

## URBAN POTENTIAL STUDY FOR CRAVEN (OUTSIDE THE YORKSHIRE DALES NATIONAL PARK)

# BACKGROUND PAPER TO ILLUSTRATE THE SITES THAT HAVE BEEN ASSESSED WITHIN THE URBAN POTENTIAL STUDY

**Final Council Approved Version** 

**SEPTEMBER 2003** 

#### Introduction

The Urban Potential Study (UPS) for Craven District (Outside the Yorkshire Dales National Park) has been produced in response to the requirement set out within Planning Policy Guidance Note 3: Housing (PPG3, 2000) that each local planning authority is responsible for assessing the capacity of its area to accommodate additional housing on previously developed land. The Urban Potential Study is a comprehensive and rigorous assessment of the amount of land that could potentially come forward for residential development up to 2016. The methodology followed in the production of the UPS has been based on both national and regional good practice guidance and has been developed to reflect the rural character of the study area.

This paper is a background document to the final UPS report and should be read in conjunction with it.

It should be stressed that the identification of the sites included within this background document and therefore within the Urban Potential Study does not represent acceptance by the Council that development of these sites for housing is acceptable in principle.

Planning applications for any site identified within the study would be considered in light of the adopted planning policy, government guidance and other material considerations. The key aim of the Urban Potential Study is to inform the preparation of the Local Development Framework for the plan area and not to circumvent existing and approved planning policy.

This document contains sites that have been assessed and where it has been considered that potential for residential development exists. Some of the sites originally assessed offered no potential for residential development and were excluded from the study. These excluded sites are not included in this background document.

#### **Defining Sources Of Residential Potential**

Both the national and regional good practice guidance recognise that there are various sources of previously developed land, which offers potential for new residential development. Site based sources of potential have been considered for:

- Previously developed, vacant and derelict land and buildings (through redevelopment and/or conversion)
- Development of car parks
- Vacant land not previously developed.

The sites included within this document have been categorised into these three sources of potential.

Any queries relating to the content of this document or to the UPS in general, please contact:

Matthew Collins Planning Policy Officer Local Plans Tel No: 01756 706462

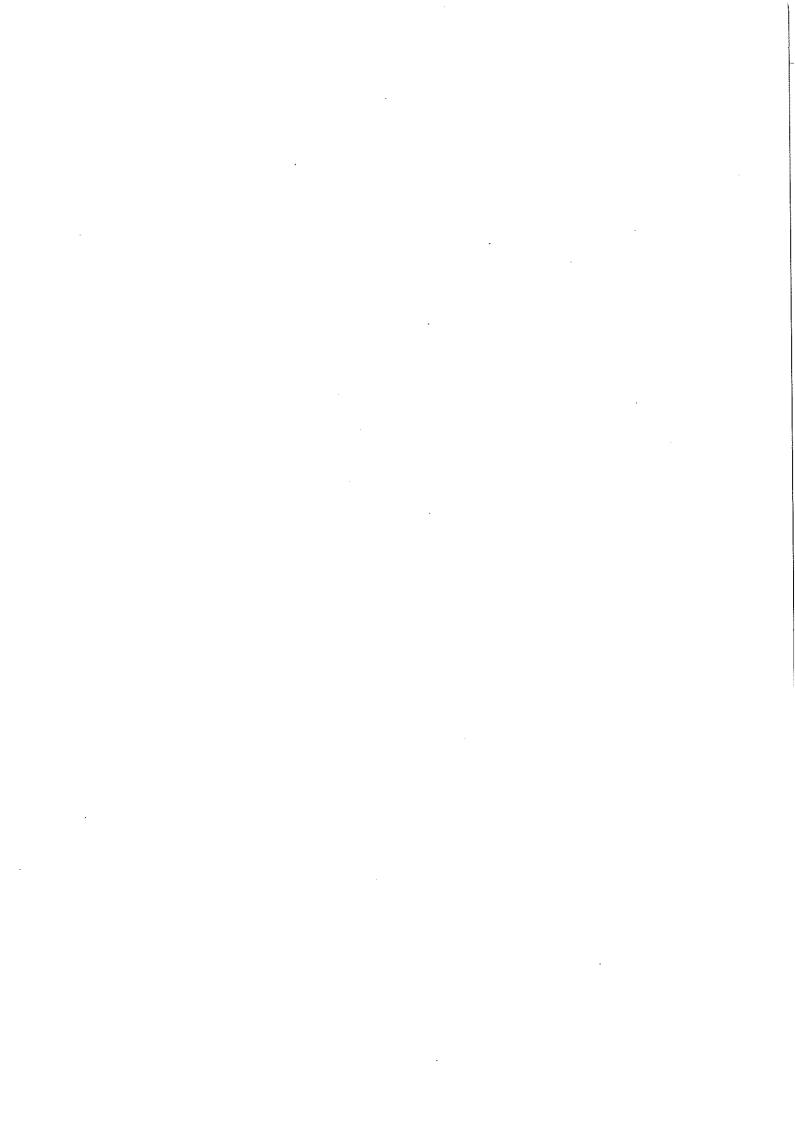
Ruth Geddes Planning Assistant Local Plans Tel No: 07156 706232

### **SOURCE OF POTENTIAL:**

# PREVIOUSLY DEVELOPED VACANT AND DERELICT LAND AND BUILDINGS (THROUGH REDEVELOPMENT AND/OR CONVERSION)

Is a significant source of potential including a variety of sites:

- Former industrial land
- Derelict land and buildings
  - Vacant lots
  - "brownfield sites"



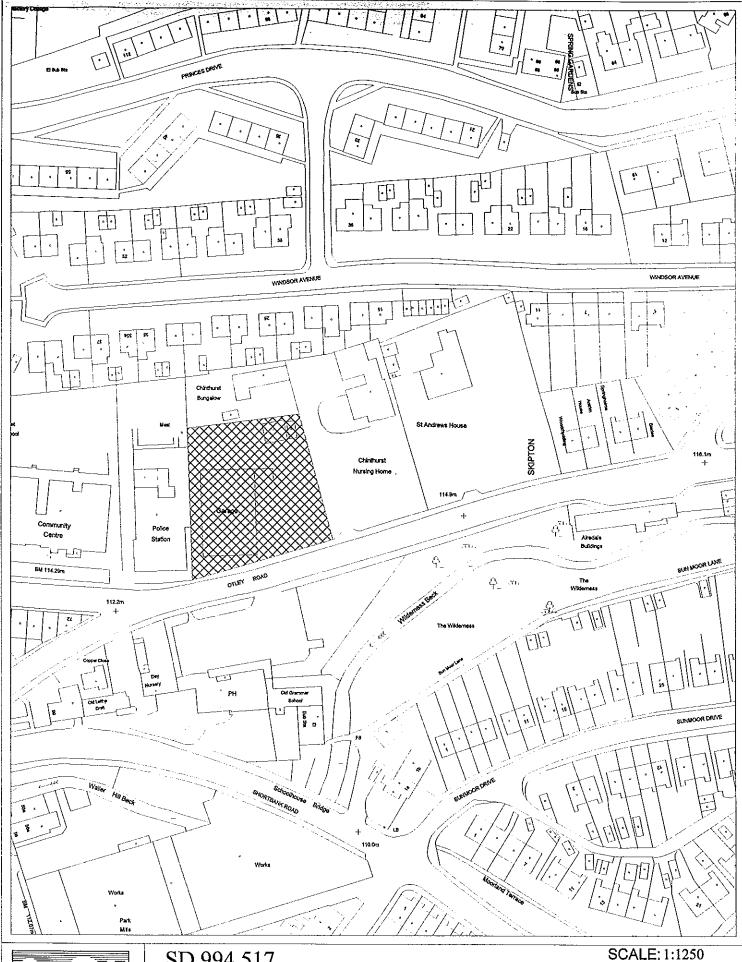




SD 984 516

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Council Office Site, Granville Street, Skipton.

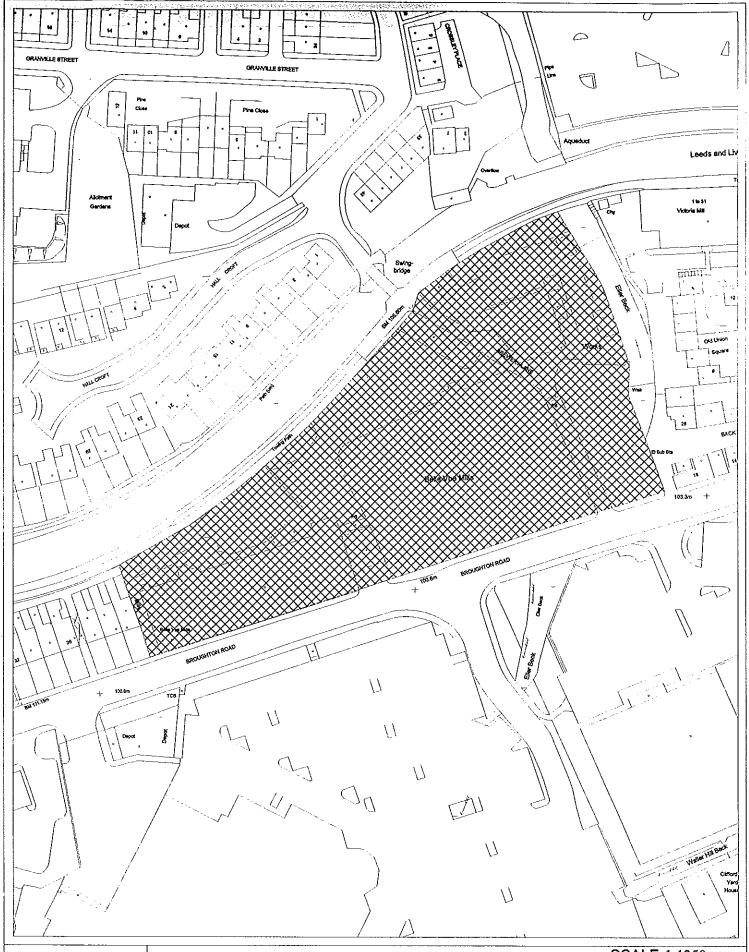




SD 994 517

Land north of Otley Road, Skipton.

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SD 985 514

Belle Vue Mills Site, Skipton.

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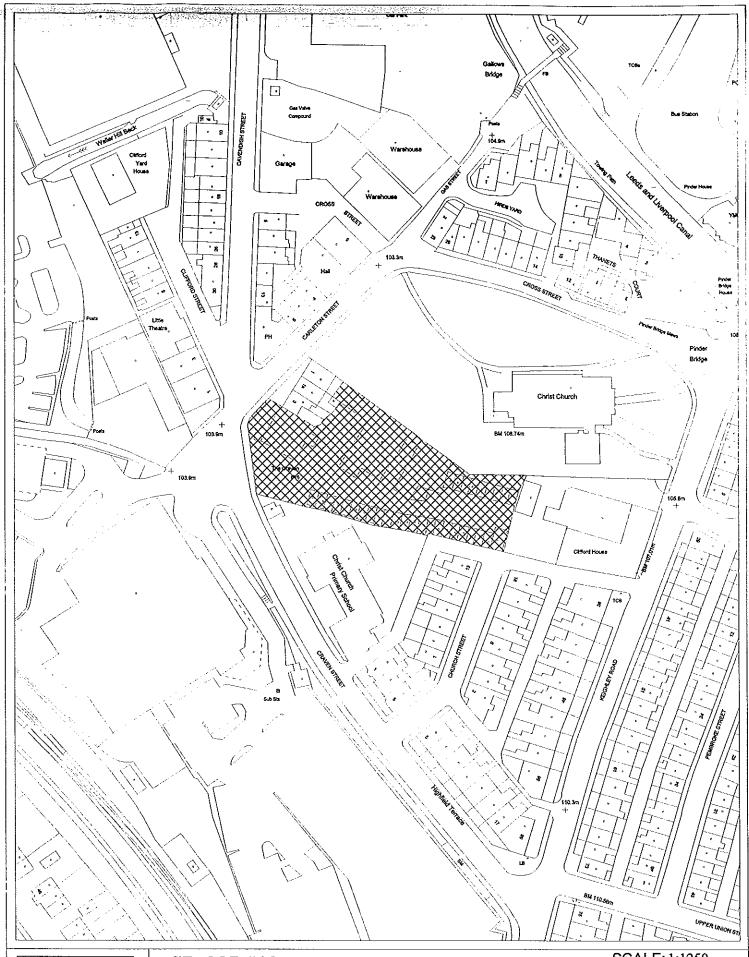




SD 985 508

SCALE: 1:1250 DRAWING ISSUED BY: AB DATE ISSUED: 23rd January 2003

Burnside House, Carleton Road, Skipton.



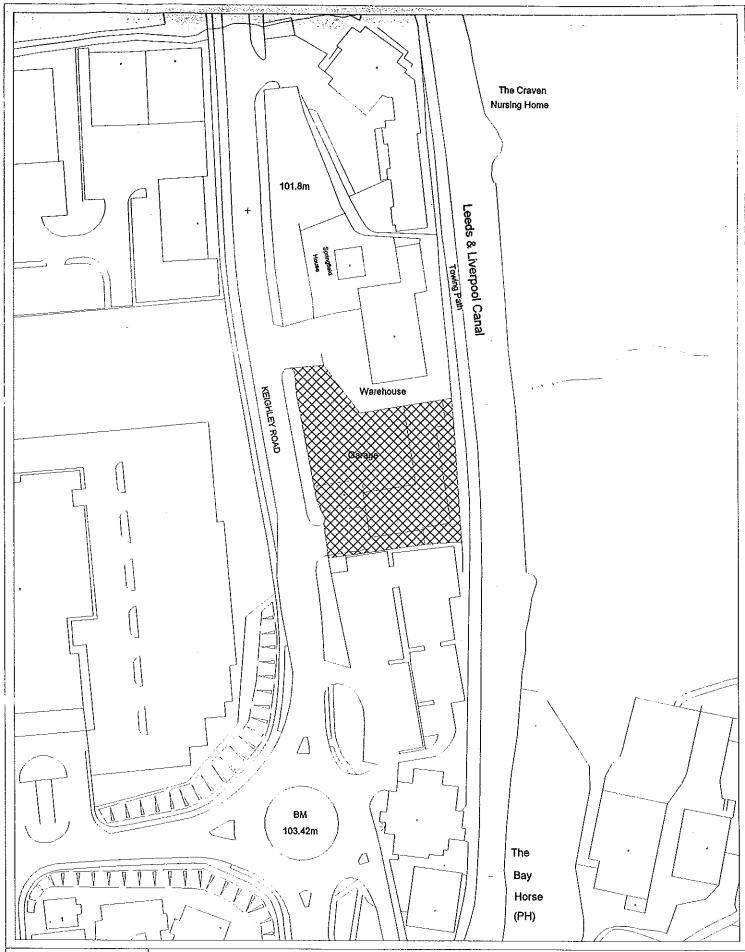


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Land on junction of Craven Street & Cavendish Street, Skipton



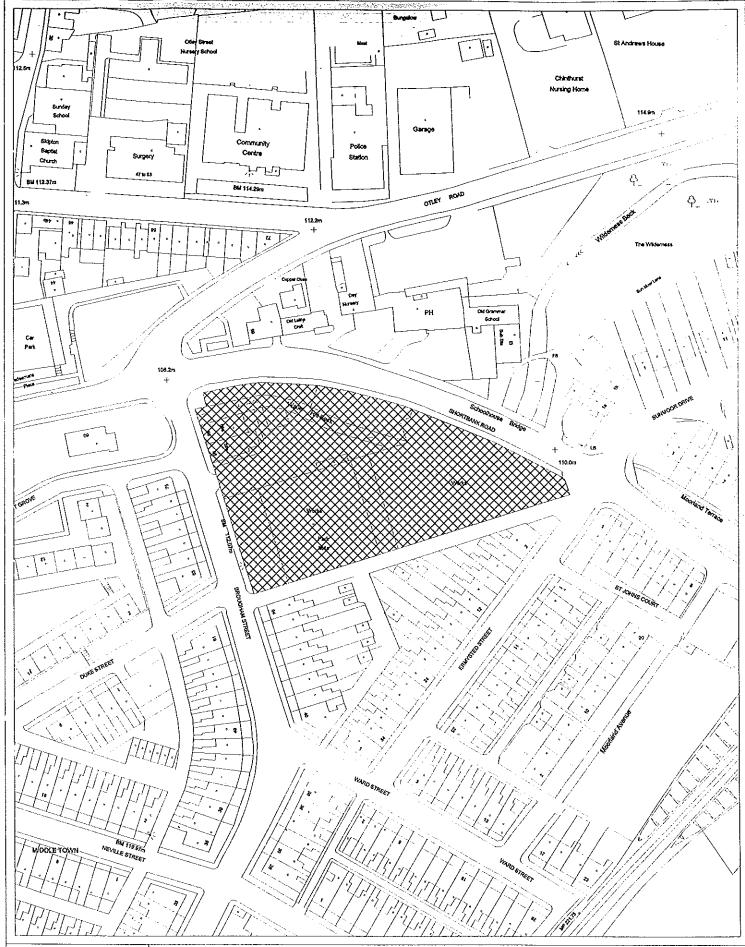


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Land east of Keighley Road, Skipton. (Opposite Airedale Business Centre)



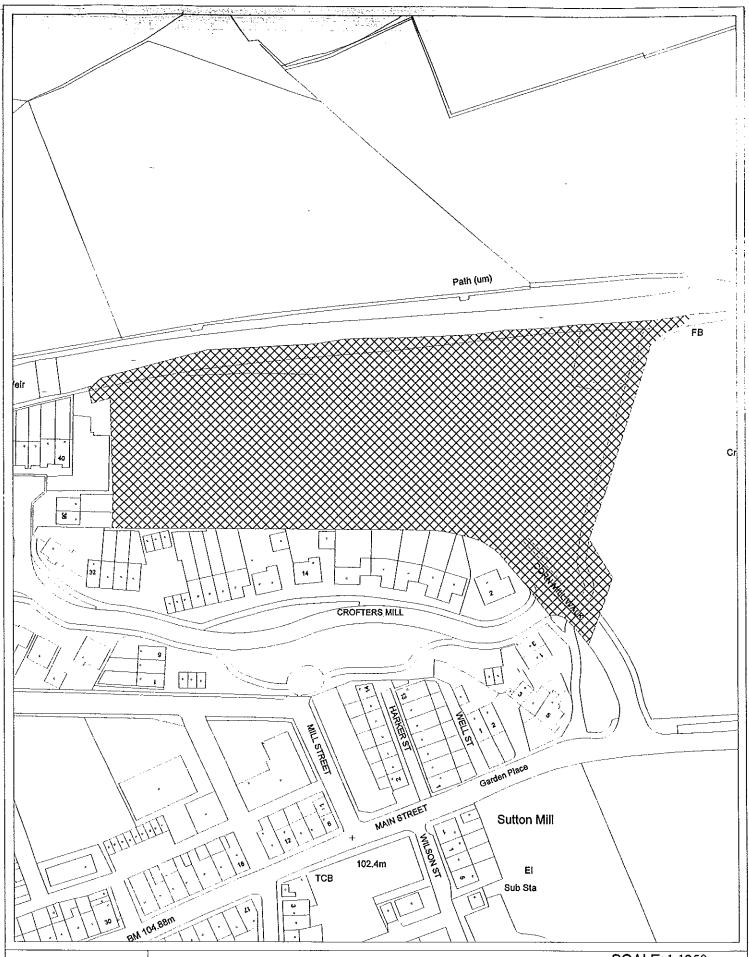


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Land south of Shortbank Road, Skipton. (Warehouse)



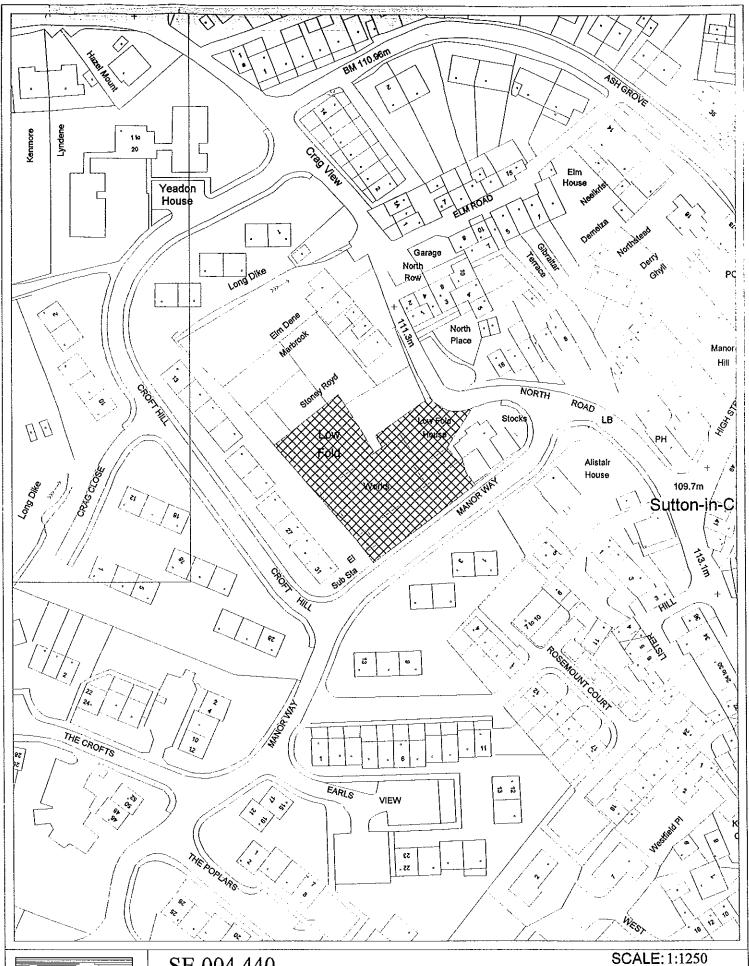


SE 010 444

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Allocated mixed use site, Former Silent Night Site, Sutton-in-Craven.

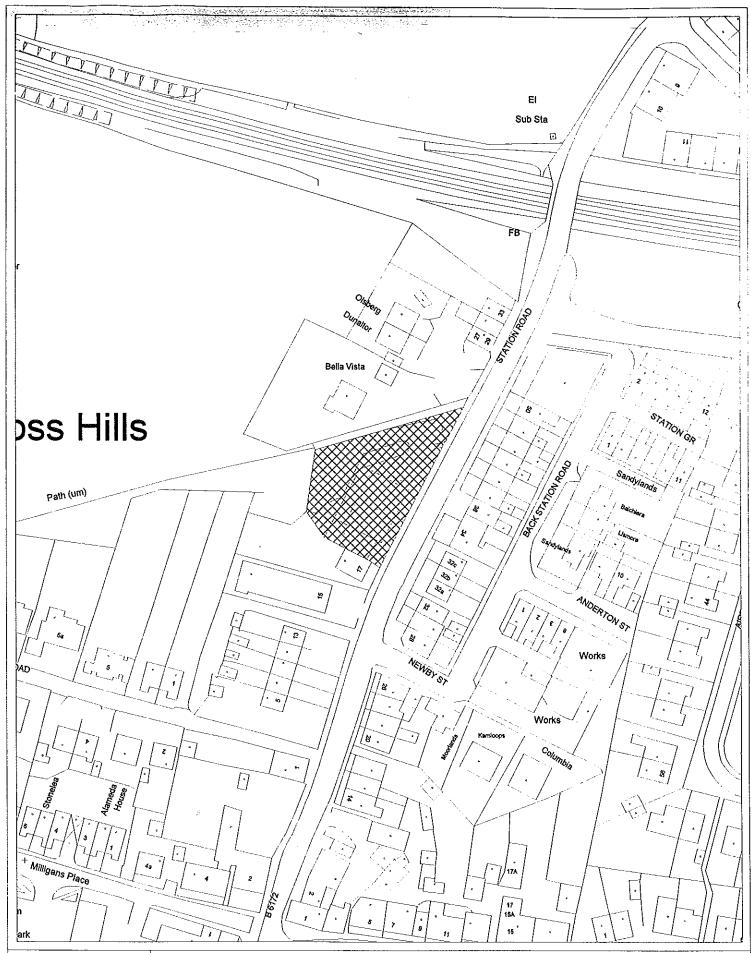




SE 004 440

DRAWING ISSUED BY: AB DATE ISSUED: 24th January 2003

Land to west of North Road, Sutton-in-Craven.



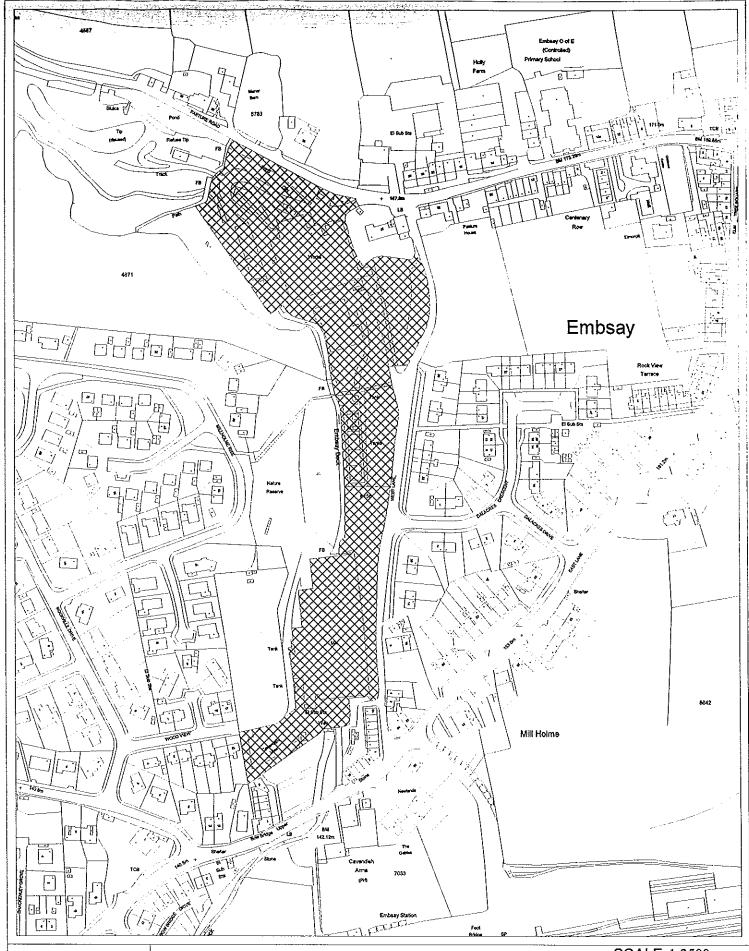


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Land west of Station Road, Cross Hills. (1)



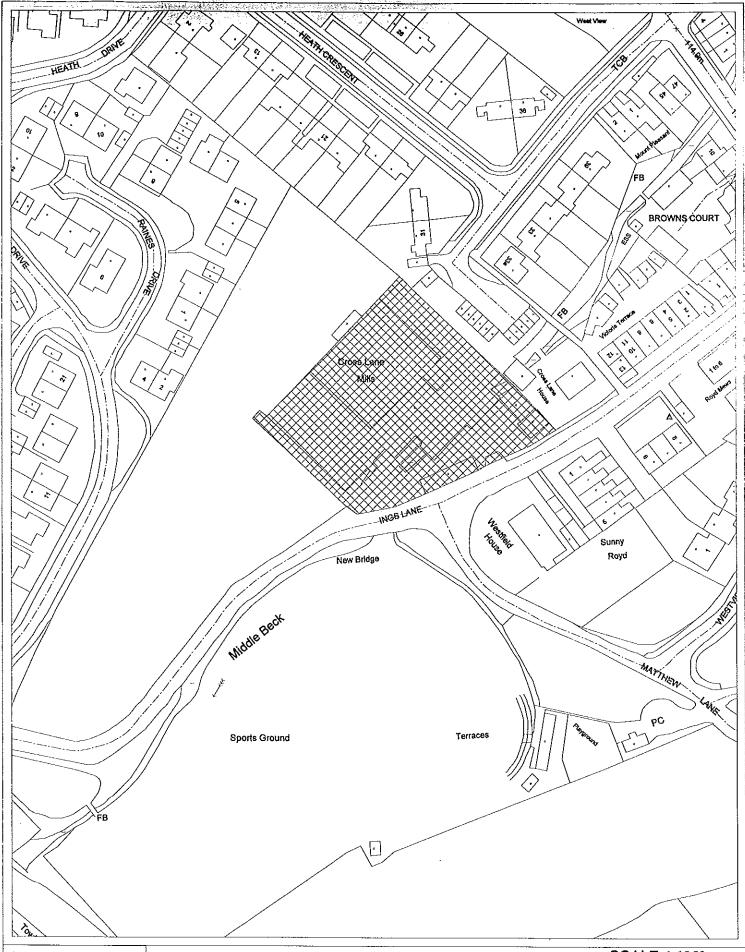


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Land to west of West Lane, Embsay. (Tannery



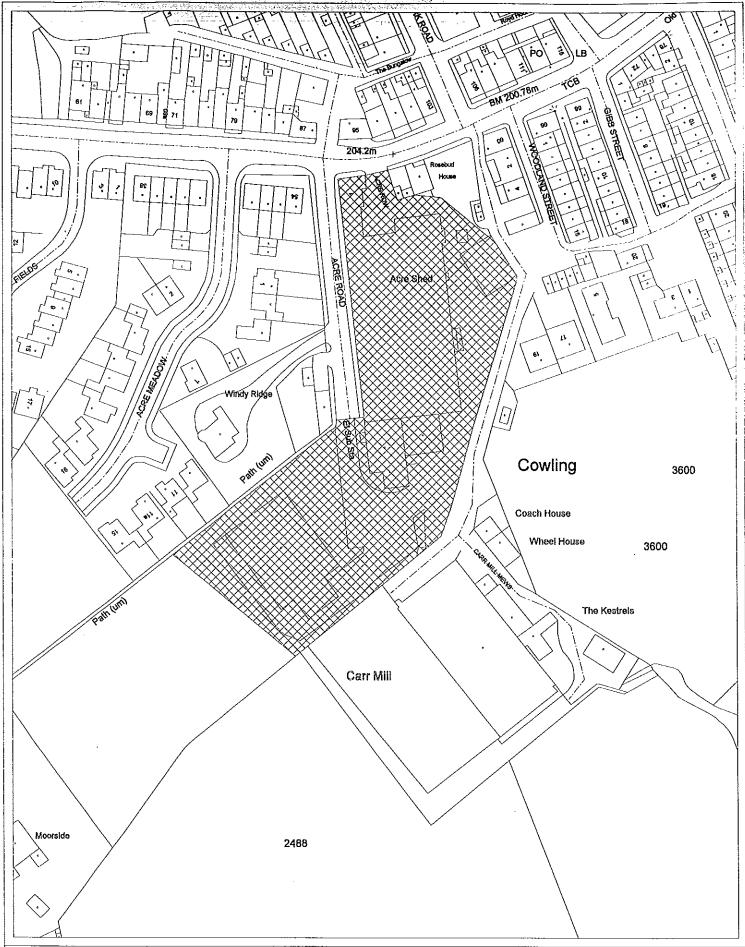


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Land to north of Ings Lane, Bradley. (Cross Mills site)

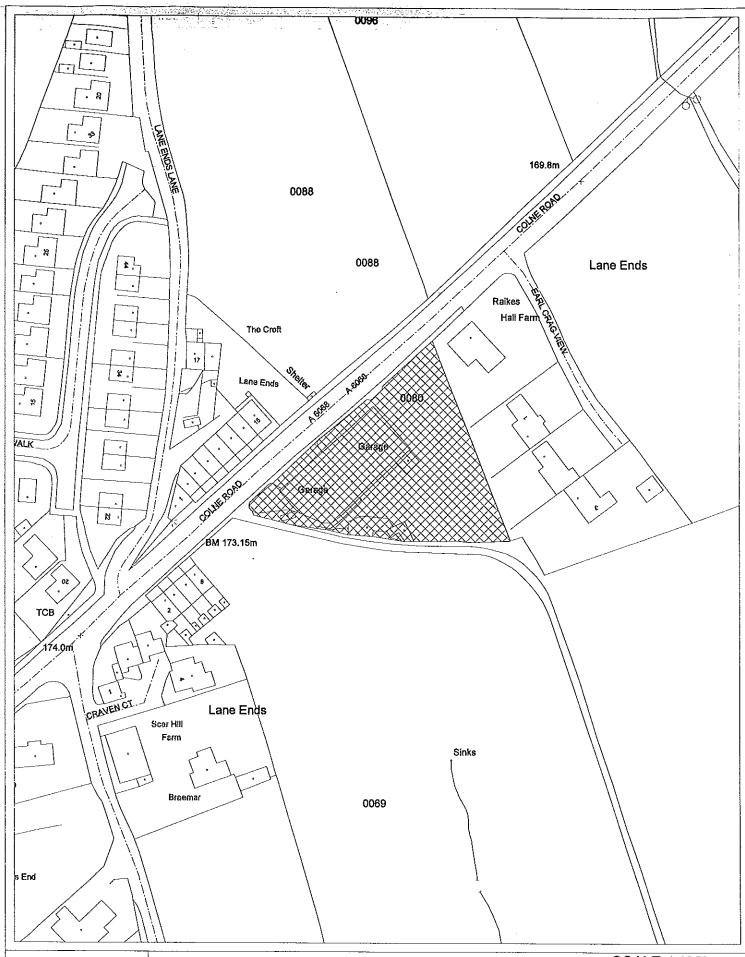




SD 972 443

Land at Acre Road, Cowling.

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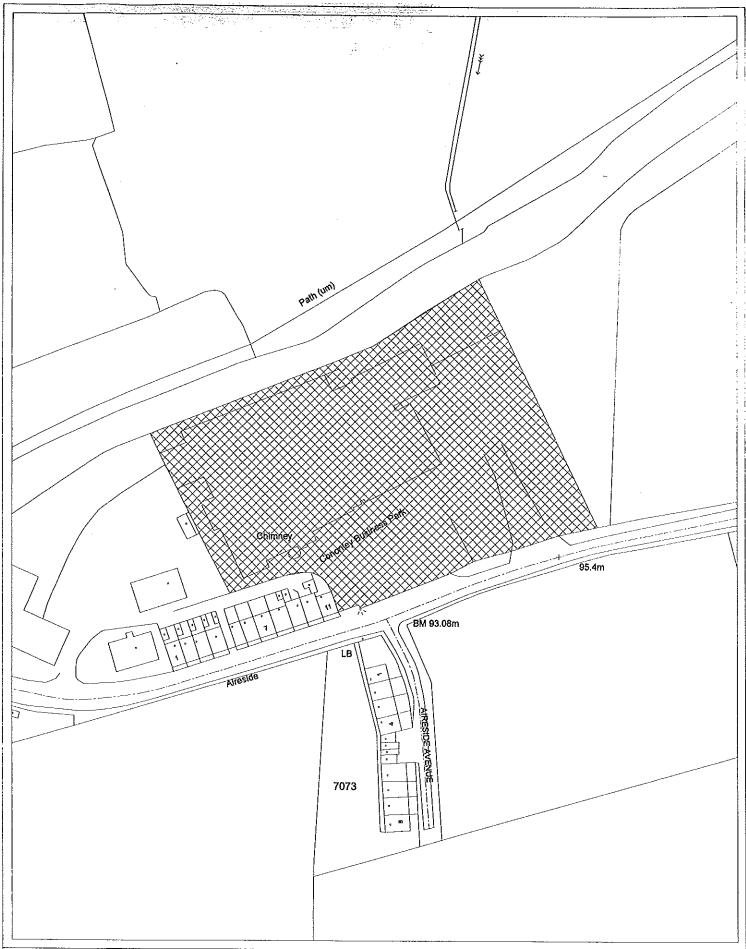




SD 980 438

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Land east of Colne Road, Cowling. (Garage site)



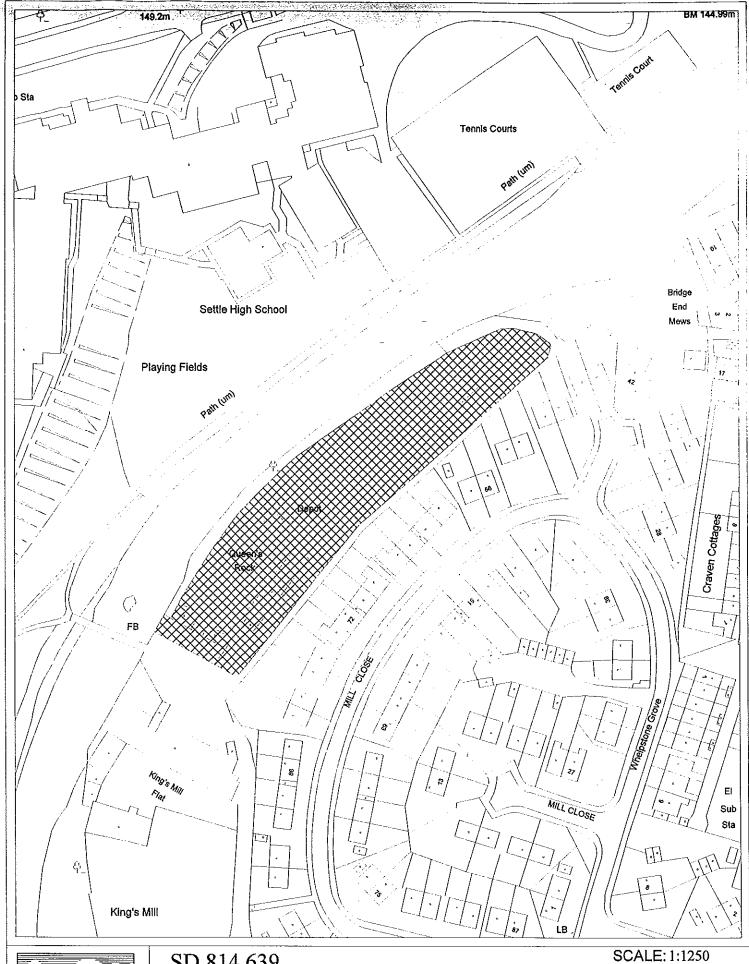


SD 996 468

Aireside Mills, Cononley.

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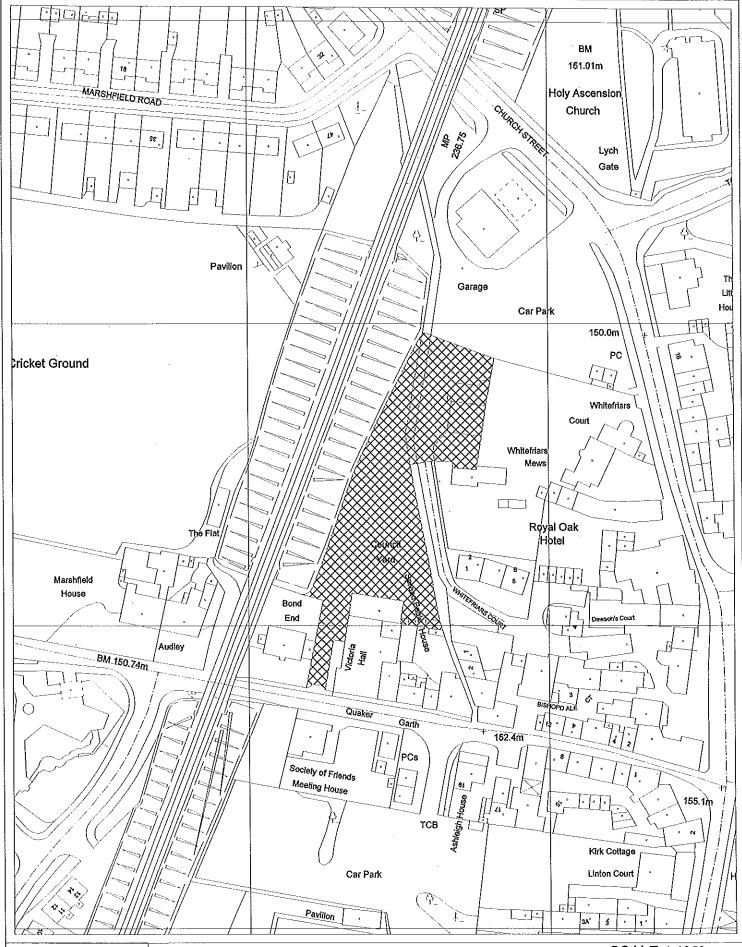




SD 814 639

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NYCC Depot north of Kings Mill, Settle.

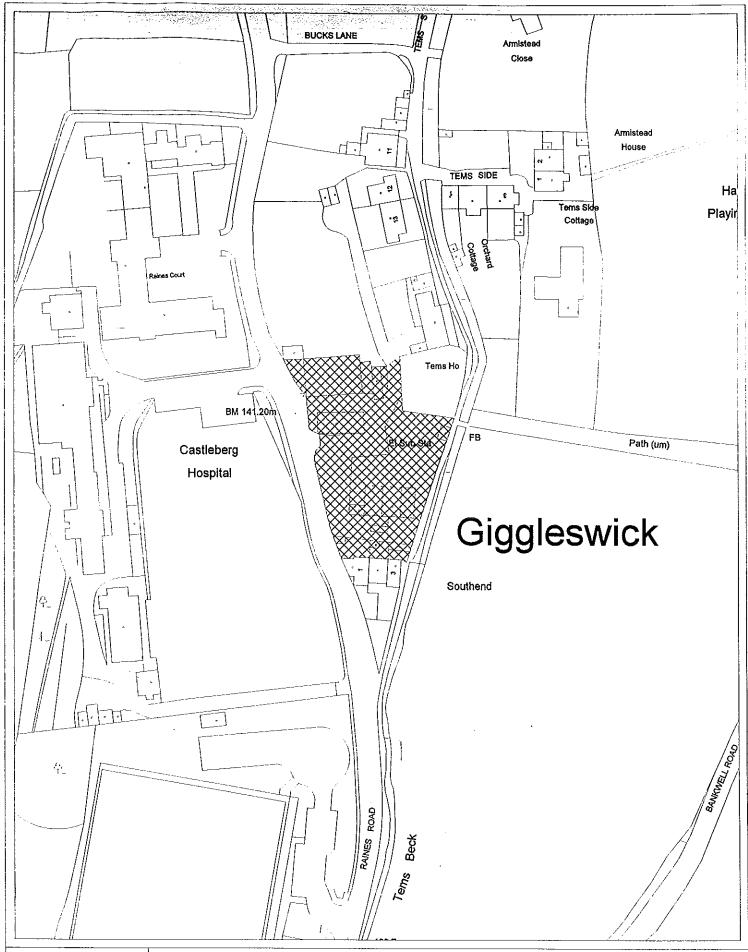




SD 818 637

NYCC Depot, Kirkgate, Settle.

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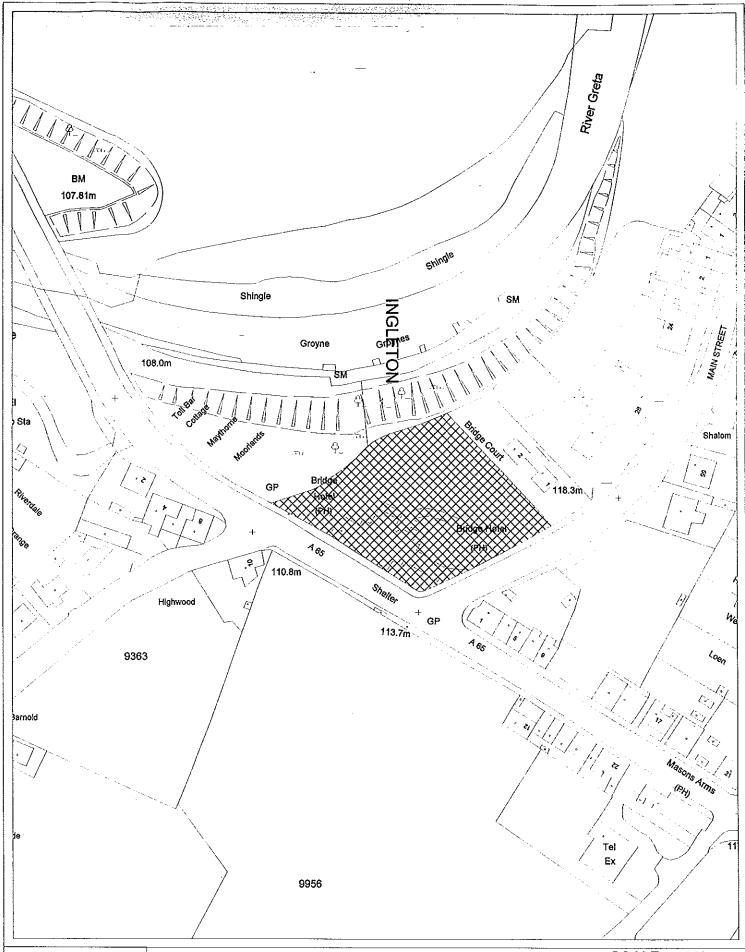


SD 810 637

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Land east of Castleberg Hospital, Giggleswick



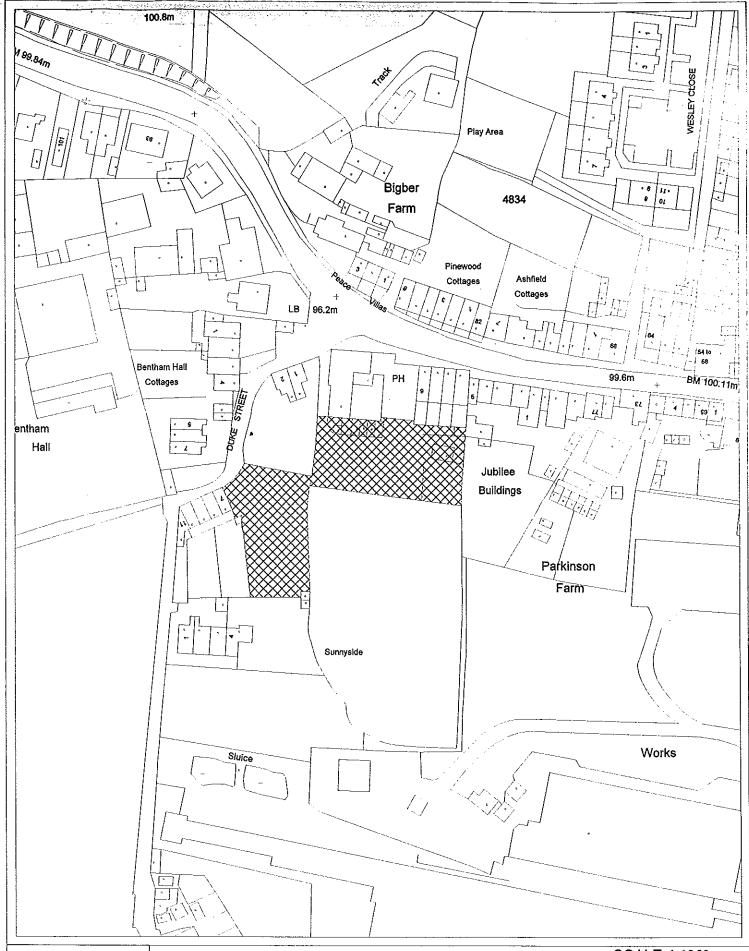


SD 690 726

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DATE ISSUED: 24th January 2001

Bridge Hotel and surrounding land, Ingleton.



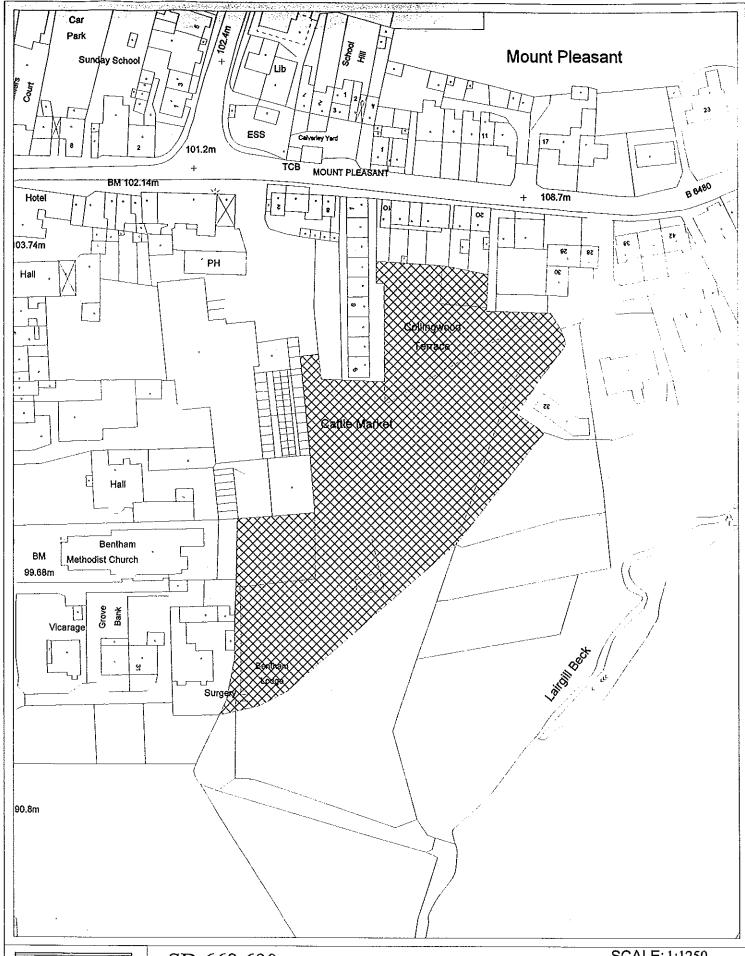


SD 664 692

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Land to east of Duke Street, High Bentham.



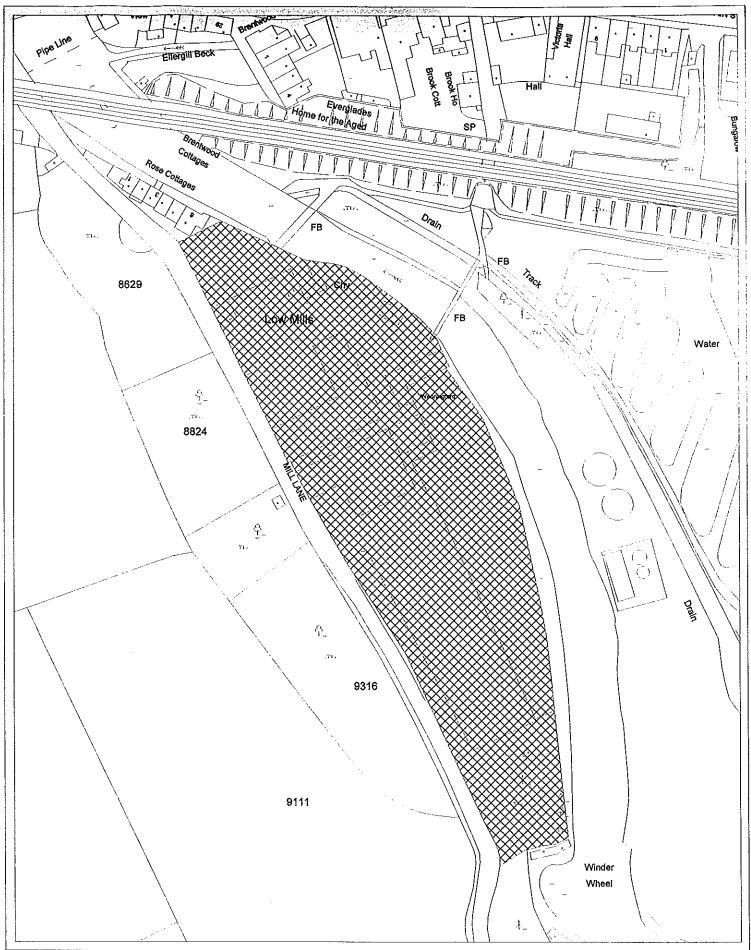


SD 668 690

SCALE: 1:1250

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Land to east of Station Road, High Bentham.



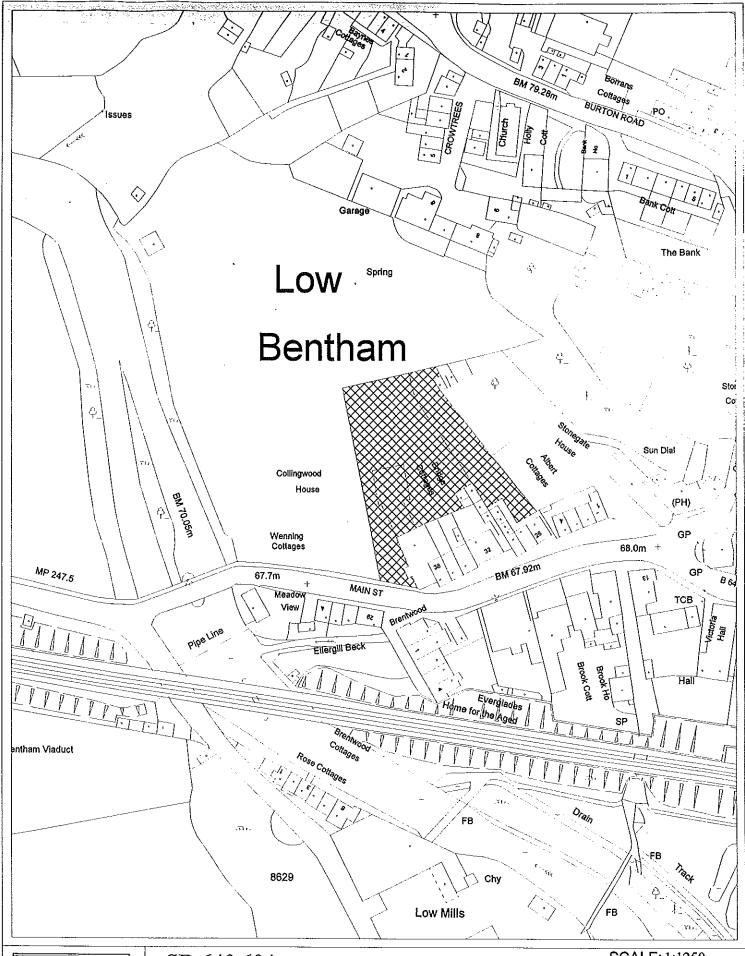


SD 649 692

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Employment land allocation, Mill Lane, Low Bentham.





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Land to rear of Bridge Cottages, Low Bentham.

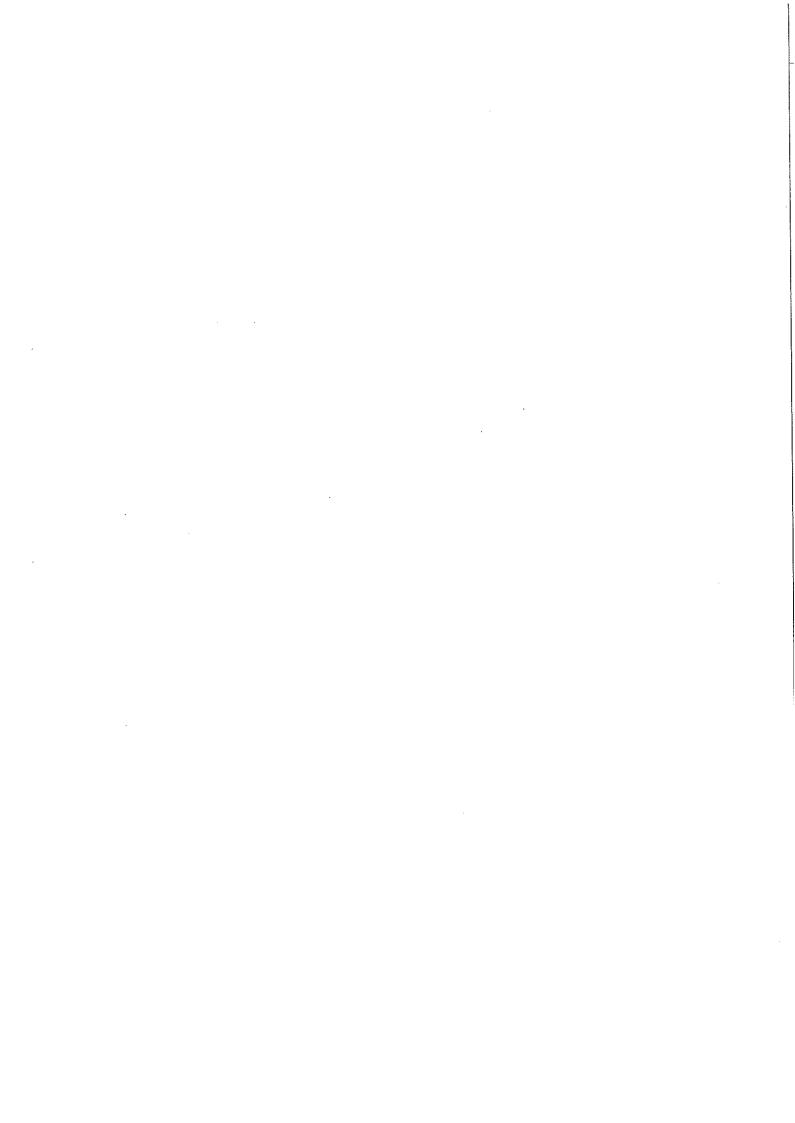
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#### **SOURCE OF POTENTIAL:**

### VACANT LAND NOT PREVIOUSLY DEVELOPED

This source of potential may include land within the urban area that is not used (or needed) for outdoor recreation or does not make a valuable contribution to the natural environment, urban heritage or the amenity of the area. Such areas will include:

- Poorly maintained and under used spaces
- Under used agricultural/grazing land and buildings within settlement boundaries
  - Large residential curtilage







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Land north of Cawder Lane, Skipton.



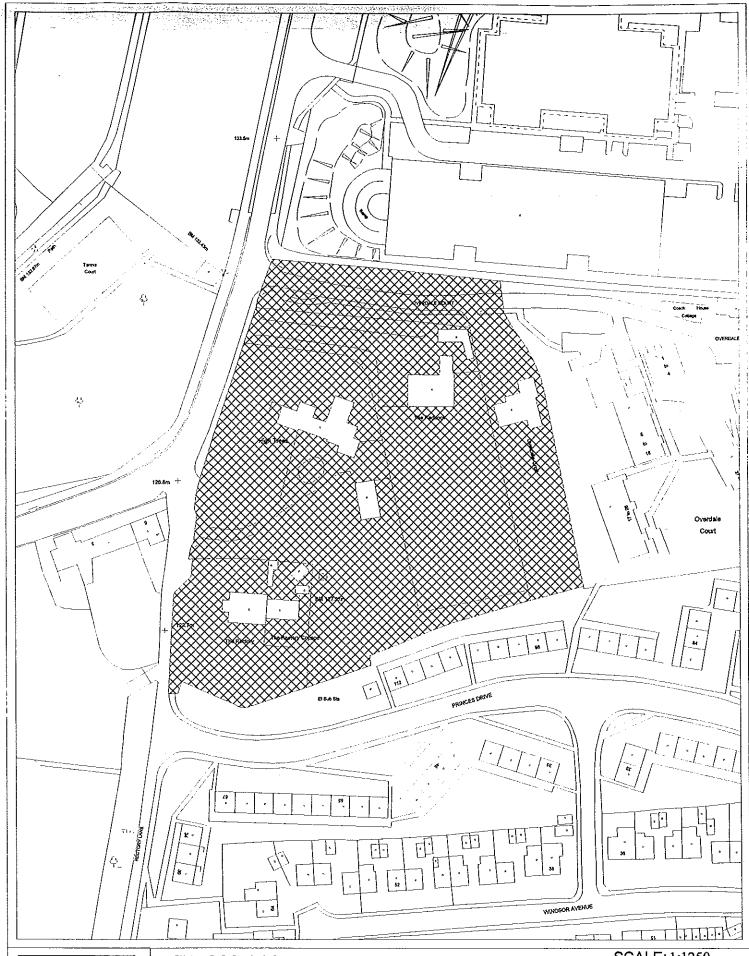


SD 984 506

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DATE ISSUED: 23rd January 2003

Former Burnside Allotments, Carleton Road, Skipton.

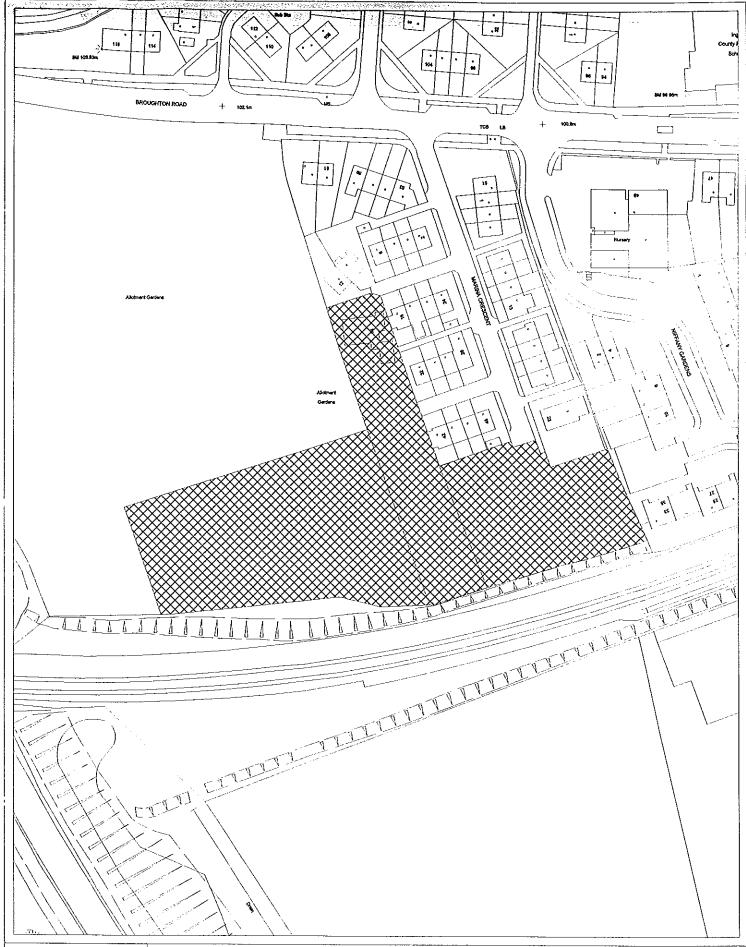




SD 993 519

Land south of Overdale Court, Skipton.

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DATE ISSUED: 23rd January 2003



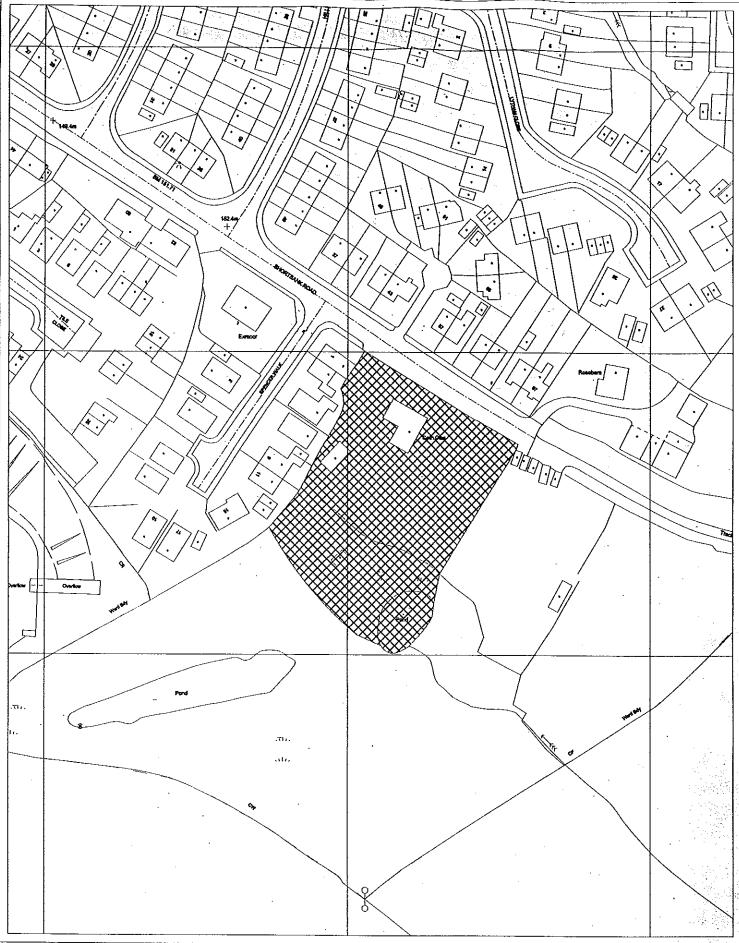


SD 975 511

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Land north of train lines, Broughton Road, Skipton.





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Cefn Glas Site, South of Shortbank Road, Skipton



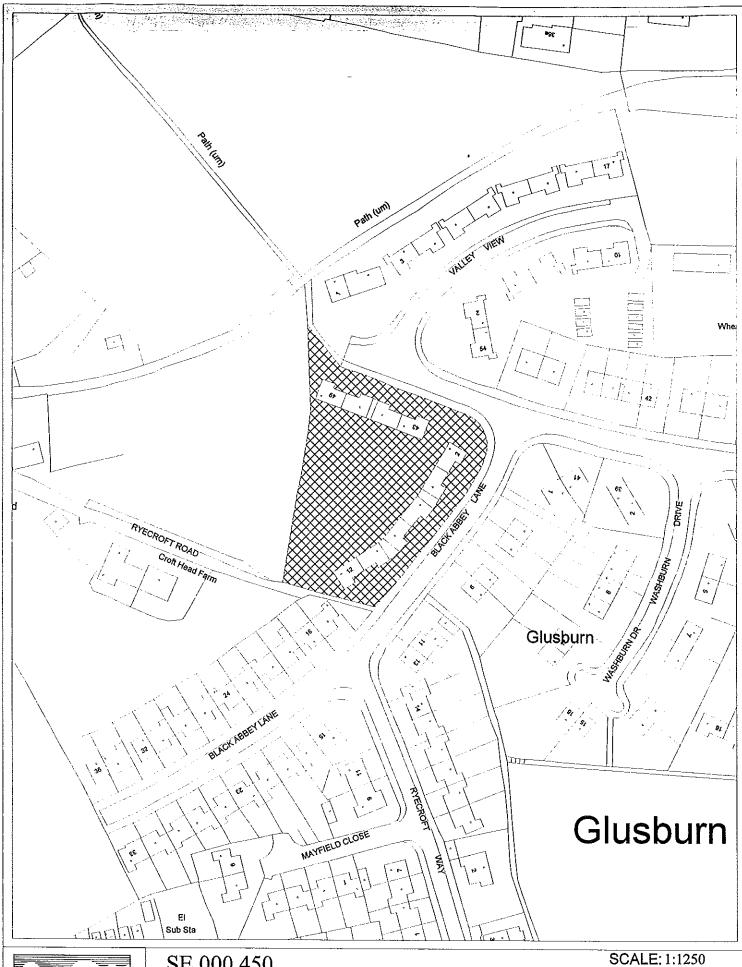


SE 009 443

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Land south of Bridge Road, Sutton-in-Craven.

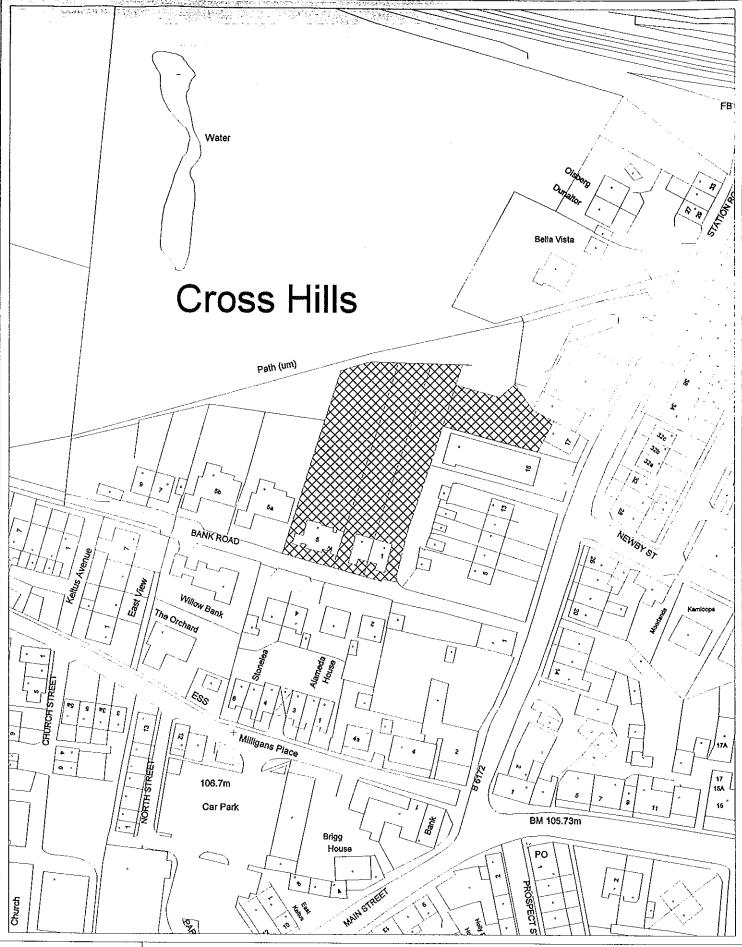




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Land west of Black Abbey Lane, Glusburn.

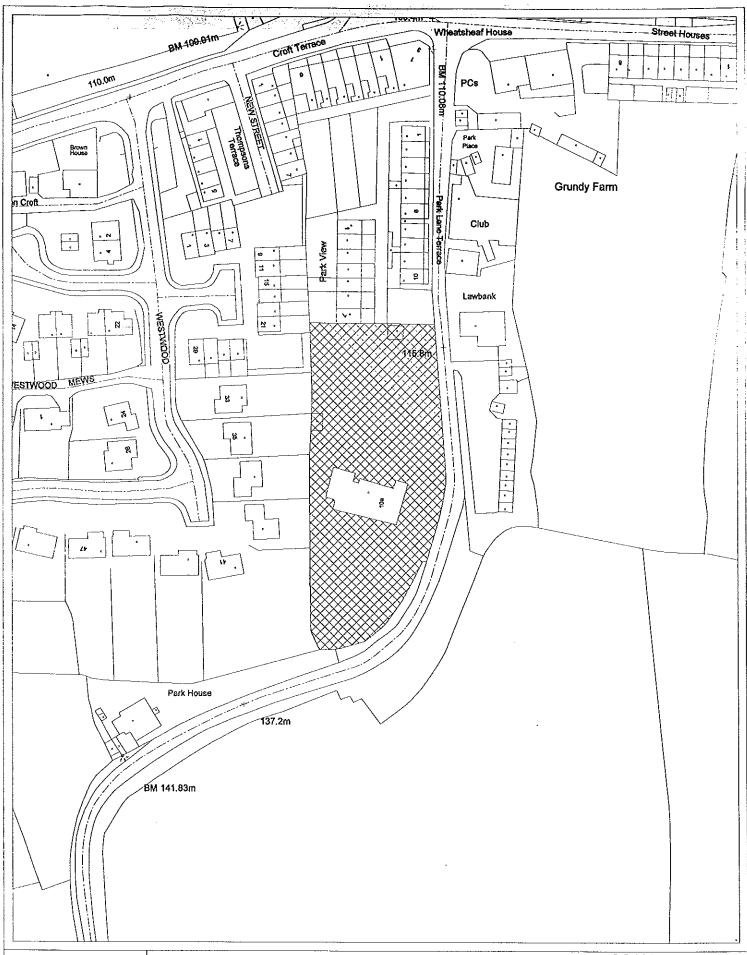




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Land west of Station Road, Cross Hills.(2)





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Land to west of Park Lane, Carleton.



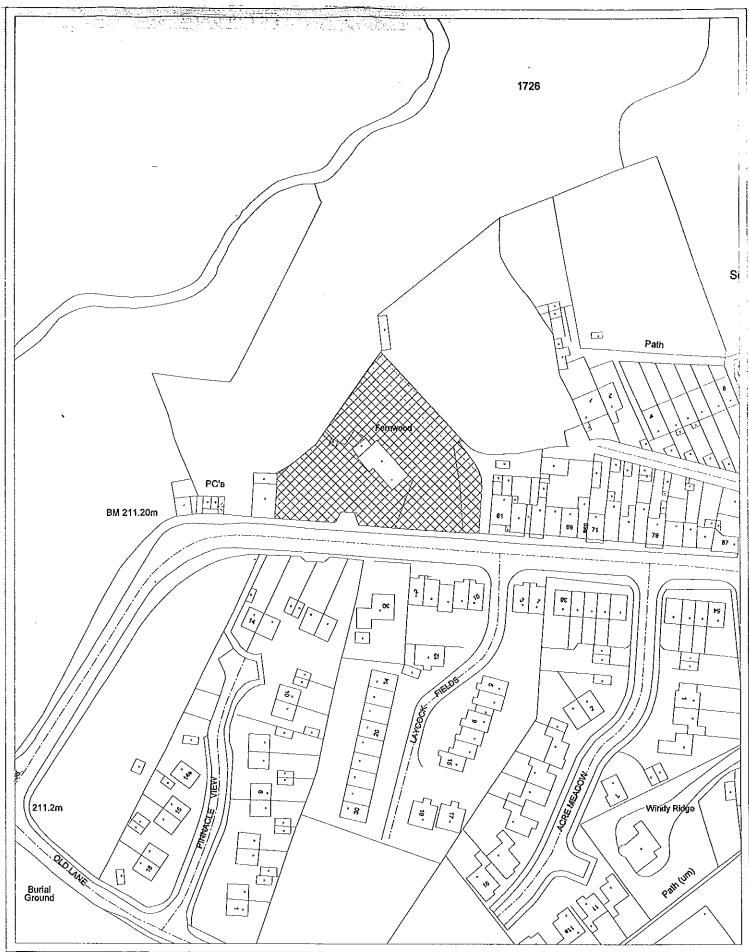


SD 969 496

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Land to west of Beech Hill Road, Carleton.



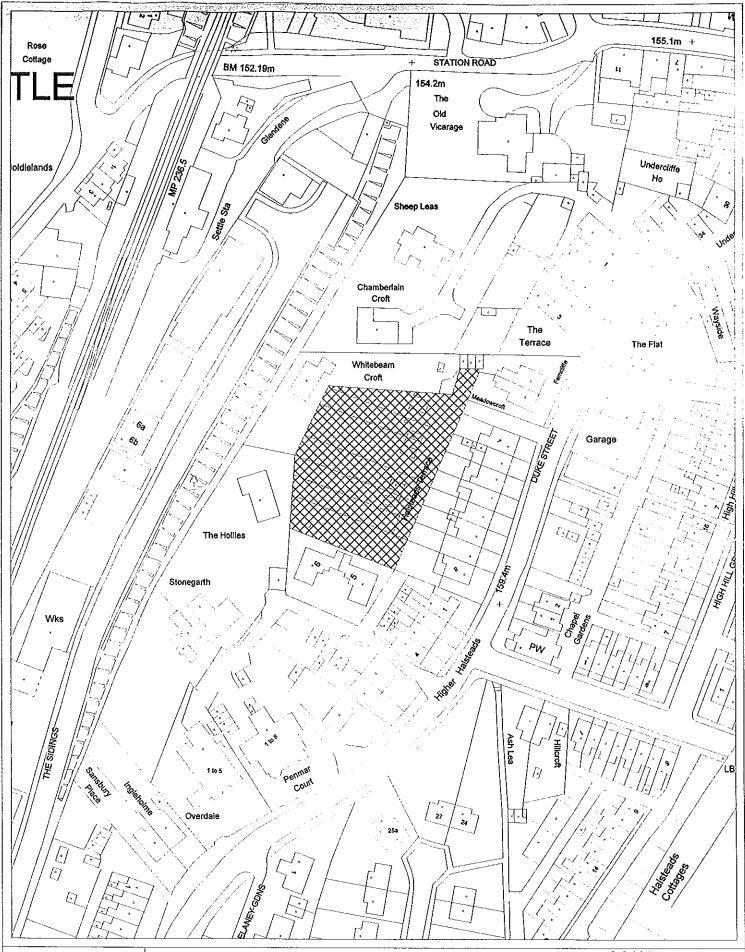


SD 971 431

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Land to north of Keighley Road, Cowling. (Fernwood)



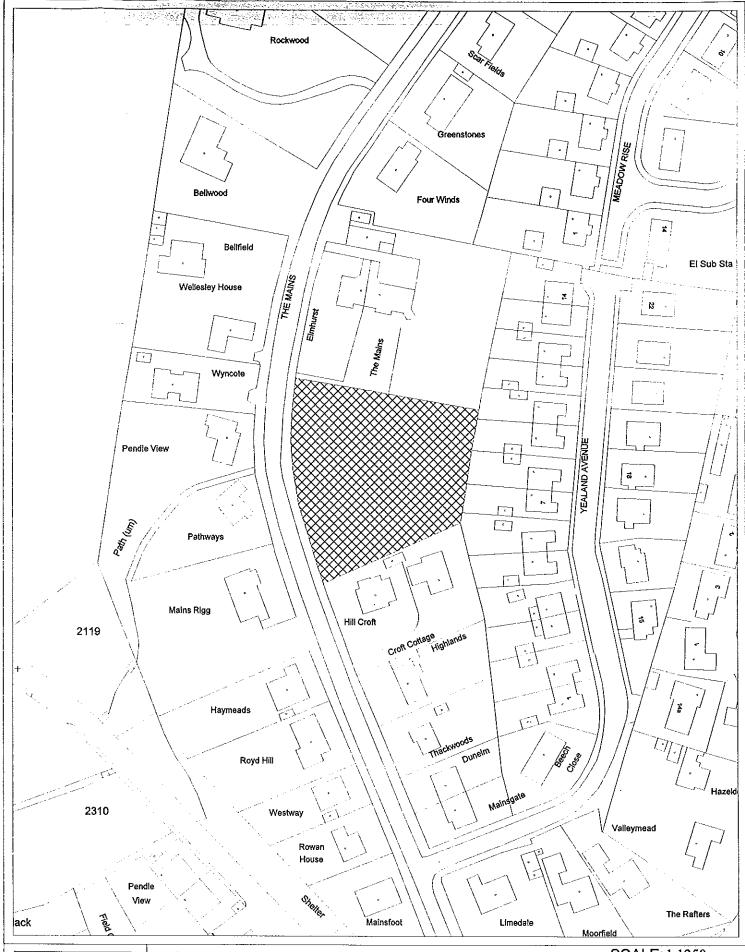


SD 817 633

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Land west of Duke Street (Halsteads), Settle.



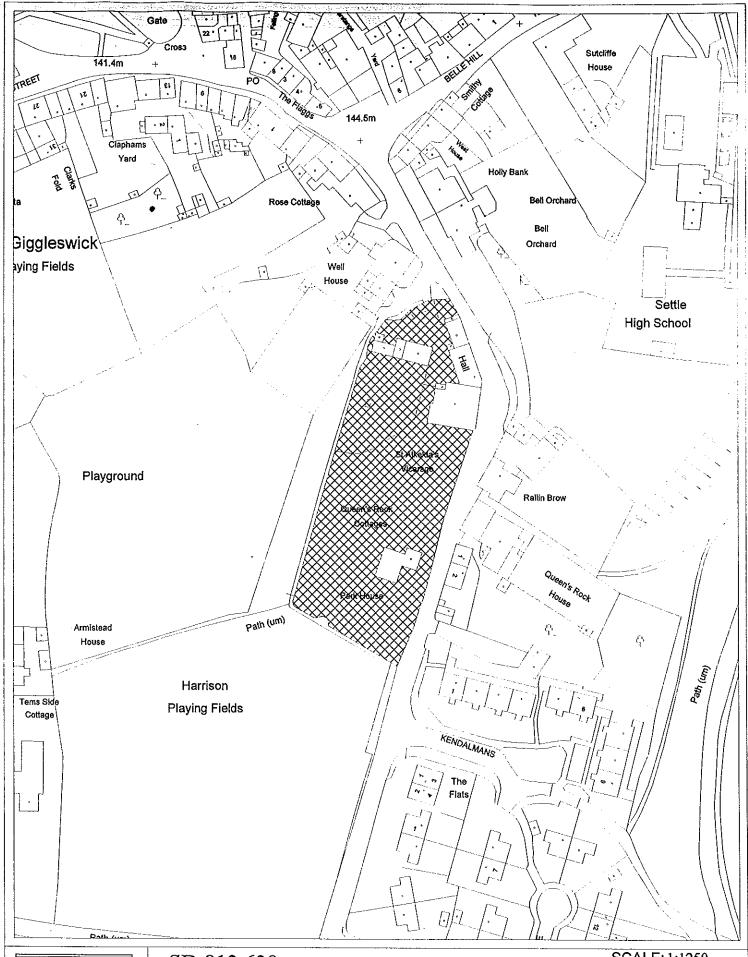


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Land to east of The Mains Drive, Giggleswick. (YDNP)



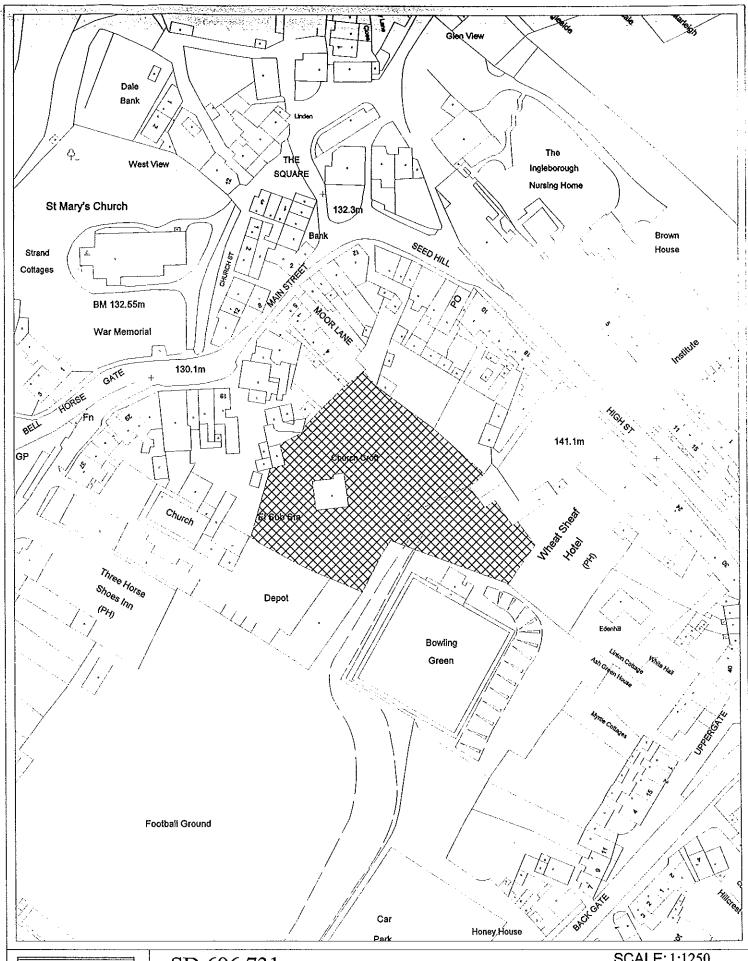


SD 812 639

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Land west of Bankwell Road, Giggleswick.



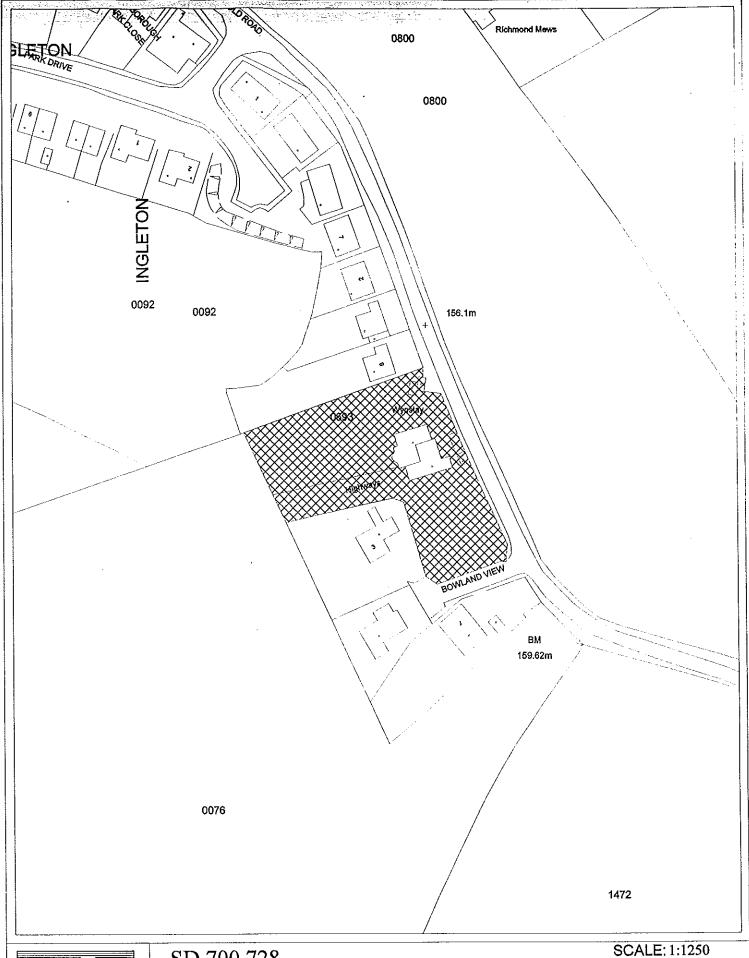


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Land to south of High Street, Ingleton.





SD 700 728

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Land to west of Old Road, Ingleton.





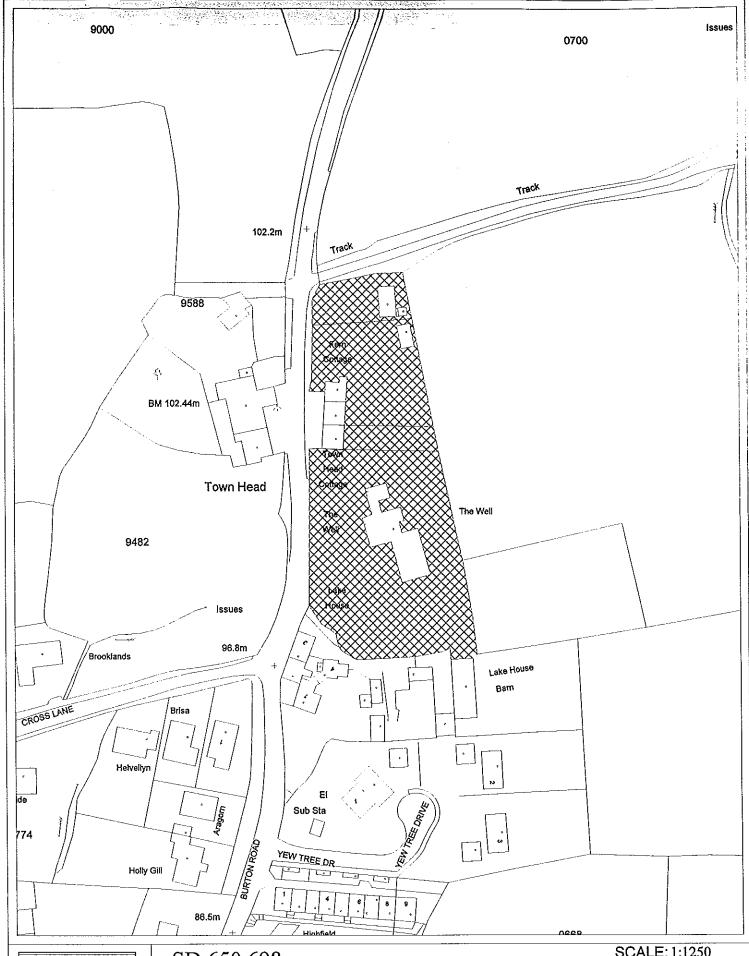
SD 672 693

Sansbury Mount Site, High Bentham

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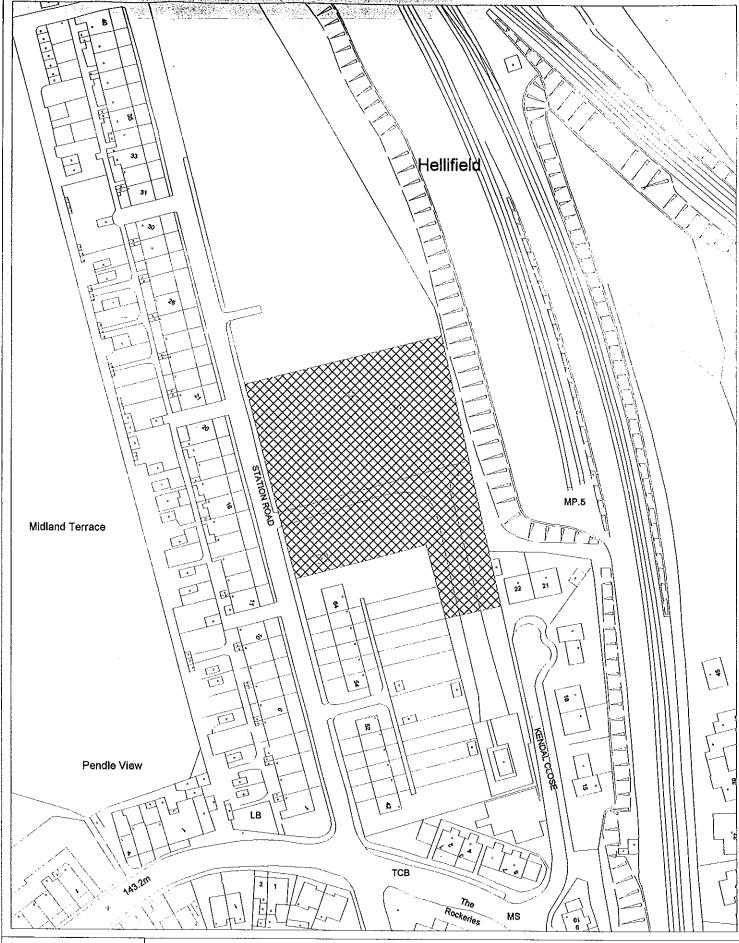


SD 650 698

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Land to east of Town Head, Low Bentham.





SD 852 569

Land to east of Station Road, Hellifield.

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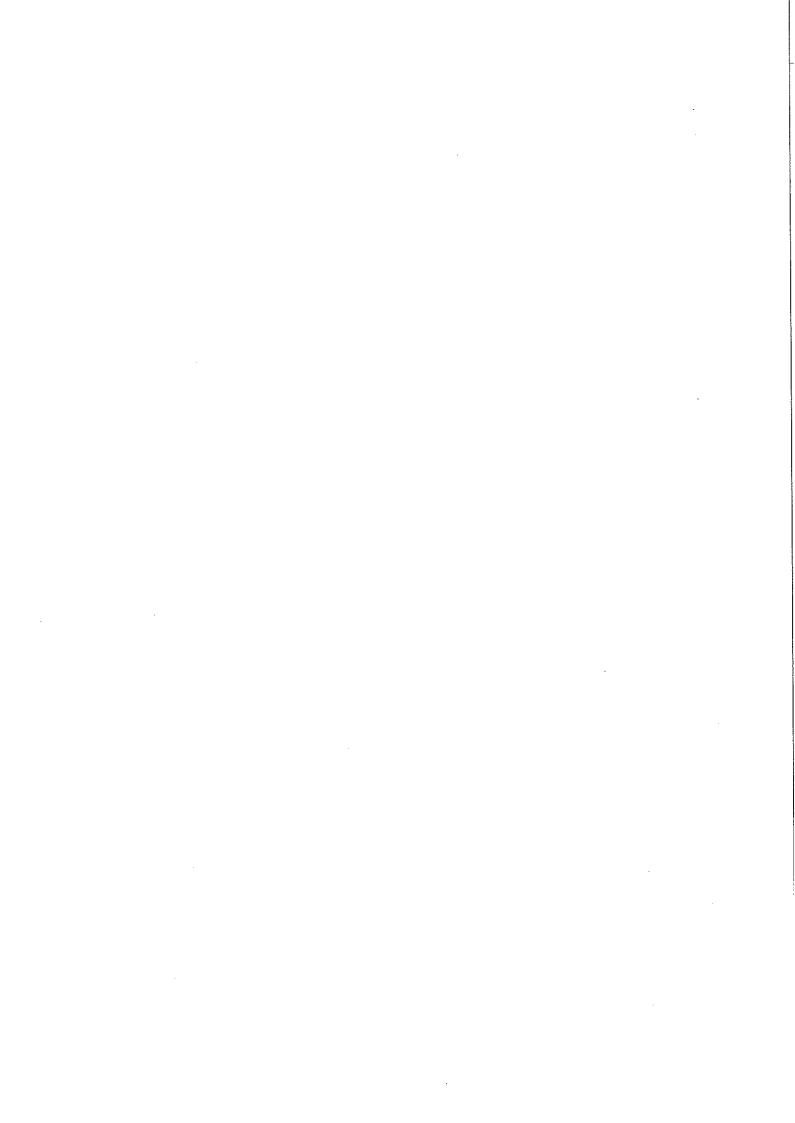
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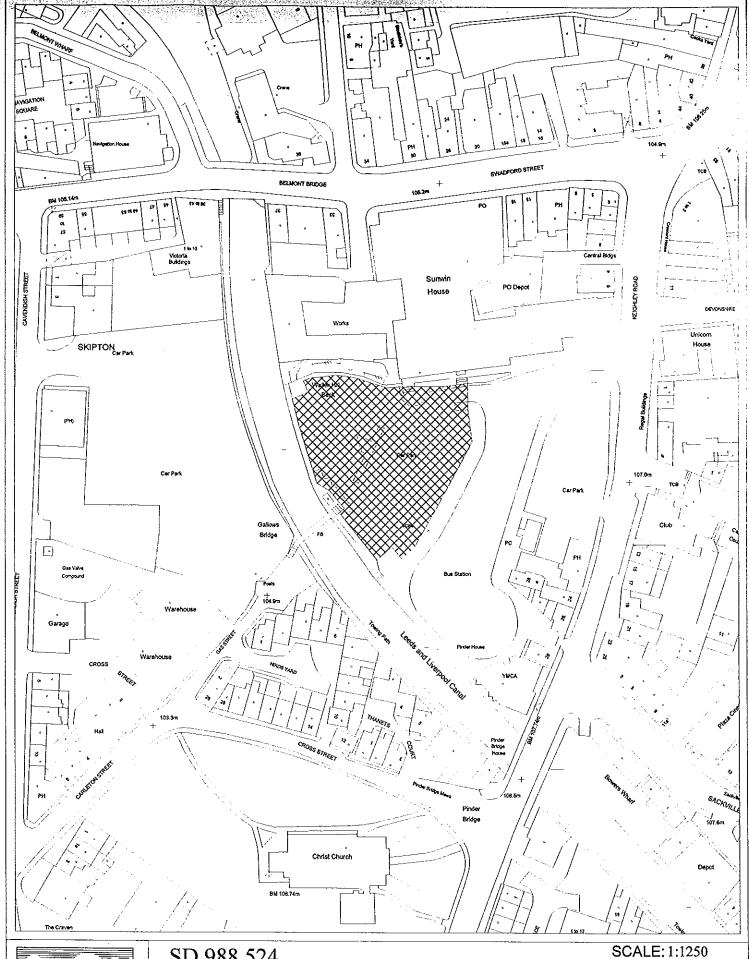
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## SOURCE OF POTENTIAL: DEVELOPMENT OF CAR PARKS

The UPS has considered both temporary and surfaced car parks, as they are often in areas which are highly accessible by public transport.

The need to maintain the viability and vitality of town centres has been considered when car parks have been examined as a source of potential.





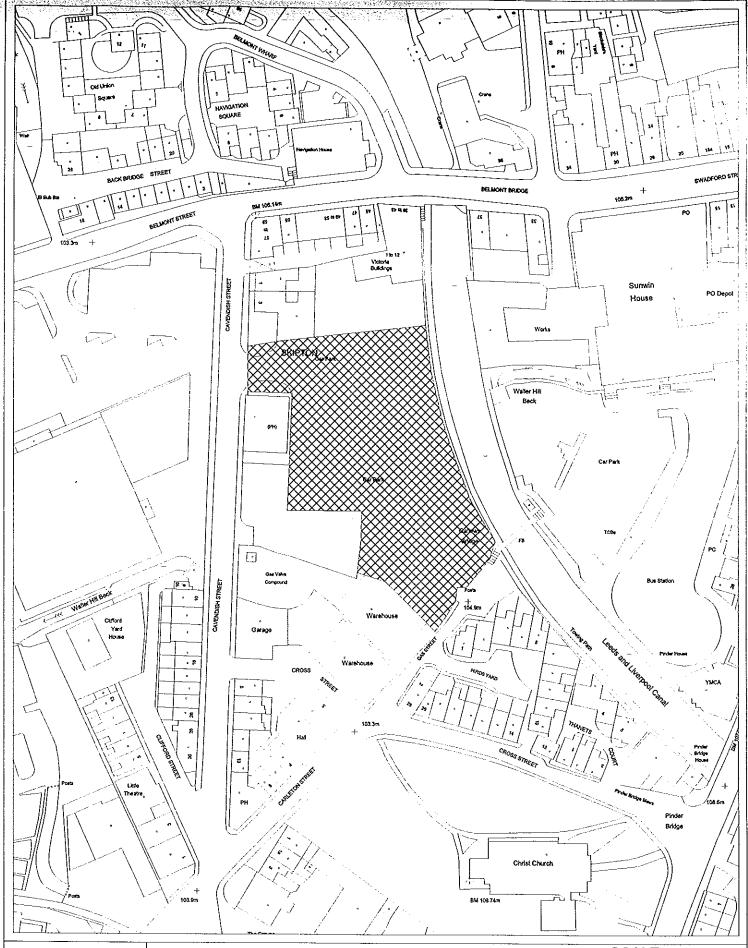


SD 988 524

Car park west of Bus Station, Skipton.

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Car park east of Cavendish Street, Skipton.





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Coach Street & Millfields Car Park, Skipton: