and cycle walkway along the canal, providing access to the town's services to the north, and hence improving connectivity and reducing the need for travel. Acceptable visibility to site can be achieved onto Cawder Lane. Access to Keighley Road from Cawder Lane is via the existing Horse Close Bridge, which is currently restricted in terms of width. It would therefore be recommended that a bridge be built/widened to serve the new housing.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures.

**Net Developable Area:** 3.422 hectares

**Number of Dwellings Generated:** 110 dwellings (3.422 hectares x 32 dwellings per hectare).

### ***Development Principles:***

- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- Siting and design of development on the site to conserve the setting of the conservation area, which adjoins the western boundary of the site and includes the Leeds & Liverpool Canal corridor.
- Connectivity of the canal corridor for wildlife will be enhanced through the use of sensitive planting and low level lighting within any proposed scheme.
- Development on this site will be set back from the Leeds & Liverpool Canal to provide an area of green infrastructure within the site, which will promote urban short walks for exercise & recreation.

- The site is in a prominent location. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle;
- A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible
- Access to the site is to be gained from Cawder Lane. Access to Keighley Road from Cawder Lane is via the existing Horse Close Bridge, which is currently restricted in terms of width. Development proposals for the site will therefore demonstrate how access to the site via Horse Close Bridge can be improved (by either widening the existing bridge or the provision of a new bridge) to serve the new housing. A traffic impact assessment will be required.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.



## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** Cawder Gill/Horse Close

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK114; Cawder Gill/Horse Close; 9.919 ha.	0	0	0	0	0	+	0	+	++	0	-	0	++	-	+	-	-	0	+	+	<p><b>Level 3 (Pass):</b> Only southern half of this site is available after a planning application for residential development was approved for the northern half (63/2015/15503). Access could be achieved via site SK124 (garage site) or via existing reservoir track from Whinny Gill Road, which provides access to scheme 63/2015/15503. This scheme has not yet been implemented, therefore the site has been assessed on this basis. Two wooded ghylls exist on the site. One running east to west across the north boundary of the site (immediately to the south of the northern portion of SHLAA site SK116, subject to planning consent 63/2015/15503), and the other running east to west across the middle of the site. These areas are proposed as a green infrastructure corridors within the site, providing links to the existing PROW network. The site slopes steeply to the east and the most north eastern part of the site is characterised by open moorland. This area is proposed as a green infrastructure corridor linking to the area of GI proposed running east to west across the northern boundary of the site, characterised by the existing wooded ghyll. Site in FRZ1. Development is likely to have a low impact on biodiversity value.</p>	4, 5b, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Viability of Affordable Housing Provision**

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

**(II) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South east</b>

**(III) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>South east</b>

**(IV) Site Position in relation to Health & Safety Executive (HSE) Zone**

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Sites SK124 & SK114 (Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton) are being considered together as a potential housing allocation. Site SK124 is located within the west of this group of sites. The site analysis set out below relates to both these sites:

Site SK114 is a greenfield site situated in the edge of an existing residential area to the south east of Skipton. Site SK124 is a brownfield site situated in the edge of an existing residential area to the south east of Skipton. Access could be achieved via site SK124 (CDC owned garage site) or via existing reservoir track from Whinny Gill Road, which provides access to scheme 63/2015/15503, which is located in the northern section of site SK114. Note: this scheme has not yet been implemented and therefore the site has been assessed on this basis. If access to the site is achieved via site SK124 the two sites are currently in two different ownerships, however both owners have indicated that both sites are potential development sites to be sold for future development. The site is not in the north or north-east of the settlement, closest to the National Park's boundary. An area in the east of the original SHLAA site has been excluded given the topography of this part of the site (steeply sloping to the east). The eastern boundary of the site has been drawn to follow a continuation of built development given consent under application 63/2015/15503 to the north of site.

Two wooded ghylls exist on the site. One running east to west across the north boundary of the site (immediately to the south of the northern portion of SHLAA site SK116, subject to planning consent 63/2015/15503), and the other running east to west across the middle of the site. These areas are proposed as a green infrastructure corridors within the site, providing links to the existing PROW network. The site slopes steeply to the east and the most north eastern part of the site is characterised by open moorland. This area is proposed as a green infrastructure corridor linking to the area of GI proposed running east to west across the northern boundary of the site, characterised by the existing wooded ghyll.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures. The majority of the site submitted to the SHLAA database can be utilised. This excludes the area with planning permission (63/2015/15503).

**Net Developable Area:** The total site allocation is 4.571ha. The net developable area of this group of sites is 3.489 hectares, which excludes 1.082ha of green infrastructure

**Number of Dwellings Generated:** 112 dwellings (3.489 hectares x 32 dwellings per hectare).

**Development Principles (relating to sites SK124 & SK114 as a single preferred site allocation):**

- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- The site is a greenfield site in a prominent location on the edge of Skipton. Development proposals for this site will incorporate landscape mitigation(s) including three green infrastructure corridors. Two existing wooded ghylls on the site in the north and central part of the site are identified as areas of green infrastructure, providing links to the existing PROW network to the north. The most north eastern part of the site is steeply sloping and characterised by open moorland. This area is proposed as a green infrastructure corridor linking to the area of GI running east to west across the northern boundary of the site.
- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Access to the site is to be gained from the Cawder Road garage site located in the south west of the site. Alternatively there is the potential to access the site via existing reservoir track from Whinny Gill Road, which provides access to a residential scheme with consent to the north of the site. Access to Keighley Road from Cawder Lane is via the existing Horse Close Bridge, which is currently restricted in terms of width. Development

proposals for the site should therefore demonstrate how access to the site via Horse Close Bridge can be improved (by either widening the existing bridge or the provision of a new bridge) to serve the new housing. A traffic impact assessment will be required.

- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Garages off Cawder Road

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK124; Garages off Cawder Road; 0.084 ha.	0	0	0	0	0	+	0	+	++	0	0	0	++	+	+	+	+	0	+	+	<b>Level 3 (Pass):</b> The site is too small to pass Stage 1 on its own, but it can be developed as a suitable access to service any potential development on the southern end of SK114. Brownfield site. Safe access can be achieved. Site in FRZ1.	4, 5b, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>No</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	

C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	
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## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South east</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>South east</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site does not pass all four District Level Analyses, as this site would not deliver any affordable housing, given the site size. It is envisaged that this site would be development in conjunction with site SK114 as this site would provide access to the larger site SK114 to the west. After a comparison with other Pool of Site options in Skipton, sites SK124 and SK114 are considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Sites SK124 & SK114 (Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton) are being considered together as a potential housing allocation. Site SK124 is located within the west of this group of sites. The site analysis set out below relates to both these sites:

Site SK124 is a brownfield site situated in the edge of an existing residential area to the south east of Skipton. Site SK114 is a greenfield site situated in the edge of an existing residential area to the south east of Skipton. The last use of the site was as a garage site owned by Craven District Council. Access could be achieved via site SK124 or via existing reservoir track from Whinny Gill Road, which provides access to scheme 63/2015/15503, which is located in the northern section of site SK114. Note: this scheme has not yet been implemented and therefore the site has been assessed on this basis. If access to the site is achieved via site SK124 the two sites are currently in two different ownerships, however both owners have indicated that both sites are potential development sites to be sold for future development. The site is not in the north or north-east of the settlement, closest to the National Park's boundary. An area in the east of the original SHLAA site has been excluded given the topography of this part of the site (steeply sloping to the east). The eastern boundary of the site has been drawn to follow a continuation of built development given consent under application 63/2015/15503 to the north of site.

Two wooded ghylls exist on the site. One running east to west across the north boundary of the site (immediately to the south of the northern portion of SHLAA site SK116, subject to planning consent 63/2015/15503), and the other running east to west across the middle of the site. These areas are proposed as a green infrastructure corridors within the site, providing links to the existing PROW network. The site slopes steeply to the east and the most north eastern part of the site is characterised by open moorland. This area is proposed as a green infrastructure corridor linking to the area of GI proposed running east to west across the northern boundary of the site, characterised by the existing wooded ghyll.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures. The majority of the site submitted to the SHLAA database can be utilised. This excludes the area with planning permission (63/2015/15503).

**Net Developable Area:** The total site allocation is 4.571ha. The net developable area of this group of sites is 3.489 hectares, which excludes 1.082ha of green infrastructure

**Number of Dwellings Generated:** 112 dwellings (3.489 hectares x 32 dwellings per hectare).



***Development Principles (relating to sites SK124 & SK114 as a single preferred site allocation):***

- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- The site is a greenfield site in a prominent location on the edge of Skipton. Development proposals for this site will incorporate landscape mitigation(s) including three green infrastructure corridors. Two existing wooded ghylls on the site in the north and central part of the site are identified as areas of green infrastructure, providing links to the existing PROW network to the north. The most north eastern part of the site is steeply sloping and characterised by open moorland. This area is proposed as a green infrastructure corridor linking to the area of GI running east to west across the northern boundary of the site.
- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Access to the site is to be gained from the Cawder Road garage site located in the south west of the site. Alternatively there is the potential to access the site via existing reservoir track from Whinny Gill Road, which provides access to a residential scheme with consent to the north of the site. Access to Keighley Road from Cawder Lane is via the existing Horse Close Bridge, which is currently restricted in terms of width. Development proposals for the site should therefore demonstrate how access to the site via Horse Close Bridge can be improved (by either widening the existing bridge or the provision of a new bridge) to serve the new housing. A traffic impact assessment will be required.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

**Craven Local Plan: Employment Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land north of Skipton Railway Station ‘B’ [Broughton Road] 0.05 ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Land north of Skipton Railway Station "B"																					The site has been redeveloped to provide an improved delivery entrance to Morrisons supermarket and is therefore no longer available.	No longer available for allocation

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis. The site has been granted planning permission and redeveloped to provide an improved delivery entrance for an adjoining supermarket.

## Craven Local Plan: Employment Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** SK080, Land north of Skipton Auction Mart 1.59 ha

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
SK080: Land north of Skipton Auction Mart	+	+	++	++	++	+	+	++	++	0	+	+	0	0	+	-	0	-	+	+	The ELR recommends allocation of the site for employment use subject to detailed ecological, landscape and visual assessments. The site is in FZ1, outside the conservation area, adjacent to a SINC and in a prominent position at an entrance to the town. There is some archaeological interest.	Continue to consider in comparison with other sites and with mitigation: 3,5b,9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North-west</b>

**(II) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North-west</b>

**(III) Site Position in relation to Health & Safety Executive (HSE) Zone**

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. However after a comparison with other Pool of Site options in Skipton, the site is not considered suitable as a **Preferred Site** in this settlement given the fact that the remaining site size excluding the proposed Local Green Space designation is in close proximity to the SINC and is within a prominent location on rising ground at the entrance to Skipton.

## Craven Local Plan: Employment Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** SK049, Land east of Skipton bypass, 23.17ha

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK049: Land east of Skipton bypass	++	++	++	++	++	+	+	++	—	0	+	+	0	0	+	-	0	-	+	0	The ELR recommends allocation of the site for employment led mixed use development. The site is within FZ3b and is at risk from surface water flooding and groundwater emergence, but is likely to benefit from the Skipton Flood Alleviation Scheme, which is currently under construction. The site is outside the conservation area, but in a prominent position adjacent to the bypass. The area is of some interest for sand and gravel.	Continue to consider in comparison with other sites and with mitigation: 1b,2,9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South-west</b>

**(II) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>South-west</b>

**(III) Site Position in relation to Health & Safety Executive (HSE) Zone**

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as a **Preferred Site** in this settlement.

### **Narrative of Site Analysis**

Part of the gross site area already benefits from planning permission for mixed use development and the ELR recommends allocation of the remainder (or 'net developable area') for employment-led mixed use development. The net developable area returns a mixture of positive, negative and neutral results in the analysis. High flood risk is likely to be reduced once the current Skipton Flood Alleviation Scheme is completed and whilst the land is outside the conservation area, it is also in a prominent location adjacent to the bypass. Therefore, employment-led mixed use development is likely to require mitigation against visual impact and any residual flood risk. As such the north western section of the site area submitted to the SHLAA database can be utilised.

**Total Site Allocation Area:** 6.02 hectares (north western part of available SHLAA site).

#### ***Development Principles:***

- Development of the site will be employment led (B1, B2, B8) to ensure the delivery of socio-economic objectives set out in the Local Plan.
- High flood risk is likely to be reduced on completion of the Skipton Flood Alleviation Scheme. However, a Flood Risk Assessment is likely to be required in order to assess any residual fluvial or surface water hazard within the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- The site's prominent location adjacent to the bypass on the town's south-east periphery and Waltonwrays Cemetery will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area and existing sensitive land uses is not adversely affected.
- Connections, including pedestrian and cycle routes to/from the town, railway station and adjacent employment and residential areas shall be created/enhanced.
- A ground conditions assessment is required to consider the potential presence of ground contaminants potentially arising from historical uses/activities in the area. Mitigation is to be provided where it is necessary.
- Development proposals on this site must accord with all relevant policies of the local plan.

**Craven Local Plan: Employment Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** SK113, Land south of Skipton Auction Mart, 3.66ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK113: Land south of Skipton Auction Mart	++	++	++	++	++	+	+	++	+	0	+	-	0	0	+	-				0	The ELR recommends allocation of the site for employment use. Some of the site is in FZ3a, but most is in FZ1 with some surface water flood risk. The site adjoins the Skipton Conservation Area and the Leeds and Liverpool Canal, which is an important feature and gateway to the town. There is some archaeological interest and the area is of some interest for sand and gravel.	Continue to consider in comparison with other sites and with mitigation: 2,5a,5b,9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Skipton if a surplus of sites exists.



**Stage 2: District Level Analysis****(I) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>West</b>

**(II) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>West</b>

**(III) Site Position in relation to Health & Safety Executive (HSE) Zone**

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as a **Preferred Site** in this settlement.

### **Narrative of Site Analysis**

The site returns mostly positive results in the analysis, with some negative and neutral results. Flood risk is mostly low with some higher risk areas within the site. The ELR recommends allocation for employment use. However, due to some sensitive aspects of the site's location, any development is likely to require the incorporation of mitigation measures relating to flood risk, visual impact and heritage impact – particularly the impact on the setting of Skipton Conservation Area, the Leeds and Liverpool Canal and any archaeological remains.

***Total Site Allocation Area:*** 3.01 hectares

#### ***Development Principles:***

- A Flood Risk Assessment is required, as fluvial and surface water hazards have been identified within parts of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site adjoins the Skipton Conservation Area and is in a prominent location on the Leeds & Liverpool Canal at an important gateway to the town. Therefore, the developer is required to carry out a detailed assessment of the likely impact of development on the character and appearance of area, including the conservation area and its setting, and to incorporate any necessary mitigation measures into the proposals. Special attention will be paid to the proposed siting, design, layout and landscaping of development to ensure that the character and appearance of the area is not adversely affected with any buildings set back from the canal by at least 15 metres.
- Measures to enhance connectivity of the canal corridor for wildlife through the use of sensitive planting and low level lighting shall be designed into any proposed scheme ;
- An existing PROW runs along the eastern boundary of the site. Proposals will incorporate the route of this PROW in order to maintain this link from the site to the wider existing PROW network.
- The developer is required to arrange an investigation and assessment of the site's archaeological interest, which may necessitate the carrying out of ground works before and/or during development. The findings of the investigation and assessment will be taken into account in the proposals and any necessary mitigation measures will be incorporated into the development, in the interests of archaeological conservation.
- Development proposals on this site must accord with all relevant policies of the local plan

## Craven Local Plan: Employment Site Selection Process

**Settlement Name:** Skipton

**Site Number and Address:** SK135, Skipton Rock Quarry, 4.21 ha

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
SK135: Skipton Rock Quarry	+	+	-	-	-	+	+	++	+	+	++	+	0	0	+	-	0	-	+	0	The ELR recommends allocation of the site (which includes former quarry workings, an HGV yard and some woodland) for employment use (not B1), subject to a detailed ecological appraisal, because of the site's proximity to a SINC. The site is in FZ1, with some risk from surface water and groundwater, and is outside the conservation area.	Continue to consider in comparison with other sites and with mitigation: 2,3

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North-east</b>

**(II) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North-east</b>

**(III) Site Position in relation to Health & Safety Executive (HSE) Zone**

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as a **Preferred Site** in this settlement.

**Narrative of Site Analysis**

The site returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include low flood risk, with some surface water and groundwater issues, and nil impact on the conservation area. However, the site is adjacent to a SINC and contains some woodland. The ELR's recommendation to allocate the site for B2 and/or B8 employment use is subject to a detailed ecological appraisal. Any resulting development is likely to require mitigation against biodiversity impact and non-fluvial flood risk. As such the northern section of the site area submitted to the SHLAA database can be utilised.

***Total Site Allocation Area:*** 1.064 hectares (northern part of available SHLAA site).

***Development Principles:***

- A Flood Risk Assessment is required, as a surface water hazard has been identified within part of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- An existing PROW runs from east to west across the site in the north. Proposals will incorporate the route of this PROW in order to maintain this link from the site to the wider existing PROW network.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site, including biodiversity within the adjoining SINC. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Development proposals on this site must accord with all relevant policies of the local plan.

**Craven Local Plan: Employment Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** East & West of Cavendish Street, Skipton 1.955 ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SK139: East and West of Cavendish Street, Skipton	+	+	++	++	++	+	+	+	--	+	++	+	0	++	+	-	0	-	+	+	The current uses on the site are a mixture of retail, car parking and other commercial uses. The site is within the Skipton Conservation Area, but makes no contribution. However, the site is within FZ3a.	1b,2,5a, 6, 7, 8, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>Central</b>

**(II) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>Central</b>

**(III) Site Position in relation to Health & Safety Executive (HSE) Zone**

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Skipton, the site is considered suitable as a **Preferred Site** in this settlement.

### **Narrative of Site Analysis**

The site returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include its central location and the opportunity it presents to improve the conservation area. The site is at a higher risk of flooding, however the recently completed Skipton flood alleviation scheme will have an impact on this site in terms of current flood risk. The site is already occupied by existing retail and commercial businesses. In addition there is an existing car park on the site. This site provides an opportunity to regenerate this central area of Skipton to include retail (A1) commercial led missed use and car parking. As a result, the site is not preferred as an employment land allocation, but proposed as a designation as a mixed-use regeneration development opportunity.

**Net Developable Area:** 1.995 hectares, if redeveloped

#### ***Development Principles:***

- A retail/commercial led mixed use regeneration opportunity area on land east and west of Cavendish Street, Skipton offering potential to enhance this part of the town. The site provides opportunities to address identified retail capacity requirements in Skipton, provide improvements to environmental quality and enhance connections in the town. Proposals will take account of the following development principles:

#### Use(s)

- The site will be re-developed for a retail and commercial-led mix of uses that complement and underpin the role and function of this part of Skipton whilst supporting the town centre as a whole;
- Proposals will provide for retail-led floorspace that takes account of the convenience and comparison retail capacity as identified in the 2016 Retail and Leisure Study;

#### Flood risk mitigation

- A Flood Risk Assessment is required and proposals will need to address and mitigate flood risk including making use of Sustainable Urban Drainage Systems (SUDS) to mitigate run off and localised flood risk, if possible and feasible;
- Proposals will take account of the presence of Eller Beck and the related flood alleviation works that apply to part of the opportunity area;

#### Heritage significance considerations

- A ground work assessment will be required as part of the on-site works to investigate areas of potential archaeological significance;



- Proposals will take account of and understand the significance of the Conservation Area designation that applies to part of the regeneration opportunity area;
- Regeneration proposals will take account of the setting and significance of surrounding Listed Buildings;
- The eastern boundary wall will be retained as part of the overall development but improved permeability through it will be considered. Other stone boundary walls throughout the site will be conserved;
- Important views over the site to Christ Church, Belle Vue Mills and the mill chimney will be retained.

#### Leeds Liverpool Canal

- Proposals will take account of the setting and significance of the Leeds-Liverpool canal as a community and tourism asset, and a local transport corridor;
- Proposals will take account of the potential for access and permeability to and from the Leeds Liverpool canal towpath;

#### Ground Conditions

- A ground conditions assessment is required to consider the potential presence of ground contaminants potentially arising from historical uses/activities in the opportunity area;
- Mitigation is to be provided where it is necessary;

#### Access

- Principal vehicular access to be gained from Cavendish Street, Broughton Road;
- Pedestrian access to be gained from Leeds Liverpool Canal, Gallows Bridge and to link to the bus station and town centre;
- Secondary access could be gained from Cross Street, and/or Gas Street;

#### Masterplanning

A Masterplan for the opportunity area, including the incorporation of the development and design principles detailed above, will be produced in collaboration with, and to the satisfaction of, the local planning authority and other key stakeholders. Development proposals will be expected to accord with the principles of the Masterplan. Regeneration will not occur on a piecemeal basis and a comprehensive approach is expected.

Development proposals for this site must accord with relevant local plan policies.

**Site Assembly, Delivery**

The opportunity area is in a range of ownerships and assembling the site will influence delivery timescales. Site assembly powers will be considered for use where it is expedient, appropriate and necessary for regeneration to succeed. Craven District Council is owner of part of the regeneration opportunity area.

**Craven Local Plan: Employment Site Selection Process**

**Settlement Name:** Skipton

**Site Number and Address:** Land north of Skipton Railway Station 'A' [Carleton New Road] 0.31 ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Land north of Skipton Railway Station "A"	0	0	++	++	++	+	+	+	--	+	++	+	0	++	+	-	0	-	+	+	The site is already in employment use and the ELR recommends allocation for mixed use employment led development. The site is within the Skipton Conservation Area, but makes no contribution. However, the site is within FZ3a.	Continue to consider in comparison with other sites and with mitigation: 1b,2,5a

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Skipton, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Skipton if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>Central</b>

**(II) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>Central</b>

**(III) Site Position in relation to Health & Safety Executive (HSE) Zone**

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** 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 a **Preferred Site** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

### **Narrative of Site Analysis**

The site returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include its central location and the opportunity it presents to improve the conservation area. However, the site is at a higher risk of flooding. The ELR notes that the site is already occupied by existing businesses and that the net developable area is therefore nil. Whilst the site's greatest potential may not lie in delivering B1, B2 or B8 employment uses, it may have a role in helping to regenerate this part of the town, which includes the canal and railway station, through mixed-use redevelopment. As a result, the site is not preferred as an employment land allocation, but designation as a mixed-use redevelopment opportunity may be appropriate.

***Net Developable Area:*** 0.31 hectares, if redeveloped

#### ***Development Principles:***

- A retail/commercial led mixed use regeneration opportunity area on land east and west of Cavendish Street, Skipton offering potential to enhance this part of the town. The site provides opportunities to address identified retail capacity requirements in Skipton, provide improvements to environmental quality and enhance connections in the town. Proposals will take account of the following development principles:

#### Use(s)

- The site will be re-developed for a retail and commercial-led mix of uses that complement and underpin the role and function of this part of Skipton whilst supporting the town centre as a whole;
- Proposals will provide for retail-led floorspace that takes account of the convenience and comparison retail capacity as identified in the 2016 Retail and Leisure Study;

#### Flood risk mitigation

- A Flood Risk Assessment is required and proposals will need to address and mitigate flood risk including making use of Sustainable Urban Drainage Systems (SUDS) to mitigate run off and localised flood risk, if possible and feasible;
- Proposals will take account of the presence of Eller Beck and the related flood alleviation works that apply to part of the opportunity area;

#### Heritage significance considerations

- A ground work assessment will be required as part of the on-site works to investigate areas of potential archaeological significance;
- Proposals will take account of and understand the significance of the Conservation Area designation that applies to part of the regeneration opportunity area;

- Regeneration proposals will take account of the setting and significance of surrounding Listed Buildings;
- The eastern boundary wall will be retained as part of the overall development but improved permeability through it will be considered. Other stone boundary walls throughout the site will be conserved;
- Important views over the site to Christ Church, Belle Vue Mills and the mill chimney will be retained.

#### Leeds Liverpool Canal

- Proposals will take account of the setting and significance of the Leeds-Liverpool canal as a community and tourism asset, and a local transport corridor;
- Proposals will take account of the potential for access and permeability to and from the Leeds Liverpool canal towpath;

#### Ground Conditions

- A ground conditions assessment is required to consider the potential presence of ground contaminants potentially arising from historical uses/activities in the opportunity area;
- Mitigation is to be provided where it is necessary;

#### Access

- Principal vehicular access to be gained from Cavendish Street, Broughton Road;
- Pedestrian access to be gained from Leeds Liverpool Canal, Gallows Bridge and to link to the bus station and town centre;
- Secondary access could be gained from Cross Street, and/or Gas Street;

#### Masterplanning

A Masterplan for the opportunity area, including the incorporation of the development and design principles detailed above, will be produced in collaboration with, and to the satisfaction of, the local planning authority and other key stakeholders. Development proposals will be expected to accord with the principles of the Masterplan. Regeneration will not occur on a piecemeal basis and a comprehensive approach is expected.

Development proposals for this site must accord with relevant local plan policies.

#### Site Assembly, Delivery

The opportunity area is in a range of ownerships and assembling the site will influence delivery timescales. Site assembly powers will be considered for use where it is expedient, appropriate and necessary for regeneration to succeed. Craven District Council is owner of part of the regeneration opportunity area.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** SG018

**Site Number and Address:** NYCC Depot, north of King’s Mill.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Sustainability Appraisal Objectives																						
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
SG018 NYCC Depot, north of King's Mill, Settle 0.526 ha.																					Level 1: The site contains less than 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1)	

**Result:** The site does not proceed to Sustainability Analysis as it contains less than 0.1ha of land that is at the lowest risk of flooding. The site will therefore not be subject to Stage 2 analysis.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Settle

**Site Number and Address:** SG029, CDC garaging and car parking, Ingfield Lane.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG029</b> CDC garaging and car parking, Ingfield Lane, Settle 0.17 ha.																					<b>Level 1:</b> Once area covered by planning permission for sheltered housing (62/2011/11789 ) and access to Pools Row is excluded, the site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	

**Result:** The site does not proceed to Sustainability Analysis as it contains less than 0.1ha of uncommitted land and is therefore not capable of accommodating at least 5 dwellings. The site will therefore not be subject to Stage 2 analysis.



**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Settle

**Site Number and Address:** SG031 Access road and amenity area, Ingfield Lane.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
SG031 Access road and amenity area, Ingfield Lane, Settle 0.231 ha.																					Level 1: Once area covered by planning permission for sheltered housing (62/2011/11789 ) and highways are excluded, the site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	

**Result:** The site does not proceed to Sustainability Analysis as it contains less than 0.1ha of uncommitted land and is therefore not capable of accommodating at least 5 dwellings. The site will therefore not be subject to Stage 2 analysis.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Settle

**Site Number and Address:** SG049; Land opposite Langcliffe Lodge, north east of Watershed Mill Business Centre.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG049</b> Land opposite Langcliffe Lodge, north east of Watershed Mill Business Centre, Settle 0.776 ha.																					<b>Level 1:</b> The site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site is judged to be located at an inappropriate distance from the built up area of the settlement in the Spatial Strategy.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Settle

**Site Number and Address:** SG065; Gas Works House, Station Road.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG065</b> Gas Works House, Station Road, Settle 0.212 ha.																					<b>Level 1:</b> The site contains less than 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:**   Settle

**Site Number and Address:** SG069; Yorkshire Water Depot, Victoria Street.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG069</b> Yorkshire Water Depot, Victoria Street, Settle 0.06ha																					<b>Level 1:</b> The site is at less than 0.1 hectares in size and is incapable of accommodating at least 5 dwellings.	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:**   Settle

**Site Number and Address:** SG077; Land to the east of The Sidings Industrial Estate.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>SG077</b> Land to the east of The Sidings Industrial Estate, Settle 0.058 ha.																					<b>Level 1:</b> The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Settle

**Site Number and Address:** SG081; Land to south of Runley Mill and east of A65.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG081</b> Land to south of Runley Mill and east of A65, Settle 3.568 ha.																					<b>Level 1:</b> The site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Settle

**Site Number and Address:** SG082; Land to the southwest of Anley Hall and East of the River Ribble.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG082</b> Land to the southwest of Anley Hall and East of the River Ribble, Settle 8.133 ha.																					<b>Level 1:</b> The site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Settle

**Site Number and Address:** SG023; Land south of Settle, between Skipton Road and Railway.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Sustainability Appraisal Objectives																						
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
SG023 Land south of Settle, between Skipton Road and Railway, Settle 1.019ha.	0	0	0	-	-	+	0	+	++	-	—	-	0	—	+	-	-	0	+	-	Level 2: The site is disconnected from the town centre making access to services difficult. Low surface water flooding along the beck which runs through the site. Acceptable access onto Skipton Road.	

**Result:** 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 the site’s unsustainable location which is disconnected from the town centre making it difficult to access services and facilities.



**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Settle

**Site Number and Address:** SG026; Land south of the Falcon Hotel, Skipton Road.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG026</b> Land south of the Falcon Hotel, Skipton Road, Settle 0.341 ha	0	0	0	0	0	+	0	+	++	-	-	+	0	+	+	0	0	0	+	-	<b>Level 2:</b> The site falls within FRZ1. The site is in good proximity to the town centre to enable access to services and facilities. There are suitable access points. However, the site is in close proximity to the Falcon Manor Hotel, a grade II listed building, and allows views out to the fields to the south of the hotel which are identified as making a strong contribution to the Settle-Carlisle Conservation Area. The HIA states that the north west corner of these fields which form part of SHLAA site SG025 should be left undeveloped to allow views through from the Falcon Manor. Following the same reasoning, similar consideration should be taken with respect to this site (SG026), which lies directly to the north of SG025 and south of the Falcon Manor Hotel, in terms of allowing sightlines through from the Falcon Manor Hotel to the southern fields beyond.	

**Result:** 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**. Keeping the site undeveloped allows for important sightlines to be retained from the Grade II listed Falcon Manor Hotel to the north, through to the fields to the south, which are identified as making a strong contribution to the Settle Carlisle Conservation Area.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** SG060

**Site Number and Address:** SG060; Premises and fire station, Mill Close and Kings Mill Lane.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG060</b> Premises and fire station, Mill Close and Kings Mill Lane, Settle 1.25 ha	-	-	+	++	++	++	0	++	++	+	+	+	0	++	+	++	++	0	+	-	<b>Level 2:</b> There are existing business and employment uses on the site, and in this case the site should continue in employment/commercial led use. The ELR recommends that this site should be considered as a mixed use opportunity site.	

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Settle

**Site Number and Address:** SG063; Land East of Runley Bridge Farm and B6480.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG063</b> Land East of Runley Bridge Farm and B6480, Settle 1.7 ha.	+	+	0	--	--	0	0	--	++	-	--	-	++	--	+	--	--	0	+	-	<b>Level 2:</b> Whilst the site scores poorly for accessibility to services and facilities within the Settle town centre, and has a slight to moderate adverse impact on nearby designated and undesignated heritage assets and long distance views from the YDNP, the site does provide good opportunity for employment development as it is close to the A road network and in proximity to Settle which is classified as a Key Service centre for mid sub area. The site is in FZ1. There are suitable access points. The ELR recommends this site for employment allocation subject to an assessment of the appropriate level of employment land required at Settle and in the context of the potential suitability of land for employment use to the south of Giggleswick.	

**Result:** 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** as it is located a considerable distance from the town centre and ease of access to services and facilities is limited.

### Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Settle

**Site Number and Address:** SG064; Land south of Runley Bridge Farm and west of B6480.

#### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG064</b> Land south of Runley Bridge Farm and west of B6480, Settle 5.039 ha.	+	+	0	--	--	0	0	--	++	-	--	-	-	--	+	--	--	0	+	-	<b>Level 2:</b> Whilst the site scores poorly for accessibility to services and facilities within the Settle town centre, the site provides good opportunity for employment led mixed use development (with some residential) as site is close to the A road network and in proximity to Settle which is classified as a Key Service centre for mid sub area. The site is in FZ1 although there is some low surface water flooding on SW corner of site. There are suitable access points. The ELR recommends this site for employment allocation subject to an assessment of the appropriate level of employment land required at Settle and in the context of the potential suitability of land for employment use to the south of Giggleswick.	

**Result:** 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** as it is located a considerable distance from the town centre and ease of access to services and facilities is limited.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Settle

**Site Number and Address:** SG067; Land to south east of Runley Bridge Farm, B6480.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG067</b> Land to south east of Runley Bridge Farm, B6480, Settle 1.986Ha.	+	+	0	--	--	0	0	--	++	-	--	-	++	--	+	--	--	0	+	-	<b>Level 2:</b> Whilst the site scores poorly for accessibility to services and facilities within the Settle town centre, and has a slight to moderate adverse impact on nearby designated and undesignated heritage assets and long distance views from the YDNP, the site does provide good opportunity for employment development as it is close to the A road network and in proximity to Settle which is classified as a Key Service centre for mid sub area. The site is in FZ1. There are suitable access points. The ELR recommends this site for employment allocation subject to an assessment of the appropriate level of employment land required at Settle and in the context of the potential suitability of land for employment use to the south of Giggleswick.	

**Result:** 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** as it is located a considerable distance from the town centre and ease of access to services and facilities is limited.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Settle

**Site Number and Address:** SG074, Land to southern end of Sowarth Field Industrial Estate.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG074</b> Land to southern end of Sowarth Field Industrial Estate, Settle 0.173 ha.	-	-	+	+	+	++	0	--	-	+	+	+	0	+	+	+	+	0	+	-	<b>Level 2:</b> The western half of the site falls within FZ3a. The site is landlocked as there is no available access to the site. There are existing business and employment uses on the site. The ELR recommends that the site should continue in employment use.	

**Result:** 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 no direct access onto the adopted road network. The ELR recommends that the site should be retained and protected for employment use.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Settle

**Site Number and Address:** SG021, Land to the rear and west of the Ambulance Station, off Cammock Lane.

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>SG021</b> Land to the rear and west of the Ambulance Station, off Cammock Lane, Settle 1.378 ha	0	0	0	0	0	+	0	+	++	-	-	-	0	-	+	0	0	0	+	-	<b>Level 3 (Pass):</b> The site is in FRZ1. The site is in good proximity to the town centre to enable access to services and facilities. When considered in conjunction with SG066 and SG080 to the north and south of the site, there are suitable access points.	3, 5a, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

### Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	<b>Yes</b>

C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	
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## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South-west</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>South-west</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Settle, the site is considered suitable as one of the **Preferred Sites** in this settlement.



### **Narrative of Site Analysis**

Site SG021 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated directly to the south-west of the town's built up area, which allows easy access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site also performs satisfactorily regarding the District level analysis.

The site would be considered in conjunction with parts of SG066 and SG080. The part of SG021 which joins SG066 and SG080 would be utilised for development. The remainder (i.e. to the east of Penny Green and to the north of SG066) is not considered suitable for development due to topographical and landscape issues. Taking the above into account the middle section of the site area submitted to the SHLAA database, which connects SG066 and SG080, should be utilised.

**Net Developable Area:** 0.134 hectares (middle section of available SHLAA site).

**Number of Dwellings Generated:** 4 dwellings (0.134 hectares at 32 dwellings per hectare)

#### ***Development Principles for SG021, SG066, SG080:***

- The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate biodiversity and landscape mitigation(s) including a green infrastructure corridor along the south-eastern border of the net developable area of the site, to mitigate impact on the Settle-Carlisle Conservation Area to the east, and wider views of the site from the National Park. Existing dry stone boundary walls to be retained on site.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- A hydrological investigation and bird survey in relation to impacts on River Ribble (Long Preston Deeps SSSI) is required.
- Siting and design of development on the site to conserve the significance of heritage assets near the site and their settings.
- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.

- A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- Access to the site is to be gained from Penny Green and/or the B6480. Any new access road from the B6480 will not be included in the net developable area of the site and will be sensitively designed and extensively landscaped including tree planting to minimise and mitigate impact on the nearby conservation area and the B6480, as a main road approach into Settle.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Settle

**Site Number and Address:** SG025; Land to the south of Ingfield Lane, Settle

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG025</b> Land to the south of Ingfield Lane, Settle 10.273 ha	+	+	0	0	0	+	0	+	+	-	-	0	-	-	+	0	0	0	+	-	<b>Level 3 (Pass):</b> The site falls within FZ1 although large parts of the site are at high risk of surface water flooding. The site is in good proximity to the town centre to enable access to services and facilities. There are suitable access points. When taking into account the heritage and landscape assets surrounding the site, the HIA shows only a slight adverse impact on the rural setting of the nearby conservation area, listed building and YDNP.	2, 3, 4, 5a, 5b, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Settle if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is	

obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Settle, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SG025 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated directly to the south of the town's built up area, which allows easy access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site also performs satisfactorily regarding the District level analysis.

As significant surface water flooding has been identified on site a Flood Risk Assessment would be required to determine the most appropriate areas of development and mitigate local flood risk. A large portion of the SHLAA site to the south-east has already been granted planning permission for the development of a surface water management scheme (flood meadows) to help mitigate surface water flood risk issues on site. This area should be retained as green infrastructure to the south of the site to soften the impact on the nearby National Park. Landscape impact mitigations should also be introduced into site design for the remained of the SHLAA site to include fingers of green infrastructure along the south eastern boundary edge to mitigate impact on the nearby National Park. The north-west corner and a corridor of land from this point down south through the site should be left free from development to allow sightlines through from the Grade II listed building to the north (the Falcon Manor Hotel). A corridor of green infrastructure should also be left free in the south-west section of the site to allow sightlines through from the B6480 to the north to reduce impact on the grade II listed Ingfield Lodge. Regard should also be had to the nearby Settle-Carlisle Conservation Area to the west when determining building heights to ensure the site, which currently sits lower than the railway embankment, does not impede on the long term views from the railway line. There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures. Taking the above into account the majority of the site area submitted to the SHLAA database can be utilised.

***Net Developable Area:*** 3.91 hectares (majority of available SHLAA site).

***Number of Dwellings Generated:*** 125 dwellings (3.91 hectares at 32 dwellings per hectare)

#### ***Development Principles:***

- The site is a greenfield site in a prominent location on the edge of Settle. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area. Development proposals for this site will incorporate landscape mitigation(s) including green infrastructure corridors through the centre of the site and western edge of the site and connecting to the approved 'water meadows' surface water management scheme to the south and east of the site. Mitigation along the south-eastern boundary will include a softening of the built form with gaps and planting of tree blocks between clusters of dwellings which will be front facing towards the YDNP.

Dwelling heights will be restricted to two storeys in height. Mitigation measures are to mitigate impact on the special qualities of the YDNP, the Settle-Carlisle Railway Conservation Area and the heritage assets of the Falcon Manor Hotel and Ingfield Lodge.

- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- A hydrological investigation and bird survey in relation to impacts on River Ribble (Long Preston Deeps SSSI) is required.
- Development proposals will minimise impacts on air quality, noise and light pollution.
- Siting and design of development on the site to conserve the significance of heritage assets (Grade II listed building of Falcon Manor Hotel, the undesignated heritage asset of Ingfield Lodge, and the Settle-Carlisle Railway Conservation Area) surrounding the site and their settings. A comprehensive landscaping scheme is required to detail how views of the development from the west will be filtered.
- A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. This may include sub-division of the site to protect these specific areas within the site's overall area.
- Access to the site is to be gained from Austwick Close and Skipton Road (B6480).
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Settle

**Site Number and Address:** SG027; South of Ingfield Lane, east of Brockhole View.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG027</b> South of Ingfield Lane, east of Brockhole View, Settle 0.554ha.	0	0	0	0	0	+	0	+	++	+	-	0	0	-	+	0	0	0	+	-	<b>Level 3 (Pass):</b> The site is in FRZ1. The site is in good proximity to the town centre to enable access to services and facilities. There are suitable access points.	5b, 7

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Settle if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is	

obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South-east</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Settle, the site is considered suitable as one of the **Preferred Sites** in this settlement.



### **Narrative of Site Analysis**

Site SG027 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site, considered jointly with SG068 which is under the same ownership, is situated directly to the south-east of the town's built up area, which allows easy access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site also performs satisfactorily regarding the District level analysis.

There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures. A green infrastructure strip will extend up from SG068 into the western section of SG027 as landscape mitigation against the nearby YDNP. Otherwise, the majority of the site area submitted to the SHLAA database can be utilised.

**Net Developable Area:** 0.494 hectares (majority of available SHLAA site).

**Number of Dwellings Generated:** 16 dwellings (0.494 hectares x 32 dwellings per hectare).

#### ***Development Principles for SG027 and SG068:***

- The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate landscape mitigation(s) including fingers of green infrastructure in the southern part of the site and connecting to the approved 'water meadows' surface water management scheme to the west of the site. Green infrastructure will also be incorporated along the eastern boundary of the site to protect the rural nature of Brockhole Lane. Mitigation along the southern and eastern boundaries will result in a softening of the built form and will include planting of tree blocks of native species, and gaps between clusters of dwellings which will be front facing towards the YDNP. Dwelling heights will be restricted to two storeys in height. Existing dry stone boundary walls to be retained on site and new dry stone boundary walls to be created to enclose the southern and eastern boundaries of the site to respect the character of Brockhole Lane and surrounding fields. Mitigation measures are to mitigate impact on the special qualities of the YDNP.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.

- A hydrological investigation and bird survey in relation to impacts on River Ribble (Long Preston Deepes SSSI) is required.
- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. This may include sub-division of the site to protect these specific areas within the site's overall area.
- A Flood Risk Assessment is required. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- Development to protect the rural nature of the PROW along the western and eastern boundaries of the site.
- Access to the site is to be gained from Brockhole View and Brockhole Lane.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Settle. **Site Number and Address:** SG032; Car park off Lower Greenfoot and Commercial Street.

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>Settle</b>																						
<b>SG032</b> Car park, off Lower Greenfoot and Commercial Street, Settle 0.412 ha.	0	0	+	++	++	++	0	++	++	+	+	+	++	++	+	++	++	0	+	-	<b>Level 3 (Pass):</b> Site offers a very good opportunity to redevelop an available brownfield site in the centre of Settle. The site has a low flood risk, with only small amounts of surface water flooding on site, and is close to key services in the town. Development is likely to have a low impact on biodiversity value.	5a, 6, 7

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

### Stage 2: District Level Analysis

#### (I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or	

less than six dwellings is likely in a designated rural area).	
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## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>Central</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>Central</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Settle, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SG032 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated in the centre of Settle's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site is currently being used as a car park, and therefore it is a brownfield site which is suitable for development. As the site is in the central area of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary which lies to the north and east of the settlement. The site also performs satisfactorily regarding the District level analysis.

Considering the town centre location of the site and its close proximity to services and facilities there may be opportunities for further intensification of the use within the site in terms of housing density. In addition there may be a need to consider the impact on the Conservation Area and mitigate where required. Otherwise, the whole of the site area submitted to the SHLAA database can be utilised.

***Net Developable Area:*** 0.412 hectares (all of available SHLAA site).

***Number of Dwellings Generated:*** 13 dwellings (0.412 hectares x 32 dwellings per hectare).

#### ***Development Principles:***

- Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation areas) on the site and their settings.
- Opportunities for further intensification of use within this accessible, town centre site in terms of housing density should be maximised, subject to specific analysis.
- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle.
- Air quality, noise pollution and/or light pollution measures to be addressed as far as possible in the design and layout of the scheme on the site.
- Access to the site is to be gained from Lower Greenfoot.
- Development proposals for this site must accord with local plan policies H2 and INF3 (which set out requirements for contributions towards affordable housing and sport, open space and recreation facilities) and all other relevant local plan policies.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Settle

**Site Number and Address:** SG035; F H Ellis Garage, Duke Street

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG035</b> F H Ellis Garage, Duke Street, Settle 0.16ha.	0	0	+	++	++	++	0	++	++	+	+	+	++	++	+	++	++	0	+	-	<b>Level 3 (Pass):</b> Site offers a very good opportunity to redevelop an available brownfield site in the centre of Settle. The site has a low flood risk and is close to key services in the town. Development is likely to have a low impact on biodiversity value.	5a, 6, 7

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

### Stage 2: District Level Analysis

#### (I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	<b>Yes</b>
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or	

less than six dwellings is likely in a designated rural area).	
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## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>Central</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>Central</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Settle, the site is considered suitable as one of the **Preferred Sites** in this settlement.

**Narrative of Site Analysis**

Site SG035 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated in the centre of Settle's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site has been used previously as a garage, and therefore it is a brownfield site which is suitable for development. As the site is in the central area of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary. The site also performs satisfactorily regarding the District level analysis.

Considering the town centre location of the site and its close proximity to services and facilities there may be opportunities for further intensification of the use within the site in terms of housing density. In addition there may be a need to consider the impact on the Conservation Area and nearby listed buildings and mitigate where required. Otherwise, the whole of the site area submitted to the SHLAA database can be utilised.

**Net Developable Area:** 0.162 hectares (all of available SHLAA site).

**Number of Dwellings Generated:** 32 dwellings (specialist accommodation for older people), (0.162 hectares x 200 dwellings per hectare).

**Development Principles:**

- Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation areas) on and adjacent to the site and their settings.
- Opportunities for further intensification of use within this accessible, town centre site in terms of housing density should be maximised, subject to specific analysis.
- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle.
- Air quality, noise pollution and/or light pollution measures to be addressed as far as possible in the design and layout of the scheme on the site.
- Access to the site is to be gained from High Hill Grove Street to the rear.
- Development proposals for this site must accord with local plan policies H2 and INF3 (which set out requirements for contributions towards affordable housing and sport, open space and recreation facilities) and all other relevant local plan policies.



**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Settle

**Site Number and Address:** SG042; NYCC Depot, Kirkgate.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG042</b> NYCC Depot, Kirkgate, Settle 0.245 ha	0	0	+	++	++	++	0	++	++	+	+	+	++	++	+	++	++	0	+	-	<b>Level 3 (Pass):</b> Site offers a very good opportunity to redevelop an available brownfield site in the centre of Settle. The site has a low flood risk, with only small amounts of surface water flooding on site, and is close to key services in the town. Development is likely to have a low impact on biodiversity value.	5a, 5b, 6, 7

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Settle if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is	<b>Yes</b>

obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>Central</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>Central</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Settle, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SG042 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated in the centre of Settle's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site has been used previously as a depot, and therefore it is a brownfield site which is suitable for development. As the site is in the central area of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary. The site also performs satisfactorily regarding the District level analysis.

Considering the town centre location of the site and its close proximity to services and facilities there may be opportunities for further intensification of the use within the site in terms of housing density. In addition there may be a need to consider the impact on the Conservation Area and mitigate where required. There may be areas of archaeological significance beneath the site, which subject to the outcomes of site investigations, may possibly reduce the site's area or instead require other suitable mitigation measures. Otherwise, the whole of the site area submitted to the SHLAA database can be utilised.

***Net Developable Area:*** 0.245 hectares (all of available SHLAA site).

***Number of Dwellings Generated:*** 8 dwellings (0.245 hectares x 32 dwellings per hectare).

#### ***Development Principles:***

- Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation areas) on the site and their settings.
- Opportunities for further intensification of use within this accessible, town centre site in terms of housing density should be maximised, subject to specific analysis.
- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle.
- Air quality, noise pollution and/or light pollution measures to be addressed as far as possible in the design and layout of the scheme on the site.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. This may include sub-division of the site to protect these specific areas within the site's overall area.
- Development to protect the PROW running through the site.
- Access to the site is to be gained from and Church Street car park and Kirkgate.

- Development proposals for this site must accord with local plan policies H2 and INF3 (which set out requirements for contributions towards affordable housing and sport, open space and recreation facilities) and all other relevant local plan policies.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Settle

**Site Number and Address:** SG066; Land north of Penny Green.

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG066</b> Land North of Penny Green, Settle 0.252 ha	0	0	0	0	0	+	0	+	++	-	-	-	-	-	+	0	0	0	+	-	<b>Level 3 (Pass):</b> The site is in FRZ1. The site is in good proximity to the town centre to enable access to services and facilities. There are suitable access points.	3, 5a, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

### Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	<b>Yes</b>

C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	
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## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South-west</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>South-west</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Settle, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SG066 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated directly to the south-west of the town's built up area, which allows easy access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site also performs satisfactorily regarding the District level analysis.

The site would be considered in conjunction with parts of SG021 and SG080. Taking the above into account the whole of the site area submitted to the SHLAA database can be utilised.

**Net Developable Area:** 0.251 hectares (all of available SHLAA site).

**Number of Dwellings Generated:** 8 dwellings (0.251 hectares at 32 dwellings per hectare)

#### ***Development Principles for SG021, SG066, SG080:***

- The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate biodiversity and landscape mitigation(s) including a green infrastructure corridor along the south-eastern border of the net developable area of the site, to mitigate impact on the Settle-Carlisle Conservation Area to the east, and wider views of the site from the National Park. Existing dry stone boundary walls to be retained on site.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- A hydrological investigation and bird survey in relation to impacts on River Ribble (Long Preston Deeps SSSI) is required.
- Siting and design of development on the site to conserve the significance of heritage assets near the site and their settings.
- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.

- Access to the site is to be gained from Penny Green and/or the B6480. Any new access road from the B6480 will not be included in the net developable area of the site and will be sensitively designed and extensively landscaped including tree planting to minimise and mitigate impact on the nearby conservation area and the B6480, as a main road approach into Settle.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.



## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Settle

**Site Number and Address:** SG068; Land to the west of Brockhole Lane.

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG068</b> Land to the west of Brockhole Lane, Settle 2.102 ha.	0	0	0	0	0	0	0	0	++	+	-	-	0	-	+	0	0	0	+	-	<b>Level 3 (Pass):</b> The site is in FRZ1 (with small amount of low surface water flooding on southern boundary of site). The site is in reasonable proximity to the town centre to enable access to services and facilities. There are suitable access points.	2, 3, 4, 7

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

### Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is	

obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South-east</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Settle, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SG068 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site, considered jointly with SG027 which is under the same ownership, is situated directly to the south-east of the town's built up area, which allows easy access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site also performs satisfactorily regarding the District level analysis.

The site is within close proximity to the National Park boundary to the east and has been identified in the Settle Carlisle Conservation Area appraisal as having an impact on the conservation area to the west. As such the site should be reduced in size to take account of landscape mitigation. This reduction of the site area includes the part of the site which has been identified as having surface water flood risk to the south of the site and introduces 'fingers' of green infrastructure up through the site to soften the southern and eastern edges. Site design should aim to soften the southern and eastern boundary edges to mitigate impact on the nearby National Park and respect the rural nature of the adjacent Brockhole Lane. As such the northern and middle sections of the site area submitted to the SHLAA database can be utilised.

***Net Developable Area:*** 1.268 hectares (northern and middle sections of available SHLAA site).

***Number of Dwellings Generated:*** 41 dwellings (1.268 hectares x 32 dwellings per hectare).

#### ***Development Principles for SG027 and SG068:***

- The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate landscape mitigation(s) including fingers of green infrastructure in the southern part of the site and connecting to the approved 'water meadows' surface water management scheme to the west of the site. Green infrastructure will also be incorporated along the eastern boundary of the site to protect the rural nature of Brockhole Lane. Mitigation along the southern and eastern boundaries will result in a softening of the built form and will include planting of tree blocks of native species, and gaps between clusters of dwellings which will be front facing towards the YDNP. Dwelling heights will be restricted to two storeys in height. Existing dry stone boundary walls to be retained on site and new dry stone boundary walls to be created to enclose the southern and eastern boundaries of the site to respect the character of Brockhole Lane and surrounding fields. Mitigation measures are to mitigate impact on the special qualities of the YDNP.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.

- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- A hydrological investigation and bird survey in relation to impacts on River Ribble (Long Preston Deeps SSSI) is required.
- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. This may include sub-division of the site to protect these specific areas within the site's overall area.
- A Flood Risk Assessment is required. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- Development to protect the rural nature of the PROW along the western and eastern boundaries of the site.
- Access to the site is to be gained from Brockhole View and Brockhole Lane.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Settle

**Site Number and Address:** SG079; Land to the north of Town Head Way, Settle

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG079</b> Land to the north of Town Head Way, Settle 1.745 ha.	0	0	0	0	0	+	0	+	++	0	-	0	++	-	+	0	0	0	+	-	<b>Level 3 (Pass):</b> The site is in FRZ1. The site is in reasonable proximity to the town centre to enable access to services and facilities. There are suitable access points. Development is likely to have a low impact on biodiversity value. When taking into account the heritage and landscape assets surrounding the site, the HIA shows only a very slight adverse impact on the rural setting of the nearby conservation area, listed buildings and YDNP.	3, 5a, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Settle if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
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B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North-east</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North-east</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Settle, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SG079 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated directly to the north-east of the town's built up area, which allows easy access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access with good sightlines available. The site also performs satisfactorily regarding the District level analysis.

The site is within close proximity to the National Park boundary to the east and has been identified in the Settle Carlisle Conservation Area appraisal as having an impact on the conservation area to the west. As urban form is not wholly alien to this railway conservation area, the development of the site would not have a huge adverse impact on this heritage asset. Site development could have the added benefit of restoring and opening up the tunnel through the embankment immediately to the west of the west boundary of the site. This tunnel is an important feature of the railway but is almost hidden from view at present and is not used. Opening up and restoring the tunnel would enhance the heritage asset of the tunnel and provide much improved pedestrian permeability between each side of the railway. Considering the proximity of the National Park to the east, development on site should be set back from the National Park boundary and include a corridor of green infrastructure to protect this area from future development. Considering the proximity of the grade II listed Barrel Sykes Farmhouse to the north, development on site should be set back from the northern boundary and include a section of green infrastructure, enclosed by dry stone walls to mimic existing paddocks to the north at Barrel Sykes Farm. As such the south-western section of the site area submitted to the SHLAA database can be utilised.

**Net Developable Area:** 0.802 hectares (south-western section of available SHLAA site).

**Number of Dwellings Generated:** 26 dwellings (0.802 hectares x 32 dwellings per hectare).

### ***Development Principles:***

- The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate landscape mitigation(s) including a green infrastructure corridor along the eastern and northern boundaries of the site to mitigate impact on the National Park and the adjacent grade II listed building, Barrel Sykes Farm. The layout of the site will be designed to leave gaps through the site from east to west to retain views from the National Park to the Barrel Sykes Farm and the undesignated heritage asset of Watershed Mill chimney beyond. The layout of the site will also ensure that views from Town Head Way north towards Barrel Sykes Farm and the Watershed Mill chimney are retained.

- Siting and design of development on the site to conserve the significance of the adjacent Settle-Carlisle Railway Conservation Area to the west and the grade II listed Barrel Sykes Farm to the north.
- The existing dry stone boundary walls will be retained. A new dry stone boundary wall will be created east to west across the site to enclose the northern strip of green infrastructure in order to maintain the setting of the adjacent heritage asset of the grade II listed Barrel Sykes Farm and to provide a clear definable edge to the development.
- Development proposals on site will include an improved and enhanced pedestrian link from the site via the adjacent tunnel through the railway embankment.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- Access to the site is to be gained from Town Head Way.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.



## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Settle

**Site Number and Address:** SG080; Land to the west of Skipton Road and railway.

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG080</b> Land to the west of Skipton Road and railway, Settle 6.9 ha	0	0	0	0	0	+	0	+	++	-	-	0	-	-	+	0	0	0	+	-	<b>Level 3 (Pass):</b> The site is in FRZ1. The site is in reasonable proximity to the town centre to enable access to services and facilities. Access is acceptable but will need careful sighting to comply with visibility requirements.	3, 4, 5a, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

### Stage 2: District Level Analysis

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is	

obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South-west</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>South-west</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Settle, the site is considered suitable as one of the **Preferred Sites** in this settlement.

### **Narrative of Site Analysis**

Site SG080 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated directly to the south-west of the town's built up area, which allows easy access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access onto Penny Green with good sightlines available and a new safe access can be created onto the B6480, allowing good sightlines. As the site is to the south-west of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary to the east. The site also performs satisfactorily regarding the District level analysis.

The site would be considered in conjunction with part of SG021 and all of SG066. Landscape impact mitigations should be introduced into site design to mitigate impact on the group of buildings to the south of the site (including a grade II listed building, Anley Hall), the Settle-Carlisle Conservation Area to the east, the main road approach to Settle, and the existing PROW along the eastern boundary of the site. This should include a buffer of green space in the south-eastern half of the site, from the B6480 up to the ridge of the incline, beyond the existing drystone wall (to maintain the long distance views from the YDNP of this distinctive hilltop wall). The potential new access road from the B6480 up to development beyond the ridge should be landscaped with tree planting to mitigate impact on the nearby conservation area and the B6480, as a main road approach into Settle. This buffer of green space would also help to maintain an open feel to the existing PROW running along the eastern boundary of the site. Taking the above into account and considering the level of housing need in Settle approximately half of the site area submitted to the SHLAA database can be utilised.

**Net Developable Area:** 2.12 hectares (north-west section of available SHLAA site. Net developable area excludes potential access road to the B6480).

**Number of Dwellings Generated:** 68 dwellings (2.12 hectares x 32 dwellings per hectare).

#### ***Development Principles for SG021, SG066, SG080:***

- The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate biodiversity and landscape mitigation(s) including a green infrastructure corridor along the south-eastern border of the net developable area of the site, to mitigate impact on the Settle-Carlisle Conservation Area to the east, and wider views of the site from the National Park. Existing dry stone boundary walls to be retained on site.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.

- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- A hydrological investigation and bird survey in relation to impacts on River Ribble (Long Preston Deepes SSSI) is required.
- Siting and design of development on the site to conserve the significance of heritage assets near the site and their settings.
- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible.
- Access to the site is to be gained from Penny Green and/or the B6480. Any new access road from the B6480 will not be included in the net developable area of the site and will be sensitively designed and extensively landscaped including tree planting to minimise and mitigate impact on the nearby conservation area and the B6480, as a main road approach into Settle.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

## Craven Local Plan: Employment Site Selection Process

**Settlement Name:** Settle

**Site Number and Address:** Land East of Runley Bridge Farm and B6480

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SG063: Land East of Runley Bridge Farm and B6480; 1.698ha	++	++	-	-	-	+	+	+	++	-	-	-	0		+	-	0	-	+	-	The ELR recommends that this site is allocated for employment use subject to an assessment of the appropriate level of employment land required at Settle and in the context of the potential suitability of land at Brackenber Lane. The site is a greenfield, which is detached from the settlement of Settle. There is the potential for direct access to be formed from the site to the B6480 and rail links in nearby Settle. All the site falls within FZ1. The site is grade 3 agricultural land. The Settle-Carlisle Conservation Area Appraisal 2016 states that this site makes a strong contribution to the character and appearance of this conservation area. The site is within a sand and gravel mineral safeguarding area.	1b, 5a, 5b, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South</b>

**(II) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>South</b>

**(III) Site Position in relation to Health & Safety Executive (HSE) Zone**

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all three District Level Analyses. After a comparison with other Pool of Site options in Settle, the site is not considered suitable as a **Preferred Site** in this settlement. The ELR recommends that this site, together with another site in Giggleswick (SG083) and three sites in Settle (SG063, SG064 & SG067) are allocated for employment use subject to an assessment of the appropriate level of employment land required at Settle. Each of these sites perform poorly when appraised against objectives 3,4,5, 11 & 14 in terms of their location due to the fact that each of these sites are detached from the built up areas of Settle and Giggleswick. Given the fact that there are no sites in Settle or Giggleswick which perform positively when subject to the

sustainability appraisal process and that not all sites recommended for allocation in the ELR are required, the council has to identify preferred employment site/s based on how the sites perform in respect of other SA objectives. The Settle-Carlisle Conservation Area Appraisal 2016 states that this site makes a strong contribution to the character and appearance of this conservation area, therefore it is considered that employment development on this site would have a minor negative effect. When compared to the outcome of the SA for the other potential employment allocations in Settle and Giggleswick this site has not been identified as a preferred employment site.

## Craven Local Plan: Employment Site Selection Process

**Settlement Name:** Settle

**Site Number and Address:** Land to south east of Runley Bridge Farm, B6480

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SG067: Land to south east of Runley Bridge Farm, B6480; 1.986ha	++	++	--	--	--	+	+	+	++	-	--	-	0		+	-	0	-	+	-	The ELR recommends that this site is allocated for employment use subject to an assessment of the appropriate level of employment land required at Settle and in the context of the potential suitability of land at Brackenber Lane. The site is a greenfield, which is detached from the settlement of Settle. There is the potential for direct access to be formed from the site to the B6480 and rail links in nearby Settle. All the site falls within FZ1. The site is grade 3 agricultural land. The Settle-Carlisle Conservation Area Appraisal 2016 states that this site makes a strong contribution to the character and appearance of this conservation area. The site is within a sand and gravel mineral safeguarding area.	1b, 5a, 5b, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.



**Stage 2: District Level Analysis****(I) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South</b>

**(II) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>South</b>

**(III) Site Position in relation to Health & Safety Executive (HSE) Zone**

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all three District Level Analyses. After a comparison with other Pool of Site options in Settle, the site is not considered suitable as a **Preferred Site** in this settlement. The ELR recommends that this site, together with another site in Giggleswick (SG083) and three sites in Settle (SG063, SG064 & SG067) are allocated for employment use subject to an assessment of the appropriate level of employment land required at Settle. Each of these sites perform poorly when appraised against objectives 3,4,5, 11 & 14 in terms of their location due to the fact that each of these sites are detached from the built up areas of Settle and Giggleswick. Given the fact that there are no sites in Settle or Giggleswick which perform positively when subject to the

sustainability appraisal process and that not all sites recommended for allocation in the ELR are required, the council has to identify preferred employment site/s based on how the sites perform in respect of other SA objectives. The Settle-Carlisle Conservation Area Appraisal 2016 states that this site makes a strong contribution to the character and appearance of this conservation area, therefore it is considered that employment development on this site would have a minor negative effect. When compared to the outcome of the SA for the other potential employment allocations in Settle and Giggleswick this site has not been identified as a preferred employment site.

## Craven Local Plan: Employment Site Selection Process

**Settlement Name:** Settle

**Site Number and Address:** Land at the corner of the A65 and Brackenber Lane, Giggleswick

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SG083: Land at the corner of the A65 and Brackenber Lane, Giggleswick: 6.29 ha	+	+	-	-	-	+	+	++	0	-	-	+	0	-	+	-	0	-	+	-	The ELR recommends that this site is allocated for employment use subject to an assessment of the appropriate level of employment land required at Settle, the necessary mitigation of flood risk and in the context of the potential suitability of land adjacent to B6480, Settle. The site is a greenfield, which is detached from the settlement of Giggleswick. The site has good access to the A65 and is within close proximity to Giggleswick Railway Station (access across the A65). The central part of the site is at high risk of surface water flooding, as identified in the Jan 2017 SFRA. The site is grade 3 agricultural land. The Settle-Carlisle Conservation Area Appraisal 2016 states that this site makes no significant contribution to the character and appearance of this conservation area. The site is within a sand and gravel mineral safeguarding area.	1b, 2, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Employment Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South</b>

**(II) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>South</b>

**(III) Site Position in relation to Health & Safety Executive (HSE) Zone**

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all three District Level Analyses. After a comparison with other Pool of Site options in Settle, the site is not considered suitable as a **Preferred Site** in this settlement. The ELR recommends that this site, together with another site in Giggleswick (SG084) and three sites in Settle (SG063, SG064 & SG067) are allocated for employment use subject to an assessment of the appropriate level of employment land required at Settle. Each of these sites perform poorly when appraised against objectives 3,4,5, 11 & 14 in terms of their location due to the fact that each of these sites are detached from the built up areas of Settle and Giggleswick. Given the fact that there are no sites in Settle or Giggleswick which perform positively when subject to the

sustainability appraisal process and that not all sites recommended for allocation in the ELR are required, the council has to identify preferred employment site/s based on how the sites perform in respect of other SA objectives. The central part of Site SG083 is at high risk for surface water flooding, as identified in the Council's Jan 2017 SFRA, therefore when compared to the outcome of the SA for the other potential employment allocations in Settle and Giggleswick this site has not been identified as a preferred employment site.

## Craven Local Plan: Employment Site Selection Process

**Settlement Name:** Settle

**Site Number and Address:** Land to east of A65 and north of Gildersleets, Giggleswick

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SG084 Land to east of A65 and north of Gildersleets, Giggleswick; 3.090 ha.	+	+	-	-	-	+	+	++	-	-	-	+	0	-	+	-	0	-	+	-	The ELR recommends that this site is allocated for employment use subject to an assessment of the appropriate level of employment land required at Settle, the necessary mitigation of flood risk and in the context of the potential suitability of land adjacent to B6480, Settle. The site is a greenfield, which is detached from the settlement of Giggleswick. The site has good access to the A65 and is within close proximity to Giggleswick Railway Station (access across the A65). This site is a high risk of surface water flooding in the Jan 2017 SFRA. The site is grade 3 agricultural land. The Settle-Carlisle Conservation Area Appraisal 2016 states that this site makes no significant contribution to the character and appearance of this conservation area. The site is within a sand and gravel mineral safeguarding area.	1b, 2, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Employment Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South</b>

**(II) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>South</b>

**(III) Site Position in relation to Health & Safety Executive (HSE) Zone**

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all three District Level Analyses. After a comparison with other Pool of Site options in Settle, the site is not considered suitable as a **Preferred Site** in this settlement. The ELR recommends that this site, together with another site in Giggleswick (SG083) and three sites in Settle (SG063, SG064 & SG067) are allocated for employment use subject to an assessment of the appropriate level of employment land required at Settle. Each of these sites perform poorly when appraised against objectives 3,4,5, 11 & 14 in terms of their location due to the fact that each of these sites are detached from the built up areas of Settle and Giggleswick. Given the fact that there are no sites in Settle or Giggleswick which perform positively when subject to the

sustainability appraisal process and that not all sites recommended for allocation in the ELR are required, the council has to identify preferred employment site/s based on how the sites perform in respect of other SA objectives. All of Site SG083 is at high risk for surface water flooding, as identified in the Council's Jan 2017 SFRA, therefore it is considered that employment development on this site would have minor negative effects. When compared to the outcome of the SA for the other potential employment allocations in Settle and Giggleswick this site has not been identified as a preferred employment site.



## Craven Local Plan: Employment Site Selection Process

**Settlement Name:** Settle

**Site Number and Address:** SG060, Premises and fire station, Mill Close and Kings Mill lane

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>SG060</b> Premises and fire station, Mill Close and Kings Mill Lane, Settle 1.654 ha	-	-	+	++	++	++	0	++	++	+	+	+	0	++	+	++	++	0	+	-	There are existing business and employment uses on the site, and in this case the site should continue in employment/commercial led use. The ELR recommends that this site should be considered as a mixed use opportunity site.	

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

### Stage 2: District Level Analysis

#### (I) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>Central</b>

## (II) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>Central</b>

## (III) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Settle, the site is considered suitable as a **Preferred Site** in this settlement.

**Narrative of Site Analysis**

When subject to SA this site returns a majority of positive results, with some negative and neutral results in the analysis. The ELR recommends that this site should be promoted as a commercially led mixed use regeneration opportunity, offering potential to enhance this part of town. Regeneration of the site provides opportunities for improvements to environmental quality and enhanced connections in this part of the town. The site is entirely located within FZ1 and is centrally located, allowing good access to services and facilities on site. As such this site is identified as a preferred commercially led mixed use regeneration opportunity site.

**Net Developable Area:** 1.654 hectares.

**Development Principles:**

### **Use**

- Proposals will enhance the role of Sowarth Industrial Estate as a multi-use town centre business park, including a mix of employment, retail and leisure uses that complement and underpin the regeneration of this town centre business park;
- Opportunity for a limited amount of residential use, in keeping with the residential areas to the north of the site, and incorporating pedestrian links to the town centre where possible;
- Existing business, commercial and retail uses and activities are to be retained where possible and enhanced.

### **Access**

- Principal vehicular accesses to be gained from Kirkgate and Kings Mill Lane.

### **Flood risk mitigation**

- A Flood Risk Assessment is required and proposals will need to address and mitigate flood risk including making use of Sustainable Urban Drainage Systems (SUDS) to mitigate run off and localised flood risk.

### **Heritage significance**

- A ground work assessment will be required as part of the on-site works to investigate areas of potential archaeological significance;
- Regeneration proposals will take account of the setting and significance of designated heritage assets (Conservation Area and listed buildings) in the immediate surroundings of the regeneration opportunity.

### **Ground Conditions/Contamination**

- Given the current industrial use on site a ground conditions assessment is required to consider the potential presence of ground contaminants arising from historical uses/activities.

### **Masterplan**

- A Masterplan for the regeneration opportunity area, including the incorporation of the development and design principles detailed above, shall be produced in collaboration with, and to the satisfaction of, the local planning authority and other key stakeholders. Development proposals will be expected to accord with the principles of the Masterplan. Regeneration should not occur on a piecemeal basis and a comprehensive approach to redevelopment is expected.

#### **Site Assembly**

- The opportunity area is in a range of ownerships and assembling the site will influence delivery timescales. Site assembly powers will be considered for use where it is expedient, appropriate and necessary for regeneration to succeed.
- Development proposals on this site must accord with all relevant policies of the local plan

## Craven Local Plan: Employment Site Selection Process

**Settlement Name:** Settle

**Site Number and Address:** Land south of Runley Bridge Farm and west of B6480

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
SG064: Land south of Runley Bridge Farm and west of B6480; 5.039 ha.	++	++	-	-	-	+	+	++	+	-	-	0	0		+	-	0	-	+	-	The ELR recommends that this site is allocated for employment use subject to an assessment of the appropriate level of employment land required at Settle and in the context of the potential suitability of land at Brackenber Lane. The site is a greenfield, which is detached from the settlement of Settle. The site also has good strategic and local accessibility with the A65 (Settle bypass) bordering the south of the site with the potential for direct access to be formed from the site to the B6480 and rail links in nearby Settle. Adjacent to the western boundary of the site is FZ2 & 3, however site SG067 does fall within FZ1. The south western part of the site is at high risk of surface water flooding. The site is grade 3 agricultural land. The Settle-Carlisle Conservation Area Appraisal 2016 states that this site makes some contribution to the character and appearance of this conservation area. The site is within a sand and gravel mineral safeguarding area.	1b, 2, 5a, 5b, 7, 9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Settle, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Settle if a surplus of sites exists.

**Stage 2: District Level Analysis****(I) Site Proximity to Designated Landscape Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South</b>

**(II) Site Proximity to Designated Natural Environment Features**

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>South</b>

**(III) Site Position in relation to Health & Safety Executive (HSE) Zone**

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Settle, the site is considered suitable as a **Preferred Site** in this settlement.

### **Narrative of Site Analysis**

When subject to SA this site returns a mixture of positive, negative and neutral results in the analysis. The ELR recommends that this site, together with another site in Giggleswick (SG083) and three sites in Settle (SG063, SG064 & SG067) are allocated for employment use subject to an assessment of the appropriate level of employment land required at Settle. Each of these sites perform poorly when appraised against objectives 3,4,5, 11 & 14 in terms of their location due to the fact that each of these sites are detached from the built up areas of Settle and Giggleswick. Given the fact that there are no sites in Settle or Giggleswick which perform positively when subject to the sustainability appraisal process and that not all sites recommended for allocation in the ELR are required, the council has to identify preferred employment site/s based on how the sites perform in respect of other SA objectives. The Settle-Carlisle Conservation Area Appraisal 2016 states that this site makes some contribution to the character and appearance of this conservation area, therefore it is considered that employment development on this site would have a neutral effect. The site is entirely located within FZ1, with the south western part at high risk of surface water flooding. When compared to the outcome of the SA for the other potential employment allocations in Settle and Giggleswick it is considered that given the fact that the site has good access to the A65 with the potential for direct access to be formed to the B6480, is located at the entrance to the town of Settle; a 2 tier settlement, is at low risk of flooding and that the site makes some contribution (rather than strong) to the Settle-Carlisle Conservation Area Appraisal this site is identified as a preferred employment site.

***Net Developable Area:*** 5.039 hectares.

### ***Development Principles:***

- The site is allocated as employment led mixed use site with an element of residential. A minimum of 2.6 ha shall be for B1, B2 and B8 uses.
- The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate biodiversity and landscape mitigation(s).
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- A hydrological investigation and bird survey in relation to impacts on River Ribble (Long Preston Deeps SSSI) is required.
- Siting and design of high quality development on the site to conserve the significance of heritage assets (listed buildings and scheduled ancient monuments) on the site and their settings. A suitable density of development will be incorporated on more visually sensitive parts of the site.
- A ground work assessment is required as part of the on-site works to investigate areas thought to be of archaeological significance.

- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. New proposals will include a comprehensive landscaping scheme to filter views of the development from east and west. Semi mature trees will be planted for immediate effect.
- The existing stone boundary walls will be retained.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- Access to the site is to be gained from the B6480.
- Development proposals on this site must accord with all relevant policies of the local plan.



**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB006 East of Duke Street and to rear of Main Street, Higher Bentham 0.206ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB006 East of Duke Street and to rear of Main Street, Higher Bentham 0.206ha	0	0	+	+	+	+	0	0	++	+	0	0	++	0	+	+	+	0	+	+	The site once benefitted from planning permission for the construction of three dwellings, but the constrained nature of the site leaves doubt about its capacity to accommodate more. On current evidence, the site may not be capable of accommodatiing at least five dwellings, despite being 0.206ha in area, and is therefore not suitable for allocation due to its small size.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB008 Land south west of police yard, Main St, High Bentham 0.158ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB008 Land south west of police yard, Main St, High Bentham 0.158ha	0	0	++	++	++	++	0	--	+	+	0	+	++	+	+	++	++	0	+	+	The developable area of the site is restricted by a wayleave for a public sewer. Therefore, on current evidence, the site may not be capable of accommodating at least five dwellings, despite being 0.158ha in area. In addition, the local highway authority advises that site has no direct connection/frontage to a public highway and an acceptable access cannot be formed. The site is in a location where there is some surface water flood risk. The site is not suitable for allocation due to its small size and inadequate access.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB013 Land adjacent to Lairgill House, Mount Pleasant, Higher Bentham 0.11ha.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB013 Land adjacent to Lairgill House, Mount Pleasant, Higher Bentham 0.11ha.																					The site has planning permission for one dwelling (decision no. 08/2009/9390).	Allocation not necessary

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis. The site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB020 Storage Yard and premises, west of Mayfield Road, High Bentham 0.266ha.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>HB022</b> North of Bigber Farm Higher Bentham 1.812ha	0	0	-	-	-	+	0	--	++	-	0	-	++	-	+	-	-	0	+	+	The local highway authority advises that the site has no existing access and an acceptable access onto the B6480 is not achievable due to restricted visibility. The LHA is unclear as to whether the Barghs Meadow access road adjoins the site or whether there is a ransom strip. The site makes a strong contribution to the recommended conservation area for High Bentham. The site is unsuitable for a housing allocation due to inadequacy or uncertainty of access and heritage impact.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB029 East of Rose Cottage, Wenning Avenue, High Bentham 0.271 ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB029 East of Rose Cottage, Wenning Avenue, High Bentham 0.271 ha	0	0	-	-	-	+	0	-	--	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ2, FZ3a and FZ3b, is partly at risk from surface water flooding (30, 100 and 1000 year extent) and the risk of groundwater emergence is 50-75%. The site is unsuitable for a housing allocation due to flood risk.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB034 High Bentham Water Treatment Works 0.518 ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB034 High Bentham Water Treatment Works 0.518 ha.	0	0	--	--	--	0	0	--	++	+	+	+	++	-	+	--	--	0	+	+	The site is not within, adjoining or adjacent to a settlement (it is located in open countryside). Access is via an unadopted road (track). The site is not suitable for allocation due to its isolated location and inadequate access.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB035 Cample Hatcheries, Low Bentham Road, High Bentham 0.501 ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB035 Cample Hatcheries, Low Bentham Road, High Bentham 0.501 ha																					The site has planning permission for residential development (decision no. 08/2014/15067).	Allocation not necessary

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis. The site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB040 Land to north of B6480, east of Tatterthorn Road, High Bentham 1.376 ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB040 Land to north of B6480, east of Tatterthorn Road, High Bentham 1.376 ha	0	0	--	--	--	0	0	--	+	0	0	+	++	--	+	--	--	0	+	+	The site is not within, adjoining or adjacent to the settlement (it is located in open countryside). The local highway authority advises that the site does not include sufficient road frontage to enable an acceptable access to be formed. The site is in FZ1, but partly at risk from surface water flooding (Fowgill Beck) and groundwater emergence (25-50%). The site is not suitable for allocation due to its isolated location and inadequate access.	Unsuitable for allocation

**Result:** 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.



**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB041 Land to south of B6480, east of Belle Bank, High Bentham 0.988ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB041 Land to south of B6480, east of Belle Bank, High Bentham 0.988ha	0	0	--	--	--	0	0	--	+	0	0	+	++	--	+	--	--	0	+	+	The site is not within, adjoining or adjacent to the settlement (it is located in open countryside). The local highway authority advises that the site does not include sufficient road frontage to enable an acceptable access to be formed. The site is in FZ1, but partly at risk from surface water flooding (Fowgill Beck) and groundwater emergence (25-50%). The site is not suitable for allocation due to its isolated location and inadequate access.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB045 Land north of Windy Hill, adjacent to Bull Copy, High Bentham 0.597ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB045 Land north of Windy Hill, adjacent to Bull Copy, High Bentham 0.597ha	0	0	--	--	--	0	0	-	++	0	0	+	++	--	+	--	--	0	+	+	The site is not within, adjoining or adjacent to the settlement (it is located in open countryside) and is therefore not suitable for allocation due to its isolated location.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB046 Land to north of former Legion Hut, Grasmere Drive, High Bentham 0.011 ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>HB046</b> Land to north of former Legion Hut, Grasmere Drive, High Bentham 0.011 ha.	0	0	++	++	++	++	0	?	+	+	+	0	++	+	+	++	++	0	+	+	The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings. There are no comments from the local highway authority. The site is in FZ1, but in an area at risk from surface water. The conservation area appraisal highlights a Tree Preservation Order on the site. The site is in a central location, but is not suitable for allocation due to its small size.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB047 Land to the east of Duke Street, High Bentham 0.068ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB047 Land to the east of Duke Street, High Bentham 0.068ha	0	0	0	0	0	+	0	0	+	+	+	0	++	0	+	+	+	0	+	+	The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings. The site is in FZ1, but in an area at risk from surface water. The site is within the recommended conservation area and makes some contribution. Flood risk and heritage impact may be a concern, but the site is not suitable for allocation due to its small size.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB050 Land Adjacent To Springfield Crescent, High Bentham 0.216ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB050 Land Adjacent To Springfield Crescent, High Bentham 0.216ha																					The site has planning permission for two dwellings (decision no. 08/2013/13808).	Allocation not necessary

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis. The site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB051 Land adjacent to 4 Goodenber Road, High Bentham 0.024ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB051 Land adjacent to 4 Goodenber Road, High Bentham 0.024ha	0	0	++	++	++	++	0	+	++	+	+	0	++	+	+	++	++	0	+	+	The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings. The local highway authority advises that safe access is possible. The site is in FZ1 and, whilst surrounded by areas at risk from surface water flooding, is not at risk itself. The site is within the recommended conservation area and adjoins a grade II listed building (Bentham Youth Centre). Flood risk and heritage impact may be a concern, but the site is not suitable for allocation due to its small size.	Unsuitable for allocation

**Result:** 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.

### Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Bentham

**Site Number and Address:** HB054 Land adjacent to Ford House, Low Bentham Road, High Bentham 0.15ha

#### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>HB054</b> Land adjacent to Ford House, Low Bentham Road, High Bentham 0.15ha	0	0	-	-	-	+	0	?	++	-	0	+	++	-	+	-	-	0	+	+	The site adjoins Low Bentham Road, but currently there are no comments from the local highway authority. The site makes no contribution to the recommended conservation area, but currently there are no comments from the county archaeological service. At 32 dwellings per hectare, the site is not quite big enough to accommodate at least five dwellings. The site is not suitable for allocation due to current uncertainty over access and archaeology and due to its small size. It is also likely that the site will form part of a Green Wedge designation to be included in the emerging local plan.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** LB010 West of Greenfoot Lane, Lower Bentham 0.367 ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
LB010 West of Greenfoot Lane, Lower Bentham 0.367 ha.																					The site has planning permission for four dwellings (decision no. 08/2015/16248).	Allocation not necessary

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis. The site has planning permission.



**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** LB011 Land at Greenhead, Cross Lane, Lower Bentham 0.1994ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
LB011 Land at Greenhead, Cross Lane, Lower Bentham 0.1994ha.																					The site has planning permission for one dwelling (decision no. 08/2015/15552).	Allocation not necessary

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis. The site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** LB016 Harley Bank, Off Main Street, Low Bentham 0.107ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
LB016 Harley Bank, Off Main Street, Low Bentham 0.107ha																					The site has planning permission for one dwelling (decision no. 08/2013/13284; discharge of conditions 08/2014/14823).	Allocation not necessary

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis. The site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** LB017 Land to the west of Greenfoot Lane, Low Bentham 0.085 ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
LB017 Land to the west of Greenfoot Lane, Low Bentham 0.085 ha	0	0	0	0	0	+	0	--	+	-	0	-	++	-	+	0	0	0	+	+	The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings. The local highway authority advises that the site has no direct connection/frontage to a public highway. The site is in FZ1, but is also in an area at risk from surface water flooding and with a 25-50% risk of groundwater emergence. The site is within the recommended conservation area and makes a strong contribution. The site is not suitable for allocation due to its small size, inadequate access and heritage impact.	Unsuitable for allocation

**Result:** 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.

### Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Bentham

**Site Number and Address:** LB019 Land to south west of Crow Trees, Low Bentham, 0.028 ha

#### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>LB019</b> Land to south west of Crow Trees, Low Bentham, 0.028 ha	0	0	++	++	++	+	0	--	++	+	+	+	++	0	+	++	++	0	+	+	The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings. The local highway authority advises that site does not include a sufficient frontage to enable an acceptable access to be formed onto the public highway. The site is in FZ1, with no risk from surface water and 25-50% risk from groundwater. The site is within the recommended conservation area. The site is not suitable for allocation due to its small size and inadequate access.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** LB020 Former Sedbergh Junior School, Low Bentham 4.93ha.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
LB020 Former Sedbergh Junior School, Low Bentham 4.93ha.	0	0	--	--	--	0	0	-	--	+	+	?	++	--	+	--	--	0	+	+	The site is not within, adjoining or adjacent to the settlement (it is part of a distinct enclave located to the southwest). It includes playing fields and land within FZ1, 2, 3a and 3b. The local highway authority advises that an acceptable access can be formed on the B6480. The site is within and adjoining the recommended conservation, makes a strong contribution and contains key listed buildings, but disruptive C20 buildings may offer an opportunity for improvement. Whilst there are potential heritage benefits, the site is not suitable for allocation due to its isolated location, loss of playing fields and flood risk.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** LB022 Town Head Farm, Burton Road, Low Bentham 0.142ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
LB022 Town Head Farm, Burton Road, Low Bentham 0.142ha																					The site has planning permission for four dwellings (decision no. 08/2014/14386; discharge of conditions 08/2015/16291, 08/2016/16576).	Allocation not necessary

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis. The site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** LB024 Recreation ground adjacent to Burton Road, Low Bentham 0.195ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
LB024 Recreation ground adjacent to Burton Road, Low Bentham 0.195ha.																					The site has planning permission for two dwellings (decision no. 08/2016/16604).	Allocation not necessary

**Result:** Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis. The site has planning permission.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB001 Golf Club car park and clubhouse, Robin Lane, Higher Bentham 0.674ha.

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB001 Golf Club car park and clubhouse, Robin Lane, Higher Bentham 0.674ha.	0	0	-	-	-	+	0	-	++	+	+	+	++	0	+	-	-	0	+	+	Development would result in the loss of facilities ancillary to a sports pitch, i.e. the loss of a golf course car park and clubhouse. Therefore, a housing allocation is unlikely to be appropriate, unless the means to deliver equivalent replacement facilities can be secured.	Unsuitable for allocation

**Result:** 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**. Development would result in the loss of facilities ancillary to a sports pitch, i.e. the loss of a golf course car park and clubhouse. Therefore, a housing allocation is unlikely to be appropriate, unless the means to deliver equivalent replacement facilities can be secured.



**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB003 Bank Head, west of Robin Lane, south of Lakeber Drive, Higher Bentham 0.902ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB003 Bank Head, west of Robin Lane, south of Lakeber Drive, Higher Bentham 0.902ha	0	0	+	+	+	++	0	--	++	+	0	+	++	-	+	+	+	0	+	+	The local highway authority advises that an access with acceptable visibility cannot be provided due to the road alignment along the site frontage. Therefore, the site is unsuitable for a housing allocation.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB017 West of Station Road, south of railway station, High Bentham 1.153 ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB017 West of Station Road, south of railway station, High Bentham 1.153 ha	-	-	+	+	+	+	0	+	++	+	+	+	++	+	+	+	+	0	+	+	The site is used for business/employment purposes. The site is in FZ1, with no risk from surface water and a risk of groundwater emergence of 50-75%. Development of the site would be likely to have a low impact on biodiversity value. The ELR recommends retention for employment use.	Continue to consider for employment

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB022 North of Bigber Farm Higher Bentham 1.812ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB022 North of Bigber Farm Higher Bentham 1.812ha	0	0	-	-	-	+	0	--	++	-	0	-	++	-	+	-	-	0	+	+	The local highway authority advises that the site has no existing access and an acceptable access onto the B6480 is not achievable due to restricted visibility. The LHA is unclear as to whether the Barghs Meadow access road adjoins the site or whether there is a ransom strip. The site makes a strong contribution to the recommended conservation area for High Bentham. The site is unsuitable for a housing allocation due to inadequacy or uncertainty of access and heritage impact.	Unsuitable for allocation

**Result:** 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 or uncertain road access and negative heritage impact, which are determining impediments to selection.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB023 North of Low Bentham Road, rear of Furness Drive, High Bentham 3.143ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB023 North of Low Bentham Road, rear of Furness Drive, High Bentham 3.143ha	0	0	-	-	-	+	0	0	0	-	0	-	0	-	+	-	-	0	+	+	The site is in FZ1, but is at risk from surface water flooding (30, 100 and 1000 year extent). The site makes a strong contribution to the recommended conservation area for High Bentham. The site is unsuitable for a housing allocation due to surface water flood risk and heritage impact.	Unsuitable for allocation

**Result:** 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 surface water flood risk and negative heritage impact, which are determining impediments to selection.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB027 Mount Pleasant, High Bentham 1.098ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
HB027 Mount Pleasant, High Bentham 1.098ha.	0	0	+	+	+	+	0	+	+	-	0	-	++	-	+	+	+	0	+	+	The draft ELR recommends that the site should not be allocated for employment. The site is in FZ1, but part is at risk from surface water flooding (mostly 1000 year extent) and the risk of groundwater emergence is 25-50%. In the conservation area appraisal, the site adjoins the recommended conservation area and is identified as making a strong contribution, forming part of a highly significant fixed view and incorporating a key building (Old Quarry earthworks). The site is unsuitable for a housing allocation due to heritage impact.	Unsuitable for allocation

**Result:** 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 a negative heritage impact, which is a determining impediment to selection.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Bentham

**Site Number and Address:** HB028 (part) South-west of Pye Busk, High Bentham 3.897ha

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>HB028 (part)</b> South-west of Pye Busk, High Bentham 3.897ha.	0	0	-	-	-	+	0	0	+	-	0	-	0	-	+	-	-	0	+	+	The site is in FZ1, but partly at risk from surface water flooding (30, 100 and 1000 year extent) with a risk of groundwater emergence of 25-50%. The site satisfies the local highway authority. The site makes a strong contribution to the recommended conservation area and forms part of an important general view from a key building (St Margaret's church, grade II listed). The site is grade 3 agricultural land. The site is of low biodiversity value, which could be enhanced, but is located in close proximity to a SSSI. Flood risk and potential impact on the SSSI may be a concern, but the site is unsuitable for allocation due to heritage impact.	Unsuitable for allocation

**Result:** 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 a negative heritage impact, which is a determining impediment to selection.

19/09/17

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Bentham

**Site Number and Address:** HB028 East of Station Road and south-west of Pye Busk, High Bentham 10.9ha

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
HB028 East of Station Road and south-west of Pye Busk, High Bentham 10.9ha.	0	0	-	-	+	+	0	-	+	-	-	-	++	-	+	-	-	0	+	+	The draft ELR recommends that the site should not be allocated for employment, but mixed use of unconstrained areas might be appropriate if aspirations can be realised. Potential for green infrastructure. The site is in FZ1, but areas are at risk from surface water flooding (30, 100 and 1000 year extent) and the risk of groundwater emergence ranges from >25% up to 50-75%. The site is grade 3 agricultural land. The conservation area appraisal shows the site adjoining the recommended conservation area, making a strong contribution and forming an important general view from a key building (St Margaret's church, grade II listed). The site does not appear suitable for allocation at this stage due to heritage impact and negatives for location, access, agriculture, landscape.	Unsuitable for allocation at this stage

**Result:** 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 a negative heritage impact and negatives for location, access, agriculture and landscape, which are determining impediments to selection.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB030 Land off Duke Street, High Bentham 6.287ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
HB030 Land off Duke Street, High Bentham 6.287ha.	0	0	-	-	-	+	0	--	+	-	0	-	++	-	+	-	-	0	+	+	The local highway authority advises that an acceptable access cannot be achieved. Visibility is restricted (northerly). The site is in FZ1, but areas are at risk from surface water flooding (30, 100 and 1000 year extent). The site is grade 3 agricultural land. The conservation area appraisal shows the site adjoining and partly within the recommended conservation area, partly making a strong contribution and within highly and moderately significant fixed views. Access proposals would involve demolition of buildings within the recommended conservation area and within the highly significant fixed view. The site is not suitable for allocation due to inadequate access and heritage impact.	Unsuitable for allocation

**Result:** 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 a negative heritage impact, which are determining impediments to selection.



### Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Bentham

**Site Number and Address:** HB031 Auction Mart and land south of Mount Pleasant, High Bentham 1.18ha

#### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>HB031</b> Auction Mart and land south of Mount Pleasant, High Bentham 1.18ha	0	0	++	++	++	++	0	--	+	+	+	+	++	+	+	++	++	0	+	+	The ELR grades the site as poor and recommends allocation for mixed uses. The local highway authority advises that the site does not include sufficient frontage to enable an acceptable access to be formed. The site is in FZ1, but is partly at risk from surface water flooding (30, 100 and 1000 year extent), particularly near the B6480. The conservation area appraisal identifies a moderately significant view across part of the site, but no other contribution. The site is not suitable for allocation due to inadequate access.	Unsuitable for allocation. Landowner could discuss a trade-off for existing traffic with the highway authority. Other mitigations: 1b,2,5a,5b.

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB032 Land adjoining Riverside Caravan Park, High Bentham 2.159ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB032 Land adjoining Riverside Caravan Park, High Bentham 2.159ha	0	0	-	-	-	+	0	--	++	-	0	+	++	-	+	-	-	0	+	+	The local highway authority advises that the site has no connection/frontage to a public highway (i.e. access cannot be provided). Therefore, the site is not suitable for allocation due to inadequate access.	Unsuitable for allocation

**Result:** 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.

### Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Bentham

**Site Number and Address:** HB033 Land east of Butts Lane and north of 1-9 Springfield, High Bentham 1.839 ha

#### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB033 Land east of Butts Lane and north of 1-9 Springfield, High Bentham 1.839 ha	0	0	-	-	-	+	0	--	+	-	0	-	++	-	+		-	0	+	+	The local highway authority advises that visibility is restricted by the horizontal alignment of the road, the existing access is narrow and an acceptable access is not achievable. Access via HB025 may be a possibility. The site is in FZ1, but areas are at risk from surface water flooding (30, 100 and 1000 year extents) and the risk of groundwater emergence is 25-50%. In the conservation area appraisal, the site adjoins the recommended conservation area and is identified as making a strong contribution. The site is not suitable for allocation due to inadequate access and heritage impact.	Unsuitable for allocation

**Result:** 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 a negative heritage impact, which are determining impediments to selection.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB043 Land to east [west] of Fushetts Lane, High Bentham 0.497 ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB043 Land to east [west] of Fushetts Lane, High Bentham 0.497 ha	0	0	-	-	-	+	0	--	++	-	0	+	++	-	+	-	-	0	+	+	The local highway authority advises that the site has no direct connection/frontage to a public highway. Access is via an unadopted lane. The site is grade 3 agricultural land, on the edge of the settlement and is next to a builders' yard. The site is not suitable for allocation due to inadequate access.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB048 Land to south of Mount Pleasant, High Bentham (HB027 part)

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB048 Land to south of Mount Pleasant, High Bentham (HB027 part)	0	0	+	+	+	+	0	+	+	-	0	-	++	-	+	+	+	0	+	+	The draft ELR recommends that the site should not be allocated for employment. The site is in FZ1, but part is at risk from surface water flooding (mostly 1000 year extent) and the risk of groundwater emergence is 25-50%. In the conservation area appraisal, the site adjoins the recommended conservation area and is identified as making a strong contribution, forming part of a highly significant fixed view and incorporating a key building (Old Quarry earthworks). The site is unsuitable for a housing allocation due to heritage impact.	Unsuitable for allocation

**Result:** 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 a negative heritage impact, which is a determining impediment to selection.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB053 Land to south of Golf Course and east of Robin Lane, High Bentham 5.089ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
HB053 Land to south of Golf Course and east of Robin Lane, High Bentham 5.089ha	0	0	-	-	-	+	0	--	++	0	0	+	++	-	+	-	-	0	+	+	The site could be regarded as being located adjacent to the settlement, but the local highway authority advises that safe access is not possible, because the site is landlocked and does not adjoin a public highway. The site is in FZ1 with no risk of surface water flooding and a risk of groundwater emergence of 25-50%. The site is mostly grade 4 agricultural land and makes no contribution to the recommended conservation area. The detached nature of the site may be a concern, but the site is unsuitable for allocation due to inadequate access.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** LB007 Corner of Cross Lane and Burton Road, Low Bentham 0.56ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
LB007 Corner of Cross Lane and Burton Road, Low Bentham 0.56ha	0	0	-	-	-	+	0	-	++	-	0	-	++	-	+	-	-	0	+	+	The local highway authority advises that an acceptable access can be provided and the site is in FZ1 with no risk from surface water and 25-50% risk from groundwater. However, the site is within and makes a strong contribution to the recommended conservation area for Low Bentham and is therefore unsuitable for allocation due to heritage impact.	Unsuitable for allocation

**Result:** 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 a negative heritage impact, which is a determining impediment to selection.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** LB008 East of Greenhead Farm, Cross Lane, Lower Bentham 0.185ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
LB008 East of Greenhead Farm, Cross Lane, Lower Bentham 0.185ha	0	0	-	-	-	+	0	--	++	-	0	-	++	-	+	-	-	0	+	+	The site is in FZ1 with no risk from surface water and 25-50% risk from groundwater. However, the local highway authority advises that the site is accessed via an unadopted route with no direct connection/frontage to a public highway and that visibility is poor. The site also adjoins and makes a strong contribution to the recommended conservation area for Low Bentham. Therefore, the site is not suitable for allocation due to inadequate access and heritage impact.	Unsuitable for allocation

**Result:** 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 a negative heritage impact, which are determining impediments to selection.



**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** LB009 South of Greenhead Farm, Cross Lane, Low Bentham 0.236ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
LB009 South of Greenhead Farm, Cross Lane, Low Bentham 0.236ha	0	0	-	-	-	+	0	--	++	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, with no risk from surface water and 25-50% risk from groundwater and is within the recommended conservation area. Whilst the site contains a pond, ecological data suggests that development would be likely to have a low impact on biodiversity value. The local highway authority advises that safe access is not possible, because the site is landlocked at present and highways are unadopted. Therefore, the site is not suitable for allocation due to inadequate access.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** LB013 Low Bentham Primary School and associated land, Low Bentham 0.759ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
LB013 Low Bentham Primary School and associated land, Low Bentham 0.759ha	0	0	++	++	++	+	0	--	++	+	+	0	++	0	+	++	++	0	+	+	The school has been replaced and is now redundant. The site includes former school playing fields. The local highway authority advises that the site has no direct connection/frontage to a public highway. The site is in FZ1 with no risk from surface water. The risk from groundwater is less than 25% (east) and 25-50% (west). The site is within the recommended conservation area and makes a limited contribution. Whilst loss of playing fields and heritage impact may be a concern, the site is unsuitable for allocation due to inadequate access.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** LB014 East of Hillside Road, Low Bentham 1.1ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
LB014 East of Hillside Road, Low Bentham 1.1ha	0	0	-	-	-	+	0	--	++	-	0	-	++	-	+	-	-	0	+	+	The site is in FZ1, with no risk from surface water and less than 25% risk from groundwater. The local highway authority advises that the site has no direct connection/frontage to a public highway and that access from Yew Tree Drive is unacceptable. The site adjoins the recommended conservation area with the western part making a limited contribution and the eastern part making a strong contribution. The site is not suitable for allocation due to heritage impact and inadequate access.	Unsuitable for allocation

**Result:** 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 a negative heritage impact, which are determining impediments to selection.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** LB015 North of Harley Close, Low Bentham 0.547 ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
LB015 North of Harley Close, Low Bentham 0.547 ha	0	0	++	++	++	+	0	+	++	-	0	-	++	-	+	++	++	0	+	+	The site is in FZ1, with no risk from surface water and less than 25% risk from groundwater. The local highway authority advises that access from Harley Close is acceptable. The site adjoins the recommended conservation area, makes a strong contribution and forms a moderately significant view. The site has positive aspects, but heritage impact makes it unsuitable for allocation.	Unsuitable for allocation

**Result:** 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 a negative heritage impact, which is a determining impediment to selection.

### Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Bentham

**Site Number and Address:** LB021 Land between Hillside Road and Ellergill, Low Bentham 0.494ha

#### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>LB021</b> Land between Hillside Road and Ellergill, Low Bentham 0.494ha.	0	0	+	+	+	+	0	--	++	-	0	-	++	-	+	+	+	0	+	+	The local highway authority advises that the site has no direct connection/frontage to a public highway (owner proposes connection to Hillside Rd). The site is in FZ1 with no risk from surface water and less than 25% risk from groundwater. The site is within the recommended conservation area, makes a strong contribution and adjoins the grounds of a grade II listed building. The site is unsuitable for allocation due to inadequacy or uncertainty of access and heritage impact.	Unsuitable for allocation

**Result:** 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 or uncertain road access and a negative heritage impact, which are determining impediments to selection.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** LB025 Low Bentham Primary School and land to the north, Low Bentham 0.208ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
LB025 Low Bentham Primary School and land to the north, Low Bentham 0.208ha	0	0	++	++	++	+	0	--	++	+	+	0	++	0	+	++	++	0	+	+	The local highway authority advises that the site has no direct connection/frontage to a public highway. The site is in FZ1, with no risk from surface water and 25-50% risk from groundwater. The site is within the recommended conservation area with open space to the north making a limited contribution. Any demolition may have negative impact on heritage. Whilst uncertainty about heritage impact may be a concern, the site is unsuitable for allocation due to inadequate access.	Unsuitable for allocation

**Result:** 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.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB039 Land between Springfield Crescent and Tatterthorn Road, High Bentham 0.996ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
HB039 Land between Springfield Crescent and Tatterthorn Road, High Bentham 0.996ha.	0	0	-	-	-	+	0	-	++	0	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, is grade 4 agricultural land, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement and has a risk of groundwater emergence of 25-50%. Development of the site would be likely to have a low impact on biodiversity value. The site is at an entrance to the town.	Continue to consider in comparison with other sites and with mitigation: 2,9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in High Bentham if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>Yes</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>East</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>East</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site does not pass all four District Level Analyses, failing on part (II) A. The visual impact of development is likely to harm the special qualities (setting) of the AONB, as evidenced by the Landscape and Visual Impact Assessment for the Craven District Council Local Plan 2012-2032 (October 2017 draft).



**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB042 Land between Pye Busk and Belle Bank, High Bentham 0.475ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>HB042</b> Land between Pye Busk and Belle Bank, High Bentham 0.475ha	0	0	-	-	-	+	0	0	++	0	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, is grade 4 agricultural land, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement and has a risk of groundwater emergence of 25-50%. Development of the site would be likely to have a low impact on biodiversity value. The site is at an entrance to the town.	Continue to consider in comparison with other sites and with mitigation: 2,9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in High Bentham if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>Yes</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>East</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>East</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site does not pass all four District Level Analyses, failing on part (II) A. The visual impact of development is likely to harm the special qualities (setting) of the AONB, as evidenced by the Landscape and Visual Impact Assessment for the Craven District Council Local Plan 2012-2032 (October 2017 draft).

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB014 Land to east of Lairgill Row on Butts Lane, High Bentham 0.426 ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>HB014</b> Land to east of Lairgill Row on Butts Lane, High Bentham 0.426 ha	0	0	+	+	+	+	0	+	0	+	+	-	++	0	+	+	+	0	+	+	The site is in FZ1, but is at risk from surface water flooding (30, 100 and 1000 year extent). Risk of groundwater emergence is 25-50%. The conservation area appraisal shows the site partly within the recommended conservation area, partly making a strong contribution, within a highly significant fixed view and adjacent to a key building (Lairgill Row). Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison to other sites and with mitigation: 2,5a

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in High Bentham if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	<b>Yes</b>
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>Central</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>Central</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is not considered suitable as one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

**Narrative of Site Analysis**

HB014 returns mostly positive and neutral results in the analysis, but the result for conservation of the historic environment is a negative, due to the site’s various contributions to the recommended conservation area for High Bentham. In addition, there are concerns regarding surface water flood risk, much of the site is in use as a public car park and the site is bisected by Butts Lane. These constraints on development not only restrict the likely yield of dwellings from the site, but, more importantly, bring into question the site’s basic suitability, availability and, therefore, deliverability as a local plan housing site. On current evidence and for those reasons, HB014 is currently not a preferable site for allocation in High Bentham.

***Net Developable Area:*** 0 hectares (none of the available SHLAA site).

***Number of Dwellings Generated:*** 0 dwellings (0 hectares x 32 dwellings per hectare).

***Development Principles:***

Not applicable

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Bentham

**Site Number and Address:** LB018 Land between Low Bentham Road and railway line, Low Bentham 2.311 ha

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>LB018</b> Land between Low Bentham Road and railway line, Low Bentham 2.311 ha	0	0	-	-	-	+	0	-	+	-	0	+	++	-	+	-	-	0	+	+	The local highway authority advises that an acceptable access can be formed on the B6480. The site is in FZ1, but parts are at risk from surface water flooding. The risk from groundwater emergence is less than 25%. The site makes no contribution to the recommended conservation area, but there is some archaeological interest. It is a sizeable area of grade 3 agricultural land, at the edge of/entrance to the settlement, within views from the road and railway. Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison with other sites and with mitigation: 2,5b,9.

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Low Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Low Bentham if a surplus of sites exists.

### Stage 2: District Level Analysis

#### (I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or	

less than six dwellings is likely in a designated rural area).	
(II) Site Proximity to Designated Landscape Features	
A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South-east</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>South-east</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Low Bentham, the site is not considered suitable as a **Preferred Site** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

### **Narrative of Site Analysis**

LB018 returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include safe road access and nil impact on the recommended conservation area for Low Bentham. However, the site is relatively large and is in a fairly prominent location on the edge of the settlement, where development may have a greater impact on the wider landscape and where services and facilities are more distant. Land within the site is also of greater agricultural value (grade 3), of some archaeological interest and partly subject to surface water flood risk. These drawbacks would necessitate mitigation measures, specifically against the risks of surface water flooding, landscape impact and heritage impact. Compared to LB012, the site returns poorer results in the analysis and requires more mitigation. Furthermore, LB012 is capable of generating an appropriate number of dwellings for the village (18), which renders LB018 surplus to current requirements. As a result, LB018 is not a preferred site.

***Net Developable Area:*** 2.311 hectares (all of available SHLAA site).

***Number of Dwellings Generated:*** 73 dwellings (2.311 hectares x 32 dwellings per hectare).

***Development Principles:*** Not applicable



## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Bentham

**Site Number and Address:** HB011 Primary school, east of Robin Lane, west of Lowcroft, Higher Bentham 0.962ha

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>HB011</b> Primary school, east of Robin Lane, west of Lowcroft, Higher Bentham 0.962ha	0	0	++	++	++	++	0	+	++	+	++	0	++	+	+	++	++	0	+	+	The school has been replaced and is now redundant. The main building is within and the playing fields/open space are adjoining the recommended conservation area. Development of the site would be likely to have a low impact on biodiversity value. The landowner, North Yorkshire County Council, has identified the site for a development of approximately 70 units of extra care housing.	Continue to consider in comparison with other sites and with mitigation: 5a

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in High Bentham if a surplus of sites exists.

### Stage 2: District Level Analysis

#### (I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>Central</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>Central</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

### **Narrative of Site Analysis**

HB011 is the top-ranking site in High Bentham, which returns mostly positive, some neutral and no negative results in the analysis. Its central location offers easier access to town centre services and facilities, reduced need to travel and minimal impact on the wider landscape. Safe road access can be provided and flood risk is low. The site presents an opportunity for regeneration of a redundant site, re-use of brownfield land and avoidance of grade 3 agricultural land. Positive conservation and good design will need to be employed in the formulation of detailed proposals to ensure that the effect on undesignated heritage assets (primarily the recommended conservation area) is at least neutral. North Yorkshire County Council owns the site and is pursuing a development of 70 extra care homes for older people in partnership with an extra care provider.

***Net Developable Area:*** 0.962 hectares (all of available SHLAA site).

***Number of Dwellings Generated:*** 70 dwellings approximately.

#### ***Development Principles:***

- The site will provide approximately 70 units of extra care or other specialist housing for older people or people with disabilities to meet identified local needs;
- Development will conserve heritage assets, including those revealed in the Assessment of High Bentham for Conservation Area designation (August 2016);
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Access to the site may be gained from Robin Lane and Low Croft;
- Development proposals for this site must accord with local plan policies H2 and INF6 (which set out requirements for contributions towards affordable housing and sport, open space and recreation facilities) and all other relevant local plan policies.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB023 (part) North of Low Bentham Road, High Bentham 1.659ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>HB023 (part)</b> North of Low Bentham Road, High Bentham 1.659ha	0	0	-	-	-	+	0	0	+	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, but the southwest corner is at risk from surface water flooding (30, 100 and 1000 year extent). The site satisfies the local highway authority and makes no contribution to the recommended conservation area for High Bentham, but is on the edge of the settlement and is grade 3 agricultural land. Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison with other sites and with mitigation: 2,9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in High Bentham if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	

C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	
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## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>West</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>West</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

### **Narrative of Site Analysis**

Based on a revised boundary and developable area of 1.659ha, site HB023 returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include safe road access, nil impact on heritage assets and low impact on biodiversity. Flood risk is low with surface water risk limited to the southwest corner of the site. However, the site is located on the edge of the settlement, where development may have a greater impact on the wider landscape and where town centre services and facilities are more distant (although it should be noted that the site is close to the town's new primary school). Land within the site is also of greater agricultural value (grade 3). Omission of the eastern part of the original site has avoided all areas of heritage value and some areas of surface water flood risk – remaining risk can be mitigated through design, layout, landscaping and SuDS.

***Net Developable Area:*** 1.659 hectares (53% of available SHLAA site).

***Number of Dwellings Generated:*** 53 dwellings (1.659 hectares x 32 dwellings per hectare).

#### ***Development Principles:***

- A Flood Risk Assessment is required, as a surface water hazard has been identified within part of the site area. Surface water flood risk will be addressed in the design, layout and landscaping of the development and the development will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site's prominent location will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution;
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Access to the site will be gained from Low Bentham Road (B6480);
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB024 North of Lakeber Drive, High Bentham 0.872ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>HB024</b> North of Lakeber Drive, High Bentham 0.872ha	0	0	-	-	-	+	0	0	++	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement and is grade 3 agricultural land. Development of the site would be likely to have a low impact on biodiversity value. A public footpath crosses the site.	Continue to consider in comparison with other sites and with mitigation: 4

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in High Bentham if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]



### **Narrative of Site Analysis**

HB024 returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include low flood risk, safe road access and nil impact on heritage assets. However, the site is located on the edge of the settlement, where development may have a greater impact on the wider landscape and where town centre services and facilities are more distant. Land within the site is also of greater agricultural value (grade 3). A public footpath crosses the site. This could form a framework for the design of on-site public open space, which would provide enhanced green infrastructure, a connection to open countryside to the north and associated well-being benefits. This site and adjoining preferred sites HB052 and HB044 provide an opportunity to secure additional benefits by linking on-site green infrastructure.

**Net Developable Area:** 0.872 hectares (all of available SHLAA site).

**Number of Dwellings Generated:** 27 dwellings (0.872 hectares x 32 dwellings per hectare).

#### ***Development Principles:***

- Development of the site will provide a means for emergency vehicles to access the adjoining allocated site, HB052, from Lakeber Drive;
- The public right of way (PROW) through the site will be protected and will not form part of the vehicular access. Measures will be taken to provide a separate route for pedestrians. The PROW will form a framework for the design of on-site public open space to provide enhanced green infrastructure, a connection to open countryside to the north and associated well-being benefits. Development of this site and adjoining allocated sites HB052 and HB044 will take the opportunity to secure additional benefits by creating green infrastructure linkages across all three sites;
- The site is in a prominent location. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution;
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Bentham

**Site Number and Address:** HB025 Rear of 38-54 Robin Lane and east of Butts Lane, High Bentham 2.807ha

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>HB025</b> Rear of 38-54 Robin Lane and east of Butts Lane, High Bentham 2.807ha.	0	0	-	-	-	+	0	0	+	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, but is partly at risk from surface water flooding (30, 100 and 1000 year extent) and the risk of groundwater emergence is 25-50%. The site makes no contribution to the recommended conservation area for High Bentham. The local highway authority advises that access can be provided from Butts Lane, but not Robin Lane, which may necessitate omission of the northern part of the site. Development of the site would be likely to have a low impact on biodiversity value. Fairly prominent.	Continue to consider in comparison with other sites and with mitigation: 2,9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in High Bentham if a surplus of sites exists.

### Stage 2: District Level Analysis

#### (I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North-east</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North-east</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

### **Narrative of Site Analysis**

HB025 returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include nil impact on heritage assets. Flood risk is low on the southern part of the site, with limited surface water risk along the eastern site boundary. The northern part is subject to more extensive surface water flood risk. The risk of groundwater emergence is medium throughout. Safe road access cannot be provided from Robin Lane, but can be provided from Butts Lane into the southern part of the site. The site is located on the edge of the settlement, in a fairly prominent position, where development may have a greater impact on the wider landscape and where town centre services and facilities are more distant. Land within the site is also of greater agricultural value (grade 3). Omission of the northern part of the site from any allocation would provide significant mitigation against these drawbacks and further mitigation should be possible on the southern part of the site through good design, layout, landscaping and SuDS.

***Net Developable Area:*** 1.015 hectares (36% of available SHLAA site).

***Number of Dwellings Generated:*** 32 dwellings (1.015 hectares x 32 dwellings per hectare).

#### ***Development Principles:***

- A Flood Risk Assessment is required, as a surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site's prominent location will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution;
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Access to the site will be gained from Butts Lane;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB026 North of Springfield Crescent and east of Butts Lane, High Bentham 2.577ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>HB026</b> North of Springfield Crescent and east of Butts Lane, High Bentham 2.577ha	0	0	-	-	-	+	0	0	++	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1. Part of the site boundary touches an area of surface water flood risk. Risk of groundwater emergence is 25-50%. About half the site is grade 3 agricultural land. The site makes no contribution to the recommended conservation area for High Bentham. Development of the site would be likely to have a low impact on biodiversity value. Fairly prominent.	Continue to consider in comparison with other sites and with mitigation: 2,9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in High Bentham if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North-east</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North-east</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

### **Narrative of Site Analysis**

HB026 returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include low flood risk, safe road access, nil impact on heritage assets and lower agricultural value (about half the site is grade 4). However, the site is located on the edge of the settlement, in a fairly prominent location, where development may have a greater impact on the wider landscape and where town centre services and facilities are more distant. The site is also subject to a medium risk of groundwater emergence and is close to an area of surface water flood risk. Some mitigation of these drawbacks should be possible through good design, layout, landscaping and SuDS.

***Net Developable Area:*** 2.577 hectares (all of available SHLAA site).

***Number of Dwellings Generated:*** 82 dwellings (2.577 hectares x 32 dwellings per hectare).

#### ***Development Principles:***

- A Flood Risk Assessment may be required as a surface water hazard adjoins part of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site's prominent location will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution;
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Access to the site will be gained from Springfield Crescent;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB036 Land to the East of Robin Lane, High Bentham 0.502 ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
HB036 Land to the East of Robin Lane, High Bentham 0.502 ha	0	0	-	-	-	+	0	-	++	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement, has a risk of groundwater emergence of 25-50% and is grade 3 agricultural land. The site is approved for overflow parking etc for the golf club (decision no. 08/2013/13979) and is located at an entrance to the town. Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison with other sites and with mitigation: 2,9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in High Bentham if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	



## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

### **Narrative of Site Analysis**

HB036 returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include low flood risk, safe road access and nil impact on heritage assets. However, the site is located on the edge of the settlement, where development may have a greater impact on the town's northern entrance and wider landscape and where town centre services and facilities are more distant. Land within the site is also of greater agricultural value (grade 3) and is subject to a medium risk of groundwater emergence. Some mitigation of these drawbacks should be possible through good design, layout, landscaping and SuDS.

***Net Developable Area:*** 0.502 hectares (all of available SHLAA site).

***Number of Dwellings Generated:*** 16 dwellings (0.502 hectares x 32 dwellings per hectare).

#### ***Development Principles:***

- A Flood Risk Assessment may be required as there is some risk of groundwater emergence within the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site's prominent location at the town's northern entrance will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution;
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Access to the site will be gained from Robin Lane, at the south end of the site;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB038 Land south of Low Bentham Road, High Bentham. 0.891 ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

Site reference, name/address & area	Sustainability Appraisal Objectives																				Summary of Issues and Recommendations	Mitigation and Recommendations
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
<b>HB038</b> Land south of Low Bentham Road, High Bentham. 0.891 ha.	0	0	-	-	-	+	+	-	++	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement and is grade 3 agricultural land. Development of the site would be likely to have a low impact on biodiversity value. The education authority, North Yorkshire County Council, has identified part of the site (0.3ha) for development of a primary school extension.	Continue to consider in comparison with other sites

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in High Bentham if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is	

obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>West</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>West</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

### **Narrative of Site Analysis**

HB038 returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include low flood risk, safe road access, nil impact on heritage assets and the provision of land for an extension to Bentham Primary School. However, the site is located on the edge of the settlement, where development may have a greater impact on the wider landscape and where town centre services and facilities are more distant (although the site is next door to the primary school). Land within the site is also of greater agricultural value (grade 3). The detail of any proposal would need to take account of the site's visible location alongside the B6480.

**Net Developable Area:** 0.891 hectares (all of available SHLAA site, including 0.591 ha for housing and 0.3 ha for a primary school extension).

**Number of Dwellings Generated:** 19 dwellings (0.591 ha hectares x 32 dwellings per hectare).

### ***Development Principles:***

- The eastern part of the site (0.3 ha of land) is allocated for the provision of an extension to Bentham Primary School;
- The site's prominent location will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution;
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Access to the site will be gained from the B6480;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

**Craven Local Plan: Residential Site Selection Process**

**Settlement Name:** Bentham

**Site Number and Address:** HB044 Land to west of Goodenber Road, High Bentham 1.870 ha

**Stage 1: Settlement Level Analysis (Sustainability Appraisal)**

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
HB044 Land to west of Goodenber Road, High Bentham 1.87 ha	0	0	-	-	-	+	0	--	++	-	0	+	++	-	+	-	-	0	+	+	The site is in FZ1, is grade 3 agricultural land and makes no contribution to the recommended conservation area. The local highway authority advises that the site has no direct connection/frontage to a public highway and is unclear as to whether the Barghs Meadow access road adjoins the site or whether there is a ransom strip. Access via the adjoining site HB052 (possibly in conjunction with HB024) may offer a solution. Development of the site would be likely to have a low impact on biodiversity value. Provision of a new public footpath across the site would create a useful link in the local network and enhance local green infrastructure.	Continue to consider in conjunction with HB052 and HB024, in comparison with other sites and with mitigation: 4

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in High Bentham if a surplus of sites exists.

**Stage 2: District Level Analysis**

(I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	Yes
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	

C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	
(II) Site Proximity to Designated Landscape Features	
A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North-west</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North-west</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after

comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

### **Narrative of Site Analysis**

HB044 returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include low flood risk and nil impact on heritage assets. However, the site is located on the edge of the settlement, where development may have a greater impact on the wider landscape and where town centre services and facilities are more distant. Land within the site is also of greater agricultural value (grade 3). Access to the site is likely to depend on securing a road connection from the adjoining preferred site HB052. Provision of a new public footpath across the site would create a useful link in the local network, would improve the site's accessibility to local services (including the town centre and primary school) and would enhance local green infrastructure – particularly if combined with on-site public open space. This site and adjoining preferred sites HB052 and HB024 provide an opportunity to secure additional benefits by linking on-site green infrastructure.

***Net Developable Area:*** 1.870 hectares (all of available SHLAA site).

***Number of Dwellings Generated:*** 59 dwellings (1.870 hectares x 32 dwellings per hectare).

#### ***Development Principles:***

- Development will provide a means of access between the site and the adjoining allocated site, HB052;
- The adjacent public right of way will be protected;
- A new public footpath link will be created across the site and will be combined with on-site public open space, in order to enhance the public rights of way network, the site's accessibility to local services (including the town centre and primary school) and local green infrastructure provision. Development of this site and adjoining allocated sites HB052 and HB024 will take the opportunity to secure additional benefits by creating green infrastructure linkages across all three sites;
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.



## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Bentham

**Site Number and Address:** HB052 Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham 13.129ha

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
<b>HB052</b> Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham 13.129ha	0	0	-	-	-	+	0	0	+	-	0	+	++	-	+	-	-	0	+	+	The local highway authority advises that an acceptable access can be provided on Robin Lane. The site is in FZ1, but parts are at risk from surface water flooding (30, 100 and 1000 year extents). The site is relatively large, on the edge of the settlement and is grade 3 agricultural land. It makes no contribution to the recommended conservation area. Development of the site would be likely to have a low impact on biodiversity value. Two public footpaths cross the site.	Continue to consider in comparison with other sites and with mitigation: 2,4,9

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for High Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in High Bentham if a surplus of sites exists.

### Stage 2: District Level Analysis

#### (I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or	

less than six dwellings is likely in a designated rural area).	
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## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>North</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>North</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in High Bentham, the site is considered suitable as

one of the **Preferred Sites** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

### **Narrative of Site Analysis**

HB052 returns a mixture of positive, negative and neutral results in the analysis. Advantages of the site include safe road access and nil impact on heritage assets. Overall flood risk is low, but parts of the site are at risk from surface water. The site is large and located on the edge of the settlement, where development may have a greater impact on the wider landscape and where town centre services and facilities are more distant. Land within the site is also of greater agricultural value (grade 3). It is not necessary for development to spread northwards and westwards, across the site's full extent, in order to meet local housing requirements and omission of those areas from any allocation would provide significant mitigation against the site's drawbacks. Further mitigation should be possible on the remaining area through good design, layout, landscaping and SuDS. Two public footpaths cross the site. These could form a framework for the design of substantial on-site public open space, which would mitigate landscape impact, provide enhanced green infrastructure and biodiversity, a connection to the open countryside and well-being benefits. This site and adjoining preferred sites HB044 and HB024 provide an opportunity to secure additional benefits by linking on-site green infrastructure.

***Net Developable Area:*** 5.742 hectares (44% of available SHLAA site), including 2.054 hectares of additional green infrastructure.

***Number of Dwellings Generated:*** 118 dwellings (3.688 hectares x 32 dwellings per hectare).

### ***Development Principles:***

- Development will provide a means of access between the site and each of the adjoining allocated sites, HB024 and HB044;
- Public rights of way through the site will be protected;
- Development of the site will contribute to the improvement and growth of green infrastructure and to achieving net gains in biodiversity. Existing public rights of way that cross the site will form a framework for the design of substantial on-site public green space, which will mitigate landscape impact, enhance local green infrastructure, achieve a net gain in biodiversity, provide a connection to the open countryside and secure well-being benefits. Development of this site and adjoining preferred sites HB044 and HB024 will take the opportunity to secure additional benefits by creating green infrastructure linkages across all three sites;

- A Flood Risk Assessment is required, as a surface water hazard has been identified within parts of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site's size and prominent location on the town's northern periphery will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution;
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Access to the site will be gained from Robin Lane;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

## Craven Local Plan: Residential Site Selection Process

**Settlement Name:** Bentham

**Site Number and Address:** LB012 Wenning View, Low Bentham Road, Low Bentham 0.566ha

### Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
LB012 Wenning View, Low Bentham Road, Low Bentham 0.566ha	0	0	0	0	0	+	0	0	++	-	+	+	++	0	+	0	0	0	+	+	The site is in FZ1 with no risk from surface water and less than 25% risk from groundwater. The local highway authority advises that access onto the B6480 is acceptable. The site is partly developed, partly classified as grade 3 for agriculture and located between existing ribbon development. The site makes no contribution to the recommended conservation area, but there is some archaeological interest. Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison with other sites and with mitigation: 5b.

**Result:** Site performs satisfactorily in the Sustainability Analysis. The site is deemed sustainable in order to enter the **Pool of Sites** (with mitigation measures and recommendations). The site is a candidate for the Preferred Sites list for Low Bentham, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Low Bentham if a surplus of sites exists.

### Stage 2: District Level Analysis

#### (I) Viability of Affordable Housing Provision

A. The site is likely to deliver 11 or more dwellings (irrespective of being in a designated rural area or not). Affordable housing on site is obtained.	<b>Yes</b>
B. The site is in a designated rural area, and is likely to deliver 6 or more dwellings. A financial contribution towards affordable housing is obtained.	
C. The site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).	

## (II) Site Proximity to Designated Landscape Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the YDNP or the AONB, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to YDNP or AONB, whichever is the nearest).	<b>South-east</b>

## (III) Site Proximity to Designated Natural Environment Features

A. Site is likely to have potential to harm the special qualities of the designated landscapes of the SPA, SAC or Ramsar, and any harm cannot be mitigated against.	<b>No</b>
B. The location of the site in the context of the settlement (i.e. north-west, central, south-east, etc.; this gives an indication of relative proximity to a SPA, SAC or Ramsar, whichever is the nearest).	<b>South-east</b>

## (IV) Site Position in relation to Health &amp; Safety Executive (HSE) Zone

A. The site lies in the outer Health & Safety Executive zone, or not in an HSE zone.	<b>Yes</b>
B. The site lies in the Health & Safety Executive middle zone.	
C. The site lies in the Health & Safety Executive inner zone.	

**Result:** The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Low Bentham, the site is considered suitable as the **Preferred Site** in this settlement. [If a Preferred Site after comparison, explain in the narrative below, and if not a Preferred Site after comparison, explain comparative reasons here in the context of the settlement's chosen Preferred Sites]

### **Narrative of Site Analysis**

LB012 returns a mixture of positive and neutral results in the analysis with only one negative. Advantages of the site include low flood risk, safe road access and nil impact on the recommended conservation area for Low Bentham. Furthermore, whilst the site is located close to the edge of the settlement, where development may have a greater impact on the wider landscape, it is also fairly close to the village centre, partly brownfield and between existing ribbon development. The site contains some land of greater agricultural value (grade 3) and is of some archaeological interest. The latter is likely to require further and more detailed consideration or investigation.

***Net Developable Area:*** 0.566 hectares (all of available SHLAA site).

***Number of Dwellings Generated:*** 18 dwellings (0.566 hectares x 32 dwellings per hectare).

#### ***Development Principles:***

- The developer is required to arrange an investigation and assessment of the site's archaeological interest, which may necessitate the carrying out of ground works before and/or during development. The findings of the investigation and assessment will be taken into account in the proposals and any necessary mitigation measures will be incorporated into the development, in the interests of archaeological conservation;
- Access to the site will be gained from the B6480.
- The design of proposals will take account of impacts on the Forest of Bowland AONB;
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.