

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC014; South and east of Hayfield Mills, Colne Road, Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
<i>Crosshills and Glusburn</i>																						
SC014: South and east of Hayfield Mills, Colne Road, Glusburn 1.882 ha																					Level 1: 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).	

Result: Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (Flood Zone 1).

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC018; West of primary school, east of Hayfield Mills, Colne Road, Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
<i>Crosshills and Glusburn</i>																						
SC018: West of primary school, east of Hayfield Mills, Colne Road, Glusburn 0.78 ha.																					Level 1: This site was withdrawn due to the site not being available for development. The land owner does not wish to develop this allotment land.	

Result: Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site was withdrawn due to the site not being available for development. The land owner does not wish to develop this allotment land.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC035; East of Green Lane and west of Black Abbey Lane, Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
<i>Crosshills and Glusburn</i>																						
SC035: East of Green Lane and west of Black Abbey Lane, Glusburn 3.028 ha																					Outline planning permission (32/2011/11429) was granted on appeal on 29th May 2012 for 49 dwellings. Reserved matters application granted on 23rd December 2015 under reference 32/2015/15768 .	

Result: Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site already has planning permission for the construction of 49 dwellings.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC056; East of Riparian Way, Crosshills.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
<i>Crosshills and Glusburn</i>																						
SC056: East of Riparian Way, Crosshills 2.541 ha.																					Level 1: Do not include in the pool of sites. The site contains at 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 does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (Flood Zone 1).

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC058; Land adjacent to The Old Cornmill, Malsis School, Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
<i>Crosshills and Glusburn</i>																						
SC058: Land adjacent to The Old Cornmill, Malsis School, Glusburn 1.723 ha.																					Level 1: Combined with SC059, SC060 and SC065 to create SC085.	

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 been combined with SC059, SC060 and SC065 to create SC085.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC059; Former Farmyard and Workshops, Malsis School, Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
<i>Crosshills and Glusburn</i>																						
SC059: Former Farmyard and Workshops, Malsis School. Glusburn 0.796 ha.																					Level 1: Combined with SC059, SC060 and SC065 to create SC085.	

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 been combined with SC059, SC060 and SC065 to create SC085.

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Settlement Name: Crosshills and Glusburn

Site Number and Address: SC060; Land north of the A6068, Colne Road, Malsis School, Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Crosshills and Glusburn																						
SC060: Land north of the A6068, Colne Road, Malsis School, Glusburn 0.703ha.																					Level 1: Combined with SC059, SC060 and SC065 to create SC085.	

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 been combined with SC059, SC060 and SC065 to create SC085.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC065; Land east of 1 High Malsis, Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
<i>Crosshills and Glusburn</i>																						
SC065: Land to east of 1 High Malsis, Glusburn 0.313 ha																					Level 1: Combined with SC059, SC060 and SC065 to create SC085.	

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 been combined with SC059, SC060 and SC065 to create SC085.

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Settlement Name: Crosshills and Glusburn

Site Number and Address: SC067; Land adjacent to Lingah Farm, off Baxter Wood, Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
<i>Crosshills and Glusburn</i>																						
SC067: Land adjacent to Lingah Farm, off Baxter Wood, Glusburn 0.126 ha.																					Erection of two dwellings on site. Approved May 2015 (32/2015/15507).	

Result: Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site already has planning permission for the construction of 2 dwellings.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC072; Garage site off Colne Road, Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
<i>Crosshills and Glusburn</i>																						
SC072: Garage site off Colne Road, Glusburn 0.125 ha.																					Level 1: 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).	

Result: Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC078; 19-25 Main Street, Crosshills.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
<i>Crosshills and Glusburn</i>																						
SC078: 19-25 Main Street, Cross Hills 0.116 ha.																					Five 2 storey townhouses permitted 25th September 2013 (32/2013/13758).	

Result: Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site already has planning permission for the construction of 5 dwellings.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC082; Hayfield Mills, Colne Road, Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
<i>Crosshills and Glusburn</i>																						
SC082: Hayfield Mills, Colne Road, Glusburn 2.542 ha.																					Stage 1: 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).	

Result: Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (Flood Zone 1).

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn.

Site Number and Address: SC003; Depot west of Station House, off Skipton Road, Cross Hills.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Crosshills and Glusburn																						
SC003: Depot west of Station House, off Skipton Road, Cross Hills 0.159ha	-	-	+	+	+	+	+	--	++	0	++	0	0	0	+	+	+	0	+	-	Level 2: This site is wholly within Flood Zone 1, but does have slight surface water problems to the north and south. The site is landlocked as it has no access to an adopted highway.	

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 the site is landlocked and has no access to an adopted highway.

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Settlement Name: Crosshills and Glusburn.

Site Number and Address: SC007; Land adjacent to Millstones, Baxter Wood, Cross Hills.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Crosshills and Glusburn																						
SC007: Land adjacent to Millstones, Baxter Wood, Cross Hills 0.606 ha.	0	0	+	+	+	+	+	--	++	-	0	0	0	0	+	0	+	0	+	-	Level 2: 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).	

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 the site does not have a sufficient frontage to enable an access to NYCC standards to be formed on to the public highway.

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Settlement Name: Crosshills and Glusburn

Site Number and Address: SC016; West of Beanlands Drive and east of Sunny Bank Road, Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
<i>Crosshills and Glusburn</i>																						
SC016: West of Beanlands Drive and east of Sunny Bank Road, Glusburn 0.85ha.	0	0	+	+	++	+	+	0	+	0	0	0	0	0	+	+	+	0	+	-	Level 2: Part of the site to the south is subject to Flood Zone 2 and surface water flooding. This site is subject to the ransom strip (grass verge) off Beanlands Drive and therefore the site is landlocked and access cannot be gained.	

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 the site is landlocked by a ransom strip and therefore access cannot be gained.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn.

Site Number and Address: SC039; Between Clayton Hall Road and Old Lane/Holme Beck, Cross Hills

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Crosshills and Glusburn																						
SC039: Between Clayton Hall Road and Old Lane/Holme Beck, Cross Hills 11.30 ha.	0	0	-	+	0	+	0	+	--	-	-	0	0	-	+	-	+	0	+	-	<p>Level 2: Do not include in the pool of sites. The majority of the site is within the flood zones 2, 3a and 3b. 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.</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** as the site does is within flood zones 2, 3a and 3b. The site would also have an impact upon the A629 if combined with other proposed minor developments in Sutton.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC052; Bounded by railway, Baxter Wood/Park Rd and Station Rd, Crosshills.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
<i>Crosshills and Glusburn</i>																						
SC052: Bounded by railway, Baxter Wood/Park Rd and Station Rd, Crosshills 7.332 ha.	0	0	+	+	+	+	0	+	0	-	-	0	0	-	+	-	+	0	+	-	Level 2: A small portion to the north of the site is located within Flood Zone 2.	

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. SC052 is outweighed by negatives and neutrals compared to positives.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn.

Site Number and Address: SC062; Land to west of Bungalow Road, Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Crosshills and Glusburn																						
SC062: Land to west of Bungalow Road, Glusburn 0.195ha.	0	0	-	0	0	+	0	--	++	-	-	0	0	+	+	++	+	0	+	-	Level 2: The site is wholly located within Flood Zone 1 and has no concerns in relation to surface water flooding. 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.	

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 the site does not have a direct connection/frontage to a highway maintainable at the public expense.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn.

Site Number and Address: SC083; Land at Bridge End House, Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Crosshills and Glusburn																						
SC083: Land at Bridge End House, Glusburn 0.387 ha	0	0	+	+	+	+	+	--	++	-	-	0	0	-	+	-	+	0	-	-	Level 2: 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.	

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 the site is subject to a ransom strip.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC004; Land at corner of Skipton Road and Keighley Road, Crosshills.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Crosshills and Glusburn																						
SC004 Land at corner of Skipton Road and Keighley Road, Crosshills 0.266ha.	-	-	+	+	+	+	+	+	++	0	+	0	0	0	+	+	+	0	+	-	<p>Level 3: 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.</p>	1a, 6, 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 Crosshills and Glusburn, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Crosshills and Glusburn 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).	Yes

(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.	No
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).	East

(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.	No
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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).	East
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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.	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 three of the four District Level Analyses. After a comparison with other Pool of Site options in Crosshills and Glusburn, the site is not considered suitable as one of the **Preferred Sites** in this settlement. This is due to the size of the site, this site would not be able to provide an affordable housing contribution and therefore is not deemed to be as favourable as other site identified within Crosshills and Glusburn.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC034; North of Old Hall Road/West of Green Lane, Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Crosshills and Glusburn																						
SC034 North of Old Hall Road/ West of Green Lane, Glusburn 3.318 ha	0	0	+	+	+	+	+	+	++	-	-	0	0	-	+	-	+	0	+	-	<p>Level 3: 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.</p>	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 Crosshills and Glusburn, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Crosshills and Glusburn 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.	No
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).	West

(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.	No
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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).	West
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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.	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 of the District Level Analyses. After a comparison with other Pool of Site options in Crosshills and Glusburn, the site is not considered suitable as one of the **Preferred Sites** in this settlement. Although the site is a positive one for development, there are more preferable brownfield sites within Crosshills and Glusburn.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC036; South of Lothersdale Road, Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
<i>Crosshills and Glusburn</i>																						
SC036 South of Lothersdale Road, Glusburn 1.242 ha.	0	0	0	0	0	0	0	+	++	-	-	0	0	-	+	-	+	0	0	-	Level 3: 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

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 Crosshills and Glusburn, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Crosshills and Glusburn 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.	No
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).	North-West

(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.	No
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).	North-West

(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 of the District Level Analyses. After a comparison with other Pool of Site options in Crosshills and Glusburn, the site is not considered suitable as one of the **Preferred Sites** in this settlement. Although the site is positive for development, there are other more preferable brownfield sites within Crosshills and Glusburn.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC061; Land to west of Glusburn Corn Mill.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Crosshills and Glusburn																						
SC061 Land to west of Glusburn Corn Mill 1.078ha.	0	0	+	+	+	+	+	+	-	-	-	0	-	0	+	-	+	0	+	-	<p>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.</p>	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 Sites list for Crosshills and Glusburn, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Crosshills and Glusburn 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.	No
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).	West

(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.	No
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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).	West
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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.	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 of the District Level Analyses. After a comparison with other Pool of Site options in Crosshills and Glusburn, the site is not considered suitable as one of the **Preferred Sites** in this settlement. The site is situated within Flood Zone 3a and has surface water problems to the south, in order to gain access to the site and begin development a number of trees would have to be removed. Therefore this site is not favourable compared to other identified sites within Crosshills and Glusburn.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC070; Land to the West of Green Lane, Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Crosshills and Glusburn																						
SC070 Land to the West of Green Lane, Glusburn 0.173 ha.	0	0	+	+	+	+	+	0	++	-	-	0	0	-	+	-	+	0	+	-	<p>Level 3: 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.</p>	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 Crosshills and Glusburn, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Crosshills and Glusburn 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).	Yes

(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.	No
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).	West

(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.	No
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).	West

(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 three of the four District Level Analyses. After a comparison with other Pool of Site options in Crosshills and Glusburn, the site is not considered suitable as one of the **Preferred Sites** in this settlement. Due to the size of the site it would not be able to provide affordable housing contributions unlike other sites within Crosshills and Glusburn which can.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC071; Ling Haw Hill, Cononley Road, Cross Hills.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
<i>Crosshills and Glusburn</i>																						
SC071 Ling Haw Hill, Cononley Road, Cross Hill 0.93 ha.	0	0	+	+	+	+	0	+	++	-	-	0	++	-	+	-	+	0	+	-	Level 3: 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

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 Crosshills and Glusburn, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Crosshills and Glusburn 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.	No
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).	North

(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.	No
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).	North

(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 of the District Level Analyses. After a comparison with other Pool of Site options in Crosshills and Glusburn, the site is not considered suitable as one of the **Preferred Sites** in this settlement. Although the site is a positive piece of land for development there are other more preferable brownfield sites within Crosshills and Glusburn.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC081; Land off Colne Road (A6068), Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Crosshills and Glusburn																						
SC081 Land off Colne Road (A6068), Glusburn 0.331 ha	0	0	+	+	+	+	+	+	++	-	-	0	0	0	+	-	+	0	+	-	Level 3: 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

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 Crosshills and Glusburn, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Crosshills and Glusburn 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).	Yes

(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.	No
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).	West

(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.	No
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).	West

(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 three of the four District Level Analyses. After a comparison with other Pool of Site options in Crosshills and Glusburn, the site is not considered suitable as one of the **Preferred Sites** in this settlement. This is due to the size of the site; this site would not be able to provide an affordable housing contribution and therefore is not deemed to be as favourable as other site identified within Crosshills and Glusburn.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn.

Site Number and Address: SC086; Land south of Willow Garth Avenue, Crosshills.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Crosshills and Glusburn																						
SC086: Land south of Willow Garth Avenue, Crosshills. 0.458 ha	0	0	+	+	+	+	+	+	++	-	-	0	0	-	+	-	+	0	-	-	Level 3: 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.	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 Crosshills and Glusburn, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Crosshills and Glusburn 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.	No
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).	North

(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.	No
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).	North

(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 of the District Level Analyses. After a comparison with other Pool of Site options in Crosshills and Glusburn, the site is not considered suitable as one of the **Preferred Sites** in this settlement. Although the site is positive for development, there are other more preferable brownfield sites within Crosshills and Glusburn.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Crosshills and Glusburn

Site Number and Address: SC037 (a); Land at Ashfield Farm, Skipton Road, Cross Hills.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
<i>Crosshills and Glusburn</i>																						
SC037 (a) Land at Ashfield Farm, Skipton Road, Cross Hills 13.06 ha.	0	0	0	0	0	+	0	+	-	-	-	0	0	-	+	0	+	0	+	-	<p>Level 3: 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.</p>	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 Sites list for Crosshills and Glusburn, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Crosshills and Glusburn 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.	No
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).	East

(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.	No
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).	East

(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 Crosshills and Glusburn, the site is considered suitable as one of the **Preferred Sites** in this settlement.

Narrative of Site Analysis

Site SC037(a) has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated just out of the centre of Crosshills and Glusburn's built up area, but is located on Skipton Road – one of the main roads running through Crosshills. This allows easier access to the town's services, hence improving connectivity and reducing the need for travel. The site can gain access from Skipton Road. The site has been used previously as farm buildings, and therefore it is a brownfield site which is suitable for development and preferable over a greenfield site.

SC037(a) is a reduced site, consisting 0.79ha of the site area originally submitted to the Council and included in the SHLAA database as SC037. Site SC037(a) represents the usable area of SC037, removing the land within Flood Zones 2 and 3.

Glusburn and Crosshills is the lead provider of any cumulative pressures in terms of recreation and traffic impacts in South Craven. Possible green infrastructure links should be investigated here, in addition to emphasising alternative local green space opportunities in terms of Policy INF3 and otherwise. Glusburn & Cross Hills has the fourth largest development allocation amongst the Craven settlements and this, combined with its relative proximity to the South Pennines SAC & SPA, means any development must be carefully considered. However, the proposals at Ashfield Farm are utilising an existing built up brownfield site and the site is not with the 2.25km buffer zone of the SAC & SPA.

Net Developable Area: 0.79 hectares (part of the available SHLAA site).

Number of Dwellings Generated: Twenty five dwellings (0.79 hectares x 32 dwellings per hectare).

Development Principles:

- 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 has 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 Skipton 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: Crosshills and Glusburn

Site Number and Address: SC085; Land at Malsis, Glusburn.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Crosshills and Glusburn																						
SC085 Land at Malsis, Glusburn 12.66 ha.	0	0	+	+	+	+	0	+	+	0	+	+	0	-	+	0	0	0	+	-	Level 3: 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	2, 3, 4, 5a, 5b, 7, 8, 9

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).	West
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(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.	No
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).	West

(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 of the District Level Analyses. After a comparison with other Pool of Site options in Crosshills and Glusburn, the site is considered suitable as one of the **Preferred Sites** in this settlement.

Narrative of Site Analysis

Site SC085 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated just out of the centre of Crosshills and Glusburn's built up area, but is connected to the western boundary of Glusburn and has good links from the site to the centre. The site has an existing, safe access with good sightlines available. The site was previously used as a preparatory school and is therefore a predominantly brownfield site which is suitable for development and preferable over the use of a greenfield site. The Council seek to allocate for heritage-led development to allow the conversion of the existing Grade II Listed buildings (as identified within the Heritage Impact Assessment 2016), with an element of new build housing to make the conversion viable. The new build aspect would create a minimum of 33 dwellings. This would have potential to deliver large beneficial impacts on

the designated heritage assets of high significance at the site, by allowing the buildings to be converted and preventing them from becoming derelict and neglected from prolonged vacancy.

The north of the site is slightly within Flood Zones 2 and 3a. A small portion of the site to the north and a further portion to the east do have a 100 year extent of surface water flooding.

Glusburn & Cross Hills has the fourth largest development allocation amongst the Craven settlements and this, combined with its relative proximity to the South Pennines SAC & SPA, means any development must be carefully considered. The site is within 2.5m of the South Pennines SPA/SAC, but the scale of development proposed is relatively small and, with the incorporation of suitable mitigation measures, will not impact significantly on the SPA/SAC. This settlement is the lead provider of any cumulative pressures in terms of recreation and traffic impacts in South Craven.

Historic England welcomes the re-occupation and repair of Malsis Hall and approve of the removal of the less significant 20th century additions to the buildings. The winding entrance towards the site is identified by Historic England as being significant, contributing strongly to the setting of the mansion and its architectural 'presence', being a feature that would have expressed the wealth and status of the original owners of the Hall. Therefore, housing proposals extending across the site to the north of the original main drive would harmfully urbanise its setting. There are potential archaeological concerns on the eastern part of the site, which has been identified by Historic England as being the most suitable location for new housing.

Green infrastructure is to be placed throughout the site. The current sports facilities are to stay as sports facilities as this area is a key part of the parkland setting of the hall. The existing sports facilities can be improved, however they should retain their previous degree of informality without re-grading. The sports facilities will be removed from the developable area of the site and allocated under policy INF3. 12.66 ha of the site area of the whole of the site submitted to the SHLAA database can be utilised.

Malsis Hall, the lodge and the gate piers and railings are all Grade II Listed Buildings. Historic England's listing for these are as follows:

'Malsis Hall, Glusburn – Mansion, built 1866 for James Lund, now a school with later additions. Ashlar with slate roof. Two storeys with a taller belvedere, irregularly composed into 12 bays on the entrance façade (1:3:1:3:1:3) which has a porte cochere. The south façade has 7 bays of which the last breaks forward. The detail is Italianate: pilaster strips at angles, rusticated below and panelled above, carry an entablature and a pierced arcaded parapet. The windows are mostly of 2-lights with cornices on consoles, round-headed to first floor but segmental below. The skyline is enlivened with urns and the belvedere tower, which is roughly central and has similar detail. Later additions include a War Memorial chapel with stained glass windows by John Piper. Interior not inspected'.

‘Lodge at Malsis Hall – Lodge, circa 1866 (date of Malsis Hall)(qv). Ashlar with slate roof. Simple single-storey L-shaped building in the Italianate style. Plinth and modillion cornice, with rusticated pilaster strips at corners. The gables are treated as open pediments. Coupled round-headed windows with moulded archivolts, sashed with no glazing bars. Round-headed doorway. Two chimneys’.

‘Gate piers and Railings at Malsis Hall – Gatepiers and railings forming a short screen, circa 1866, in front of Lodge to Malsis Hall (qv). Four square stone piers with alternating rustication, crowned by caps with segmental pediments of each side and (in the case of the 2 inner piers only) by carved floral sprays, joined by dwarf walls surmounted by simple railings’.

Net Developable Area: 12.66 hectares (part of the available SHLAA site).

Number of Dwellings Generated: Minimum of thirty three dwellings, density to be determined at the planning application stage with the agreement of Historic England.

Development Principles:

- The primary purpose of the allocation is to conserve the Grade II Listed Buildings on site: Malsis Hall, Lodge to Malsis Hall, Gate Piers and Railings. Heritage-led development through the conversion of Malsis School and the siting and design of development on the site will conserve the significance of heritage assets and their historic landscape settings;
- Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- A Heritage Impact Assessment will be carried out and the proposed development will be to the satisfaction of Historic England;
- An Ecological Impact Assessment will be carried out and the proposed development will be to the satisfaction of Natural England. Any necessary biodiversity mitigation to be designed into the scheme;
- The site is within the 2.5km buffer zone of the South Penning Moors SPA/SAC. To relieve pressure on the SPA/SAP and to protect the parkland setting of the Grade II Listed Building, the site will include extensive areas of green infrastructure. A PROW will be created through the site to link to existing PROWs on Malsis Lane to the south and High Corn Mill to the north-east;
- Trees on the site to be retained under Area Tree Preservation Order reference (2343) 209 2013, to respect the existing setting of the listed building, and the attractive appearance of the site. New build housing will be well screened by planting of native tree species to retain the visual integrity of the parkland as far as possible.
- 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 should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;

- The site is in a prominent location. Development proposals should 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 Colne 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: Ingleton

Site Number and Address: IN008; Highways Depot and adjoining land, Backgate.

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
<i>Ingleton</i>																						
IN008; Highways Depot and adjoining land, Backgate; 1.273 ha.																					Planning Permission approved (45/2010/10758) for residential development 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. The site has planning permission.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN009; North of Reid House, Low Demense Close.

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
<i>Ingleton</i>																						
IN009; North of Reid House, Low Demesne Close; 0.3 ha.																					Planning Permission approved (45/2014/14538) for residential development 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. The site has planning permission.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN012; Garage site off Burnmoor Crescent.

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
<i>Ingleton</i>																						
IN012; Garage Site off Burnmoor Crescent; 0.14 ha.																					Planning Permission approved (45/2014/14334) for residential development 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. The site has planning permission.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN015; Corner of Main Street and Laundry 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
<i>Ingleton</i>																						
IN015; Corner of Main Street and Laundry Lane; 0.537 ha.																					Planning Permission approved (45/2016/17387) for residential development 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. The site has planning permission.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN033; Rear of Bower Cottages and Panwell, Back Gate.

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
Ingleton																						
IN033; Rear of Bower Cottages and Panwell, Back Gate; 0.223 ha.																					Planning Permission approved (45/2015/15978) for residential development 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. The site has planning permission.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN034; Moorgarth Hall.

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
<i>Ingleton</i>																						
IN034; Moorgarth Hall; 0.78 ha.																					Stage 1: 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 located outside the existing settlement’s built up area.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN040; Land adjacent to Stonecourt, Tatterthorn 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
<i>Ingleton</i>																						

IN040; Land adjacent to Stonecourt, Tatterthorn Lane; 0.308 ha.																					Stage 1: 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.	
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Result: Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis. The site is located outside the existing settlement’s built up area.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN041; Land adjacent to Bentham Road.

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
<i>Ingleton</i>																						

IN041; Land adjacent to Bentham Road; 1.038 ha.																					Stage 1: 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.	
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Result: Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis. The site is located outside the existing settlement’s built up area.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN043; Land adjacent to Clarrick Terrace, north of Bentham Road.

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
<i>Ingleton</i>																						
IN043; Land adjacent to Clarrick Terrace, north of Bentham Road; 0.099 ha																					Stage 1: 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 is below 0.1 hectares in size and is not capable of accommodating at least five dwellings.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN044; Former Garage, Laundry Lane/New Road.

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
Ingleton																						

IN044; Former Garage, Laundry Lane/New Road; 0.085 ha.																					Stage 1: Site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
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Result: Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis. The site is below 0.1 hectares in size and is not capable of accommodating at least five dwellings.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN048; Fields to south of industrial estate (off New Road) and north of Tatterthorn 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
Ingleton																						

IN048; Fields to south of industrial estate (off New Road) and north of Tatterthorn Lane; 9.679 ha.																					Stage 1: 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.	
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Result: Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis. The site is below 0.1 hectares in size and is not capable of accommodating at least five dwellings.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN050; Land bounded by the A65 and Raber Top 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
<i>Ingleton</i>																						
IN050; Land bounded by the A65 and Raber Top Lane; 0.491 ha.																					Planning Permission (26/2015/15886) approved for residential development on this site.	

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

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN016; Between Laundry Lane and New 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		
Ingleton																						
IN016; Between Laundry Lane and New Road; 0.82 ha.	0	0	+	+	+	+	0	+	-	0	0	0	0	0	+	+	+	0	+	+	Level 3 (Pass): 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.	2, 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 Ingleton, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Ingleton 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	Yes

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.	No
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).	central

(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.	No
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).	central

(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 Ingleton, the site is considered not suitable as one of the **Preferred Sites** in this settlement, due to its relatively considerable flood risk.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN022; Adjacent to southern edge of industrial estate, off New 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		
<i>Ingleton</i>																						

IN022; Adjacent to southern edge of industrial estate, off New Road; 3.004 ha.	0	0	+	+	+	+	0	-	-	+	0	0	0	-	+	+	+	0	+	+	Level 2: 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.	2, 5b
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Result: Site does not perform satisfactorily in the Sustainability Analysis, and it is not deemed sustainable in order to enter the **Pool of Sites**. The site does not have a connection to an adopted highway.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN031; Fields on east side of Bentham Road.

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
<i>Ingleton</i>																						

IN031; Fields on east side of Bentham Road; 3.015 ha.	0	0	+	+	+	+	0	+	-	-	-	0	0	-	+	-	+	0	+	+	Level 2: The majority of the site is in FRZ3, making it difficult to establish any coherent areas for potential development.	
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Result: Site does not perform satisfactorily in the Sustainability Analysis, and it is not deemed sustainable in order to enter the **Pool of Sites**. The majority of the site is in FRZ3, making it difficult to establish any coherent areas for potential development.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN037; Holme Head House.

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		
<i>Ingleton</i>																						
IN037; Holme Head House; 0.369 ha.	0	0	+	+	0	+	0	-	0	0	0	-	0	0	-	+	+	0	+	+	Level 2: 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.	

Result: Site does not perform satisfactorily in the Sustainability Analysis, and it is not deemed sustainable in order to enter the **Pool of Sites**. A potential access is located near a hazardous bend on Holme Head Farm Road.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN045; Land adjoining Pit Yard House, New Road.

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
Ingleton																						
IN045; Land adjoining Pit Yard House, New Road; 0.212 ha.	0	0	+	+	+	+	0	+	-	+	0	0	0	0	+	+	+	0	+	+	Level 2: 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.	

Result: Site does not perform satisfactorily in the Sustainability Analysis, and it is not deemed sustainable in order to enter the **Pool of Sites**. There is widespread flood risk on the site.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN046; Scrap Road, New Road.

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
<i>Ingleton</i>																						
IN046; Scrap Road, New Road; 0.469 ha.	0	0	+	+	+	+	0	-	-	+	0	0	0	0	+	+	+	0	+	+	Level 2: 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.	

Result: Site does not perform satisfactorily in the Sustainability Analysis, and it is not deemed sustainable in order to enter the **Pool of Sites**. There is widespread flood risk on the site. The potential access is too close to the junction, and further down the site, there is no connection to the adopted highway.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN006; CDC Car Park, Backgate.

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
Ingleton																						
IN006; CDC Car Park, Backgate; 0.179 ha.	0	0	+	+	+	+	0	++	0	0	0	-	0	0	+	+	+	0	+	+	Level 3 (Pass): 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

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 Ingleton, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Ingleton 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.	Yes

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.	No
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).	central

(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.	No
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).	central

(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 Ingleton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

Narrative of Site Analysis

Site IN006 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated in the centre of Ingleton'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 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. 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. Otherwise, the whole of the site area submitted to the SHLAA database can be utilised.

Net Developable Area: 0.179 hectares (all of available SHLAA site).

Number of Dwellings Generated: Six dwellings (0.179 hectares x 32 dwellings per hectare).

Expected Delivery Timeframe: One to five years from Local Plan adoption.

Development Principles:

- Siting and design of development on the site to conserve the significance of heritage assets (conservation area and listed buildings) on the site and their settings;
- 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 should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is in a prominent location. Development proposals should 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 Backgate;
- Development proposals on this site must accord with all relevant policies of the local plan.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN010; Caravan Park, north of River Greta.

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		
Ingleton																						
IN010; Caravan Park, north of River Greta; 0.628 ha.	0	0	+	+	+	+	0	+	-	0	0	++	+	0	++	+	+	0	+	+	Level 3 (Pass): 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

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 Ingleton, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Ingleton 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	Yes
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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.	No
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).	west

(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.	No
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).	west

(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 Ingleton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

Narrative of Site Analysis

Site IN010 is located within the built up area of the settlement, and this allows relatively easy access to the town's services, and hence improving connectivity and reducing the need for travel. This is a good opportunity to improve the visual built character of Ingleton on a prominent site underneath the viaduct.

Net Developable Area: 0.35 hectares.

Number of Dwellings Generated: 11 dwellings (0.35 hectares x 32 dwellings per hectare).

Expected Delivery Timeframe: One to five years from Local Plan adoption.

Development Principles:

- Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation area) on the site and their settings where appropriate;
- Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;
- 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 should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is in a prominent location. Development proposals should 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 the B6255;
- Development proposals on this site must accord with all relevant policies of the local plan.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN028; Between Ingleborough Park Drive and Low Demense.

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		
Ingleton																						
IN028; Between Ingleborough Park Drive and Low Demesne; 6.4 ha.	0	0	+	+	+	+	0	+	-	-	-	-	-	-	+	+	+	0	+	+	Level 3 (Pass): 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

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 Ingleton, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Ingleton 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	Yes
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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.	No
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).	east

(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.	No
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).	east

(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 Ingleton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

Narrative of Site Analysis

The majority of the overall 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 is deemed to be the most suitable option. Site access is subject to the resolution of a ransom strip, and hence it is deemed the site's development would likely to be in the long-term, and will be reviewed as necessary.

Net Developable Area: 0.9 hectares (a section of the available SHLAA site).

Number of Dwellings Generated: 29 dwellings (0.9 hectares x 32 dwellings per hectare).

Expected Delivery Timeframe: 11 to 15 years from Local Plan adoption.

Development Principles:

- Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation area) near the site and their settings;
- Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;
- 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 should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- 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;
- The site is in a prominent location and in close proximity to the National Park boundary. Development proposals should 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 Ingleborough Park Drive;
- Development proposals on this site must accord with all relevant policies of the local plan.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN029; East of New Village and south of Low Demense.

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
Ingleton																						
IN029; East of New Village and south of Low Demense; 15.85 ha.	0	0	+	+	+	+	0	+	-	-	-	-	-	-	+	+	+	0	+	+	Level 3 (Pass): 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.	2, 3, 4, 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 Ingleton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Ingleton 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
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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.	No
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).	southeast

(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.	No
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).	southeast

(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 Ingleton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

Narrative of Site Analysis

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 (southwest) is deemed to be the most suitable option. Development of the site would be likely to have a low impact on biodiversity value.

Net Developable Area: 1.115 hectares (a section of the available SHLAA site, with Green Infrastructure a further 0.081 ha).

Number of Dwellings Generated: 36 dwellings (1.115 hectares x 32 dwellings per hectare).

Expected Delivery Timeframe: Six to ten years from Local Plan adoption.

Development Principles:

- Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation area) near the site and their settings appropriate;
- Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;
- 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 should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- 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;
- The site is in a prominent location. Development proposals should 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 Low Demesne;
- Development proposals on this site must accord with all relevant policies of the local plan.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Ingleton

Site Number and Address: IN049; Former playing fields, Ingleton Middle School.

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		
Ingleton																						
IN049; Former playing fields, Ingleton Middle School; 0.653 ha.	0	0	+	+	-	+	0	+	0	+	0	0	0	0	+	+	+	0	+	+	Level 3 (Pass): 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.	6

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 Ingleton, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Ingleton 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.	No
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).	south

(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.	No
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).	south

(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 Ingleton, the site is considered suitable as one of the **Preferred Sites** in this settlement.

Narrative of Site Analysis

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.

Net Developable Area: 0.653 hectares (a section of the available SHLAA site).

Number of Dwellings Generated: 21 dwellings (0.653 hectares x 32 dwellings per hectare).

Expected Delivery Timeframe: One to five years from Local Plan adoption.

Development Principles:

- Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation area) near the site and their settings;
- Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;
- 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 should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is in a prominent location. Development proposals should 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 Laundry Lane.
- Development proposals on this site must accord with all relevant policies of the local plan.

Craven Local Plan: Employment Site Selection Process

Settlement Name: Ingleton

Site Number and Address: Land adjacent to southern edge of industrial estate, off New 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		
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

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 Ingleton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Ingleton 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.	No
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).	South

(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.	No
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).	South

(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.	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 three District Level Analyses. After a comparison with other Pool of Site options in Ingleton, the site is considered suitable as a **Preferred Employment Site** in this settlement.

Narrative of Site Analysis

Site IN022 has numerous positive aspects which have determined the site's selection as a Preferred Site.

The ELR recommends allocation of this site for employment use as an extension to the existing industrial estate to the south of New Road, Ingleton. The site returns a mixture of positive, negative and neutral results in the analysis. The site is mostly located in FZ1 and is therefore at a very low risk of flooding

and has access to the north east and is close proximity to the A65. Development of the site for employment uses would have minor negative impacts in terms of minimising air, noise and light pollution and conserving water resources.

Net Developable Area: 1.147 hectares

Expected Delivery Timeframe: Short term, within the next 5 years.

Development Principles:

- The sites are allocated as an extension to the existing industrial estate to the south of New Road, Ingleton;
- 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 should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- 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 Enter Lane and from the A65 via Warth Lane;
- Development proposals on this site must accord with all relevant policies of the local plan.

Craven Local Plan: Employment Site Selection Process

Settlement Name: Ingleton

Site Number and Address: Land Between industrial estate off New Road and Tatterthorn 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		
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

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 Ingleton, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Ingleton 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.	No
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).	South

(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.	No
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).	South

(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.	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 three District Level Analyses. After a comparison with other Pool of Site options in Ingleton, the site is considered suitable as a **Preferred Employment Site** in this settlement.

Narrative of Site Analysis

Site IN035 has numerous positive aspects which have determined the site's selection as a Preferred Site.

The ELR recommends allocation of this site for employment use as an extension to the existing industrial estate to the south of New Road, Ingleton. The site returns a mixture of positive, negative and neutral results in the analysis. The site is located in FZ1, 2 & 3 and it is considered that development of this site for employment uses would have a neutral impact. The site has access to the north and is close to the A65. Development of the site for employment uses would have minor negative impacts in terms of minimising air, noise and light pollution and conserving water resources.

Net Developable Area: 2.489 hectares

Expected Delivery Timeframe: One to five years from Local Plan adoption

Development Principles:

- The sites are allocated as an extension to the existing industrial estate to the south of New Road, Ingleton;
- 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 should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- 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 Enter Lane and from the A65 via Warth Lane;
- Development proposals on this site must accord with all relevant policies of the local plan.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA002; Garage site west of former police 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
Gargrave																						
GA002; Garage site to west of former police house; 0.14 ha.																					Planning Permission approved (30/2013/13368) for 6 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. The site has planning permission.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA003; Land to east of West Street (bus depot site).

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
Gargrave																						
GA003; Land to east of West Street (bus depot site); 0.05 ha.																					Stage 1: 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: Gargrave

Site Number and Address: GA019; Land at Marton Road.

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
Gargrave																						
GA019; Land at Marton Road; 1.85 ha.																					Stage 1: The site does not contain at least 0.1 hectares of land in FRZ1.	

Result: Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis. The site does not contain at least 0.1 hectares of land in FRZ1.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA020; West of primary school, east of Anchor Bridge.

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
Gargrave																						
GA020; West of primary school, east of Anchor Bridge; 0.93 ha.																					Planning Permission approved (30/2012/13201) for 29 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. The site does not contain at least 0.1 hectares of land in FRZ1.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA024; Allotments to the west of Airebank Terrace.

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
Gargrave																						
GA024; Allotments to the west of Airebank Terrace; 0.047 ha.																					Stage 1: 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 is below 0.1 hectares in size and is not capable of accommodating at least five dwellings.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA026; Garage site, off Smithy Croft Road.

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
Gargrave																						
GA026; Garage site, off Smithy Croft Road; 0.13 ha.																					Planning Permission approved (30/2013/13415) for 3 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. The site has planning permission.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA001; Former Highways Depot off Eshton Road.

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
Gargrave																						
GA001; Former Highways Depot off Eshton Road; 0.504 ha.	-	-	+	+	+	+	0	+	+	0	+	0	0	0	+	+	+	0	+	+	Level 2: Site has a currently active employment use at the time of assessment, and the site should continue as an employment use.	1a

Result: Site has a current active employment use at the time of assessment, and the site is not deemed sustainable in order to enter the **Pool of Sites**. The site is in active employment use and should continue as such.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA005, Between Church Street and Church Lane.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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

GA005; Between Church Street and Church Lane; 0.358 ha.	0	0	+	+	+	++	0	—	-	0	+	-	0	+	+	*	+	+	0	+	+	Level 2: 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.	5a, 5b
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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 access to the site seems to pose some safety difficulties, and there is potential for undesirable cumulative impacts if all the site is developed.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA010; Paddock at Knowles House.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

Sustainability Appraisal Objectives																					Summary of Issues and Recommendations	Mitigation and Recommendations
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		
Gargrave																						
GA010; Paddock at Knowles House; 0.222 ha.	0	0	+	+	+	+	0	—	+	-	+	0	0	+	+	0	+	0	+	+	Level 2: 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.	

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**. There is no existing access to the site.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA015; Systagenix Factory Site.

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		
Gargrave																						
GA015; Systagenix Factory Site; 18.906 ha.	-	-	+	+	+	+	0	+	--	-	0	0	0	+	+	+	+	0	+	+	Level 2: 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.	1a

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**. Flood Risk 3 areas exist in large parts of the site. The eastern part of the site may continue in employment use.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA021; Gargrave 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
Gargrave																						
GA021; Gargrave House; 0.338 ha.	0	0	+	0	+	+	0	—	0	-	0	0	0	-	+	0	0	0	+	+	Level 2: 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.	

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 access to the site seem to pose some safety difficulties, and it is a quite isolated site.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA025, Land north of Skipton Road, to east of cricket & football grounds.

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
Gargrave																						
GA025; Land north of Skipton Road, to east of cricket & football grounds; 2.083 ha.	0	0	+	+	0	+	0	+	-	-	-	0	0	-	+	0	0	0	+	+	Level 2: 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.	

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 vast majority of the site is under Flood Risk 2 and 3 designations, from Environmental Agency mapping.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA012; Caravan Park and warehousing, Eshton Road.

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
Gargrave																						
GA012; Caravan Park and warehousing, Eshton Road; 1.125 ha.	+	+	+	+	+	+	0	+	-	0	++	0	0	+	+	+	+	0	+	+	Level 3 (pass): 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.	1b, 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 Gargrave, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Gargrave 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
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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.	No
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).	northeast

(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.	No
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).	northeast

(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 Gargrave, the site is not considered suitable as one of the **Preferred Sites** in this settlement after comparison with other available sites in the settlement. There is already one site which is potentially a site for Extra Care units in the northeast, closest to the National Park boundary (GA009), and it is preferable to transfer the preferred sites throughout the settlement.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA014; Land at Junction of Church Street and Marton 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		
Gargrave																						
GA014; Land at Junction of Church Street and Marton Road; 0.192 ha.	0	0	+	+	+	+	0	+	+	0	+	-	0	+	+	+	+	0	+	+	Level 3 (pass): 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.	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 Gargrave, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Gargrave 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
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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.	No
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).	south

(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.	No
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).	south

(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 Gargrave, the site is not considered suitable as one of the **Preferred Sites** in this settlement after comparison with other available sites in the settlement. The site is situated in the conservation area and sensitive design would be required.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA017; Low Green Farm, Middle 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		
Gargrave																						
GA017; Low Green Farm, Middle Green; 3.325 ha.	+	0	+	0	+	+	0	0 *	-	-	0	0	0	-	+	0	0	0	+	+	Level 3 (pass): 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.	2, 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 Gargrave, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Gargrave 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.	No
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).	southeast

(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.	No
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).	southeast

(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 Gargrave, the site is not considered suitable as one of the **Preferred Sites** in this settlement after comparison with other available sites in the settlement. The site is areas of flood risk and it would require careful subdivision to obtain a satisfactory piece of land for development.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA022; Land to the west of Ray Bridge 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		
Gargrave																						
GA022; Land to the west of Ray Bridge Lane; 3.757 ha.	0	0	+	0	+	+	0	+	-	-	0	0	0	-	+	0	0	0	+	+	Level 3 (Pass): 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.	2, 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 Gargrave, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Gargrave 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.	No
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).	northeast

(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.	No
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).	northeast

(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.	
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Result: The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Gargrave, the site is not considered suitable as one of the **Preferred Sites** in this settlement after comparison with other available sites in the settlement. There is already one site which is potentially a site for Extra Care units in the northeast, closest to the National Park boundary (GA009), and it is preferable to transfer the preferred sites throughout the settlement.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA023; South of Marton Road, west of Church Croft.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

	Sustainability Appraisal Objectives																						
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
Site reference, name/address & area																						Summary of Issues and Recommendations	Mitigation and Recommendations
Gargrave																							
GA023; South of Marton Road, west of Church Croft; 1.295 ha.	0	0	+	+	+	+	0	+	++	-	0	0	0	0	+	0	0	0	0	+	+	Level 3 (Pass): 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.	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 Gargrave, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Gargrave 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.	No
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).	south

(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.	No
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).	south

(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 Gargrave, the site is not considered suitable as one of the **Preferred Sites** in this settlement after comparison with other available sites in the settlement. The site is situated close to the conservation area and sensitive design would be required.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA027; Land off 52 Eshton Road.

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 Recommendation
Gargrave																						
GA027; Land off 52 Eshton Road; 0.2707 ha.	0	0	+	+	+	+	0	–	++	0	+	0	0	0	+	0	0	0	+	+	Level 3 (Pass): 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.	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 Gargrave, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Gargrave 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
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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.	No
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).	northeast

(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.	No
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).	northeast

(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 Gargrave, the site is not considered suitable as one of the **Preferred Sites** in this settlement after comparison with other available sites in the settlement. There is already one site which is potentially a site for Extra Care units in the northeast, closest to the National Park boundary (GA009), and it is preferable to transfer the preferred sites throughout the settlement.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA028; Land between Chew Lane & Canal, adjoining Higher land 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		
Gargrave																						
GA028; Land between Chew Lane & Canal, adjoining Higher land bridge; 1.313 ha.	0	0	+	+	+	+	0	+	+	-	0	-	0	-	+	0	0	0	+	+	Level 3 (Pass): 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.	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 Gargrave, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Gargrave 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.	No
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).	north

(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.	No
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).	north

(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 Gargrave, the site is not considered suitable as one of the **Preferred Sites** in this settlement. Development at this site would represent undesirable development north of the canal into open countryside close to the National Park.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA029; Land between Chew Lane & Canal, adjoining Eshton 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		
Gargrave																						
GA029; Land between Chew Lane & Canal, adjoining Eshton Road; 2.056 ha.	0	0	+	+	+	+	0	+	0	-	0	-	0	-	+	0	0	0	+	+	Level 3 (Pass): 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.	2, 3, 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 Gargrave, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Gargrave 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.	No
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).	north

(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.	No
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).	north

(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.	
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Result: The site passes all four District Level Analyses. After a comparison with other Pool of Site options in Gargrave, the site is not considered suitable as one of the **Preferred Sites** in this settlement. Development at this site would represent undesirable development north of the canal into open countryside close to the National Park.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA030; Land to the north of Chew 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		
Gargrave																						
GA030; Land to the north of Chew Lane; 4.356 ha.	0	0	+	0	+	+	0	+	0	-	-	0	0	-	+	-	-	0	+	+	Level 3 (Pass): 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.	2, 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 Gargrave, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Gargrave 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.	No
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).	north

(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.	No
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).	north

(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 Gargrave, the site is not considered suitable as one of the **Preferred Sites** in this settlement. Development at this site would represent undesirable development north of the canal into open countryside close to the National Park.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA004; Neville House, Neville 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		
GA004; Neville House, Neville Crescent; 0.423 ha.	0	0	+	++	+	++	0	++	+	0	+	+	0	+	+	+	+	0	+	+	Stage 6 (Pass): 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.	5b, 6

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 Gargrave, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Gargrave 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.	No
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).	central

(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.	No
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).	central

(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 Gargrave, the site is considered suitable as one of the **Preferred Sites** in this settlement.

Narrative of Site Analysis

Site GA004 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated in the centre of Gargrave'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 used for elderly care provision (as of November 2017), and therefore it would be a brownfield site which would be suitable for re-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, and therefore it performs comparatively well against some other options in the Pool of Sites for Gargrave, regarding Stage 2 analysis outlined above.

Net Developable Area: 0.423 hectares (all of available SHLAA site).

Number of Dwellings Generated: 14 dwellings (0.423 hectares x 32 dwellings per hectare).

Expected Delivery Timeframe: Six to ten years from Local Plan adoption.

Development Principles:

- The site is in a prominent location. Development proposals should 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;
- Access to the site is to be gained from the existing access onto Neville Crescent.
- Development proposals on this site must accord with all relevant policies of the local plan.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA009; Land off Eshton Road, north of 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		
Gargrave																						
GA009; Land off Eshton Road, north of Canal; 3.759 ha.	0	0	+	+	+	++	0	+	-	-	+	+	(++)	+	+	0	+	0	+	+	Level 3 (pass): 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 have a low impact on biodiversity value.	2, 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 Gargrave, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Gargrave 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	Yes
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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.	No
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).	northeast

(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.	No
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).	northeast

(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 Gargrave, the site is considered suitable as one of the **Preferred Sites** in this settlement.

Narrative of Site Analysis

Site GA009 performs very well under SA objective No.6 in Stage 1 in terms of providing suitable and affordable accommodation. This is because the County Council own this site, and it is their intention to provide Elderly Care provision at this site for residents of Gargrave and the surrounding villages. Elderly Care dwelling units form part of the overall housing target for the Local Plan. The site does not perform particularly well in parts of the Stage 2 analysis above, as being a site in the northeast of the town, it is one of the closer SHLAA sites to the National Park boundary. However, there is existing housing development adjacent to the site, and with appropriate mitigation measures, any adverse impacts on the National Park can be mitigated against. In addition, a significant proportion of the site would not be developed due to the stated flood risk area near the canal. The provision of Elderly Care provision is particularly important in the Gargrave area with its ageing population, and the future intention of North Yorkshire County Council to vacate the current site for Elderly Care provision (which is site GA004).

Net Developable Area: 2.542 ha (green infrastructure area 1.217 ha)

Number of Dwellings Generated: 60 dwellings (these would be Extra Care units).

Expected Delivery Timeframe: Six to ten years from Local Plan adoption.

Development Principles:

- Siting and design of development on the site to conserve the significance of heritage assets (conservation area) on the site and their settings;
- Opportunity to incorporate social infrastructure related to community parks and other green infrastructure adjacent to the Leeds & Liverpool Canal;
- 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 should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- 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 enhancements effects are implemented;
- The site is in a prominent location. Development proposals should 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 Eshton Road.
- Development proposals on this site must accord with all relevant policies of the local plan.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Gargrave

Site Number and Address: GA031; Land to the west of Walton 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		
Gargrave																						
GA031; Land to the west of Walton Close; 1.798 ha.	0	0	+	0	+	+	0	0	++	-	0	0	0	-	+	-	0	0	+	+	Level 3 (Pass): 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.	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 Gargrave, subject to Stage 2 analysis below, and also a possible comparison of the site’s merits with other sustainable sites in Gargrave 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	Yes
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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.	No
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).	southwest

(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.	No
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).	southwest

(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 Gargrave, the site is considered suitable as one of the **Preferred Sites** in this settlement.

Narrative of Site Analysis

Site GA031 performs well under SA objectives. It performs particularly well at this stage in terms of potential flood risk, but being a site over one hectare, it will still require a Flood Risk Assessment, if and when a development application arises. The entire area of the submitted site is not required, and the southern part of the site nearest to the North Pennines pathway is not chosen for future development. This site is also the furthest site of the preferred sites in Gargrave from the National Park boundary.

Net Developable Area: 1.38 hectares

Number of Dwellings Generated: 44 dwellings (1.38 ha x 32 dwellings per ha)

Expected Delivery Timeframe: One to five years from Local Plan adoption.

Development Principles:

- Siting and design of development on the site to conserve the significance of heritage assets (conservation area and scheduled ancient monuments) near the site and their settings;
- Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;
- 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 should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is in a prominent location. Development proposals should 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 Marton Road;
- Development proposals on this site must accord with all relevant policies of the local plan.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Burton in Lonsdale

Site Number and Address: BU001; West of Ireby Road, Burton in Lonsdale.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Burton in Lonsdale																						
BU001 West of Ireby Road, Burton in Lonsdale 2.207ha.	0	0	+	+	+	+	0	--	++	-	-	0	0	-	+	-	+	0	+	-	Level 2: 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.	

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 there is unacceptable access due to poor visibility there are also no footway links into the village.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Burton in Lonsdale **Site Number and Address:** BU009; Land to the east of Burton Hill, Burton in Lonsdale.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Burton in Lonsdale																						
BU009: Land to the east of Burton Hill, Burton in Lonsdale 2.877ha.																					Level 1: 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.	

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 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.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Burton in Lonsdale

Site Number and Address: BU011; Land at end of Manor Close, Burton in Lonsdale.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Burton in Lonsdale																						
BU011: Land at end of Manor Close, Burton in Lonsdale 0.037ha.																					Level 1: Do not include in pool of sites. The site is not at least 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 cannot accommodate five or more dwellings.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Burton in Lonsdale

Site Number and Address: BU006; Land to East of Blind Lane, west of Ireby Road, Burton in Lonsdale.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Burton in Lonsdale																						
BU006 Land to East of Blind Lane, west of Ireby Road, Burton in Lonsdale 2.19ha.	0	0	+	+	+	+	+	--	++	-	-	0	0	-	+	+	+	+	+	-	<p>Level 2: 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.</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** as the access road serving the site is unsuitable for a development of this scale.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Burton in Lonsdale

Site Number and Address: BU008; Land between Ireby Road and Mill Wood, Burton in Lonsdale.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Burton in Lonsdale																						
BU008 Land between Ireby Road and Mill Wood, Burton in Lonsdale 1.805ha.	0	0	+	+	-	+	0	--	+	-	-	-	-	-	+	-	+	0	+	-	<p>Level 2: 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.</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** as the access road serving the site is unsuitable for accommodating a development of this scale. To the east of the site is a strip of flood zone 3a and surface water flooding.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Burton in Lonsdale

Site Number and Address: BU013; Land to the east of Brooklands, Burton in Lonsdale.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Burton in Lonsdale																						
BU013 Land to the east of Brooklands, Burton in Lonsdale 1.987 ha.	0	0	+	+	+	+	0	--	+	-	-	0	0	0	+	-	+	0	+	-	Level 3: 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.	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 Burton in Lonsdale, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Burton in Lonsdale 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).	Yes

(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.	No
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).	East

(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.	No
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).	East

(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 three of four of the District Level Analyses. After a comparison with other Pool of Site options in Burton in Lonsdale, the site is not considered suitable as one of the **Preferred Sites** in this settlement. This is due to the allocation of BU012 which is a more sustainable site and would cover the housing numbers required within Burton; therefore no further sites will need to be allocated for housing within Burton in Lonsdale.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Burton in Lonsdale

Site Number and Address: BU012; Richard Thornton's CE Primary School, Burton in Lonsdale

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Burton in Lonsdale																						
BU012 Richard Thornton’s CE Primary School, Burton in Lonsdale 0.74ha.	0	0	+	+	+	+	0	0	++	0	+	0	0	0	+	+	+	+	+	-	Level 3: 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,	5a, 5b, 7, 9

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Stage 2: District Level Analysis

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).	
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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.	No
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).	West

(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.	No
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).	West

(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 three of four of the District Level Analyses. After a comparison with other Pool of Site options in Burton in Lonsdale, the site is considered suitable as one of the **Preferred Sites** in this settlement.

Narrative of Site Analysis

Site BU012 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated just out of the centre of Burton in Lonsdale's built up area, however due to the sites current use as a primary school there are good links from the site to the centre. The site has an existing, safe access with good sightlines available. The site is used as a primary school it is therefore a brownfield site which is suitable for development and preferable over the use of a greenfield site. The site is located to the west of the centre of Burton in Lonsdale, this makes the site preferable due to Burton in Lonsdale being located close to Ingleborough Complex SAC and the National Park boundary to the north/north-east.

The access road into the site would need widening to accommodate an increase in traffic. The site is wholly within Flood Zone 1 and has no concerns regarding surface water flooding. The whole of the site area submitted to the SHLAA database can be utilised.

The site plays no contribution to the character and appearance of the area however; there is a Grade II Listed Building on site. In order to protect the setting of the Listed Building it is proposed that green infrastructure is placed to the south of the site. Within the net developable area the listed part of the building shall be converted for residential use with the earlier parts of the building available for demolition and part of the school area to the west available for redevelopment.

Net Developable Area: 0.489 hectares (over half of the SHLAA site).

Number of Dwellings Generated: fifteen dwellings (0.489 hectares x 32 dwellings per hectare).

Development Principles:

- Conversion of the school and 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;
- Any development proposal should include an Arboricultural survey to ascertain the exact location, species and condition of all trees on site. All healthy trees should be retained and work undertaken to maintain them in a healthy condition;
- Front terraces and all stone boundary walls should be retained as far as possible and restored;
- New build development is restricted to land at the rear (West) of the site;

- Green infrastructure shall be provided on the site to protect the setting of the Grade II Listed Building;
- Ground work assessment may be required as part of the on-site works to investigate areas thought to be of archaeological significance;
- The site is in a prominent location. Development proposals should 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 the A687;
- 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: Bradley

Site Number and Address: BR001; Heath Lea and land to rear, Skipton Road, Bradley

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Bradley																						
BR001: Heath Lea and land to rear, Skipton Road, Bradley 0.517ha																					Level 1: Planning permission for 4 houses and access drive, granted January 2016 (11/2015/16057).	

Result: The site does not move past Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site already has planning permission for the construction of 4 dwelling homes.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bradley

Site Number and Address: BR006; Land of West Ings Lane, Bradley

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Bradley																						
BR006 Land of West Ings Lane, Bradley 0.832ha																					Level 1: Do not include in pool of site. 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 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: Bradley

Site Number and Address: BR015; Land off Westview Close, Bradley

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Bradley																						
BR015: Land off Westview Close, Bradley 0.067ha																					Level 1: Do not include in pool of sites. The site is under 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 cannot accommodate five or more dwellings.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bradley

Site Number and Address: BR002; Holly Tree House and land to the rear.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Bradley																						
BR002: Holly Tree House and land to the rear; 0.495 ha.	0	0	+	+	+	+	+	--	++	0	0	+	+	+	+	0	+	0	+	-	<p>Level 2: This site is located within the built up settlement of Bradley on a mix of brownfield/greenfield land. and is located wholly within Flood Zone 1 and has no concerns with surface water flooding. The site has no direct connection/frontage to a highway maintainable at the public expense (Highways Comments). The site provides no contribution towards the character and appearance of the area.</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** as it has no direct connection/frontage to a highway maintainable at the public expense.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bradley

Site Number and Address: BR004; East of Skipton Road adjacent to Middle Beck, Bradley

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Bradley																						
BR004; East of Skipton Road adjacent to Middle Beck; 1.973ha.	0	0	+	+	+	+	+	--	0	-	-	-	0	+	+	-	+	0	+	-	<p>Level 2: This site is located within the built up settlement of Bradley on greenfield land. Access difficulties due to visibility to the right, from the access point, being restricted by the existing building and an access to NYCC standards cannot be formed (Highways Comments). The majority of the site is located within Flood Zone 1, however to the north west of the site there is some Flood Zone 2 and 3 areas. The north of the site provides a strong contribution to the character and appearance of the area, to the south it provides some contribution.</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** as visibility to the right, from the access point is restricted by the existing building, therefore an access up to NYCC standards would not be able to be formed. The site is also located within Flood Zone 2 and 3 areas to the north west, furthermore it plays a strong contribution to the character and appearance of the area.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bradley

Site Number and Address: BR007; South west of Matthew Lane, Bradley

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Bradley																						
BR007: South west of Matthew Lane; 1.147 ha.	0	0	-	-	-	+	0	-	+	-	-	-	0	-	+	-	-	0	+	-	<p>Level 2: 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.</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** as the site does not have enough frontage available to create a safe access to NYCC standards, the site also provides a strong contribution to the character and appearance of the area, with parts of the site to the north and west within flood zone 3a. Surface water flooding problems are also present to the west of the site.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bradley

Site Number and Address: BR008; Land at College Farm, Bradley

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Bradley																						
BR008: Land at College Farm; 0.617 ha.	0	0	+	+	+	+	+	--	++	0	0	-	0	+	+	0	+	0	+	-	<p>Level 2: 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.</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** as it has no direct connection/frontage to a highway maintainable at the public expense. The site is also located next to a Listed Building.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bradley

Site Number and Address: BR011; Land to east of College Road, Bradley

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Bradley																						
BR011: Land to east of College Road; 0.663 ha.	0	0	+	+	+	+	+	--	++	-	-	--	0	-	+	-	+	0	+	-	<p>Level 2: 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.</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** as the west side of the site does not have enough frontage available to create a safe access to NYCC standards, to the north of the site there is no link available to a public highway. The site also provides a strong contribution the character and appearance of the area.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bradley

Site Number and Address: BR014; Land south of Silsden Road, Bradley

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Bradley																						
BR014: Land south of Silsden Road; 0.181 ha.	0	0	+	+	+	+	+	--	++	-	-	-	0	-	+	-	+	0	+	-	<p>Level 2: 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.</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** as the site to the north does not have enough frontage available to create a safe access to NYCC standards, to the west of the site there is no link available on to a public highway. The site provides a strong contribution to the character and appearance of the area.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bradley

Site Number and Address: BR005; South of Lidget Road, Bradley

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
Bradley																						
BR005; South of Lidget Road; 0.63 ha.	0	0	+	+	+	+	+	+	++	-	0	-	0	+	+	+	+	0	+	-	Level 3: Access is acceptable onto Lidget Road , however minor works may be required to extend existing footway/street lighting to serve the site The site does provide a strong contribution to the conservation area, however it is not located within close proximity to any listed buildings. Bradley Neighbourhood Plan does identify the site as open green space. The site is wholly within Flood Zone 1 and has no surface water flooding concerns. The site is located within the built settlement on a greenfield site.	5a, 5b, 6, 7, 9

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 Bradley, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Bradley 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.	No
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).	Central

(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.	No
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).	Central

(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 Bradley, the site is not considered suitable as one of the **Preferred Sites** in this settlement as it is an open greenfield site in the middle of the village which makes a strong contribution to the Conservation Area. Residential development of this site may be inappropriate in the context of Bradley's current housing requirements.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bradley

Site Number and Address: BR012; Land to west of Aire Valley Drive, Bradley

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
BR012: Land to west of Aire Valley Drive; 3.954 ha.	0	0	+	+	+	+	0	+	+	-	-	-	0	-	+	-	+	0	+	-	<p>Level 2: 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/negligible contribution to the character and appearance of the area. The site is located on the edge of the settlement and is greenfield land.</p>	

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 Bradley, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Bradley 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.	No
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).	West

(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.	No
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).	West

(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 Bradley, the site is not considered suitable as one of the **Preferred Sites** in this settlement as other sites in Bradley perform better when the site assessment process is applied. Residential development of this site would represent a significant extension to the village which may be inappropriate in the context of Bradley's current housing requirements.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bradley

Site Number and Address: BR013; Land south west of Crag Lane, Bradley

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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
Bradley																						
BR013: Land south west of Crag Lane; 0.452 ha.	0	0	+	+	+	+	0	0	++	-	-	-	0	-	+	-	+	0	+	-	<p>Level 3: 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.</p>	5a, 5b, 7, 9

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 Bradley, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Bradley 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.	No
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).	South

(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.	No
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).	South

(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 Bradley, the site is not considered suitable as one of the **Preferred Sites** in this settlement as the site makes a strong contribution to the character of the Conservation Area and other sites in Bradley perform better when the site assessment process is applied. Residential development of this site may be inappropriate in the context of Bradley's current housing requirements.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bradley

Site Number and Address: BR016; Land to the west of Gilders and Langholme, Skipton Road, Bradley

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 Recommendation
Bradley																						

BR016: Land to the west of Gilders and Langholme, Skipton Road; 1.28ha.	0	0	+	+	+	+	0	+	++	0	0	0	+	-	+	0	+	+	+	-	Level 3: 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/negligible 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
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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 Bradley, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Bradley 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.	No
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).	North

(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.	No
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).	North

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

Narrative of Site Analysis

Site BR016 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is adjacent to the village centre and has good access and sight lines in both directions. The site also performs satisfactorily regarding the District level analysis. This site also conforms with the choice of the draft Bradley Neighbourhood Plan.

Considering the rising land to the north of the site and the current level of housing need in Bradley, the northern section of the submitted site is not needed.

Net Developable Area: 0.77 hectares (southern part of available SHLAA site).

Number of Dwellings Generated: 25 dwellings (0.77 hectares x 32 dwellings per hectare).

Expected Delivery Timeframe of the 2012-2032 Plan Period: Short term within the next 5 years.

Development Principles:

- Siting and design of development on the site to conserve the significance of conservation area setting;
- The site is in a prominent location. Development proposals should 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 quality, noise pollution;
- 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 Skipton 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: Rathmell

Site Number and Address: RA001; Hollins Croft.

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		
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

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 in a settlement not designated in the Spatial Strategy.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Rathmell

Site Number and Address: RA003; Land north of Hesley 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
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

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 in a settlement not designated in the Spatial Strategy.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Rathmell

Site Number and Address: RA004; Land to southwest of Gooselands.

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		
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

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 in a settlement not designated in the Spatial Strategy.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Rathmell

Site Number and Address: RA005; Land to the north of Fairways, Helsey 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		
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

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 in a settlement not designated in the Spatial Strategy.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Rathmell

Site Number and Address: RA006; Land to north of Beauty House, Main 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
RA006; Land to north of Beauty 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

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 in a settlement not designated in the Spatial Strategy.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Cononley

Site Number and Address: CN005; East of Meadow Close and at Moorfoot Lane, Cononley.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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																						
CN005: East of Meadow Close and at Moorfoot Lane, Cononley 1.332ha.																					Planning Permission 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.	

Result: Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site already has planning permission for the construction of 15 dwellings and new access. There is also a further outline application for the construction of 4 houses and garages.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Cononley

Site Number and Address: CN008; Land at High Woodside, Woodside Lane, Cononley.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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																						
CN008: Land at High Woodside, Woodside Lane, Cononley 0.671 ha.																					Level 1: 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 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.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Cononley

Site Number and Address: CN010; land at Netherghyll Lane, Cononley.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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																						
CN010: Land at Netherghyll Lane, Cononley 0.774 ha																					Level 1: 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 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.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Cononley

Site Number and Address: CN014; Garage site off Meadow Croft, Cononley.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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																						
CN014: Garage site off Meadow Croft, Cononley 0.121ha																					Level 1: Planning Permission approved (21/2014/14335): 4 two bed dwellings with associated car parking approved March 2014	

Result: Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site already has planning permission for the construction of 4 dwellings.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Cononley

Site Number and Address: CN015; St John's Methodist Church, Main Street.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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																					Level 1: Planning Permission approved (21/2010/10484): Demolition of building and construction of 6 dwellings including access and parking permitted October 2010. (21/2013/13321): An application to supersede 21/2010/10484 was then approved in April 2013 for the demolition of the existing building and the construction of 4 dwelling houses.	

Result: Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis as the site already has planning permission for the construction of 4 dwelling houses.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Cononley

Site Number and Address: CN016; Land at Beech Mount Drive, Off Main Street, Cononley.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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																						
CN016: Land at Beech Mount Drive, Off Main Street, Cononley 0.078 ha																					Level 1: Do not include in pool of sites. The site is under 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 cannot accommodate five or more dwellings.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Cononley

Site Number and Address: CN002; Land to the south of Netherghyll Lane, Cononley.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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																						
CN002 Land to the south of Netherghyll Lane 1.155ha	0	0	+	+	+	+	0	--	-	0	-	-	0	-	+	+	+	0	+	-	<p>Level 2: 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.</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** as the site cannot achieve access of an acceptable standard. The site also provides a strong contribution to the character and appearance of the Conservation Area.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Cononley

Site Number and Address: CN004; Land off Crosshills Road, Cononley.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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																						
CN004 Land off Crosshills Road, Cononley 00.47ha.	0	0	+	+	+	+	0	--	+	0	-	-	0	-	+	+	+	0	+	+	Level 2: 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.	

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 the site lacks suitable access. The site also provides a strong contribution to the character and appearance of the Conservation Area.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Cononley

Site Number and Address: CN007; Land south east of Shady Lane, Cononley.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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																						
CN007 Land south east of Shady Lane, Cononley 1.051 ha.	0	0	+	+	+	+	0	--	+	0	-	-	0	-	+	+	+	0	+	-	Level 2: 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.	

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 the site cannot achieve access of an acceptable standard.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Cononley

Site Number and Address: CN012; Land to the west of Cedarville, Netherghyll Lane.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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																						
CN012 Land to the west of Cedarville, Netherghyll Lane 0.111ha	0	0	+	+	+	+	0	+	-	0	-	-	0	-	+	+	+	0	+	-	<p>Level 2. 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.</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** as the site is at high risk of surface water flooding and part of the site is within flood zone 3a. This area also plays a strong contribution to the character and appearance of the Conservation Area. Highways would require an extension to the existing foot/street lighting system for the settlement to serve this development; the site is also within a minerals safeguarded area.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Cononley

Site Number and Address: CN009; Land south east of Crag View, Cononley.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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																						
CN009 Land south east of Crag View, Cononley 0.741 ha.	0	0	+	-	-	+	0	+	++	0	-	-	0	-	+	-	-	0	+	+	Level 3: 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

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 Cononley, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Cononley 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.	No
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).	South-East

(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.	No
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).	South-East

(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 of the District Level Analyses. After a comparison with other Pool of Site options in Cononley, the site is not considered suitable as one of the **Preferred Sites** in this settlement. This is due to the allocation of CN006 which will cover the housing need for the area and therefore no further sites will need to be allocated for housing within Cononley.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Cononley

Site Number and Address: CN011; Land to west of Skipton Road, Cononley.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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																						
CN011 Land to west of Skipton Road, Cononley 0.198 ha.	0	0	+	+	+	+	0	+	++	0	-	-	0	-	+	+	+	0	+	-	Level 3: 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

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 Cononley, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Cononley 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).	Yes

(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.	No
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).	North-West

(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.	No
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).	North-West

(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 of the District Level Analyses. After a comparison with other Pool of Site options in Cononley, the site is not considered suitable as one of the **Preferred Sites** in this settlement. This is due to the allocation of CN006 which will cover the housing need for the area and therefore no further sites will need to be allocated for housing within Cononley.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Cononley

Site Number and Address: CN019; Land at junction of Cross Hills Road and railway, Cononley.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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																						
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

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 Cononley, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Cononley 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.	No
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).	South-East

(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.	No
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).	South-East

(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 of the District Level Analyses. After a comparison with other Pool of Site options in Cononley, the site is not considered suitable as one of the **Preferred Sites** in this settlement. This is due to the allocation of CN006 which will cover the housing need for the area and therefore no further sites will need to be allocated for housing within Cononley.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Cononley

Site Number and Address: CN006; Station Works, north of Cononley Lane, Cononley.

Stage 1: Settlement Level Analysis (Sustainability Appraisal)

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																							
CN006 Station Works, north of Cononley Lane, Cononley 2.168ha.	-	-	+	+	+	+	0	+	0	0	+	-	0	-	+	+	+	+	+	+	+	Level 3: 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

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 Cononley, subject to Stage 2 analysis below, and also a possible comparison of the site's merits with other sustainable sites in Cononley 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.	No
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).	East

(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.	No
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).	East

(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 Cononley, the site is considered suitable as one of the **Preferred Sites** in this settlement.

Narrative of Site Analysis

Site CN006 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated just out of the centre of Cononley'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 access which would require some minor improvements. The site has been used previously as mill building, and therefore it is a brownfield site which is suitable for development and preferable over a greenfield site. This settlement is roughly equidistant from the North Pennines and South Pennines SPAs & SACs, and alone it is unlikely to have a significant influence on the designated areas, this site is located to the east of the settlement. There may be in-combination effects on the sensitive South Pennines SPA and SAC, taking into consideration further allocations in nearby Glusburn & Crosshills. The whole of the site area submitted to the SHLAA database can be utilised through redevelopment and conversion, there is also scope for some employment uses within the site (1,445sqm).

Net Developable Area: 2.02 hectares (part of available SHLAA site with 1,445sqm for B1 use deducted).

Number of Dwellings Generated: ninety three dwellings (2.02 hectares x 46 dwellings per hectare).

Development Principles:

- The site should be promoted as partly 'employment led' to ensure the delivery of the Council's socio-economic objectives set out in the Local Plan;
- Siting and design of development on the site to conserve the significance of heritage assets (site adjacent to conservation area) and their settings, including retention and conversion of Mill buildings in accordance with the advice in Historic England's *Engines of Prosperity: new uses for old mills* (2016);
- Ground work assessment may 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 significant fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site should incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;
- The site is in a prominent location. Development proposals should 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;
- As the site has very good accessibility to key services and public transport, proposals for development should 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 Cononley Lane;
- Any redevelopment of the site, including the site of buildings which have not been identified as being heritage assets should be informed by a study of the historic grain and pattern of development of the adjacent part of the Cononley CA;
- No new buildings should be constructed to the E of Buildings A and D or in any other in positions or of a height which obstructs identified key views of the heritage assets on 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: Bolton Abbey

Site Number and Address: BA001; Land south of the A59, Hambleton.

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
Bolton Abbey																						
BA001; Land south of the A59, Hambleton; 16.34 ha.																					Stage 1: Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A

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 in a settlement not designated in the Spatial Strategy.

Craven Local Plan: Residential Site Selection Process

Settlement Name:

Site Number and Address:

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

Result: Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis [Describe main constraint].

Examples:

- The site has less than 0.1 hectares in Flood Risk Zone 1.
- The site is judged to be located at an inappropriate distance from the built up area of the settlement in the Spatial Strategy.
- The site has an overall site size less than 0.1 hectares, and/or cannot accommodate five or more dwellings.
- The site has planning permission.
- The site is in or near a settlement not designated in the Spatial Strategy.

Result: Site does not move past a Level 1 acknowledgement, and the site is not suitable to undergo a Sustainability Analysis [Describe main constraint].

Examples:

- The site has less than 0.1 hectares in Flood Risk Zone 1.

The site is judged to be located at an inappropriate distance from the built up area of the settlement in the Spatial Strategy.
The site has an overall site size less than 0.1 hectares, and/or cannot accommodate five or more dwellings.
The site has planning permission.
The site is in or near a settlement not designated in the Spatial Strategy.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bolton Abbey

Site Number and Address: BA002; Green 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
<i>Bolton Abbey</i>																						
BA002; Green Lane, Bolton Abbey; 4.374 ha.																					Stage 1: Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A

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 in a settlement not designated in the Spatial Strategy.

Craven Local Plan: Residential Site Selection Process

Settlement Name: Bolton Abbey

Site Number and Address: BA003; Land at Bolton Bridge.

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
Bolton Abbey																						
BA003; Land at Bolton Bridge, Bolton Abbey; 1.515 ha.																					Stage 1: Site is not located in a settlement within the designated Spatial Strategy hierarchy of Craven.	N/A

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 in a settlement not designated in the Spatial Strategy.