

# Craven District Council



## Strategic Housing Land Availability Assessment (SHLAA)

Update 2018

## **1. Introduction**

- 1.1 The Strategic Housing Land Availability Assessment March 2018 Update (SHLAA Update 2018) provides the Council's current position on the availability, suitability and achievability of potential development sites, to meet the identified need for housing over the plan period of the Craven Local Plan (2012 to 2032).
- 1.2 This SHLAA updates the work undertaken by the Council in 2008 and 2013 (Strategic Housing and Employment Land Availability Assessment - SHELAA and SHLAA respectively) and brings together the latest relevant information on sites with planning permission for housing and other SHLAA sites. It has been prepared, taking into account, the National Planning Practice Guidance (NPPG)
- 1.3 The SHLAA is an important piece of evidence to inform plan making and provide plan monitoring data. Inclusion of a site in the SHLAA does not determine whether it is to be allocated for housing purposes in the emerging Local Plan. It is important to recognise that the SHLAA is evidence which informs the decision making process of the Local Plan. Sites which are considered 'suitable' in the SHLAA are still required to undergo further assessment before a decision can be made on whether they should be allocated in the Local Plan. Neither does a sites' inclusion in the SHLAA preclude development for other purposes. Equally, sites excluded from the SHLAA may be granted planning permission for housing development.

## **2. Local Policy Context**

- 2.1 Craven District Council has carried out extensive informal consultation on the emerging draft Local Plan, which included both draft policies and site allocations. The plan period runs over a 20 year period from 2012 – 2032. The Craven Local Plan: Publication Draft was published in January 2018. This SHLAA Update 2018 is published alongside, and supports the Craven Local Plan: Submission Draft.
- 2.2 **Full Objectively Assessed Housing Need (FOAN) & Housing Requirement for the Craven Local Plan.**
- 2.21 The Full Objectively Assessed Housing Need (FOAN) for the Craven Local Plan area is the provision of 4120 new dwellings between 2012 and 2032 equating to an annual average of 206 dwellings (Strategic Housing Market Assessment: Update November 2017) . The draft plan's housing requirement of 4,600 net additional dwellings in the plan area over the period

1<sup>st</sup> April 2012 to 31 March 2032 equates to an annual average housing requirement of 230 net additional dwellings per annum (Housing Growth Option Paper: Addendum November 2017). This housing requirement will be provided through net dwellings completed since 1<sup>st</sup> April 2012, sites with planning permission or under construction, new sites allocations identified in the emerging Craven Local Plan and a housing allowance for tier 5 settlements, open countryside and small sites across the plan area. Housing monitoring from 1<sup>st</sup> April 2012 and up to 30<sup>th</sup> September 2017 shows that the balance of the housing provision for the remainder of the plan period is 3,832 net additional dwellings and that the gross residential housing requirement for allocation in the local plan is 2743 dwellings. Publication Draft Craven Local Plan Policy SP1: Meeting Housing Needs can be viewed [here](#).

### **3. Methodology**

3.1 The following methodology has been used to carry out the SHLAA Update 2018:

#### **Stage 1: IDENTIFICATION OF SITES & BROAD LOCATIONS**

##### **Determining the assessment area**

3.2 The NPPG advises that the area covered by the SHLAA should be the housing market area. The Council's updated SHMA (Nov 2017) identifies the housing market area as Craven District, which contains the local planning authorities of Craven and the Yorkshire Dales National Park Authority. Craven District Council is the local planning authority for the area of the district located outside the Yorkshire Dales National Park (YDNP) – the plan area. The Craven Local Plan does not cover any part of the YDNP. The YDNP Authority has undertaken its own assessment of the potential of development sites for housing and its Local Plan covers the period up to 2030 and was adopted in December 2016. This Craven District Council SHLAA relates only to the Craven Local Plan area.

##### **Determining Site Size**

3.3 All sites, regardless of their size have been recorded in the SHLAA, however in general conformity with the NPPG, the SHLAA uses a size threshold below which sites have not been further assessed. This size threshold is 0.1 hectare. Also, sites above 0.1ha which have planning permission and yield less than 5 dwellings have not been further assessed.

## **Site Identification**

3.4 This SHLAA Update 2018 includes site information from the 2008 SHELAA and the 2013 SHLAA, along with updated site availability and sites with consent information. Sites have been identified from the following sources.

- Sites identified in the Urban Potential Study 2003
- Land allocated (or with permission) for employment or other land uses within are no longer required for those uses. Sites identified in the Council's Employment Land Review;
- Existing undeveloped housing allocations from the 1999 Craven Local Plan.
- Unimplemented/outstanding planning permissions for housing
- Planning permissions for housing that are under construction
- Housing refusals since 2005;
- Land in the local authority's ownership with potential for residential development

## **Call For Sites**

3.5 The Council has prepared and maintained a SHLAA/SHELAA since 2008, from the outset of preparing the local plan and following a 'call for sites'. The submission of sites for inclusion in the Council's SHLAA has taken place throughout the plan preparation's extensive community engagement and informal consultation. Sites have been put forward by individuals and organisations that own or manage land or buildings, including residents, businesses, farmers, estates, utility companies and local authorities (including CDC & NYCC).

## **Site Survey**

3.6 All sites included in the SHLAA 2018 update are included within the SHLAA database and are shown on settlement maps. All sites have been the subject to an initial desktop analysis of known constraints and assessed against national and local policies and designations. A detailed assessment of each SHLAA site has been carried out to gain an up to date view on development progress (where sites have planning permission), together with an assessment of the deliverability of each site. Site survey and assessment information for the SHLAA 2018 update is set within the SHLAA 2018 Update Site Assessment Database.

## **Stage 2: SITE ASSESSMENT**

3.7 An assessment has been made of each site in terms of development potential, suitability, availability, achievability (including viability) and overcoming constraints as outlined below.

### **Estimating the Housing Potential of Each Site**

- 3.8 The estimation of the housing potential of each SHLAA site is identified by applying an indicative net housing density of 32 dwellings per hectare. The exception to this is where SHLAA sites have achieved planning permission and the actual yield relating to each planning permission is applied when estimating housing potential. The Council sets out its approach to housing density and mix in a background paper to the Craven Local Plan titled *Approaching Housing Density and Mix* (Feb 2017), which can be viewed [here](#)
- 3.9 It should be noted that the dwelling potential of sites in the SHLAA is indicative only: the true potential of any site can only be assessed by more detailed study, having regard to many factors which are outside the scope of the SHLAA, and which need to be considered as part of the decision making process in the local plan and ultimately the planning application process. It should not be assumed that planning permission will be granted for the development, or for the number of dwellings identified, for sites included in the SHLAA.

### **Assessing when SHLAA sites could be developed**

- 3.10 Assessing the suitability, availability and achievability of sites including whether the site is economically viable provides the information on which the Council has made a judgment in the plan-making context as to when, and whether, a site is likely to be developed over the plan period.

#### Availability

- 3.12 Dependent upon landowner intentions, and legal or ownership constraints, including unresolved multiple ownerships, ransom strips, tenancies or operational requirements of land owners, a site could be available now or sometime in the future. The information on site availability in this SHLAA is based on the responses to Land Availability Questionnaires (LAQ's) sent to landowners and interested parties in June 2017 and February 2018. When new sites are submitted for inclusion in the SHLAA, promoters of sites are expected to provide information about land ownership, site availability and other relevant information.
- 3.13 Land Availability Questionnaires (LAQs) request the following information :
- Confirmation that the site is a potential development site to be considered for inclusion in the draft local plan.
  - The full extent of the potential development site
  - Possible uses for the site

- Details relating to land ownership
- Whether the owner is considering developing or selling the site for development
- Details of when the site is likely to be available for development
- Any matters that need to be resolved before development can commence
- Confirmation of any site development options, timescales and details of the developer

3.14 Where an updated LAQ is not provided by the landowner/agent or where individuals and organisations state that the site is no longer available this has been recorded in the updated SHLAA 2018 database.

3.15 The assessment of availability has also been informed by the development status of each SHLAA site. If a site with planning permission has been completed the site has been recorded as no longer available.

#### Suitability for Local Plan Assessment

3.16 Policy restrictions, physical constraints, the potential impacts of development on the landscape and the environmental conditions that would be experienced by prospective residents have been considered in assessing a site's suitability. The assessment of suitability for each appropriate SHLAA site has been based upon the following factors:

- The development plan: national planning policies set out in NPPF, any relevant local planning policies from the saved Craven District (Outside the Yorkshire Dales National Park) Local Plan (adopted in 1999) and the emerging draft Craven Local Plan (2012-2032).
- Protection of international and national biodiversity designations (SAC, SPA, RAMSAR, SSSI),
- Protection of national heritage assets (such as historic parks and gardens, or sites which include Scheduled Monuments and listed buildings)
- Potential impacts of development upon landscape, including landscape designations (YDNP & AONB), landscape features (agricultural land classifications, mineral deposits, TPOs etc), nature (water, biodiversity, habitats, species and geo-diversity where information is available) and heritage conservation (Conservation Areas and Listed Buildings);
- Physical constraints such as access (consultation with NYCC Highways), contamination or pollution (CDC Environmental Health), and flood risk (EA);

3.17 Having taken into account each site's characteristics and constraints as stated above, the SHLAA identifies those sites that are considered suitable for further assessment. It has been concluded that those sites which:

- are less than 0.1 hectares and not capable of accommodating 5 or more dwellings
- are not within, adjoining or in close proximity to those settlements identified for growth in the plan's spatial strategy (Tier 1 to 4 settlements in Craven Submission Draft Local Plan Policy SP4)
- do not contain at least 0.1 hectares of land within the lowest risk area of flooding (flood zone 1)
- are located within nationally and internationally protected areas for key habitats and plant and animal species (ie Sites of Special Scientific Interest, Special Areas of Conservation and Special Protection Areas)
- have an existing planning permission

do not require more detailed assessment for their suitability for allocation in the Local Plan. The more detailed assessment of SHLAA sites identified significant constraints, such as where a site cannot achieve suitable access to the local highway network. Sites with significant constraints are not considered suitable.

3.18 The above criteria were also used within the local plan site assessment process. [The Craven Local Plan Residential Site Selection Process \(incorporating employment site selection\): Background Paper \(January 2018\)](#) and the Council's Environmental Report (March 2018) provide explanations of the local plan assessment of SHLAA sites to meet the plan's housing requirement in a sustainable pattern of growth.

3.19 The outcome of this assessment of SHLAA sites in terms of suitability is reflected within the SHLAA database and set out at within the spread sheet titled SHLAA Update March 2018, which is separate to this report.

### Achievability

3.31 Achievability is about whether there is a reasonable prospect that a site will be developed for housing at a particular time in the future. This is essentially a judgment about the economic viability of a site, and the capacity of the developer to complete, let or sell the development over a certain period. The SHLAA, with the benefit of the Council's [Local Plan Viability Assessment: Addendum, November 2017](#) (see paragraph 3.33 below) and the

responses to LAQ's and questionnaires to developers and agents of sites with planning permission, has made appropriate judgements on viability and developer capacities.

- 3.32 Consultation and partnership working are an important part of the assessment of site achievability. As well as the consultation through the LAQs referred to above, the Craven Housing and Employment Market Partnership was formed in 2007. This was a partnership of internal officers and external members, bringing the private and public sectors together, with the primary aim of developing a Strategic Housing Market Assessment (SHMA). This group also had input into the first SHLAA prepared in 2008.
- 3.33 A viability appraisal of the Draft Craven Local Plan was prepared in June 2017 and an addendum report to the appraisal was prepared in November 2017, which, in accordance with the NPPF, focuses on ensuring that the sites and scale of development identified in the plan should not be subject to such a scale of obligations, standards and policy burdens that cumulatively threaten their ability to be developed viably. In March 2017 a viability workshop was held where representatives from the development industry were invited to discuss the scope of this work, including the assumptions made, and looked in detail at proposed site examples. Periods of consultation were then carried out relating to this work from March – April 2017 and during October & Nov 2017, which allowed those active in the industry to feed into the viability assessment of the emerging local plan, specifically relating to viability and housing density/mix. The Viability Assessment of the Local Plan can be viewed via the following link  
[https://www.cravenc.gov.uk/media/3051/171130\\_addendum\\_viability\\_report\\_v9\\_inc\\_appends.pdf](https://www.cravenc.gov.uk/media/3051/171130_addendum_viability_report_v9_inc_appends.pdf)
- 3.34 Responses to LAQs, questionnaires to developers and agents of sites with planning permission and the Council's Local Plan Viability Assessment: Addendum (Nov 2017) have informed judgement on achievability. In reality, sites will come forward and deliver in a way which is not possible to forecast with certainty, reflecting market conditions and the capacity of the development industry to deliver housing.
- 3.35 In terms of achievability, the SHLAA database shows greenfield sites as viable, as evidenced in the Local Plan Viability Assessment: Addendum (Nov 2017). Based on past development of brownfield sites throughout the plan area, including the conversion of a number of former textile mills, the Council has no evidence to suggest that brownfield sites are unviable. These assumptions relating to viability have also been applied to sites that are part



greenfield and part brownfield.

### **Can constraints be overcome?**

3.36 Constraints may include the need for environmental improvements, investment in new infrastructure, or the need to deal with sites in multiple ownerships. Where constraints on a SHLAA site have been identified and, at this time, where there is no evidence available to show whether the constraint can be overcome this is reflected in the SHLAA database and the site is considered to be unsuitable. This situation will be monitored and reviewed during subsequent SHLAA annual updates.

### **Conclusions from the site assessment stage**

3.37 At the end of stage 2, consideration was given to the overall suitability, availability and achievability of development of each SHLAA site.

3.38 This assessment of suitability, availability and achievability provides the Council with sufficient information to be confident on which sites could be developed throughout the plan period and beyond. This assessment, has allowed the Council to conclude which sites (or parts of sites) should be delivered in the next five years and those which are likely to be developed between year 6 and beyond.

NPPF paragraph 47 footnotes 11 and 12 defines 'deliverable' and 'developable' sites as follows:

- *“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”*
- *“To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged”*

### **Timescales for housing completions and indicative SHLAA trajectory**

- 3.39 Using the SHLAA site information on development potential, suitability, availability, achievability and constraints, the Council has assessed the timescale within which each site is capable of development. For sites without planning permission, this assessment has been based on estimated lead-in times and build-out rates for the development of different scales of sites and the responses by landowners/agents to the Council's LAQ's relating to when a site is likely to come forward for development. For sites with planning permission, when and how many housing completions are likely to take place has been informed by responses from landowners/agents/developers questionnaires about specific planning consents, where they have been received. It is an estimate based on the landowner's view of when the site will be available for development, the yield of the site and any known time constraints that will need to be factored in, for example identified through reasons for refusal of an application.
- 3.40 Timescales for the anticipated delivery of residential development on SHLAA sites are shown in an indicative SHLAA trajectory, which is set out within the SHLAA database. Further details relating to the timescale of development for sites with planning permission where development is not complete and for preferred local plan site allocations can be found within the local plan housing trajectory 2012-2032 (2018 update). For these sites the SHLAA database makes reference to the local plan housing trajectory 2012-2032 (2018 update). Section 4 of this paper shows a SHLAA trajectory of identified supply from available, suitable and achievable SHLAA sites that will be updated on an annual basis.

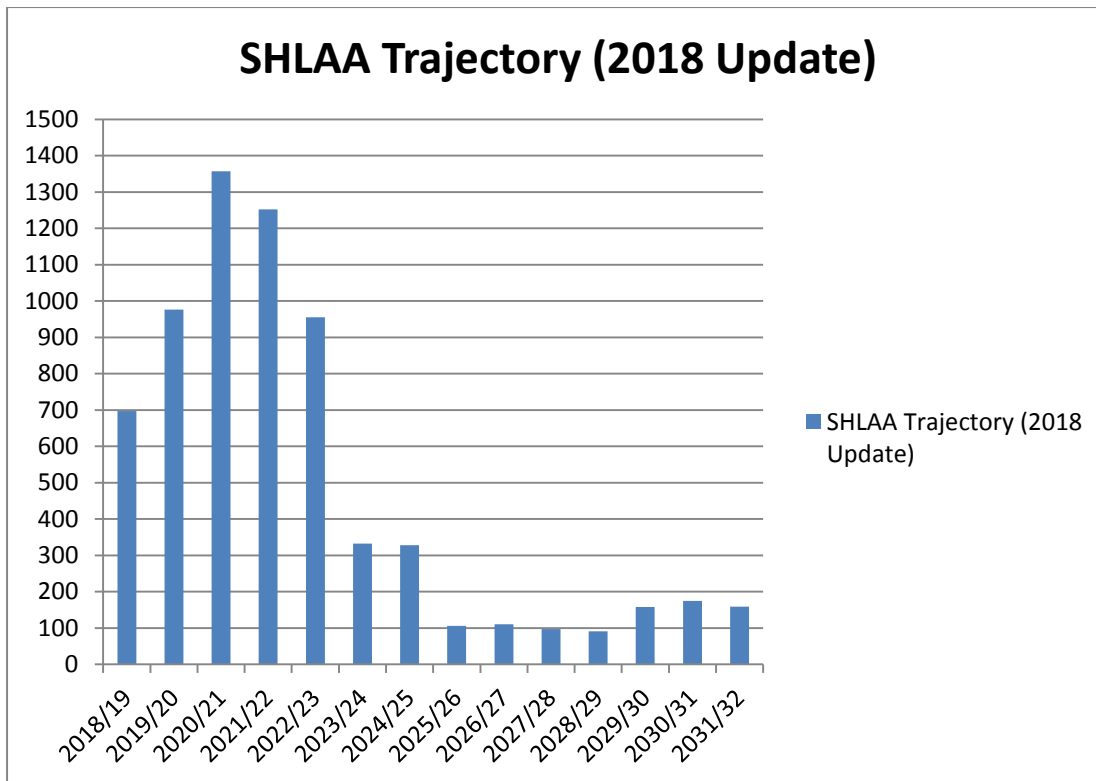
### **Stage 3: ASSESSMENT OF POTENTIAL WINDFALL SITES**

- 3.41 The NPPG advises that an allowance for unanticipated (or windfall) sites can form part of a District's housing supply and SHLAA where it can be justified. For a windfall allowance to form part of the five year housing supply there must be compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Where local planning authorities have identified one or more broad locations to provide for housing land in years 6 to 15, a windfall allowance may also be made for these years in those broad locations.
- 3.42 The Craven Local Plan seeks to identify specific deliverable and developable sites as housing allocations over the whole plan period for all towns and villages with a reasonable level of services. For very small villages and hamlets without basic services and the open countryside, and all small brownfield sites, the plan has made an allowance for new housing

on small sites that are likely to come forward from year 1 to the end of the plan period. Further details relating to this small site allowance are set out in policy SP4 of the submission draft Craven Local Plan and within the report relating to the Local Plan Housing Trajectory 2012-2032 (2018 update). The Craven Local Plan does not make a windfall allowance for sites yielding above 5 dwellings. Sites identified and assessed in the SHLAA database are not windfalls, for the very reason that they have been identified and known as potential development sites. If they come forward through an allocation in the plan or through a planning application they are not 'unexpected'. When a non SHLAA site comes forward and planning permission is granted, it becomes part of the housing supply and would be added to the SHLAA database when it is next updated. This would constitute a windfall site.

#### **Stage 4: SHLAA REVIEW**

- 3.43 The key purpose of the SHLAA is to identify whether there is sufficient housing land available, suitable and achievable to meet the objectively assessed need for housing.
- 3.44 The 2018 Craven SHLAA update assesses 490 sites. Of these, 182 sites are considered to be suitable for local plan site assessment, available and achievable contributing a total of 6,855 units. The objectively assessed need (OAN) for the Craven Local Plan area is 206 dwellings per annum, which equates to 4,120 dwellings over the plan period 2012-2032.
- 3.45 To meet the housing needs of Craven, the publication draft local plan policy SP1: Meeting Housing Need makes provision is made for 4,600 net additional dwellings in the plan area over the plan period. This equates to an annual average housing requirement of 230 dwellings per annum. Taking into account total net completions from 1<sup>st</sup> April 2012 up to 20<sup>th</sup> September 2017 and outstanding residential planning permissions up to 30<sup>th</sup> September 2017, as set out in policy SP4: Spatial Strategy and Housing Growth, the gross residential housing requirement for allocation in the local plan is 2743 dwellings.
- 3.46 The suitable, available and achievable sites in the SHLAA 2018 Update can therefore more than meet both the OAN and the housing requirement, as set out in policy SP1 of the publication draft local plan for the Craven Local Plan area.
- 3.47 An indicative SHLAA trajectory for this 2018 SHLAA update of identified supply from available, suitable and achievable SHLAA sites that will be updated on an annual basis is set out below:



#### Stage 5: FINAL EVIDENCE BASE

3.48 All potential sites are recorded in the Council’s 2018 SHLAA update database. Site survey and assessment information for the SHLAA 2018 update is set within the SHLAA 2018 Update Site Assessment Database. The location of all SHLAA sites, by settlement, is shown on OS based maps.

3.49 This SHLAA has provided the evidence for the Council to determine

- which sites should be allocated in the Craven Local Plan following a site selection process, including sustainability appraisals (See Residential Site Selection Process (incorporating employment site selection), Craven Local Plan Background Paper: January 2018 and the Craven Local Plan Environment Report: March 2018)
- a housing trajectory for the Local Plan 2012-2032 which sets out the dwelling completions to date, the estimated timescales for completion of dwellings on sites with planning permission and housing land allocations without planning permission and allowances for dwellings completions. (See Craven Local Plan Housing Trajectory 2012-2032 (2018 update).
- the current position with regard to the Local Plan area’s five year housing land

supply (See Craven Local Plan Area Five Year Housing Land Supply: March 2018).

#### **4. SHLAA Updates & Monitoring**

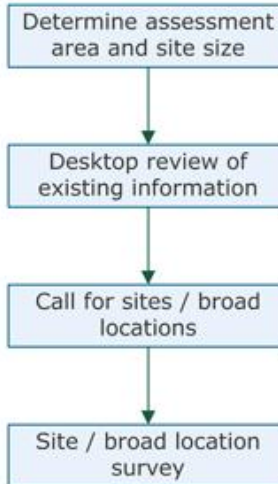
4.1 The SHLAA is an on-going piece of work which is updated annually as part of the annual monitoring report process. Updating and monitoring of the SHLAA ensures that any changes in the status of SHLAA sites and progress in the delivery of identified sites is monitored. It also helps to identify additional or new sites, should these be needed to maintain a five-year land supply. Monitoring provides information on:

- whether sites under construction have been developed;
- progress made on sites with planning permission; and
- progress made on removing, or emergence of new, constraints to development.

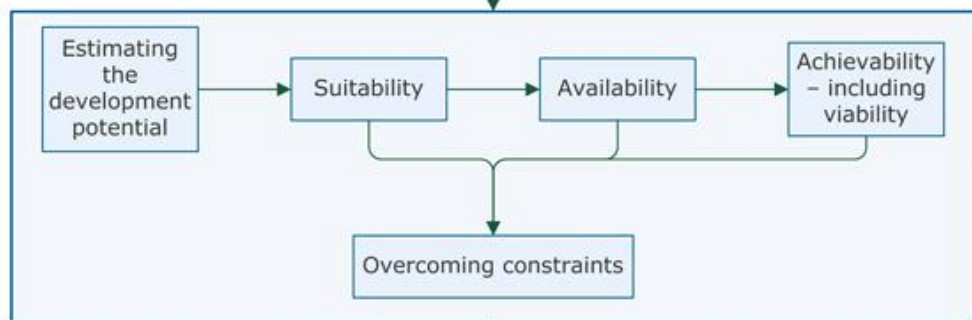
4.2 It will only be necessary to carry out a full re-survey of SHLAA sites when the Local Plan is reviewed or other significant changes makes this necessary, for example if Craven, as the local planning authority, is no longer able to demonstrate a 5 year supply of specific deliverable sites for housing.

## Appendix A – SHLAA Methodology Flowchart

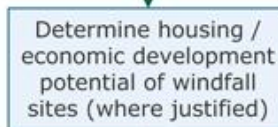
### Stage 1 - Site / broad location identification



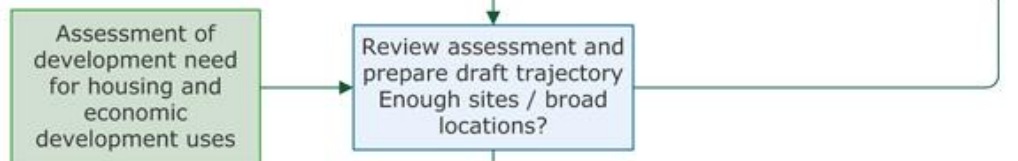
### Stage 2 - Site / broad location assessment



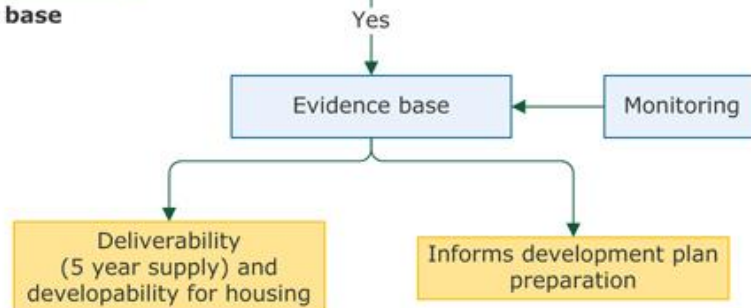
### Stage 3 - Windfall assessment



### Stage 4 - Assessment review



### Stage 5 - Final evidence base



SHLAA Ref.	Address	Settlement	Site Area Ha	Settlement Hierarchy Tier	Planning Ref.	Preferred Site Submission Local Plan 2018	Current Land Use	Description of Buildings on Site	PDL or Greenfield	Conservation Area	Listed Buildings	Historic Park or Garden	Site is within adjoining adjacent ADNB	Site is adjoining adjacent YDNP	Craven Lincs Landscapes Characterisation Classification	Trees Hedgerows on Site	TPOs on Site	Location of TPO	Watercourses on Site	Flood Risk Zone	Agricultural Land Grade	Proximity to International or National Biodiversity Site	Proximity to Regional or Local Area of Biodiversity Importance	Scheduled Ancient Monument or Archaeologically Sensitive Site	Vehicular Access Comments	Coal Mining Development Referral Area	Suitable for Local Plan Assessment?	Can Suitability Constraints be Overcome?	Available?	Achievable?	Timescale
BA001	Land south of the A59, Hambleton	Bolton Abbey	16.342	4b		No	Disused quarry, residential, farm buildings	Small row of terrace cottages on part of site	Mostly Greenfield	No	No	No	No	No	Intermediate Landscapes	Numerous trees throughout the site, dense coverage in parts.	No		Hambleton Beck runs through site.	F22 and F23a run down centre of site (SFRAs).	3 and 4	Site in or within 20m of a SSSI.	Hambleton Quarry SINC on south part of site	No	The site is accessible from the A59 at two locations (to the east and west of the garage). However, the land ownership does not extend to the boundary of the A59 and therefore ownership / status of the accesses would need to be confirmed (NYCC Highways).	No	No	N/A	Yes	Viable	N/A
BA002	Green Lane	Bolton Abbey	4.367	4b		No	Mixed use	Village hall, shop, visitor facilities, house	Mostly PDL	50m buffer	Adjacent to Site	No	No	Yes	Intermediate Landscapes	Some trees on site	No		No	F21	3	Site within 2km of an SPA or SAC	No	Visibility is ok to the south but visibility in the existing car park to the north is not at present. Works have been suggested to remove the existing hedge to improve visibility. At the top of the site access could be acceptable but improvements would need to be made.	No	No	N/A	Yes	Viable	N/A	
BA003	Land at Bolton Bridge	Bolton Abbey	1.523	4b		No	Agricultural	None	100% Greenfield	No	Adjacent to Site	No	No	Yes	Intermediate Landscapes	Some trees on site	No		Beck on north-eastern boundary	F22 covers eastern half of site, F23 covers north-eastern corner	3	Site within 500m of a SSSI. In 'impact risk zone'	No	Access is not acceptable to the east but is acceptable off the B road to the west.	No	No	N/A	Yes	Viable	N/A	
BA004	Hambleton Garage	Bolton Abbey	0.268	5	1910	No	Garage site	Industrial garage buildings	100% PDL	No	No	No	No	No	Intermediate Landscapes	Some trees on periphery of site	No		No	F21	4	Site within 500m of a SSSI	Adjacent SINC	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
BN001	Broughton Hall Business Park	Broughton	12.638	5		No	Employment - business park, car park and landscaping	Converted farm estate used for sales and office space	Mostly Greenfield	No	On Site	Yes	No	No	Lowland Landscapes	Several trees throughout the site.	No		Stream runs through site. Broughton Beck is situated adjacent to the south of the site.	Majority F21, F22 and F23a covers part.	4	No	No	No	The site has an existing access onto the A59 (NYCC Highways).	No	No	N/A	Yes	Viable	N/A
BN002	Broughton Village	Broughton	2.187	5	18743	No	Agricultural	Two stone residential buildings on northern edge of site	Mostly Greenfield	No	No	No	No	No	Lowland Landscapes	Trees on site, mainly around the edge of the site.	No		Stream adjacent to access road	F21	4	No	No	An access to NYCC standards could be formed onto Gargrave Road (NYCC Highways).	No	No	N/A	Yes	Viable	N/A	
BN003	Skinner Ground Farm	Broughton	17.927	5		No	Agricultural	Farm buildings	Mostly Greenfield	No	No	No	No	No	Lowland Landscapes	Mature trees dispersed through the site	No		Stream adjacent to access road	F21	4	No	No	An access to NYCC standards could be formed onto Gargrave Road (NYCC Highways).	No	No	N/A	Yes	Viable	N/A	
BR001	Heath Lea and land to rear, Skipton Road	Bradley	0.517	4a	16057	No	Private residence and associated gardens and grassland/agricultural land	Detached residential property at southern end and old stone barn structure in centre of site	Mostly Greenfield	No	No	No	No	No	Upland Landscapes	Trees along boundaries of the site	No		No	F21	3	No	No	No	Any highway issues resolved through planning application process.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
BR002	Holly Tree House and land to the rear	Bradley	0.495	4a		No	Gardens and grassland/agricultural land associated with private residence	Detached residence at southern end of site	Mostly Greenfield	No	No	No	No	No	Upland Landscapes	Trees along boundaries of the site	No		No	F21	3	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways) - Site boundary amended January 2013 to include Holly Tree House and access point onto Skipton Road. New comments received 12.12.12 - NYCC Highways	Yes	No	No evidence available	Yes	Viable	N/A	
BR003	Land south of Mill Lane, adjacent to Middle Beck	Bradley	0.251	4a		No	Vacant	None	100% Greenfield	Yes	No	No	No	No	Excluded Settlement	Trees along boundaries of the site	No		Middle Beck and Tite Lath Lumb Waterfall are adjacent to the western boundary of site	F22 and F23a cover majority of site	3	No	No	No	No issues raised.	Yes	No	No evidence available	Yes	Viable	N/A
BR004	East of Skipton Road adjacent to Middle Beck	Bradley	1.973	4a		No	Vacant/grassland	None	100% Greenfield	Yes	No	No	No	No	Intermediate Landscapes	Trees along boundaries of the site, particularly to the north and south. A few trees along the boundary of the site.	No		Small stream runs along southern boundary of the site	Majority F21. Some F23a on northern part of site	3	No	No	Visibility to the right, from the access point, is restricted by the existing building and an access to NYCC standards can not be formed.	Yes	No	No evidence available	Yes	Viable	N/A	
BR005	South of Lidgts Road	Bradley	0.63	4a		No	Vacant, open space	None	100% Greenfield	Yes	No	No	No	No	Excluded Settlement	A few trees along the boundary of the site.	No		No	F21	3	No	No	An access to NYCC standards could be formed (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	Within 5 years	
BR006	Land west of Ings Lane	Bradley	0.832	4a		No	Vacant/grassland	None	100% Greenfield	Yes	No	No	No	No	Intermediate Landscapes	No trees on site.	No		No	F22 and F23a cover majority of site	3	No	No	Access acceptable onto Ings Lane and/or Ings Drive (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
BR007	South west of Matthew Lane	Bradley	1.147	4a	5319, 17657	No	Vacant/grassland	None	100% Greenfield	Yes	No	No	No	No	Intermediate Landscapes	No trees on site, hedgerow along boundary.	No		Leeds & Liverpool Canal is located adjacent to the west of the site.	F21	3	No	No	Any highway issues resolved through planning application process.	Yes	No	No evidence available	Yes	Viable	See Local Plan Housing Trajectory	
BR008	Land at College Farm	Bradley	0.617	4a	17956	No	Farm/Agricultural	Residential dwelling and large farm buildings	Mostly PDL	Yes	Adjacent to Site	No	No	No	Intermediate Landscapes	A few trees on site.	No		No	F21	3	No	No	Any highway issues resolved through planning application process.	Yes	No	No evidence available	Yes	Viable	See Local Plan Housing Trajectory	
BR010	Land adjacent to Ryefield House, Skipton Road	Bradley	1.948	4a		No	Agricultural/Disused quarry	Residential dwelling and garage on eastern side of site.	Mostly Greenfield	No	No	No	No	No	Upland Landscapes	Trees on eastern half of site	No		No	F21	3	No	No	Site has visibility and frontage.	Yes	No	No evidence available	Yes	Viable	N/A	
BR011	Land to east of College Road	Bradley	0.663	4a		No	Agricultural	None	100% Greenfield	Yes	Adjacent to Site	No	No	No	Intermediate Landscapes	Couple of trees along east of site	No		No	F21	3	No	No	West side insufficient frontage. North side has no link to public highway.	Yes	No	No evidence available	Yes	Viable	N/A	
BR012	Land to west of Aire Valley Drive	Bradley	3.954	4a		No	Agricultural	None	100% Greenfield	No	No	No	No	No	Upland Landscapes	Few small trees along centre of site	No		No	F21	3	No	No	The site has enough frontage available to provide a safe access.	Yes	Yes	N/A	Yes	Viable	Within 5 years	
BR013	Land south west of Crag Lane	Bradley	0.452	4a		No	Agricultural	None	100% Greenfield	Yes	No	No	No	No	Upland Landscapes	Hedgerow on border with Crag Lane. Few Trees on site.	No		No	F21	3	No	No	Minor works would need to be completed in order for the access to be safe.	Yes	Yes	N/A	Yes	Viable	Within 5 years	
BR014	Land south of Sliden Road	Bradley	0.181	4a		No	Agricultural	None	100% Greenfield	Yes	No	No	No	No	Intermediate Landscapes	None	No		No	F21	4	No	No	North side insufficient frontage. West side no link to public highway.	Yes	No	No evidence available	Yes	Viable	N/A	
BR015	Land off Westview Close	Bradley	0.067	4a	6560	No	Vacant grassland	None	100% Greenfield	Yes	No	No	No	No	Excluded Settlement	None	No		No	F21	3	No	No	Acceptable from West View Close.	Yes	No	No evidence available	Yes	Viable	N/A	
BR016	Land to the west of Gilders and Langholme, Skipton Road, Bradley	Bradley	1.095	4a		Yes	Agricultural	None	Mostly Greenfield	No	No	No	No	No	Upland - Open upland landscape/irregular stone walls	Number of mature trees and shrubs within residential curtilage. Few trees along southern site boundary.	No		No	F21	3	No	No	Sufficient frontage is available.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
BU001	West of Ireby Road	Burton in Lonsdale	2.207	4a		No	Agricultural	None	100% Greenfield	No	No	No	No	No	Lowland Landscapes	Some trees along the boundary of the site. Hedgerows form field boundaries.	No		No	F21	3	No	No	The site is unacceptable due to visibility and no footway links to village. NYCC Highways to be reconsidered following the amendments to the site boundary (field above Manor Close removed).	Yes	No	No evidence available	Yes	Viable	N/A	
BU005	Land to South of Leeming Lane	Burton in Lonsdale	0.771	4a		No	Agricultural	None (traditional barn adjacent to site but not within boundary).	100% Greenfield	Yes	Adjacent to Site	No	No	No	Excluded Settlement	Mature trees round site boundary, including thick bank at southern boundary. Protected tree in centre of site. Hedgerow forms western boundary.	Yes	Centre of site.	No. River Greta runs close to the southern boundary of the site.	Southern third of site in F22 and F23a	4	No	Within 50m of the Burton-in-Lonsdale Castle SINC	In setting of	No issues raised. Access off Greta Heath would pass through residential curtilage of 12 Greta Heath - possible ransom strip.	Yes	No	No evidence available	Yes	Viable	N/A
BU006	Land to East of Blind Lane, west of Ireby Road	Burton in Lonsdale	2.19	4a		No	Agricultural	None	100% Greenfield	No	No	No	No	No	Lowland Landscapes	Hedgerows along the site boundary. Hedgerows and some trees along site boundary.	No		No	F21	3	No	No	The access road serving the site is unsuitable for a development of this scale (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
BU008	Land between Ireby Road and Mill Wood	Burton in Lonsdale	1.805	4a		No	Agricultural	None	100% Greenfield	No	Adjacent to Site	No	No	No	Lowland Landscapes	Majority F21, F23a along eastern side of site.	No		River runs adjacent to east of site.	Majority F21, F23a along eastern side of site.	3	No	No	The access road serving the site is unsuitable for serving a development of this scale (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
BU009	Land to the east of Burton Hill	Burton in Lonsdale	2.877	4a		No	Agricultural	None	100% Greenfield	No	Adjacent to Site	No	No	No	River Valley	Hedgerows along southern and western boundary, trees along east boundary. No TPOs on site. However, TPO borders eastern boundary of site	No		No	Majority F21. Small section at north-east is F22	4	No	No	An access to NYCC standards could be formed onto Burton Hill (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	

BU010	Land to the east of Greta Terrace	Burton in Lonsdale	0.112	4a		No	Gardens	Shed and small summer house	100% Greenfield	No	Adjacent to Site	No	No	No	River Valley	Trees on east edge of site recently removed due to proximity to electric cables. Remaining trees on site are conifers which are likely to need removing in near future due to root damage (land owner).	No	No	F22 covers western part of site	4	No	No	No	No issues raised.	Yes	No	No evidence available	Yes	Viable	N/A	
BU011	Land at end of Manor Close	Burton in Lonsdale	0.037	4a	15987	No	Agricultural	None	100% Greenfield	No	No	No	No	No	Lowland Landscapes	None	No	No	F21	3	No	No	No	There is available existing access at the site.	Yes	No	No evidence available	Yes	Viable	See Local Plan Housing Trajectory	
BU012	Richard Thornton's CE Primary School	Burton in Lonsdale	0.74	4a		Yes	School buildings and playing fields	School buildings	Mostly FDL	Yes	On Site	No	No	No	Lowland Landscapes	Trees scattered across site	Yes	Eastern part of site	F21	3	No	No	No	Highways 2016 - Acceptable from southern frontage but access road would need widening within site. Acceptable from south east corner but roadside wall will require setting back and may be listed.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
BU013	Land to the east of Brooklands	Burton in Lonsdale	1.987	4a		No	Agricultural	None	100% Greenfield	50m buffer	Adjacent to Site	No	No	No	River Valley	Trees on the perimeter and within the site	No	TPOs to the east and south of site	F22 and F23 on eastern and southern boundaries of site (proposed to locate open space in areas affected by flood risk)	4	No	No	No	The site is landlocked - if boundary can be revised to connect the existing access then the site would be acceptable.	No	Yes	N/A	Yes	Viable	Within 5 years	
CA001	Grange Garth, Heslaker Lane	Carleton	0.323	4a	6675	No	Employment - Haulage Yard	Residential barn conversion, maintenance buildings	Mostly Greenfield	Yes	No	No	No	No	Part Excluded Settlement, Part Intermediate Landscapes	No trees on site	No	No	Majority F21. Strip of F23a along eastern boundary	4	No	No	No	The site does not include a sufficient frontage to enable an access to NYCC standards to be formed (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
CA003	Land west of Westwood	Carleton	0.226	4a		No	Woodland	None	100% Greenfield	No	No	No	No	Excluded Settlement	Dense coverage of trees on site.	Yes	Whole site covered by TPO	Calow Gill runs adjacent to the north of the site	F21	4	No	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
CA004	Land west of Park Lane	Carleton	0.381	4a		No	Residential	House and large garden	Mostly Greenfield	Yes	No	No	No	No	Excluded Settlement	Trees present throughout site.	No	No	F21	4	No	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
CA005	Land at former Rectory	Carleton	0.536	4a	2993 & 2096; 12472 & 12473	No	Residential	Large dwelling on site	Mostly Greenfield	Yes	On Site	No	No	No	Part Excluded Settlement, Part Intermediate Landscapes	Trees on site, some dense coverage to east.	Yes	Eastern side of site.	No	F21	4	No	No	NYCC Highways did not object to the planning application for the sub-division of the existing house and building of 2 new houses within the grounds. Planning consent includes proposal for new drive off Carla Beck Lane.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
CA006	Land East of Heslaker Lane	Carleton	5.99	4a		No	Agricultural	None	100% Greenfield	Yes	Adjacent to Site	No	No	No	River Valley	Some trees on site boundary	No	Carleton Beck runs adjacent to the west of the site.	F21	4	No	No	Yes	An access to NYCC standards could be formed onto Heslaker Lane / Beckside (NYCC Highways)	No	Yes	N/A	Yes	Viable	Within 5 years	
CA008	Field between St Mary's Green and St Mary's church	Carleton	3.364	4a		No	Agricultural	None	100% Greenfield	Yes	Adjacent to Site	No	No	No	River Valley	Trees along eastern boundary of the site.	No	No	F21	4	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
CA009	Land to the west of The Wend	Carleton	0.809	4a	5434, 5555 (Refusals), 18339 (Current)	No	Grassland/Gardens	Garages on eastern side of site. Various outbuildings.	Mostly Greenfield	Yes	No	No	No	No	Intermediate Landscapes	Trees dispersed throughout site	No	Calow Gill runs through the centre of the site.	F21	4	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
CA012	Grundy Farm, east of Park Lane Terrace	Carleton	1.07	4a	9154, 9965, 9980, 17886	No	Residential and agricultural	Residential dwelling and outbuilding on northern side of site	Mostly Greenfield	Yes	On Site	No	No	No	Intermediate Landscapes	No trees on site	No	No	F21	4	No	No	No	Any highway issues resolved through planning application process.	No	No	No evidence available	Yes	Viable	See Local Plan Housing Trajectory	
CA013	Land south of West Road	Carleton	0.574	4a		No	Agricultural	None	100% Greenfield	50m buffer	No	No	No	No	Intermediate Landscapes	No trees on site	No	No	F21	4	No	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
CA014	North of Dale Crescent, west of Backside Farm	Carleton	0.86	4a		No	Agricultural	None	100% Greenfield	50m buffer	No	No	No	No	Intermediate Landscapes	Mature trees on southern tip of site	No	No	F21	4	No	No	No	Site accessed from Park Lane, narrow adjacent to the site frontage, the width of the carriageway would need to be increased. Subject to potential ransom strip to the south of the site. (NYCC Highways).	No	Yes	N/A	Yes	Viable	Within 5 years	
CA015	Carla Beck Farm	Carleton	0.979	4a	16571 & 18073	No	Agricultural	Farm buildings including sheds	Mostly Greenfield	No	No	No	No	No	River Valley/Intermediate	Trees along boundaries	Yes	3 scattered throughout site	No	F21	4	No	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
CA016	Land to the East of The Old Byre, Carla Beck Lane	Carleton	0.673	4a	16195	No	Agricultural	Farm buildings	Mostly Greenfield	No	No	No	No	No	River Valley	Trees along boundary	No	Trees on northern boundary of site (but outside site) are protected by a TPO	F21	4	No	No	No	Highways 2016 - Acceptable but access road would need careful siting to achieve maximum visibility in both directions.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
CC001	Land to the north of the A65	Conistone Cold	1.381	5		No	Agricultural	None	100% Greenfield	Yes	Adjacent to Site	No	No	No	Lowland Landscapes	Trees largely to periphery of site.	Yes	Near to the edge on the western part of the site	F21	4	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	No	No	N/A	Yes	Viable	N/A	
CC002	Land at Bell Busk	Conistone Cold	0.286	5		No	Agricultural	None	100% Greenfield	Yes	Adjacent to Site	No	No	No	Lowland Landscapes	None	No	No	F21	4	No	No	No	No comments received to date.	No	No	N/A	Yes	Viable	N/A	
CC003	Land off A65, Bell Busk Road	Conistone Cold	0.432	5	9478	No	Disused barn and agricultural	Disused barn	Mostly Greenfield	No	Adjacent to Site	No	No	No	Excluded Settlement, eastern edge Lowland	Some trees on site	No	None	F21	4	No	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
CL001	Garage Site, Old Road	Clapham	0.865	4b	13161, 15634	No	Derelect land. Site of former garage and vehicle showroom have been demolished.	None - former vehicle showroom, storage and maintenance buildings have been demolished.	Mostly FDL	50m buffer	No	No	Within	Yes	Excluded Settlement	Some trees, mainly on south east part of site.	Yes	Along south and east boundaries of site	F21	3	Site within 2km of an SPA or SAC	No	No	No	An access to NYCC standards could be formed onto Old Road (NYCC Highways). NYCC Highways did not object to the planning application on the site.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
CL002	Land at Cave and Bull Farm	Clapham	0.201	4b		No	Agricultural	None	100% Greenfield	50m buffer	Adjacent to site	No	Within	No	Excluded Settlement	None	No	No	F21	3	Site within 2km of an SPA or SAC	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
CL003	Clapham Station, land adjacent Flying Horse Shoe	Clapham	1.032	4b	6808, 10930	No	Car park and caravans park	Caravans on site	Mostly FDL	No	Adjacent to Site	No	Within	No	Excluded Settlement	Trees around the edge of the site.	Yes	Along the eastern boundary of the site	F21	4	Site within 500m of a SSSI	No	No	No	Access near hotel will need to be determined by a traffic assessment. Access near station acceptable onto Clapham/Keasden Road (NYCC Highways).	No	No	No evidence available	Yes	Viable	See Local Plan Housing Trajectory
CL004	Keasden Water Treatment Works	Clapham	0.376	4b	17055	No	Water treatment works	Water treatment works buildings	Mostly Greenfield	No	No	No	Within	No	Excluded Settlement	No trees on site.	No	No	F21	5	No	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
CL005	Land to east of Keasden Road	Clapham	0.035	4b		No	Grassland	None	100% Greenfield	No	No	No	Within	No	Excluded Settlement	Hedge/row along eastern boundary.	No	No	F21	5	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
CN001	Land to east of St John's Church	Cononley	0.742	4a		No	Agricultural building and land	Large farm outbuilding on southern half of site. Residential dwelling beyond northern edge of site. Outbuilding beyond eastern edge of site. Farm buildings on southern section of site.	Mostly Greenfield	Yes	Adjacent to Site	No	No	No	Intermediate Landscapes	Trees on site, mainly towards the edges.	No	No	F21	4	No	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
CN002	Land to the south of Netherghyll Lane	Cononley	1.155	4a	17038	No	Vacant	None	100% Greenfield	Yes	No	No	No	No	Intermediate Landscapes	Fields separated by mature trees, dense cover in parts.	No	Cononley Beck runs adjacent to the north of the site	F21	4	No	No	No	Any highway issues resolved through planning application process.	Yes	No	No evidence available	Yes	Viable	See Local Plan Housing Trajectory	
CN004	Land off Crosshills Road	Cononley	0.47	4a	14630	No	Vacant	Derelect outbuilding on western edge of site	100% Greenfield	Yes	No	No	No	No	River Valley	No trees on site, trees present along western boundary.	No	No	Majority F21. North-western part F23a.	4	No	No	No	As existing, site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways). Access proposal submitted showing mini-roundabout off Crosshills Road (see copy on file). Agent vis	Yes	No	No evidence available	Yes	Viable	N/A	
CN005	East of Meadow Close and at Moorfoot Lane	Cononley	1.332	4a	12754, 14241, 14581, 15985, 16967, 18492	No	Agricultural	None	100% Greenfield	No	Adjacent to Site	No	No	No	River Valley	Very few trees on site, sparsely separated.	No	No	F21	4	No	No	No	Any highway issues resolved through planning application process.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
CN006	Station Works, north of Cononley Lane	Cononley	2.168	4a	351, 6349, 17019	Yes	Employment	Main Mill building and associated industrial sheds	Mostly FDL	No	No	No	No	No	River Valley	Some trees on northern part of site.	No	No	Majority F21. Small area of F23b to east	4	No	No	No	Any highway issues resolved through planning application process.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
CN007	Land south east of Shady Lane	Cononley	1.051	4a		No	Agricultural	None	100% Greenfield	50m buffer	No	No	No	No	River Valley	Trees and hedgerows dispersed throughout the site.	No	No	F21	4	No	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	





E1002	Land at Station Yard	Etslack	0.461	5	No	Industrial use and associated car park. Currently vacant as previous sheds demolished	None	100% PDL	No	Adjacent to Site	No	No	No	Intermediate Landscapes	Trees to north and east boundaries	No	No	F21	4	No	Adjacent SINC	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways)	No	No	N/A	Yes	Visible	N/A		
EM001	East of Laurel Croft, south and east of Village Hall	Embsay	0.747	4b	14631, 15324, 16037	No	Open Space	None	100% Greenfield	Yes	Adjacent to Site	No	No	Yes	Excluded Settlement	Row of trees along centre of site and on northern part of site	Yes	Along northern boundary of site	No	F21	4	Site within 2km of an SPA or SAC	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Visible	See Local Plan Housing Trajectory	
EM002	East of West Lane, north of Dalacres Crescent	Embsay	1.42	4b	No	Grassland/ Open space	None	100% Greenfield	Yes	Adjacent to Site	No	No	Yes	Excluded Settlement	Trees on site	No	No	F21	4	Site within 2km of an SPA or SAC	No	Site accessible from West Lane which is not suitable for further development without improvement/widening works. Access is acceptable with access approx. 25 meters from southern site boundary. West Lane would require widening to 5m up to the point of the site access. (NYCC Highways).	No	No	No evidence available	Yes	Visible	N/A			
EM004	North of Station	Embsay	0.58	4b	No	Residential, pub car park, grassland	Residential dwelling on site	Mostly Greenfield	No	No	No	No	No	Intermediate Lane	Trees on site	No	No	Water course on north-western boundary of site	F22&F23a on western part of site	4	Site within 2km of an SPA or SAC	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A		
EM005	Land south of Skipton Road	Embsay	1.459	4b	13696, 14202	No	Agricultural	None	100% Greenfield	No	Adjacent to Site	No	No	Yes	Intermediate Landscapes	Trees on site	No	Embsay Beck runs through site.	F23a covers large areas of site. Remainder F21.	4	Site within 2km of an SPA or SAC	No	An access to NYCC standards could be formed (NYCC Highways).	No	No	No evidence available	Yes	Visible	N/A		
EM006	Land on West Side of Entrance to Embsay Station	Embsay	0.261	4b	No	Agricultural	None	100% Greenfield	No	Adjacent to Site	No	No	No	Intermediate Landscapes	Trees on site	No	No	F21	4	Site within 2km of an SPA or SAC	No	Unadopted access road, visibility poor (NYCC Highways). Highways Comments 2016 - Unacceptable due to visibility at Junction East Lane.	No	No	No evidence available	Yes	Visible	N/A			
EM010	Land to the south of Kirk Lane, Eastby	Embsay	0.985	4b	14881	No	Agricultural land	None	100% Greenfield	50m buffer	Adjacent to Site	No	No	Yes	Upland Landscapes	Mature trees along western boundary and a row along the centre of the site.	Yes	Along western boundary and two to the centre	No	F21	4	Site within 2km of an SPA or SAC	No	No issues raised.	No	No	No evidence available	Yes	Visible	N/A	
EM012	Land between Embsay and Eastby	Embsay	12.252	4b	14881	No	Agricultural land	None	100% Greenfield	50m buffer	Adjacent to Site	No	No	Yes	Upland Landscapes	Mature trees on site	Yes	A few different areas to centre and periphery	Small stream runs along south western part of site	F21	4	Site within 2km of an SPA or SAC	No	The site is accessible from Kirk Lane (C398) and an access to NYCC standards could be formed (NYCC Highways)	No	No	No evidence available	Yes	Visible	N/A	
EM013	Land bounded by Shires Lane and Low Lane	Embsay	1.298	4b	15886	No	Agricultural land	None	100% Greenfield	No	No	No	No	Intermediate Landscapes	Line of trees along southern boundary.	No	No	F21	4	Site within 2km of an SPA or SAC	No	The site is accessible from Shires Lane and an access to NYCC standards could be formed (NYCC Highways)	No	Yes	N/A	Yes	Visible	See Local Plan Housing Trajectory			
EM014	Land at Eastby Hall Farm	Eastby	1.668	4b	4767	No	Residential and agricultural land	Farm house and buildings	Mostly Greenfield	Yes	On Site	No	No	Yes	Upland Landscapes	Few trees on southern boundary of site	No	No	F21	4	Site within 2km of an SPA or SAC	No	Access is acceptable at the north eastern corner. (NYCC Highways)	No	No	No evidence available	Yes	Visible	N/A		
EM015	Land at Dale Head Farm	Eastby	0.48	4b	No	Residential and agricultural land	Farm house and buildings	Mostly PDL	Yes	On Site	No	No	Yes	Upland Landscapes	Trees near farm buildings on western and eastern edges of site	Yes	Western edge of site in field below buildings	No	F21	4	Site within 2km of an SPA or SAC	No	Access is acceptable at the north eastern corner. (NYCC Highways)	No	No	No evidence available	Yes	Visible	N/A		
EM016	Land to the south of Shires Lane	Embsay	2.871	4b	14518, 15324, 16284	No	Agricultural	None	100% Greenfield	No	No	No	No	Intermediate Landscapes	None	No	No	F21	4	Site within 2km of an SPA or SAC	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Visible	See Local Plan Housing Trajectory			
EM017	Land off Low Lane	Embsay	1.05	4b	No	Agricultural	None	100% Greenfield	No	No	No	No	No	Intermediate Landscape	Perimeter	No	No	Through site	F21	4	Site within 2km of an SPA or SAC	No	Subject to whether the site can be accessed through EM013 or not. (NYCC Highways)	No	No	No evidence available	Yes	Visible	N/A		
EM018	Land to the south of the cricket field	Embsay	3.738	4b	No	Agricultural	None	100% Greenfield	No	No	No	No	No	Intermediate Landscape	Perimeter	No	No	Through site	F21	4	Site within 2km of an SPA or SAC	No	Subject to whether the site can be accessed through EM013 or not. (NYCC Highways)	No	No	No evidence available	Yes	Visible	N/A		
FA001	Land at Sunny Bank, north of Main Street	Farnhill	0.7	4a	No	Residential, garden, grassland	Residential dwelling on site	Mostly Greenfield	Yes	No	No	No	No	Intermediate Landscape	Trees on site	No	No	F21	3&4	No	Adjacent SINC	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A		
FA002	Land at Old Stables/White House Farm, north of A629	Farnhill	0.898	4a	No	Agricultural and residential	Residential dwelling and grassland	Mostly Greenfield	Yes	No	No	No	No	River Valley	Trees on periphery of site	No	No	Canal to north of site	F21	3 (small part to south-west 3b)	No	No	Acceptable onto A629 (NYCC Highways)	No	No	N/A	Yes	Visible	N/A		
GA001	Former Highways Depot, off Eshton Road	Gargrave	0.504	3	3747, 11473	No	Employment	Industrial buildings	100% PDL	No	No	No	No	Excluded Settlement	Trees on site.	No	No	F21	3	No	No	No	Unadopted access through light industrial estate. This site has insufficient frontage available for safe access. However, if the site is to be used for housing instead of industrial it could be accepted based on trade off. (NYCC Highways).	No	No	No evidence available	Yes	Visible	N/A		
GA002	Garage site to west of former police house	Gargrave	0.14	3	11736, 11368	No	Service station	Garage and shop	100% PDL	50m buffer	No	No	No	Excluded Settlement	No trees on site	No	No	F21. Minor H for groundwater vulnerability	4	No	No	No	No issues raised.	No	Yes	N/A	Yes	Visible	Site Fully Developed		
GA003	Land to east of West Street (bus depot site)	Gargrave	0.05	3	No	Gardens and car park	Small sheds	Mostly Greenfield	Yes	Adjacent to Site	No	No	No	Excluded Settlement	Trees on site.	No	No	F21. High risk of groundwater vulnerability.	3 and 4	No	No	No	This site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	No	No	No evidence available	Yes	Visible	N/A		
GA004	Neville House, Neville Crescent	Gargrave	0.423	3	Yes	Sheltered flats	2 x two-storey flats	Mostly PDL	No	No	No	No	No	Excluded Settlement	Trees on site.	No	No	F21. Groundwater Vulnerability.	3	No	No	No	Access to NYCC standards could be formed (NYCC Highways).	No	Yes	N/A	Yes	Visible	See Local Plan Housing Trajectory		
GA005	Between Church Street and Church Lane	Gargrave	0.358	3	14591	No	Open space	None	100% Greenfield	Yes	Adjacent to Site	No	No	Excluded Settlement	Couple of trees at the edge of the site	Yes	One tree on northern boundary	No	F21. Groundwater vulnerability is high. Adjacent to an identified flooding black spot.	4	No	No	No	Access from Church St is unacceptable due to there being no visibility to the north, access from Church Lane is unacceptable due to there being no visibility, Galfa Mill could be acceptable but there may be a ransom strip. (NYCC Highways).	No	No	No evidence available	Yes	Visible	N/A	
GA006	Land west of Church Street	Gargrave	0.132	3	No	Garden	None on site	100% Greenfield	Yes	Adjacent to Site	No	No	No	Excluded Settlement	Trees on perimeter of site	No	No	F21	4	No	No	In setting of	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A		
GA009	Land off Eshton Road, north of Canal	Gargrave	3.76	3	Yes	Agricultural	Sheds	100% Greenfield	No	No	No	No	Yes	Lowland Landscapes	Trees on site	No	No	Leeds & Liverpool Canal runs adjacent to the southern boundary of the site.	F21. Adjacent to Canal - risk from surface water flooding.	3	No	No	An access to NYCC standards could be formed (NYCC Highways).	No	Yes	N/A	Yes	Visible	See Local Plan Housing Trajectory		
GA010	Paddock at Knowles House	Gargrave	0.222	3	1015	No	Agricultural	None	100% Greenfield	50m buffer	No	No	No	River Valley	Trees on site	No	No	F21. Partly F23b. Adjacent to identified flooding blackspot. Groundwater vulnerability is Minor H.	3	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	No	No	No evidence available	Yes	Visible	N/A		
GA012	Fred Green and Son Ltd, Canal Warehouse, Eshton Road	Gargrave	1.125	3	No	Caravan park, warehouse, office	Caravan park/ ancillary buildings/ canal wharf building/nrw offices/warehouse use shed	Mostly PDL	50m buffer	Adjacent to Site	No	No	No	No	Excluded Settlement	Trees on site	No	No	Leeds & Liverpool Canal runs adjacent to the southern boundary of the site.	F21. Next to the canal risk of surface water flooding. Minor H for ground water vulnerability.	3	No	No	No	Site currently served by three existing accesses. It would be possible to upgrade one to comply with NYCC standards (NYCC Highways).	No	Yes	N/A	Yes	Visible	Within 5 years
GA014	Land at Junction of Church Street and Marton Road	Gargrave	0.192	3	No	Agricultural	None	100% Greenfield	Yes	No	No	No	No	Lowland Landscapes	A few mature trees to the periphery	Yes	Three TPO's, one on Northern boundary and two on the Western boundary.	No	F21. Site is at high risk of groundwater vulnerability.	4	No	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	No	No	No evidence available	Yes	Visible	N/A	
GA015	Systeamis Factory Site	Gargrave	18.906	3	No	Employment - Systeamis Factory and Open fields	Large factory building on south eastern part	Mostly Greenfield	No	No	No	No	No	River Valley and Lowland Landscapes	Trees in lawned areas surrounding factory and along periphery of site	No	No	F23b covers almost all of site	3	No	No	No	No issues raised.	No	No	No evidence available	Yes	Visible	N/A		
GA017	Low Green Farm, Middle Green	Gargrave	3.325	3	13751, 14017	No	Agricultural buildings and land	Farmhouse and farm building	Mostly Greenfield	No	No	No	No	No	River Valley	Trees on site	No	No	Small streams adjacent to the eastern and southern boundaries of the site.	F23b covers north-east of site and along centre. High Groundwater vulnerability.	3 and 4	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Visible	See Local Plan Housing Trajectory	
GA019	Land at Marton Road	Gargrave	0.747	3	No	Disused water treatment works	Building on site	Mostly Greenfield	No	No	No	No	No	Lowland Landscape	Trees on site	Yes	TPO group along Marton road.	No	F23a&3b	4	No	No	Works will be required to improve the existing major road and extend existing footway/street lighting to serve the site. Will need to be determined by a traffic assessment and/or travel plan (NYCC Highways)	No	No	No evidence available	Yes	Visible	N/A		
GA020	West of primary school, east of Anchor Bridge	Gargrave	0.93	3	13201	No	Grassland	None	100% Greenfield	No	No	No	No	Lowland Landscapes	Trees to periphery of site	Yes	11 TPOs on southern border of site adjoining the A65	Leeds and Liverpool Canal borders north of the site	F21. Proximity to canal increases risk of surface water flooding.	3 and 4	No	No	Access achievable from eastern end only (NYCC Highways).	No	Yes	N/A	Yes	Visible	See Local Plan Housing Trajectory		
GA021	Gargrave House	Gargrave	0.338	3	4163, 4522	No	Trees	None	100% Greenfield	No	Adjacent to Site	No	No	No	Lowland Landscapes	Trees on site	No	Chew Lane Beck runs through the centre of the site.	F21. High risk of groundwater vulnerability.	3	No	No	No	No issues raised.	No	No	No evidence available	Yes	Visible	N/A	
GA022	Land to the west of Ray Bridge Lane	Gargrave	3.757	3	No	Agricultural	None	100% Greenfield	No	No	No	No	Yes	Lowland Landscapes	Mature trees and hedgerows to the periphery	No	No	F21	3	No	No	The site is accessible from Eshton Road and potentially from Ray Bridge Lane (localised widening required) and an access to NYCC standards could be formed (NYCC Highways).	No	Yes	N/A	Yes	Visible	Within 5 years			
GA023	South of Marton Road, west of Church Croft	Gargrave	1.295	3	No	Agricultural	None	100% Greenfield	Yes	No	No	No	No	Lowland Landscapes	No trees on site	No	No	F21	4	No	No	In setting of	The site is accessible from Marton Road and an access to NYCC standards could be formed (NYCC Highways).	No	Yes	N/A	Yes	Visible	Within 5 years		

GA024	Allotments to the west of Airebank Terrace	Gargrave	0.047	3		No	Allotments	Outbulking/sheed on east side of site	100% Greenfield	No	No	No	No	No	No	River Valley	Trees on site	No		River Aire lies adjacent to the south of the site	F23 covers entire site	3	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A
GA025	Land north of Skipton Road, to east of cricket and football grounds	Gargrave	2.083	3	17787	No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Mature trees and hedgerows to the periphery	No		No	F22 on south part of site. F23a on NE part of site. F21 on NW part of site	3	No	No	No	Visibility is acceptable (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A
GA026	Garage site, off Smyth Croft Road	Gargrave	0.13	3	9872, 12791, 13415	No	Garage site	2 blocks of 6 flat roofed garages	100% PDL	50m buffer	Adjacent to Site	No	No	No	No	Excluded Settlement	mature trees along northern boundary between site and canal. Small trees and hedges along western boundary. 2 mature protected trees on site - one by eastern access and one on southern tip of site.	Yes	TPO group South East Boundary.	Northern boundary of the site borders the Leeds Liverpool Canal towpath.	F21. Minor H for Groundwater vulnerability.	N/A	No	No	No	NYCC Highways requested that conditions be attached to the planning consent. Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	Site Fully Developed
GA027	Land off 52 Eshton Road	Gargrave	0.2707	3		No	Agricultural and residential	Existing residential dwelling	Mostly Greenfield	No	No	No	No	Yes	Lowland Landscape	Some on the borders of the site. No TPO.	No		Canal to the south.	F21	3	No	No	No	Access is unacceptable as there is no visibility to the south. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
GA028	Land between Chew lane and Canal, adjoining Higher - land bridge	Gargrave	1.313	3		No	Agricultural	None	100% Greenfield	Yes	No	No	No	No	Lowland Landscape	Trees along boundaries of site and along bank of canal adjoining the site.	No		Canal to the South.	F21	3	No	No	No	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 (NYCC Highways)	No	Yes	N/A	Yes	Viable	Within 5 years	
GA029	Land between Chew lane and Canal, adjoining Eshton Road	Gargrave	2.056	3		No	Agricultural	None	100% Greenfield	Yes	No	No	No	No	Lowland Landscape	Trees along boundaries of site and along bank of canal adjoining the site.	No		Canal to the South.	F21	3	No	No	No	Visibility is acceptable (NYCC Highways)	No	Yes	N/A	Yes	Viable	Within 5 years	
GA030	Land to the North of Chew Lane	Gargrave	4.356	3		No	Agricultural	None	100% Greenfield	No	No	No	No	No	Lowland Landscape	Some along boundary and in field. No TPO's	No		No	F21	3	No	No	No	Visibility is acceptable off Mark House Lane (NYCC Highways)	No	Yes	N/A	Yes	Viable	Within 5 years	
GA031	Land to the west of Walton Close	Gargrave	1.798	3		Yes	Agricultural	None	100% Greenfield	No	No	No	No	No	Excluded Settlement	Trees and hedgerows along boundaries	No		No	F21	4	No	No	No	Marion Road has enough visibility for access (NYCC Highways)	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
GA032	Land to rear of 54 Eshton Road	Gargrave	0.338	3		No	Agricultural	Existing residential dwelling. Industrial buildings related to Quarry works	Mostly PDL	No	No	No	No	Yes	Lowland Landscape	Some on the borders of the site. No TPO.	No		Canal to the south.	F21	3	No	No	No	Walton Close has a suitable access as long as there is no ransom strip (NYCC Highways)	No	Yes	N/A	Yes	Viable	Within 5 yrs	
HA001	Land at Halton East Quarry	Halton East	7.145	5		No	Quarry and agricultural land	Quarry works	Mostly PDL	No	No	No	No	No	Upland Landscape	Trees on periphery of site	No		No	F21	4	Site within 2km of an SPA or SAC	No	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A
HA002	Land to the west of Moor Lane	Halton East	0.067	5		No	Garden	None	100% Greenfield	Yes	No	No	No	Yes	Upland Landscapes	Lots of trees on site	No		No	F21	4	Site within 2km of an SPA or SAC	No	No	No	No issues raised.	No	No	N/A	Yes	Viable	N/A
HA003	Land at Bramham House Farm, Chapel Lane	Halton East	0.304	5		No	Agricultural buildings	Agricultural	100% PDL	Yes	No	No	No	No	Upland Landscapes	None	No		No	F21	4	Site within 2km of an SPA or SAC	No	No	No	Access is unacceptable as there is no visibility to the east. (NYCC Highways)	No	No	N/A	Yes	Viable	N/A
HA004	Land to the south of Chapel Lane	Halton East	0.259	5		No	Agricultural	None	100% Greenfield	Yes	No	No	No	No	Upland Landscapes	Lots of trees on site	No		No	F21	4	Site within 2km of an SPA or SAC	No	No	No	Access to the site is unacceptable as there is no front on shown plan and there is no visibility to the east. The site may be acceptable if frontage could be achieved. (NYCC Highways)	No	No	N/A	Yes	Viable	N/A
HA005	Land to the rear of White House, Chapel Lane	Halton East	0.347	5		No	Agricultural	None	100% Greenfield	Yes	Adjacent to Site	No	No	No	Upland Landscapes	Trees dotted all over site	No		No	F21	4	Site within 2km of an SPA or SAC	No	No	No	Access is unacceptable as there is no frontage. (NYCC Highways)	No	No	N/A	Yes	Viable	N/A
HA006	Land on corner of Chapel Lane and Holme Lane	Halton East	0.611	5		No	House and agricultural	House in southeast corner	Mostly Greenfield	Yes	No	No	No	No	Upland Landscapes	A few trees on west, north and east perimeters	No		No	F21	4	Site within 2km of an SPA or SAC	No	No	No	Access acceptable from Holme Lane. (NYCC Highways)	No	No	N/A	Yes	Viable	N/A
HA007	Land to the north of Chapel Lane	Halton East	1.134	5		No	Agricultural and industrial	Disused broiler units	Mostly Greenfield	Yes	No	No	No	Yes	Intermediate Landscape	Trees on south part of site	No		No	F21	4	Site within 2km of an SPA or SAC	No	No	No	Access is acceptable with access located between barn and letter box. (NYCC Highways)	No	No	N/A	Yes	Viable	N/A
HB001	Golf Club car park and clubhouse, Robin Lane	High Bentham	0.674	2		No	Golf club car park and clubhouse	Golf club house	100% PDL	No	No	No	No	No	Part Lowland Landscapes	Trees on site	No		No	F21	3	Site within 2km of an SPA or SAC	No	No	No	An access to NYCC Highways standards could be formed off Robin Lane, some improvements required (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	See Local Plan Housing Trajectory
HB003	Bank Head, west of Robin Lane, south of Lakeber Drive	High Bentham	0.84	2	7551	No	Residential, gardens and grassland	Houses	Mostly Greenfield	No	No	No	No	No	Excluded Settlement	Several trees present on site, largely along field boundaries	Yes	Several on eastern half of site	No	F21	3	Site within 2km of an SPA or SAC	No	No	No	Cannot achieve acceptable visibility due to road alignment along frontage (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A
HB006	East of Duke Street and to rear of Main Street	High Bentham	0.206	2	3717	No	Grassland and gardens	Garages, some outbuildings	100% Greenfield	No	Adjacent to Site	No	No	No	Excluded Settlement	Few trees on periphery.	No		No	F21	3	Site within 2km of an SPA or SAC	No	No	No	The site is landlocked as the current access is not adopted public highway (NYCC Highways)	Yes	No	No evidence available	Yes	Viable	N/A
HB008	Land south west of police yard, Main St	High Bentham	0.158	2		No	Residential and gardens	Residential dwelling and gardens	Mostly Greenfield	No	No	No	No	No	Excluded Settlement	Trees on site	No		No	F21	3	Site within 2km of an SPA or SAC	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense. The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A
HB011	Primary school, east of Robin Lane, west of Lowcroft	High Bentham	0.962	2	18715	Yes	Primary school	School buildings	Mostly PDL	No	No	No	No	No	Excluded Settlement	Trees on site	No		No	F21	3	Site within 2km of an SPA or SAC	No	No	No	An access to NYCC Highways standards could be formed onto Robin Lane or Lowcroft (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
HB013	Land adjacent to Lairgill House, Mount Pleasant	High Bentham	0.11	2	274, 6341, 8390, 16590, 18745	No	Garden	None	100% Greenfield	No	No	No	No	No	Excluded Settlement	Trees on site	No		Lairgill Beck runs adjacent to the south of the site.	F21	N/A	No	No	No	No issues raised.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HB014	Land to east of Lairgill Row on Butts Lane	High Bentham	0.426	2		No	Car park	Natural stone building	Mostly PDL	No	No	No	No	No	Excluded Settlement	No trees on site	No		No	F21	N/A	No	No	No	Existing access acceptable onto Butts Lane with minor works (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	Within 5 years	
HB017	West of Station Road, south of railway station	High Bentham	1.153	2		No	Employment	Industrial building, 2 storey stone warehouse structure	Mostly PDL	No	No	No	No	No	Excluded Settlement	Trees on site	Yes	3 at access to site and 2 on area of handstanding/ car park at north west portion of site	Part F21 and part F22	3	No	No	No	Access to NYCC standards could be formed off Station Road, with minor improvements (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	Within 5 years		
HB020	Storage Yard and premises, west of Mayfield Road	High Bentham	0.266	2		No	Employment - Storage Yard	Stone mill building	Mostly PDL	No	No	No	No	No	Excluded Settlement	few trees on grass down east of site	No		No	F22 and 3a	3	No	No	No	Wenning Ave is unadopted, visibility to Wenning Avenue may be problematic (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
HB022	North of Bigber Farm	High Bentham	1.812	2		No	Agricultural	Farm buildings on south side of site	100% Greenfield	No	No	No	No	No	Lowland Landscapes	Trees to periphery of site	No		No	F21	3	Site within 2km of an SPA or SAC	No	No	No	The site has acceptable access from Bargh Meadow assuming that there is no ransom strip. (NYCC Highways)	Yes	No	No evidence available	Yes	Viable	N/A
HB023	North of Low Bentham Road, rear of Furness Drive	High Bentham	3.143	2		Yes	Agricultural	None	100% Greenfield	No	Adjacent to Site	No	No	No	Lowland Landscapes	Trees on site	No		Small stream runs along centre of site	F21	3	No	No	No	Acceptable access onto Low Bentham Road (will require alterations in vertical alignment of road) (NYCC Highways response to allocations consultation). Required level of visibility is restricted to the west by the horizontal alignment of the main road. Therefore access to NYCC standards is not achievable (NYCC Highways response to Envision consultation).	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HB024	North of Lakeber Drive	High Bentham	0.872	2		Yes	Agricultural	None	100% Greenfield	No	No	No	No	No	Lowland Landscapes	Mature trees running from N to S	No		No	F21	3	Site within 2km of an SPA or SAC	No	No	No	Development of site will provide a means for emergency vehicles to access the adjoining allocated site, HB052, from Lakeber Drive.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
HB025	Rear of 38-54 Robin Lane and east of Butts Lane	High Bentham	2.807	2	6367	Yes	Agricultural	Garages (on small part next to Robin Lane)	100% Greenfield	No	No	No	No	No	Lowland Landscapes	Trees on site	No		Small stream runs along centre of site	F21	3 (small bit of 4 in NE corner)	No	No	No	Site has extensive frontage onto Butts Lane and access to NYCC standards could be formed (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HB026	North of Springfield Crescent and east of Butts Lane	High Bentham	2.577	2	10135, 10422, 13808	Yes	Agricultural	None	100% Greenfield	No	No	No	No	No	Lowland Landscapes	Trees on site	No		Small stream runs adjacent to north west of site	F21	3 and 4	No	No	No	An access to NYCC Highways standards could be formed (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HB027	Land off Mount Pleasant	High Bentham	1.098	2		No	Grassland	Building on SW part of site	100% Greenfield	No	No	No	No	No	Lowland Landscapes	Trees on site	No		Lairgill Beck runs adjacent to the north west of the site	F21	3	No	No	No	Required level of visibility restricted to the east, by the alignment of the main road (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
HB028	East of Station Road and south-west of Pye Busk	High Bentham	10.909	2		No	Agricultural and auction mart	Auction mart and cattle pens	100% Greenfield	No	On Site	No	No	No	Lowland Landscapes	Trees on site	No		Lairgill Beck runs along centre of the site	F21	3	No	No	No	Site can be accessed from the termination of Pye Busk Close (NYCC Highways). Infrastructure audit identifies the site as a possible location for town centre relief road.	Yes	No	No evidence available	Yes	Viable	N/A	
HB029	East of Rose Cottage, Wenning Avenue	High Bentham	0.271	2		No	Agricultural	Sheds on southern part of site	100% Greenfield	No	No	No	No	No	River Valley	No trees on site	No		No	F22 and F23a	3	No	No	No	Wenning Ave unadopted, issues with visibility to Wenning Ave/Station Road (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
HB030	Land off Duke Street	High Bentham	6.287	2		No	Agricultural	Large farm buildings and garages on eastern side of site	Mostly Greenfield	No	Adjacent to Site	No	No	No	Lowland Landscapes and River Valley	Few trees on site and hedgerow field boundaries.	No		Very small streams present along centre of site	F21	3	No	No	No	The required level of visibility is restricted, to the east, by the alignment of the main road. Therefore, an access to NYCC standards is not achievable (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
HB031	Auction Mart and land, south of Mount Pleasant	High Bentham	1.18	2		No	Auction Mart	Large auction mart building on west half of site with public house to north	100% PDL	No	Adjacent to Site	No	No	No	Lowland Landscapes	No trees on site	No		No	F21	3	No	No	No	Site does not include sufficient frontage to enable an access to NYCC standards to be formed onto the public highway (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
HB032	Land adjoining Riverside Caravan Park	High Bentham	2.159	2		No	Agricultural	None	100% Greenfield	No	No	No	No	No	River Valley	Hedgerow near NE boundary	No		No	F21	3	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
HB033	Land east of Butts Lane and north of 1-9 Springfield	High Bentham	1.839	2		No	Agricultural	None	100% Greenfield	No	No	No	No	No	Lowland Landscapes	Trees on site	No		Two small streams present on the site	F21	3	No	No	No	The required level of visibility is restricted by the horizontal alignment of the main road and the existing access is narrow. Therefore, an access to NYCC standards is not achievable (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	

HB034	High Bentham Water Treatment Works	High Bentham	0.518 2	12855	No	Water treatment works	Water treatment works building	Mostly PDL	No	No	No	No	Within	No	Excluded Settlement	Trees on site	No	No	FZ1	5	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
HB035	Cample Hatcheries, Low Bentham Road	High Bentham	0.501 2	4963, 11560, 15067, 17887	No	Residential and Business use	Residential dwelling and industrial building.	Mostly PDL	No	No	No	No	No	No	Lowland Landscapes	Small trees and hedgerows, particularly to site boundary.	No	No	FZ1	3	No	No	No	Any highway issues resolved through planning application process.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HB036	Land to the East of Robin Lane	High Bentham	0.502 2		Yes	Grassland	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Some hedgerows on site	No	No	FZ1	3	No	No	No	Access acceptable onto Robin Lane from the south end of the site (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HB038	Land south of Low Bentham Road	High Bentham	0.891 2	11228	Yes	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	No trees on site.	No	No	FZ1	3	No	No	No	The site is accessible from the B6480 and an access to NYCC standards could be formed (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HB039	Land between Springfield Crescent and Tatterthorn Road	High Bentham	0.996 2		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Hedgerows along boundary.	No	No	FZ1	4	No	No	No	No issues raised.	Yes	Yes	N/A	Yes	Viable	Within 5 years	
HB040	Land to north of B6480, east of Tatterthorn Road	High Bentham	1.376 2		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Trees on site, particularly close to the southern part.	No	No	FZ1	4	No	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
HB041	Land to south of B6480, east of Belle Bank	High Bentham	0.998 2		No	Agricultural	Old stone barn	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Few mature trees, hedgerows, high hedge adjacent to highway.	No	No	FZ1	4	No	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
HB042	Land between Pye Busk and Belle Bank	High Bentham	0.475 2		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Tall conifer trees on boundary to south, hedgerow on western boundary.	No	No	FZ1	4	No	No	No	No issues raised.	Yes	Yes	N/A	Yes	Viable	Within 5 years	
HB043	Land to east of Fushetts Lane	High Bentham	0.497 2		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Small number of trees at site boundary.	No	No	FZ1	3	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
HB044	Land to west of Goodenber Road	High Bentham	1.87 2		Yes	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Some trees along southern boundary of the site.	No	No	FZ1	3	No	No	No	Access can be formed through adjoining Local Plan Allocation	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HB045	Land north of Windy Hill, adjacent to Bull Copsy	High Bentham	0.597 2	10215, 12007	No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	None	No	No	FZ1	4	No	No	No	No issues raised.	Yes	No	No evidence available	Yes	Viable	N/A	
HB046	Land to north of former Legion Hut, Gramere Drive	High Bentham	0.011 2		No	Grassland	None	100% Greenfield	No	No	No	No	No	No	Excluded Settlement	Trees on site	Yes	No	FZ1	3	No	No	No	Access acceptable onto Gramere Drive (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
HB047	Land to the east of Duke Street	High Bentham	0.068 2		No	Grassland	None	100% Greenfield	No	No	No	No	No	No	Excluded Settlement	Few mature trees along north and south boundaries. Hedgerow forms western boundary.	No	No	FZ1	3	No	No	No	Site does not include a sufficient frontage to enable an access to NYCC standards (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
HB048	Land to south of Mount Pleasant	High Bentham	0.896 2		No	Grassland	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Trees on site	No	No	FZ1	3	No	No	No	Required level of visibility restricted to the east, by the alignment of the main road (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
HB050	Land Adjacent To Springfield Crescent	High Bentham	0.216 2	10135, 10422, 13808	No	Agricultural Barns	Vacant agricultural barns in poor state of repair	Mostly PDL	No	No	No	No	No	No	Lowland Landscapes (farmbuildings excluded)	None	No	No	FZ1	4	No	No	No	NYCC Highways requested visibility splays be provided onto Springfield as part of planning application. Application was amended to include these.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HB051	Land adjacent to 4 Goodenber Road	High Bentham	0.024 2	7441	No	Vacant yard - former garage site	None	100% PDL	No	No	No	No	No	No	Excluded Settlement	None	No	No	FZ1	N/A	No	No	No	The site has acceptable frontage. (NYCC Highways)	Yes	No	No evidence available	Yes	Viable	N/A	
HB052	Land to north west of Bank Head Farm and south of Glythead Farm	High Bentham	11.129 2		Yes	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Various trees on boundaries of fields	No	No	FZ1	3	No	No	No	Access is acceptable. (NYCC Highways)	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HB053	Land to south of Golf Course and east of Robin Lane	High Bentham	5.089 2		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Various trees on boundary of site and in middle of site	No	No	FZ1	4 (south west corner is 3)	No	No	No	The site is landlocked as it is not attached to a public highway. If HB025 is developed then the site can be connected through this site. (NYCC Highways)	Yes	No	No evidence available	Yes	Viable	N/A	
HB054	Land adjacent to Ford House, Low Bentham Road	High Bentham	0.15 2		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Trees on site	No	No	FZ1	3	No	No	No	Highways comments not yet received.	No	No	No evidence available	Yes	Viable	N/A	
HB055	Chesters, Hardacre Road	High Bentham	0.115 2	1990	No	Agricultural	Barn	100% Greenfield	No	No	No	No	No	No	Upland Landscapes	A few trees on site	No	No	FZ1	4	Site with 500m of SSI	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HB056	Scarfes Barn, Mewth Lane	High Bentham	0.381 2	2534	No	Agricultural	Barn	100% Greenfield	No	No	No	Within	No	None	Trees on site	No	No	FZ1	4	No	No	No	Any highway issues resolved through planning application process.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory		
HB057	Lane House Farm, Greystonegill Lane	High Bentham	0.187 2	4338	No	Agricultural	Barn	100% Greenfield	No	No	No	No	No	River Valley and Lowland Landscapes	None	No	No	FZ1	4	No	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory		
HB058	Lane Foot Farm, Greystonegill Lane	High Bentham	0.275 2	4453	No	Residential	Farmhouse and outbuilding	Mostly Greenfield	No	On Site	No	No	No	No	Lowland Landscape	Trees on site	No	No	FZ1	4	No	No	No	Any highway issues resolved through planning application process.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HB059	Thorber Barn, Thornber	High Bentham	0.142 2	4933	No	Agricultural	Barns	100% Greenfield	No	No	No	No	No	No	Lowland Landscape	Trees on site	No	No	FZ1	3	No	No	No	Any highway issues resolved through planning application process.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HB060	Lane House Farm, Greystonegill	High Bentham	0.153 2	5151	No	Agricultural	Barns	100% Greenfield	No	No	No	No	No	No	River Valley and Lowland Landscapes	None	No	No	FZ1	4	No	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HB061	Gill Head, Robin Lane	High Bentham	0.16 2	16210	No	Agricultural	Barns	100% Greenfield	No	No	No	No	No	No	Lowland Landscape	None	No	No	FZ1	3	No	No	No	Any highway issues resolved through planning application process.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HB062	The Red House, Gas House Lane	High Bentham	0.159 2	16496	No	Residential	Former residential care home	100% PDL	No	No	No	No	No	No	Excluded Settlement	Trees on site	No	No	FZ1	3	No	No	No	Any highway issues resolved through planning application process.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HB063	New Butts Farm	High Bentham	0.276 2	16756	No	Residential	Farmhouse	Mostly PDL	No	No	No	No	No	No	Upland Landscape	Trees on site	Yes	Whole site covered by TPO	FZ1	4	Site with 500m of SSI	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HB064	Former Nat West Bank, Station Road	High Bentham	0.17 2	16812, 16461	No	Offices	Former bank building	100% PDL	No	No	No	No	No	No	Excluded Settlement	None	No	No	FZ1	Urban	No	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HE001	Station Road	Hellfield	0.345 4a		No	Scrubland	None	100% Greenfield	50m buffer	Adjacent to Site	No	No	No	Yes	Lowland Landscapes	Trees on site, includes wooded area at north of site	No	No	FZ1	4	No	No	No	Site has no direct connection/frontage to a highway maintainable at the public expense. Access available to Station Road which is unadopted (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
HE002	Land south of Kendal Road	Hellfield	0.213 4a		No	Grassland	None on site	100% Greenfield	No	No	No	No	No	No	Excluded Settlement	None	No	No	FZ1	4	No	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
HE003	Townsons Tractors, Kendal Road	Hellfield	0.669 4a		No	Retail	Tractor new and used retail centre	100% PDL	No	No	No	No	No	No	Excluded Settlement (northern boundary Lowland)	None	No	No	FZ1	4	No	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
HE004	Land south of Park Avenue adjacent to railway line	Hellfield	2.144 4a		No	Agricultural	Three small electricity sub station units on north end of site	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	No trees on site	No	Hellfield Beck runs along centre of site	Majority FZ3a	4	No	No	No	An access to NYCC standards could be formed (NYCC Highways).	No	Yes	N/A	Yes	Viable	Within 5 years	
HE005	Land to west of Gisburn Rd - Black Horse Site	Hellfield	0.259 4a		No	Public house and hotel	Public house and hotel buildings	100% PDL	No	Adjacent to Site	No	No	No	No	Excluded Settlement	Two trees on western boundary of site	Yes	Along western boundary of site	FZ2	4	No	No	No	No issues raised.	No	No	No evidence available	Yes	Viable	N/A	
HE006	Ribblesden, Main Street	Hellfield	0.132 4a	3793, 4443, 5590, 9464, 18970	No	Car sales showroom and forecourt and office unit	Car sales showroom and separate small office unit	Mostly PDL	No	Adjacent to Site	No	No	No	No	Excluded Settlement	Several trees to eastern boundary	Yes	Along east of site	FZ1	4	No	No	No	No	No issues raised.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A
HE007	South of Sunningdale House and Hellfield House	Hellfield	1.225 4a	9116, 10098, 11691, 12103, 12106	No	Agricultural	Small part of social club on north part of site	100% Greenfield	No	Adjacent to Site	No	No	No	No	Lowland Landscapes	Trees on eastern section of site	No	No	FZ1	4	No	No	No	The site is accessible from Gisburn Road and an access to NYCC standards could be formed (NYCC Highways).	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HE008	Between Gisburn Road and railway line	Hellfield	2.699 4a	14610	No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Trees to periphery of fields	No	No	FZ1/FZ2	4	No	No	No	Access would be required from the western side of Gisburn Road, but visibility restricted by the boundary of the Old Chapel (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
HE009	Land south of Townson Tractors, off Kendal Road	Hellfield	1.887 4a	15870, 16640	No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Trees on northern boundary of site	No	No	FZ1 with small area of FZ3a in SE corner.	4	Site within 500m of a SSI	No	No	Access is available from the part of the site that has gained planning consent under application 42/2015/15870. (NYCC Highways)	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
HE011	East of Thornfield Road, off Skipton Road	Hellfield	0.882 4a		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Few trees on western boundary of site	No	No	FZ1	4	No	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	

HE012	Garage site off Park Crescent	Hellfield	0.007	4a		No	Garages	Two small garages	Mostly PDL	No	No	No	No	No	No	Excluded Settlement	Trees on site	No	No	F23a	4	No	No	No	Access acceptable onto Park Crescent with minor improvements (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A
HE013	Land south of Skipton Road	Hellfield	2.845	4a		No	Agricultural	None	100% Greenfield	No	Adjacent to Site	No	No	No	No	Lowland Landscapes	Hedge row northern boundary, trees on southern and western boundaries	No	No	F21	4	No	No	No	Acceptable frontage – 30mph speed limit (NYCC Highways)	No	Yes	N/A	Yes	Viable	Within 5 years
HE014	Land east of Gisburn Road	Hellfield	1.764	4a	9116, 10088, 11691, 12103, 12106	No	Grazing	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Some trees on periphery of site	No	No	F21 (small area of F22 on western boundary of site)	4	No	No	No	Acceptable with access adjacent 4 Gisburn Rd but unacceptable with access adjacent Green Farm as there is no visibility. (NYCC Highways)	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory (northern part of site where it overlaps for HE007); West of site: Within 5 years
HE015	Green Farm, Gisburn Road	Hellfield	1.393	4a		No	Farm house, buildings, pasture	Farmhouse and farm buildings	Mostly PDL	No	Adjacent to Site	No	No	No	No	Lowland Landscapes	Some trees on periphery of site	No	No	F21	4	No	No	No	No link to the adopted public highway. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A
HW001	Lower Thornber	Halton West	0.133	5		No	Scrubland and barn	Barn	Mostly Greenfield	No	No	No	No	No	No	Lowland Landscapes	Mature trees and hedgerows	No	No	F21	4	No	No	No	No issues raised.	No	No	N/A	Yes	Viable	N/A
HW002	New House	Halton West	0.723	5		No	Agricultural	Agricultural building	Mostly Greenfield	No	No	No	No	No	No	Intermediate Landscapes	Trees along boundary.	No	No	F21	4	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	No	No	N/A	Yes	Viable	N/A
HW003	Middle Laithe	Halton West	0.093	5		No	Agricultural building	Large barn	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	No trees on site	No	No	F21	4	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	No	No	N/A	Yes	Viable	N/A
HW004	Land adjacent to Church Cottages	Halton West	0.055	5		No	Garden	Barn/shed	Mostly Greenfield	No	Adjacent to Site	No	No	No	No	Lowland Landscapes	Tree in NE corner of site	No	No	F21	4	No	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	No	No	N/A	Yes	Viable	N/A
HW005	Old Laithe	Halton West	0.026	5		No	Vacant agricultural stone barn	Vacant stone barn	100% Greenfield	No	No	No	No	No	No	Part River Valley, part Lowland Landscapes	No trees on site	No	No	F21	4	No	No	No	No issues raised.	No	No	N/A	Yes	Viable	N/A
HW006	Low Field Laithe	Halton West	0.011	5		No	Vacant agricultural stone barn	Vacant stone barn	100% Greenfield	No	No	No	No	No	No	River Valley	No trees on site	No	No	F21	4	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	No	No	N/A	Yes	Viable	N/A
IN004	South of High Street, east of Main Street	Ingleton	0.373	3		No	Residential, gardens, scrub land	Residential dwelling on site	Mostly Greenfield	Yes	No	No	No	No	No	Excluded Settlement	Trees on site	No	No	F21	4	Site within 2km of a SAC and 500m SSSI	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A
IN006	CDC Car Park, Backgate	Ingleton	0.179	3		Yes	Overflow car park, informal open space	None	100% PDL	Yes	No	No	No	No	No	Excluded Settlement	Trees on site	No	No	F21	4	Site within 2km of a SAC and 500m SSSI	No	No	No issues raised.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
IN008	Highways Depot and adjoining land, Backgate	Ingleton	1.273	3	4278, 10758	No	County Council Highways Depot	Various storage, maintenance and office buildings	Mostly PDL	Yes	No	No	No	No	No	Excluded Settlement	No trees on site	No	No	F21	4	Site within 2km of an SPA or SAC	No	No	Access acceptable onto Low Demense (NYCC Highways). Details of approved access via Spring House submitted by agent (access to northern part of site)	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
IN009	North of Reid House, Low Demense Close	Ingleton	0.3	3	7895, 11206, 14538	No	Grassland	None	100% Greenfield	50m buffer	No	No	No	No	No	Excluded Settlement	Trees on site	No	No	F21	4	Site within 2km of an SPA or SAC	No	No	No issues raised.	Yes	Yes	N/A	Yes	Viable	Site Fully Developed
IN010	Caravan Park, north of River Greta	Ingleton	0.628	3		Yes	Caravan Park	Campsite buildings	Mostly Greenfield	50m buffer	Adjacent to Site	No	No	Yes	Yes	Excluded Settlement	Some trees on site, mainly to edges.	Yes	Along eastern boundary of site	Majority F21 but some F23a around boundary	4	Site within 2km of a SAC and 500m SSSI	No	No	Access acceptable onto Thornton Road (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
IN012	Garage Site off Burmoor Crescent	Ingleton	0.14	3	9845, 14334	No	Garage Site	Garages	Mostly PDL	50m buffer	No	No	No	No	No	Excluded Settlement	No trees on site	No	No	F21	4	Site within 2km of an SPA or SAC	No	No	Access acceptable onto Burmoor Crescent (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	Site Fully Developed
IN013	North of Tansy Terrace, Backgate	Ingleton	0.386	3	8344, 8746	No	Residential and grassland	Residential dwellings on site	Mostly Greenfield	No	No	No	No	No	No	Excluded Settlement	None	No	No	F21	4	Site within 2km of an SPA or SAC	No	No	Any highway issues resolved through planning application process.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A
IN014	Land to west of Croft Road	Ingleton	0.14	3		No	Agricultural	None on site	100% Greenfield	No	No	No	No	No	No	Excluded Settlement	None	No	No	F21	4	Site within 2km of an SPA or SAC	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A
IN015	Corner of Main Street and Laundry Lane	Ingleton	0.537	3	17387	No	Grassland	None	Mostly Greenfield	No	No	No	No	No	No	Excluded Settlement	No trees on site	No	No	F21	4	Site within 2km of an SPA or SAC	No	No	Planning application comments from NYCC Highway - acceptable for access off of Main Street, Croft Road and Laundry Lane. (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
IN016	Between Laundry Lane and New Road	Ingleton	0.82	3		No	Grassland	None	100% Greenfield	No	Adjacent to Site	No	No	No	No	Excluded Settlement	No trees on site	No	No	Southern 60% is F23a, north is F21	4	Site within 2km of an SPA or SAC	No	No	Access acceptable onto Laundry Lane and/or New Road (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	Within 5 years
IN017	East of Laundry Lane, South of Croft Close	Ingleton	0.216	3	3789, 4601	No	Residential	Housing on site	100% PDL	No	No	No	No	No	No	Excluded Settlement	None	No	No	F22 & F23a	4	Site within 2km of an SPA or SAC	No	No	Any highway issues resolved through planning application process.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	Site Fully Developed
IN022	Adjacent to southern edge of industrial estate, off New Road	Ingleton	3.004	3		Yes	Grassland	None	100% Greenfield	No	No	No	No	No	No	Excluded Settlement	Trees on periphery of fields	No	Stream runs along western boundary of the site	F22 runs along centre, F23a at far west.	4	Site within 2km of an SPA or SAC	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense, however the site could be developed from IN021 (NYCC Highways). Access to the site is to be gained from Enter Lane and from the A65 via Tatterthorn Lane.	Yes	Yes	N/A	Yes	Viable	N/A
IN024	Land west of Old Road	Ingleton	0.312	3		No	Residential and gardens	Residential dwellings on site	Mostly Greenfield	No	No	No	No	No	No	Excluded Settlement	Trees on site	No	No	F21	4	Site within 2km of an SPA or SAC	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A
IN028	Between Ingleborough Park Drive and Low Demense	Ingleton	6.4	3		Yes	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Trees on periphery of fields.	No	No	F21	4	Site within 2km of an SAC and 500m of a SSSI	No	No	The site is accessible from Ingleborough Park and could also be linked to Low Demense (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
IN029	East of New Village and south of Low Demense	Ingleton	15.052	3	9212, 10183	Yes	Agricultural and residential	Residential dwelling and garage on west side of site	100% Greenfield	No	No	No	No	Yes	Yes	Lowland Landscapes	Trees on periphery of fields. Dense section of trees on south part of site	No	Jenkin Beck runs through southern part of site	Majority of site in F21. Part of site in F23a (along Jenkin Beck)	4	Site within 2km of an SPA or SAC	No	No	Access acceptable onto Low Demense (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
IN031	Fields on east side of Bentham Road	Ingleton	3.015	3		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Few trees on periphery of fields	No	No	Majority F23a	4	Site within 2km of an SPA or SAC	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A
IN032	Land to west of Main Street, adjacent to River Greta	Ingleton	2.145	3		No	Agricultural	None	100% Greenfield	50m buffer	No	No	No	No	No	River Valley	Trees on periphery of site	No	River Greta runs along north-western boundary of site	F22&3a on north-western boundary of site	4	Site within 2km of an SPA or SAC	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A
IN033	Rear of Bower Cottages and Panwell, Back Gate	Ingleton	0.223	3	15978	No	Garden/amenity space	None	100% Greenfield	50m buffer	Adjacent to Site	No	No	No	No	Lowland Landscapes	Few trees on site	No	No	F21	4	Site within 2km of a SAC and 500m SSSI	No	No	Access is acceptable (NYCC Highways)	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
IN034	Moorgarth Hall	Ingleton	0.78	3	2284, 2918, 3724, 9982	No	Residential	Residential dwellings on site	Mostly Greenfield	No	No	No	No	No	No	Lowland Landscapes	Trees present throughout site	Yes	TPOs present throughout site	F21	4	Site within 2km of an SPA or SAC	No	No	No issues raised.	Yes	No	No evidence available	Yes	Viable	See Local Plan Housing Trajectory
IN035	Between industrial estate off New Road and Tatterthorn Lane	Ingleton	1.994	3		Yes	Temporary Pipeline Contract Site	Tnone	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	No trees on site	No	Stream runs adjacent to the south of the site	Majority F21 with F23a at west and east ends.	4	Site within 2km of an SPA or SAC	No	No	Access acceptable onto Tatterthorn Lane (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	N/A
IN037	Holme Head House	Ingleton	0.369	3	3030	No	Residential property and garden	Large residential property (Holme Head House)	Mostly Greenfield	No	No	No	No	No	No	Excluded Settlement	Trees on site, including dense area of tree planting to rear of house	No	No	F21	4	Site within 500m of a SSSI	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways). (Comments were made before boundary was amended to include Holme Head House).	Yes	No	No evidence available	Yes	Viable	N/A
IN040	Land adjacent to Stonecroft, Tatterthorn Lane	Ingleton	0.308	3		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Small trees/hedgerow along southern boundary of the site.	No	No	F21	4	Site within 2km of an SPA or SAC	No	No	Access acceptable onto Tatterthorn Lane at the north end of the site (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A
IN041	Land adjacent to Bentham Road	Ingleton	1.038	3		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Few trees on the site boundaries.	No	No	F21 (borders an area of F23a)	4	Site within 2km of an SPA or SAC	No	No	Access acceptable onto Bentham Road but only at certain points along the frontage (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A
IN042	Land adjacent Manor Close and Ellerington Close	Ingleton	0.028	3	10282	No	Grassland	None on site	100% Greenfield	No	No	No	No	No	No	Lowland Landscape	None	No	No	F21	4	Site within 2km of an SPA or SAC	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A
IN043	Land adjacent to Clarrick Terrace, north of Bentham Road	Ingleton	0.099	3	8888	No	vacant plot with foundation laid for housing development	None	Mostly Greenfield	No	No	No	No	No	No	Excluded Settlement	Mature trees to north-west boundary.	No	No	F23a	4	Site within 2km of an SPA or SAC	No	No	NYCC Highways comments on planning application - in order to ensure the provision of an adequate access with the required visibility splay to serve the proposed development the applicant following consultation with the Highway Authority is seeking to remark a section of Bentham Road. This would involve repositioning the centre line of Bentham Road from the A65 junction to the 30m speed limit signs; this would narrow the road along some of its length to a width of 6m. This would then enable the junction point for the proposed site to be marked into the road enabling the proposed access to the site to achieve the required visibility splay of 33m x 2m entirely on land within the adopted highway.	Yes	No	No evidence available	Yes	Viable	Site Fully Developed
IN044	Former Garage, Laundry Lane/ New Road	Ingleton	0.085	3	13154	No	Vacant building site - former garage.	none	100% PDL	No	No	No	No	No	No	Excluded Settlement	None	No	no	F23a	N/A	Site within 2km of an SPA or SAC	No	No	Highways did not object to planning consent for residential development on the site.	Yes	No	No evidence available	Yes	Viable	Site Fully Developed
IN045	Land adjoining Pit Yard House, New Road	Ingleton	0.212	3		No	Commercial business and residential dwelling	Two large buildings, one used for retail purposes both single storey	100% PDL	No	No	No	No	No	No	Excluded Settlement	None on site	No	No	F21, F22 and F23 (northern fringe)	4	Site within 2km of an SPA or SAC	No	No	Access is acceptable (NYCC Highways)	Yes	No	No evidence available	Yes	Viable	N/A

IND46	Scrap Yard, New Road	Ingleton	0.469	3	4207	No	Scrap yard	Scrap yard with warehouse building	100% PDL	No	No	No	No	No	No	Excluded Settlement	None	No	No	F21/F22	4	No	No	No	Access is too close to the junction, further down the site there is no connection to an adopted highway. (NYCC Highways)	Yes	No	No evidence available	Yes	Viable	N/A
IND47	Land to the south of Jenkin Lodge, New Road	Ingleton	0.677	3		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Beyond northern boundary, along eastern boundary	No	No	F21	4	No	No	Access is acceptable but will need traffic assessment to determine if a right turn lane is required from A65. (NYCC Highways)	Yes	Yes	N/A	Yes	Viable	Within 5 years	
IND48	Land to south of industrial estate (off New Road) and north of Tatterthorn Lane	Ingleton	9.679	3		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Trees on periphery of fields in site	No	No	F22 and F23a on north west corner of site	4	No	No	Access is acceptable from the bottom of the site. (NYCC Highways)	Yes	No	No evidence available	Yes	Viable	N/A	
IND49	Former playing fields, Ingleton Middle School	Ingleton	0.653	3		Yes	Former school playing fields	Barn on northern edge of site	Mostly Greenfield	No	Adjacent to Site	No	No	No	No	Excluded Settlement	Trees on periphery of fields in site	No	No	F21	4	No	No	Access is acceptable (NYCC Highways)	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
IND50	Land bounded by the A65 and Raber Top Lane	Ingleton	0.491	3	18062	No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Excluded Settlement	None	No	No	F21	4	No	No	Unacceptable on to A65 due to visibility easterly. Unacceptable on to Raber Top Lane due to junction alignment with A65 and single track road. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
KL002	Recreation ground south of Priest Bank Road	Kildwick	1.092	4a		No	Recreation	None	100% Greenfield	Yes	No	No	No	No	No	River Valley	Few mature trees. No TPOs on site, but TPOs adjacent to the eastern boundary	No	No	Majority F21. V Small area F23b	3	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
KL003	Adjacent to the Old Smithy, Skipton Road	Kildwick	0.52	4a	18569	No	Grassland	None	100% Greenfield	Yes	No	No	No	No	No	River Valley	Trees on site.	No	No	F21	3	No	No	An access to NYCC standards could be formed (NYCC Highways).	No	Yes	N/A	Yes	Viable	Within 5 years	
KL004	Land north west of Priest Bank Road	Kildwick	0.832	4a		No	Agricultural	None	100% Greenfield	Yes	No	No	No	No	No	Intermediate Landscapes	Mature and newly planted trees on site.	Yes	Cluster on east boundary of site	F21	3	No	No	No issues raised.	Yes	Yes	N/A	Yes	Viable	Within 5 years	
KL005	Land to the east of Croft House Farm	Kildwick	1.447	4a	4620, 4590, 5360, 5780, 13208, 15178, 16064	No	Bronte foods building and agricultural land	Bronte foods buildings	Mostly Greenfield	Yes	No	No	No	No	No	Intermediate Landscapes	A few trees along north west boundary of the site.	No	Drain located adjacent to north east of site	F21	3	No	No	Access acceptable onto Main Road (NYCC Highways).	No	No	No evidence available	Yes	Viable	See Local Plan Housing Trajectory	
LA001	Land adjacent to Lodge Barn	Langcliffe	0.392	5		No	Storage	Storage building	Mostly Greenfield	No	No	No	No	No	No	River Valley	Single tree to the centre of the site.	No	No	F21	4	Site within 500m of a SSSI	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	No	No	N/A	Yes	Viable	N/A	
LA003	Land to the west of Langcliffe village	Langcliffe	1.84	5		No	Agricultural	None	100% PDL	50m buffer	Adjacent to Site	No	No	Yes	River Valley	Some trees on site	No	No	F21	4	No	No	Access is acceptable (NYCC Highways)	No	No	N/A	Yes	Viable	N/A		
LA004	Land west of Barrel Sykes	Langcliffe	2.014	5		Yes	Agricultural	None	100% Greenfield	50m buffer	Adjacent to Site (north and east)	No	No	No	River Valley	Some trees on site	No	Adjacent	F21 (F22 & 3 adjacent to site across road)	4 & Urban	No	No	Acceptable frontage on to the highway. (NYCC Highways)	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory		
LA005	Land west of Barrel Sykes (south field)	Langcliffe	0.811	5		No	Agricultural	None	100% Greenfield	50m buffer	Adjacent to Site (north and east)	No	No	No	River Valley	Some trees on site	No	Adjacent	F21 (F22 & 3 adjacent to site across road)	Urban	No	No	Acceptable frontage on to the highway. (NYCC Highways)	No	No	N/A	Yes	Viable	N/A		
LB005	Land to west of Burton Road, including Bank Cottages	Low Bentham	0.541	2		No	Residential on part of site, grassland	Residential dwellings on northern half of site	Mostly Greenfield (over half)	No	No	No	No	No	No	Excluded Settlement	Trees on southern and eastern parts of site	No	No	F21	3	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
LB007	Corner of Cross Lane and Burton Road	Low Bentham	0.56	2		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	High hedge around south and east	No	Small stream runs through southern part of site	F21	3	No	No	Access acceptable onto Cross Lane or Burton Road (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
LB008	East of Greenhead Farm, Cross Lane	Low Bentham	0.185	2		No	Residential on western half, overgrown field on eastern half	Residential dwellings on western half of site	Mostly Greenfield	No	No	No	No	No	No	Lowland Landscapes	Some trees on site	No	No	F21	3	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways). Map submitted in support of application shows an access route from track to Greenhead Farm, which was left when Greenhead Barn was converted.	Yes	No	No evidence available	Yes	Viable	N/A	
LB009	South of Greenhead Farm, Cross Lane/ Greenfoot Lane	Low Bentham	0.236	2		No	Grassland	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Number of attractive, mature trees around site boundary and within site.	No	Pond located on site	F21	3	No	No	The site is landlocked at present. Highways are unadopted, the site opposite has highways comments to bring highways to adoptable standards but this is in the long term.	Yes	No	No evidence available	Yes	Viable	N/A	
LB010	West of Greenfoot Lane	Low Bentham	0.367	2	16248	No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Some trees at south of site	No	Stream located adjacent to southern boundary	F21	3	No	No	Access acceptable onto Greenfoot Lane (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
LB011	Land at Greenhead, Cross Lane	Low Bentham	0.199	2	15552, 17369, 18616	No	Garden/small holding	Farm buildings	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Trees on site	No	Stream located adjacent to southern boundary	F21	3	No	No	Any highway issues resolved through planning application process.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
LB012	Wensley View, Low Bentham Road	Low Bentham	0.566	2		Yes	Residential dwelling and curtilage	Large detached house	Mostly Greenfield	No	No	No	No	No	No	Lowland Landscapes	No trees on site	No	No	F21	3	No	No	Access acceptable onto the B6480 (NYCC).	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
LB013	Low Bentham Primary School and associated land	Low Bentham	0.759	2		No	Former school building and associated playing fields	School building and small shed	Mostly Greenfield	No	No	No	No	No	No	Lowland Landscapes	Cluster of protected trees on eastern part of site, with a few trees to west and along boundary	Yes	Row on east part of site and along west boundary	F21	3	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
LB014	East of Hillside Road	Low Bentham	1.1	2		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	No trees on site	No	No	F21	3	No	No	No direct connection to the adopted highway (NYCC Highways). Land owner confirmed that an access point was maintained off Yew Tree Drive at the time of that development.	Yes	No	No evidence available	Yes	Viable	N/A	
LB015	North of Harley Close	Low Bentham	0.547	2		No	Grassland	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	No trees on site. Few along northern boundary.	No	Ellergill Beck adjacent to north of site. Beck will need consideration to ensure its banking is maintained.	F21	3	No	No	No issues raised.	Yes	No	No evidence available	Yes	Viable	N/A	
LB016	Harley Bank, Off Main Street	Low Bentham	0.107	2	6670, 11291	No	Vacant land	None	100% Greenfield	No	No	No	No	No	No	River Valley	No trees on site.	No	No	F21	3	No	No	Any highway issues resolved through planning application process.	Yes	Yes	N/A	Yes	Viable	Site Fully Developed	
LB017	Land to the west of Greenfoot Lane	Low Bentham	0.085	2	11941	No	Grassland	None	Mostly Greenfield	No	No	No	No	No	No	River Valley	No trees on site.	No	No	F21	3	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
LB018	Land between Low Bentham Road and railway line	Low Bentham	2.311	2		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Lowland Landscapes	Small row of trees along centre of site and some trees present along site boundary.	No	No	F21	3	No	No	The site is accessible from the B6480 (Low Bentham Road) and an access to NYCC standards could be formed (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	Within 5 years	
LB019	Land to south west of Crow Trees	Low Bentham	0.028	2		No	Private garden	Small shed	Mostly Greenfield	No	No	No	No	No	No	Excluded Settlement	Some trees along edges of the site. No TPOs	No	No	F21	3	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
LB020	Former Sedbergh Junior School	Low Bentham	4.93	2	11562	No	School buildings and school recreational land	School buildings	Mostly Greenfield	No	On Site	No	No	No	No	River Valley	Some trees on site, mainly at the edges	Yes	On northern edge of southern part of site	River Wenning adjacent to south of the site	Mainly F22, east of site in F23	3 and 4	No	No	The site is accessible from the B6480 (Low Bentham Road) and an access to NYCC standards could be formed. Part of the site has an existing access / use (NYCC Highways)	Yes	No	No evidence available	Yes	Viable	N/A
LB021	Land between Hillside Road and Ellergill	Low Bentham	0.494	2		No	Open field	None	100% Greenfield	No	Adjacent to Site	No	No	No	No	Lowland Landscapes	Trees on southern part of site and along site boundaries, including protected trees	Yes	Large wooded area on southern end of site	F21	3	No	No	No comments received to date.	Yes	No	No evidence available	Yes	Viable	N/A	
LB022	Town Head Farm, Burton Road	Low Bentham	0.142	2	7848, 11610, 14386, 15790	No	Agricultural	Vacant stone barn	100% Greenfield	No	No	No	No	No	No	Excluded Settlement	None	No	No	F21	3	No	No	NYCC Highways attached conditions to the planning consent. Any highway issues resolved through planning application process.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
LB023	Sandy Hill	Low Bentham	2.191	2		No	Agricultural/Residential	Farm house and farm buildings	Mostly Greenfield	No	No	No	No	No	No	Lowland Landscapes	Trees surrounding building in north east portion of site	No	No	F21	3	No	No	Access is acceptable. (NYCC Highways)	Yes	Yes	N/A	Yes	Viable	Within 5 years	
LB024	Recreation ground adjacent Burton Road	Low Bentham	0.195	2	16604, 17629	No	Disused recreation ground	None on site	100% Greenfield	No	No	No	No	No	No	Lowland Landscape	Surrounding site	Yes	One TPO to north east of site	F21	3	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
LB025	Low Bentham Primary School	Low Bentham	0.208	2	17640	No	Former school building and associated playing fields	School building and small shed	Mostly PDL	No	No	No	No	No	No	Lowland Landscapes	Cluster of protected trees on eastern part of site, with a few trees to west and along boundary	Yes	Row on east part of site and along west boundary	F21	3	No	No	Any highway issues resolved through planning application process.	Yes	No	No evidence available	Yes	Viable	See Local Plan Housing Trajectory	
LB026	Green Head Offices, Cross Lane	Low Bentham	0.143	2	18764	No	Office and commercial storage	Office, commercial storage	Mostly PDL	No	No	No	No	No	No	Lowland Landscape	Trees on site	No	No	F21	3	No	No	Any highway issues resolved through planning application process.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	



LD001	Land at Johnny's Croft, Rook Street	Lothersdale	0.178	5	8424, 18596	No	Scrub land	None on site	100% Greenfield	Yes	No	No	No	No	No	Intermediate Land	None	No	No	F21	4	No	No	No	Access is unacceptable as there is insufficient frontage. (NYCC Highways)	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A
LD002	Land to the south of The Fold	Lothersdale	8.504	5	14111, 15929	No	Agricultural	Stone outbuilding	100% Greenfield	Yes	No	No	No	No	No	Upland Landscapes	Couple of mature trees on site.	No	No	Lothersdale Beck runs through site. Majority FZ1. FZ2a runs along centre.	4	No	No	No	Acceptable onto main road. Access can be gained from main road through the village. Part of the site is behind existing building suitable for development with better access on to main road (NYCC Highways).	No	No	N/A	Yes	Viable	N/A
LD003	OS Field 0008, Between Rook Street and Low Lane	Lothersdale	0.74	5		No	Agricultural	Wooden sheds	100% Greenfield	Yes	Adjacent to Site	No	No	No	No	Intermediate Landscapes	Some mature trees and hedgerows on site.	No	No	Stansfield Beck adjacent to eastern boundary of site	FZ1	4	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	No	No	N/A	Yes	Viable	N/A
LD004	Land adjacent to Stone Croft	Lothersdale	0.135	5		No	Scrubland	None	100% Greenfield	No	No	No	No	No	Intermediate Landscapes	Mature trees on site.	No	No	FZ1	4	No	No	No	Access acceptable onto Lothersdale Road (NYCC Highways).	No	No	N/A	Yes	Viable	N/A	
LD005	Land at Brow Garage, north of Rook Street	Lothersdale	0.135	5	9409, 15618, 16902, 17852, 18577	No	Handstanding and garage building	Concrete garage	Mostly PDL	Yes	No	No	No	No	No	Intermediate Landscapes	Trees to SE corner of the site.	No	No	Stansfield Beck runs through south eastern corner of site	FZ1	4	No	No	Any highway issues resolved through planning application process.	No	No	N/A	Yes	Viable	See Local Plan Housing Trajectory
LD006	Land to the south of Rook Street	Lothersdale	0.199	5	8424, 18596	No	Agricultural	Sheds	Mostly Greenfield	Yes	No	No	No	No	Intermediate Landscapes	None	No	No	FZ1	4	No	No	No	Access is unacceptable as there is insufficient frontage. (NYCC Highways)	No	No	N/A	Yes	Viable	N/A	
LD007	Land adjacent to New Lane/Quarry Lane, south west of West Fold	Lothersdale	2.377	5		No	Agricultural	None	100% Greenfield	No	No	No	No	No	Intermediate Landscapes	Trees along the south east boundary of site (within). Row of trees with TPOs adjacent to north east boundary of site	No	No	FZ1	4	No	No	No	The site is landlocked as it is accessed via private land. (NYCC Highways)	No	No	N/A	Yes	Viable	N/A	
RA001	Hollies Croft	Rathmell	0.774	5		No	Agricultural	Large, traditional stone built barn	Mostly Greenfield	No	No	No	No	No	Upland Landscapes	Single tree on north west of site.	No	No	FZ1	3	No	No	No	Access acceptable onto Hesley Lane (NYCC Highways).	No	No	N/A	Yes	Viable	N/A	
RA003	Land north of Hesley Lane	Rathmell	1.023	5	1713, 13856, 15703, 16809	No	Agricultural	None	100% Greenfield	No	No	No	No	No	Upland Landscapes	No trees on site.	No	No	Small stream runs north to south through site	FZ1	3	No	No	No	Access acceptable onto Hesley Lane (NYCC Highways).	No	No	N/A	Yes	Viable	N/A
RA004	Land to south west of Gooselands	Rathmell	0.218	5	2798	No	Pasture	None	Mostly Greenfield	No	No	No	No	No	Upland Landscapes	Trees screen the site.	No	No	FZ1	4	No	No	No	Access acceptable onto Gooselands (NYCC Highways). Agent information - access would be from Gooselands or from an improved access to Main Road. Footpaths and street lighting were ruled out when Gooselands development was originally approved.	No	No	N/A	Yes	Viable	N/A	
RA005	Land to the north of Fairways, Hesley Lane	Rathmell	0.154	5	18664	No	Agricultural	None on site	100% Greenfield	No	No	No	No	No	Upland Landscapes	None	No	No	FZ1	3	No	No	No	The site is landlocked as it sits on unadopted highway (NYCC Highways).	No	No	N/A	Yes	Viable	N/A	
RA006	Land to the north of Beauty House, Main Street	Rathmell	0.794	5	14049, 16229, 16665	No	Equine therapy centre.	Range of farm buildings in operation as Northern Equine.	Mostly Greenfield	No	Adjacent to Site	No	No	No	No	Upland Landscapes	Mature trees on western fringes of site.	No	No	FZ1	3	No	No	No	Access is acceptable but part of the site is already developed (NYCC Highways).	No	No	N/A	Yes	Viable	See Local Plan Housing Trajectory
SC003	Depot west of Station House, off Skipton Road	Croschills	0.159	3		No	Employment	Poor quality red brick building and stone building of reasonable quality	100% PDL	No	No	No	No	No	Excluded Settlement	No trees on site	No	No	FZ1	3	No	No	No	Unadopted, visibility unacceptable A606B (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SC004	Land at corner of Skipton Road and Kighley Road	Croschills	0.266	3		No	Retail - antique/furniture shop	Large, brick built retail unit	100% PDL	No	No	No	No	No	Excluded Settlement	No trees on site	No	No	FZ1	3	No	No	No	No issues raised.	No	Yes	N/A	Yes	Viable	Within 5 years	
SC007	Land adjacent to Millstones, Baxter Wood	Croschills	0.606	3		No	Agricultural	None	100% Greenfield	No	No	No	No	No	Excluded Settlement	Mature trees on site	Yes	Along SE boundary	FZ1	3	No	No	No	Site does not include a sufficient frontage to enable an access to NYCC standards to be formed onto the public highway (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
SC013	Glusburn Institute and Sunnybank House, Colne Road	Glusburn	0.534	3		No	Residential, institute, car parking	Residential dwellings and institute on site	Mostly PDL	No	On site	No	No	No	Excluded Settlement	Trees on periphery of site	No	No	FZ2 on majority of site	3	No	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SC014	South and east of Hayfield Mills, Colne Road	Glusburn	1.882	3	6417, 11224	No	Employment curtilage	Associated works buildings to Mill adjacent	Mostly Greenfield	No	No	No	No	No	Part Intermediate Landscapes	Trees around edge of site, and to the south	Yes	Around south and east boundaries	Pond in southern section of site and Holme Beck adjacent to south and south west of site.	FZ2	3	No	No	No	The site has an existing use / access (NYCC Highways)	Yes	No	No evidence available	Yes	Viable	N/A
SC015	West of primary school, east of Hayfield Mills, Colne Road	Glusburn	0.78	3		No	Grassland	None	100% Greenfield	No	Adjacent to Site	No	No	No	Intermediate Landscapes	Trees on site.	No	No	FZ2	3	No	No	No	Access to the site is acceptable (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SC016	West of Beanlands Drive and east of Sunny Bank Road	Glusburn	0.85	3	7657, 7658, 8115, 8117, 8560	No	Grassland	Poor quality farm buildings	100% Greenfield	No	No	No	No	No	Excluded Settlement	Trees on site.	No	No	FZ1	3	No	No	No	No public access roads to site (farm strip at Beanlands Drive) (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SC017	Land north of Beanlands Drive, adjacent Beanlands Nursing Home	Glusburn	0.122	3		No	Grassland and trees	None on site	100% Greenfield	No	No	No	No	No	Excluded Settlement	Trees throughout site	Yes	TPOs dotted across site	FZ1	3	No	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SC018	Land at Townhead Allotments	Cross Hills	1.424	3		No	Allotments	Sheds	100% Greenfield	No	No	No	No	No	Intermediate Landscape	Trees on site	No	No	FZ2	3	No	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SC025	Land and premises, south of Bridge Road	Sutton	0.138	4a		No	Employment	Aire Valley Glass buildings	100% PDL	No	No	No	No	No	Excluded Settlement	Few small trees in north east corner of the site. No TPOs on site	No	No	FZ1	3	Site within 2km of an SPA or SAC	No	No	No issues raised.	No	No	No evidence available	Yes	Viable	N/A	
SC028	North of Bay Horse Inn, south of Wet Ings Lane	Sutton	0.121	4a		No	Agricultural	Farm buildings and yard	100% PDL	Yes	Adjacent to Site	No	No	No	Excluded Settlement	None	No	No	FZ1	4	Site within 2km of an SPA or SAC	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SC030	Works and land at Low Fold, Manor Way	Sutton	0.348	4a	15475	No	Employment	Poor quality industrial building	Mostly PDL	Yes	No	No	No	No	Excluded Settlement	Few trees on southern part of site.	No	No	FZ1	3	Site within 2km of an SPA or SAC	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SC033	Land east of High Street	Sutton	0.567	4a		No	Residential and grassland	Residential dwellings on western half of site	Mostly Greenfield (over half)	Yes	No	No	No	No	Excluded Settlement	Trees on eastern half of site	Yes	TPO on north-eastern part of site	FZ1	3	Site within 2km of an SPA or SAC	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SC034	North of Old Hall Road/West of Green Lane	Glusburn	3.318	3		No	Agricultural	Small barn on south east of site	100% Greenfield	No	No	No	No	No	Intermediate Landscapes	Trees on site.	No	No	FZ1	3	No	No	No	The site can be accessed from Old Hall Way (NYCC Highways).	No	Yes	N/A	Yes	Viable	Within 5 years	
SC035	East of Green Lane and west of Black Abbey Lane	Glusburn	3.028	3	8972, 9036, 11425, 15768	No	Agricultural	Garage	100% Greenfield	No	No	No	No	No	Intermediate Landscapes	Some trees to site edges, with a cluster on the western part of the site	Yes	On western boundary	FZ1	3	No	No	No	Access acceptable onto Green Lane. Any highway issues resolved through planning application process.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SC036	South of Lothersdale Road	Glusburn	1.242	3	18349	No	Agricultural	None	100% Greenfield	No	No	No	No	No	Upland Landscapes	No trees on site	No	No	FZ1	3	No	No	No	Access acceptable onto Lothersdale Road (NYCC Highways).	No	Yes	N/A	Yes	Viable	Within 5 years	
SC037	Land at Ashfield Farm, Skipton Road	Croschills	13.06	3	4656	Yes	Agricultural and residential	Variety of farm buildings converted for residential use	Mostly Greenfield	No	No	No	No	No	River Valley	Trees on site.	No	No	Stream runs north to south through part of site. Eastburn Beck adjacent to east of site	Western half FZ2a & FZ1, eastern half FZ2b	3	No	No	No	Access acceptable onto Skipton Road (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
SC039	Between Clayton Hall Road and Old Lane/ Holme Beck	Croschills	11.3	3		No	Agricultural	None	100% Greenfield	No	No	No	No	No	River Valley	Trees on site.	Yes	Along northern boundary of the site	Holme Beck adjacent to east of site	Majority of site FZ2b & 3a. 3b covers approx 1/3	3	No	No	No	The site is accessible from Clayton Hall Road and an access to NYCC standards could be formed (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A
SC040	Land south of Sutton Lane	Sutton	3.486	4a	15334, 16745	No	Agricultural land	None	100% Greenfield	No	No	No	No	No	Intermediate Landscapes	Trees along eastern boundary, with some trees on southern part of site.	Yes	Down centre of site along field boundary	FZ1	3	No	No	No	Acceptable onto Sutton Lane (visibility to the left on leaving the site is poor) (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SC041	East of Holme Lane and north of Holme Beck	Sutton	4.151	4a	3595	No	Agricultural	None	100% Greenfield	No	No	No	No	No	River Valley	Trees along southern boundary, a few trees in centre of site, hedgerows dividing fields within sites.	No	No	Holme Beck adjacent to south of site	North FZ2b, south FZ2a	3	No	No	No	An access to NYCC standards could be formed (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A
SC042	West of Holme Lane and north of Holme Beck	Sutton	0.89	4a		No	Grassland	None	100% Greenfield	No	No	No	No	No	Intermediate Landscapes	Trees along southern boundary of the site, not on the site.	No	No	Holme Beck adjacent to south of site	FZ2a	3	No	No	No issues raised.	No	No	No evidence available	Yes	Viable	N/A	
SC043	West of Holme Lane and south of Holme Beck	Sutton	2.747	4a	12210, 17442, 17893	No	Agricultural	None	100% Greenfield	50m buffer	No	No	No	No	Intermediate Landscapes	Trees along northern boundary of the site, with a cluster on the southern boundary.	Yes	Along the northern boundary	Holme Beck adjacent to north of site	FZ1 with small part FZ2a along northern boundary.	3	No	No	No	Access acceptable onto Holme Lane and Hazel Grove (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A
SC044	West and north of Hazel Grove Road, south of Holme Beck	Sutton	3.402	4a		No	Agricultural	None	100% Greenfield	No	No	No	No	No	Intermediate Landscapes	Trees along northern and southern boundary with some trees to centre	Yes	In centre of site and cluster to southern boundary	FZ1	3	No	No	No	Access acceptable onto Bent Lane (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SC045	North-west of Crag Lane and south of Bent Lane	Sutton	0.588	4a		No	Agricultural	None	100% Greenfield	No	No	No	No	No	Intermediate Landscapes	Trees on site	No	No	FZ1	3	Site within 2km of an SPA or SAC	No	No	Crag Lane unadopted (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	

SC046	South-east of Crag Lane, adjacent to Crag Close	Sutton	1.61	4a	424	No	Grassland	None	100% Greenfield	No	No	No	No	No	No	Intermediate Landscapes	Trees along north, east and west boundaries, with a couple to centre	Yes	Along north, east and west boundaries	Long Dyke adjacent to east of site.	FZ1	3	No	Site within 2km of an SPA or SAC	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense. Crag Lane is a dirt track gain existing local network is not suitable for large development (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A
SC047	The Acres	Sutton	2.423	4a		No	Residential, grassland and agricultural	Residential dwellings and farm buildings	Mostly Greenfield	No	No	No	No	No	No	Intermediate Landscapes	Trees and hedgrows dispersed throughout site	Yes	On north and east boundary	None - Long Dyke beyond western boundary	FZ1	3 and 4	No	Site within 2km of an SPA or SAC	No	No	Highways deem that Developer may have a reasonable chance of being able to provide an adaptable link to the highway. (NYCC Highways)	No	Yes	N/A	Yes	Viable	Within 5 years
SC048	Gott Hill Farm, east of Eilers Road	Sutton	2.413	4a	15358, 18195	No	Agricultural	Farm buildings	Mostly Greenfield	50m buffer	No	No	No	No	No	Intermediate Landscapes	Line of trees present along south east and south west of site.	No		No	FZ1	4	No	Site within 2km of an SPA or SAC	No	No	Access acceptable onto Harper Grove - Not suitable network for large development, possible ransom strips (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A
SC050	Land north of Holme Beck and south of existing school	Sutton	2.29	4a		No	Agricultural	None	100% Greenfield	No	No	No	No	No	River Valley	Trees on site	No		Holme Beck adjacent to south of site	Majority FZ3a, part FZ3b.	3	No	No	No	No	This site is landlocked as there is no access to highways. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SC051	Cricket Ground, off Corn Mill Walk	Sutton	1.184	4a		No	Sports facility	None	100% Greenfield	No	No	No	No	No	Intermediate Landscape	Trees on periphery of site	Yes	TPO on western and northern boundary	Beck to north of site	FZ3b	3	No	Site within 2km of an SPA or SAC	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SC052	Bounded by railway, Baxter Wood/Park Rd and Station Rd	Croshills	7.332	3		No	Agricultural	None	100% Greenfield	No	No	No	No	No	River Valley	Trees on site	No		Large area of water on site. Spring on site.	Majority FZ1. Partly FZ2 and FZ3a.	3	No	No	No	No	Access is acceptable from the western frontage but not from Baxter Wood. (NYCC Highways)	Yes	No	No evidence available	Yes	Viable	N/A	
SC055	Land bounded by Green Lane, Ryecroft Rd, Black Abbey Lane	Glusburn	3.36	3		No	Residential and grassland	Some residential properties	Mostly Greenfield	No	Adjacent to Site	No	No	No	Intermediate Landscapes	Trees on site, mainly near to site edges	Yes	Cluster on south west boundary of site	No	FZ1	3	No	No	No	No	The site can be accessed from Luthersdale Road / Green Lane and an access to NYCC standards could be formed (NYCC Highways)	Yes	Yes	N/A	Yes	Viable	Within 5 years	
SC056	East of Riparian Way	Croshills	2.541	3	8571	No	Part industrial, part grassland	Industrial sheds under construction	Mostly Greenfield	No	No	No	No	No	River Valley	Trees present along site boundary	Yes	On NW and SW boundary	Stream on western side of site. Small stream running through site (north to south). Beck adjacent to east of site.	FZ2b covers entire site	3	No	No	No	No	Acceptable onto existing industrial Estate road all subject to Section 38 agreement (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SC057	Land at Little Croft, West Lane	Sutton	0.537	4a	1465, 2056, 13537, 14652	No	Residential	Residential dwellings on site	Mostly Greenfield	No	No	Yes	No	No	Intermediate Landscapes	Trees along north, east and west boundaries of the site	Yes	Cover northern tip of site	No	FZ1	4	No	Site within 2km of an SPA or SAC	No	No	No issues raised.	No	Yes	N/A	Yes	Viable	Site Fully Developed	
SC058	Land adjacent to The Old Cornmill, Malis School	Glusburn	1.723	3	13633, 14460, 17097, 17098	No	Agricultural	None	100% Greenfield	No	Adjacent to Site	No	No	No	Intermediate Landscapes	Dense tree cover along site boundaries, a few trees to centre of site.	No		Glusburn Beck adjacent to north of site	Majority FZ1. Small area of FZ2 and FZ3a to north	3	No	No	No	No	Part of SC085	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory (part of SC085)	
SC059	Former Farmyard and Workshops, Malis School	Glusburn	0.796	3	13634, 14387, 17097, 17098	No	Car park, driveway and grassland associated with school	None	Mostly Greenfield	No	Adjacent to Site	No	No	No	Intermediate Landscapes	Several trees on eastern part of site and along western site boundary.	No		Glusburn Beck adjacent to west of site	FZ1	3	No	Site within 2km of an SPA or SAC	No	No	Part of SC085	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory (part of SC085)	
SC060	Land north of the A6068, Colne Road, Malis School	Glusburn	0.703	3	13633, 14460, 17097, 17098	No	Grassland	None	100% Greenfield	No	Adjacent to Site	No	No	No	Intermediate Landscapes	Dense tree cover around inner edges of the site.	No		No (pond to west of site).	FZ1	3	No	Site within 2km of an SPA or SAC	No	No	Part of SC085	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory (part of SC085)	
SC061	Land to west of Glusburn Corn Mill	Glusburn	1.078	3		No	Grassland	None	Mostly Greenfield	No	No	No	No	No	Intermediate Landscapes	Trees on site	No		Site bounded by Glusburn Beck and sluice for beck	Majority FZ2 and 3a. Remainder FZ1	3	No	No	No	No	Access acceptable onto Corn Mill (NYCC Highways).	Yes	Yes	N/A	Yes	Viable	Within 5 years	
SC062	Land to the North of Colne Road and west of Banglow road.	Glusburn	0.195	3		No	Garden	Small garden sheds	Mostly Greenfield	No	No	No	No	No	Intermediate Landscapes	Several small trees dispersed throughout southern part of the site.	No		No	FZ1	3	No	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense - local network is not adopted (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
SC065	Land to east of 1 High Malis	Glusburn	0.313	3		No	Garden	Some lean to buildings and greenhouses	Mostly Greenfield	No	No	No	No	No	Intermediate Landscapes	Several trees dispersed throughout site.	No		No	FZ1	3	No	Site within 2km of an SPA or SAC	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SC066	Land west of Greenroyd Drive	Sutton	0.571	4a	18753	No	Garden, grassland and one residential unit	One dwelling and small shed	100% Greenfield	Yes	Adjacent to Site	No	No	No	Intermediate Landscapes	Garden trees/containers	No		No	Majority FZ1, small area to west FZ2/3a	4	No	Site within 2km of an SPA or SAC	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways). Highways Comments 2016 - Acceptable but garden to number 32 would need hard surfacing to provide replacement off road parking.	No	No	No evidence available	Yes	Viable	N/A	
SC067	Land adjacent to Lingah Farm, off Baxter Wood	Glusburn	0.126	3	15507	No	Grassland	None	100% Greenfield	No	No	No	No	No	Intermediate Landscapes	Trees present along the southern boundary of the site.	No		No	FZ1	3	No	No	No	No	Any highway issues resolved through planning application process.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SC069	Land to the east of Throble Nest Farm	Sutton	2.92	4a		No	Agricultural	None	100% Greenfield	No	No	No	No	No	Intermediate Landscapes	Row of trees along centre of the site separating the fields.	No		Small stream runs along eastern and western site boundaries	FZ1	4	No	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SC070	Land to the West of Green Lane	Glusburn	0.173	3	16016, 17488	No	Agricultural	None	100% Greenfield	No	No	No	No	No	Intermediate Landscapes	No trees on the site.	No		No	FZ1	3	No	No	No	No	Any highway issues resolved through planning application process.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SC071	Ling Haw Hill, Cononley Road	Croshills	0.93	3	17327, 18104	No	Agricultural	None	100% Greenfield	No	No	No	No	No	Intermediate Landscape	Couple of trees along site boundary	No		No	FZ1	3	No	No	No	No	Acceptable with access between 5m and 15m from southern boundary (NYCC Highways)	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SC072	Garage site off Colne Road	Glusburn	0.125	3	17300, 18377	No	Garages	Garages	100% PDL	No	No	No	No	No	Intermediate Landscapes	None	No		No	FZ2	3	No	No	No	No	Works will be required to improve the existing major road and extend existing footway/street lighting to serve the site. (NYCC Highways)	No	No	No evidence available	Yes	Viable	See Local Plan Housing Trajectory	
SC073	Land between 11 and 13 Harper Grove	Sutton	0.076	4a	14186, 17316	No	Scrubland	None	100% Greenfield	No	No	No	No	No	Excluded Settlement	None	No		No	FZ1	4	No	Site within 2km of an SPA or SAC	No	No	Access is acceptable. (NYCC Highways)	No	No	No evidence available	Yes	Viable	See Local Plan Housing Trajectory	
SC074	Land to the east of Harper Grove (Harper's Wood)	Sutton	3.052	4a		No	Agricultural	None	100% Greenfield	No	No	No	No	No	Intermediate Landscapes	Through out and on edge of site	Yes	North east boundary of site	No	FZ1	4	No	No	No	No	The site is landlocked although access could be gained through SC073, however we cannot rely on SC073 to be developed, and therefore the site is not currently accessible. A Transport Assessment would be required. (NYCC Highways)	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SC075	Salt Pie Farm	Sutton	0.236	4a	13376, 14362	No	Agricultural buildings and land	Farm house and various farm buildings	Mostly PDL	No	No	No	No	No	Intermediate Landscapes	Some trees along site boundary	Yes	On south west corner of the site	No	FZ1	4	No	No	No	No	No	Any highway issues resolved through planning application process.	No	No	No evidence available	Yes	Viable	Site Fully Developed
SC076	16-18 Albert Street	Sutton	0.021	4a	8463, 9440, 12478	No	Garden and garage building	Existing Garage building	100% Greenfield	No	No	No	No	No	Excluded Settlement	Garden plants.	No		No	FZ1	N/A	No	No	No	No	No	Any highway issues resolved through planning application process.	No	No	No evidence available	Yes	Viable	Site Fully Developed
SC077	Land at High Beeches	Sutton	0.0997	4a		No	Woodland	One detached dwelling on site. Requires site visit, google street view not available.	100% Greenfield	No	No	No	No	No	Intermediate Landscapes,	This site appears to be entirely woodland.	No		Watercourse to the North and West of site boundary.	FZ1. Low vulnerability from surface water flooding.	4	No	Site within 2km of an SPA or SAC	Important woodland area to the East	No	No	The site is landlocked as it adjoins private land and is therefore not connected to an adopted highway. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A
SC078	19-25 Main Street	Croshills	0.116	3	6117, 6534, 7532, 8578, 11201, 11758, 17650	No	Former print works	2 storey terrace of buildings fronting Crosshill Main Street. Front of building regular stone, rear pebble dashed and red brick.	100% PDL	No	No	No	No	No	Excluded Settlement	None	No			No	FZ1	N/A	No	No	No	No	NYCC Highways recommended that any permission should be conditional, with conditions specifying the details of the access and visibility splay and the provision and maintenance of the rear parking area. Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
SC079	The Balgray, West Lane	Sutton	0.382	4a	14940, 15532, 16510	No	Grassland	None on site	100% Greenfield	No	No	No	No	No	Intermediate Landscapes	Several trees on site, trees border most of the site.	No		Water course running along western boundary.	FZ1	4	No	Site within 2km of an SPA or SAC	No	No	Access is acceptable for 1 more dwelling, if any more dwellings are proposed the site access would need to be upgraded to an adoptable standard. (NYCC Highways)	No	Yes	N/A	Yes	Viable	Site Fully Developed	
SC080	Rear of Bay Horse Pub	Sutton	0.218	4a	18601, 18879	No	Pub, Car park and grassland	Grade II listed building (Pub) on site	Mostly PDL	Yes	On Site	No	No	No	Excluded Settlement	Trees in garden surrounding car park.	Yes	5 TPOs on northern edge of site	Beck to the North, not on site.	FZ2 in south-west corner	4 (majority), 3 (on northern part of site)	No	No	No	No	Visibility at this site is acceptable and trade off would also be taken into consideration. (NYCC Highways)	No	No	No evidence available	Yes	Viable	See Local Plan Housing Trajectory	
SC081	Land off Colne Road (A6068)	Glusburn	0.331	3	17945	No	Agricultural	None	100% Greenfield	No	Adjacent to Site	No	No	No	Intermediate Landscapes	Two trees on north-eastern edge of site	No		No	FZ1	3	No	No	No	No	Access to this site is acceptable. (NYCC Highways)	Yes	Yes	N/A	Yes	Viable	Within 5 years	
SC082	Hayfield Mill, Colne Road	Glusburn	2.542	3	6417	No	Employment	Mill buildings and associated works	100% PDL	No	Adjacent to Site	No	No	No	Intermediate Landscapes (partial)	None	No		No	FZ3a&b on site	3	No	No	No	No	There is enough acceptable frontage at the site and there will be trade off. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SC083	Land at Bridge End House	Glusburn	0.387	3	14372, 14668, 14986, 16251, 18842	No	Agricultural	None	100% Greenfield	No	No	No	No	No	Intermediate Landscapes	Few trees on perimeter	Yes	TPOs on northern edge of site (but not within site boundary)	Glusburn beck on northern edge (just within site)	FZ2 & 3 border northern edge of site	3	No	No	No	No	This site is landlocked unless you can gain access through the ransom strip. Visibility at the site is good. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SC084	Land formerly occupied by Yeardon House, Croft Hill	Sutton	0.313	4a		No	Brownfield (recently cleared)	None (recently cleared)	100% PDL	50m buffer	No	No	No	No	Excluded Settlement	None	No		No	FZ2 & 3	3	No	Site within 2km of an SPA or SAC	No	No	Access is acceptable. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	



SG085	Land at Malis	Gluburn	12.66	3	13633, 13634, 14087, 14460, 17097, 17098	Yes	School and grounds	School buildings	Half PDL half Greenfield	No	On Site	No	No	No	No	Intermediate Landscapes	Tree on site	Yes	Entire site is covered by a TPO	Beck to north and west of site pond on site with watercourse running out of to beck	F22 and F23 to north and west of site (northern site F22&3 encroaches onto shed)	3	No	Site within 2km of an SPA or SAC (southern half)	No	No	Acceptable visibility (NYCC Highways)	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
SG086	Land south of Willow Garth Avenue	Cross Hills	0.458	3		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	River Valley	None	No	No	F21 F22 to north-west tip of site.	F21 F22 to north-west tip of site.	3	No	No	No	Access is acceptable with access from southern end of the existing. (NYCC Highways)	No	Yes	N/A	Yes	Viable	Within 5 years	
SG087	St Peter's Methodist Church, Main Street	Cross Hills	0.18	3	17555, 18527	No	Church	Church	100% PDL	No	No	No	No	No	No	Excluded Settlement	None	No	No	F21	F21	3	No	No	No	Any highway issues resolved through planning application process.	Yes	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SG001	Land east of Stackhouse Lane	Giggleswick	0.2	4b		No	Agricultural	None	100% Greenfield	No	No	No	No	No	Yes	River Valley	Trees on site	No	No	F23b covers entire site	F23b covers entire site	4	No	Site within 500m of a SSSI	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A
SG004	South of Church Street, east of Terns Street	Giggleswick	0.348	4b		No	Grassland	Small storage shed with room above	Mostly Greenfield	Yes	Adjacent to Site	No	Adjacent	Yes	No	Excluded Settlement	Trees on site	No	No	Terns Beck adjacent to north western boundary of site.	F21. Part of the site has low vulnerability to surface-water flooding; adjacent land/street has low and medium vulnerability.	Urban	No	Site within 500m of a SSSI	No	No	This site is unacceptable as there is no visibility to the east. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A
SG008	Land east of Bankwell Rd	Giggleswick	0.28	4b	17348	No	Garden	None	100% Greenfield	50m buffer	Adjacent to Site	No	No	No	No	Excluded Settlement	Trees on periphery of site	No	Adjacent to site	F21	F21	Urban	No	No	No	Any highway issues resolved through planning application process.	No	No	No evidence available	Yes	Viable	See Local Plan Housing Trajectory	
SG010	Between Raines Road and Terns Street	Giggleswick	0.384	4b	11643, 13439	No	Gardens and Grassland	None	Mostly Greenfield	Yes	Adjacent to Site	No	Adjacent	Yes	No	Excluded Settlement	Trees on site.	No	No	Terns Beck adjacent to north eastern boundary	F21. Some land in the north-eastern part of the site has low vulnerability to surface-water flooding.	Urban	No	No	No	No issues raised.	No	Yes	N/A	Yes	Viable	Site Fully Developed	
SG011	Castleberg Hospital, Raines Road	Giggleswick	1.154	4b		No	Hospital and grounds	Hospital and ancillary buildings	Mostly PDL	Yes	No	No	No	No	No	Excluded Settlement	No trees on site	No	No	F21	F21	Urban	No	No	No	An access to NYCC Highways could be formed (NYCC Highways).	No	Yes	N/A	Yes	Viable	Within 5 years	
SG012	South Part of Eshtons Field	Giggleswick	2.575	4b		No	School recreational ground	MUGA, sports pavilion and stores	Mostly Greenfield	50m buffer	No	No	No	No	No	Excluded Settlement	Trees on periphery of site	No	No	F21. Low and medium vulnerability to surface-water flooding and within Critical Drainage Area identified in the SFRA.	F21. Low and medium vulnerability to surface-water flooding and within Critical Drainage Area identified in the SFRA.	Urban	No	No	No	This site has a suitable access onto Raines Road. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SG013	South of Junction of Lords Close and Bankwell Road	Giggleswick	0.251	4b	11640, 15013	No	Residential	Residential dwellings on site	100% PDL	No	No	No	No	No	No	Excluded Settlement	South west corner of site	Yes	TPO on south west corner of site	F21	F21	Urban	No	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	Site Fully Developed	
SG014	Land adjacent to Lord's Close and Sandholme Close	Giggleswick	0.934	4b		Yes	School playing field	None	100% Greenfield	No	No	No	No	No	No	Excluded Settlement	Few trees to corners of site	No	No	F21. No vulnerability to surface-water flooding, but not far from a Critical Drainage Area (Baines Road) to the west.	F21. No vulnerability to surface-water flooding, but not far from a Critical Drainage Area (Baines Road) to the west.	Urban and 3	No	No	No	No issues raised.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SG015	South of Riverside and north of school playing fields	Giggleswick	0.359	4b		No	Shrubland	None	100% Greenfield	No	No	No	No	No	No	Excluded Settlement	Cluster of trees on east and west parts of site	Yes	North west corner of site	F21. No vulnerability to surface-water flooding.	F21. No vulnerability to surface-water flooding.	Urban	No	No	No	The site can use the existing access. (NYCC Highways)	No	Yes	N/A	Yes	Viable	Within 5 years	
SG017	Townhead (Phase II), Townhead Way	Settle	0.414	2	5453	No	Agricultural land	None	100% Greenfield	50m buffer	No	No	No	Yes	No	Excluded Settlement	Some small trees along western boundary.	No	No	F21. Low vulnerability to surface-water flooding.	F21. Low vulnerability to surface-water flooding.	Urban and 4	No	No	No	Acceptable subject to there not being a ransom strip. (NYCC Highways)	No	Yes	N/A	Yes	Viable	Within 5 years	
SG018	NYCC Depot, north of King's Mill	Settle	0.526	2	3585, 4059, 4669	No	Highways Depot	Storage sheds	100% PDL	No	Adjacent to Site	No	No	No	No	Excluded Settlement	No trees on site	No	No	River Ribble adjacent to west of the site.	F23a	Urban	No	No	No	Access can be gained from Kings Mill Lane. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SG020	Allotments west of Cammock Lane	Settle	1.494	2		No	Allotments	Sheds	100% Greenfield	50m buffer	No	No	No	No	No	River Valley	Trees on site	No	No	River Ribble runs along western boundary of site	F23a&b in north-western corner of site	4/Urban	No	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable Withdrawn from SHLAA	No	N/A	
SG021	Land to the rear and west of the Ambulance Station, off Cammock Lane	Settle	0.837	2		Yes	Agricultural	None	100% Greenfield	No	No	No	No	No	No	River Valley	Mature protected trees on site	Yes	North west part of site	F21	F21	3	No	No	No	Acceptable subject to whether or not there is a ransom strip. Could possibly gain access from Cammock Lane but visibility around the bend could alter this judgment. (NYCC Highways)	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SG023	Land south of Settle, between Skipton Road and Railway	Settle	1.019	2		No	Agricultural	Small barn	100% Greenfield	No	No	No	No	No	No	River Valley	Few mature trees on site	No	Adjacent to southern and western boundaries of site	Runley Beck runs north to south through site	F21 (some surface-water flooding - SFRA)	3	No	No	No	The site has an existing use / access (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SG025	Land to the south of Ingfield Lane	Settle	11.433	2	17188, 18067	Yes	Agricultural	None	100% Greenfield	50m buffer	Adjacent to Site	No	No	Yes	No	River Valley	Few trees, mainly close to site boundary	Yes	On north and north east of site, close to boundary	F21. Parts of the site have low, medium or high vulnerability to surface-water flooding. Location is a Critical Drainage Area.	F21. Parts of the site have low, medium or high vulnerability to surface-water flooding. Location is a Critical Drainage Area.	3	No	No	No	Access acceptable onto Skipton Road or Austwick Close.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SG026	Land south of the Falcon Hotel, Skipton Road	Settle	0.341	2	12160, 12161	No	Gardens including bowling green	None	100% Greenfield	No	Adjacent to Site	No	No	No	No	Excluded Settlement	Few trees on western part of site	Yes	On west of site, close to the boundary	F21	F21	3	No	No	No	An access could be developed off Falcon Manor's existing land or Ingfield Estate. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SG027	Land to the south of Brockhole View and west of Brockhole Lane	Settle	0.559	2	13051, 16414, 17447	Yes	Agricultural	None	100% Greenfield	No	No	No	No	Yes	No	River Valley	No trees on site.	No	No	F21	F21	3 and 5	No	No	No	Acceptable onto Ingfield Close. Minor works may be required to extend existing footway/ street lighting to serve the site. Will need to be determined by a traffic assessment and/or travel plan. (NYCC Highways)	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SG028	South of Brockhole View and west of Brockhole Lane	Settle	1.133	2	5/6/2/19/E	No	Residential and agricultural	Residential dwelling on site	Mostly PDL	No	No	No	No	No	No	Excluded Settlement	None	No	No	F21	F21 (south-eastern part of site)	Urban/S	No	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SG029	CDC garaging and car parking, Ingfield Lane	Settle	0.17	2	11237, 11789	No	Garage/Car Park	Garages	Mostly PDL	50m buffer	No	No	No	Yes	No	Excluded Settlement	Trees on site.	No	No	F21	F21	Urban and 5	No	No	No	No issues raised.	No	No	No evidence available	Yes	Viable	N/A	
SG030	Elderly persons home, Lower Greenfoot	Settle	0.619	2	11237, 11789	No	Elderly persons home and surrounding grassland	Existing single storey elderly persons home	Mostly PDL	50m buffer	No	No	No	Yes	No	Excluded Settlement	Trees on site	No	No	F21. The Lower Greenfoot access road has low and medium vulnerability to surface-water flooding.	F21. The Lower Greenfoot access road has low and medium vulnerability to surface-water flooding.	Urban	No	No	No	An access to NYCC standards could be formed (NYCC Highways).	No	Yes	N/A	Yes	Viable	Site Fully Developed	
SG031	Access road and amenity area, Ingfield Lane	Settle	0.231	2	11237, 11789	No	Road and grass verge	None	Mostly Greenfield	Adjacent	No	No	No	Yes	No	Excluded Settlement	Trees on site	No	No	F21. Access roads, including northwest edge of site, have low vulnerability to surface-water flooding.	F21. Access roads, including northwest edge of site, have low vulnerability to surface-water flooding.	Urban	No	No	No	Adopted highway - not applicable (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SG032	Car park, off Lower Greenfoot and Commercial Street	Settle	0.412	2		Yes	Public Car Park	None	Mostly PDL	Yes	No	No	No	No	No	Excluded Settlement	Trees along site boundaries	No	No	F21. Low vulnerability to surface-water flooding.	F21. Low vulnerability to surface-water flooding.	Urban	No	No	No	No issues raised.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SG035	West Yorkshire Garage, Duke Street	Settle	0.16	2		Yes	Service station and car showroom	Service station, car showroom and office buildings	100% PDL	Yes	Adjacent to Site	No	No	No	No	Excluded Settlement	No trees on site	No	No	F21	F21	Urban	No	No	No	Access acceptable onto High Hill Grove Street.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SG042	NYCC Depot, Kirkgate	Settle	0.245	2		Yes	Unused Highways Depot	Storage building	100% PDL	Yes	Adjacent to Site	No	No	No	No	Excluded Settlement	No trees on site	No	No	F21. Low vulnerability to surface-water flooding.	F21. Low vulnerability to surface-water flooding.	Urban	No	No	No	Poor visibility west at Quaker Garth. Access through site SG052 (Whitefriars Car-Park) is better (NYCC Highways). Highways 2016 - Acceptable with access through Church Street car park.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SG046	East of Castleberg Hospital, Raines Road	Giggleswick	0.24	4b	3824, 9446, 11493	No	Vacant storage barns	Storage barns/ old storage prefabricated sheds	Mostly PDL	Yes	No	No	No	No	No	Excluded Settlement	Trees on site	No	No	Terns Beck adjacent to east of site	F21	F21	Urban	No	No	No	There is enough frontage available to the centre, however minor improvements may be required. (NYCC Highways)	No	Yes	N/A	Yes	Viable	Site Fully Developed



SG084	Land to east of A65 and north of Gildersleets	Giggleswick	2.427	4b		No	Agricultural	None	100% Greenfield	No	No	No	No	No	River Valley	Trees and hedges surrounding field boundaries	No	No	F21	3	Site within 500m of a SSSI	No	No	Acceptable but access should not be direct off A65. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A
SG085	Land to the west of Raines Road	Giggleswick	1.083	4b	13807, 14217, 15285, 16922, 17660	No	Agricultural	None	100% Greenfield	No	No	No	No	No	River Valley	Trees and hedges surrounding field boundaries	No	No	F21. A small area has low vulnerability to surface water flooding. Not far from Critical Drainage Area (Raines Road) to NE.	3	No	No	No	The top of the site is committed as well as half of the bottom of the site has gone in for planning permission (11/2016/17460). The site would have acceptable access through the approved site above. (NYCC Highways)	No	Yes	N/A	Yes	Viable	Within 5 years
SG086	Land to the east of Raines Road and immediately south of Brackenber Close	Giggleswick	0.936	4b	17661	No	Agricultural	None	100% Greenfield	No	No	No	No	No	River Valley	Trees and hedges surrounding field boundaries	No	Eastern end of site	F23&3 at eastern end of site.	3	No	No	No	Acceptable visibility on to Raines Road. (NYCC Highways)	No	Yes	N/A	Yes	Viable	Within 5 years
SG087	Land to the east of Raines Road	Giggleswick	2.337	4b		No	Agricultural	None	100% Greenfield	No	No	No	No	No	River Valley	Trees and hedges surrounding field boundaries	No	Eastern end of site	F23&3 at eastern end of site.	3	No	No	Unacceptable insufficient frontage. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SG088	Land to the south of Station Road	Giggleswick	0.293	4b	18744	No	Agricultural	None	100% Greenfield	No	No	No	No	No	River Valley	Trees and hedges surrounding field boundaries	No	No	F23&3	3	No	No	Possible access on the inside of the bend. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SG089	Land at Kirkgate	Settle	0.257	2	16101	No	Grassland	None	100% Greenfield	Yes	Adjacent to Site	No	No	No	Excluded Settlement	Some trees on site	Yes	2 TPOs in south-east corner of site	F21	Urban	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK001	Land to east of Grassington Rd, properties 10-12	Skipton	0.814	1		No	Residential	Residential dwellings on site	Mostly Greenfield	Yes	No	No	No	No	Excluded Settlement	Trees on site	No	No	F21	Urban	No	No	The site has an existing use (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SK004	Former nursery east of 1a The Bailey	Skipton	0.17	1		No	Grassland	None	100% Greenfield	Yes	Adjacent to Site	No	No	No	Excluded Settlement	No trees on site.	No	No	F21	Urban	No	No	No visibility. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SK007	High Trees and The Paddock, The Bailey	Skipton	1.432	1	4832, 6601, 6899, 13482, 13490, 13494, 6123, 8033, 8251, 11633	No	Residential	Residential dwellings on site	100% PDL	Yes	Adjacent to site	No	No	No	Excluded Settlement	Trees on site	Yes	TPOs across majority of site	F21	Urban	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	Site Fully Developed	
SK009	Chinthurst Guest House	Skipton	0.162	1	1876, 2333, 5508, 5704, 6620, 15536, 16865	No	Guest House	Former old persons home, now guest house and bungalow to rear	Mostly PDL	Yes	Adjacent to Site	No	No	No	Excluded Settlement	Trees throughout site	Yes	Clusted in SW part of site	F21	Urban	No	No	Visibility is acceptable. (NYCC Highways)	No	No	No evidence available	Yes	Viable	Site Fully Developed	
SK010	Peter Watson garage site, Otley Road	Skipton	0.197	1		No	Employment - Vehicle repair garage	Vehicle repair garage	Mostly PDL	Yes	No	No	No	No	Excluded Settlement	No trees on site	No	No	F21	Urban	No	No	The site can use the existing access. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SK013	East of Aldersley Avenue and south of Moorview Way	Skipton	7.777	1	17313	Yes	Agricultural	Shed Structures	100% Greenfield	No	No	No	No	No	Moorland	A few trees on site, mainly to the south and NW boundaries.	No	Jenny Beck on site	F21	4	No	No	The site is accessible from several points off Moorview Way (NYCC Highways).	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK014	Land to rear of 33 Lytham Gardens	Skipton	0.046	1		No	Residential and garden	Residential dwelling on site	Mostly Greenfield	No	No	No	No	No	Excluded Settlement	Trees dispersed throughout site in residential garden	No	No	F21	4	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SK015	Cefn Glas and land to south-east, Shortbank Road	Skipton	1.132	1		Yes	Residential curtilage, garages and surrounding scrubland	Existing large house, outbuildings, dilapidated garages	Mostly Greenfield	No	No	No	No	No	Moorland	Trees on site.	No	Pond to south east corner of site	F21	4 and 5	No	No	The site is accessible from Shortbank Road. An access to NYCC standards could be formed (NYCC Highways).	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK016	Land south of Shortbank Close	Skipton	0.299	1		No	Grassland and car parking	None	100% Greenfield	No	No	No	No	No	Excluded Settlement	Trees covering majority of site	Yes	Along southern part of site	F21	Urban	No	No	No issues raised.	No	No	No evidence available	Yes	Viable	N/A	
SK018	Land west of Whinny Gill Rd (garages)	Skipton	0.101	1	9994	No	Garages	Garages	Mostly PDL	No	No	No	No	No	Excluded Settlement	Few small trees on site	No	No	F21	Urban	No	No	Acceptable onto Whinny Gill Road (NYCC Highways).	No	Yes	N/A	Yes	Viable	Within 5 years	
SK020	Land at the Toll House, Shortbank Road	Skipton	0.1	1		No	Residential	Residential dwelling on site	Mostly PDL	No	On Site	No	No	No	Excluded Settlement	Dense tree cover to east of site	No	No	F21	Urban	No	No	No issues raised.	No	No	No evidence available	Yes	Viable	N/A	
SK021	South of Shortbank Road, north of Greatwood Avenue	Skipton	3.03	1	7055	No	Grassland. Residential on north of site.	Residential dwellings on north of site.	Mostly Greenfield	No	No	No	No	No	Excluded Settlement	Some trees along site boundaries and in two rows to centre	No	Little Brook stream along NE edge of site.	F21	Urban	No	No	An access to NYCC standards could be formed onto Shortbank Road (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SK022	Land to east of mineral railway, off Brougham St	Skipton	0.869	1		No	Garages	Sheds/Garages	100% PDL	50m buffer	No	No	No	No	Excluded Settlement	Clusters of trees present throughout site, particularly on southern part.	No	No	F21	Urban	No	No	The site is accessed from Castle Street by an underpass of the railway line. The underpass has restricted length and width. The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SK030	Millfields Car Park, Coach Street/Gargrave Road	Skipton	1.254	1		No	Car park	None	100% PDL	Yes	Adjacent to site	No	No	No	Excluded Settlement	Trees on periphery of site	No	Canal adjacent south of site	F22, 3a & 3b on south-western parts of site. F21 on north-eastern part of site.	Urban	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SK033	Off Gargrave Road, north-east of Aireville Grange	Skipton	0.592	1		No	Grassland	None	100% Greenfield	No	No	No	No	No	Intermediate Landscapes	Trees on site.	No	No	F21	4	No	No	The site has a frontage onto Gargrave Road. It is envisaged that due to the scale of the development a new major junction onto Gargrave Road would be required. An access to NYCC standards could be formed (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SK034	Mill and builders yard north of Marton Street	Skipton	0.27	1		No	Employment and Storage	Large industrial warehouse building and old workshops	100% PDL	No	No	No	No	No	Excluded Settlement	No trees on site.	No	Canal adjacent to north of site	F21	Urban	No	No	No issues raised.	No	No	No evidence available	Yes	Viable	N/A	
SK037	Land to rear of former Granville St Council Offices, w/ canal	Skipton	0.739	1	11998	No	Residential	Residential dwellings on site	100% PDL	No	No	No	No	No	Excluded Settlement	Trees present along south and west edges of site	Yes	Along southern edge of site	Canal adjacent to south of site	F23	Urban	No	No	No issues raised.	No	Yes	N/A	Yes	Viable	Site Fully Developed
SK038	Former Council Offices, Granville Street	Skipton	0.613	1	11998	No	Residential	Residential dwellings on site	100% PDL	No	No	No	No	No	Excluded Settlement	Trees on site	No	No	F21	Urban	No	No	The site has an existing access onto Granville Street which connects to Gargrave Road via an established residential area (NYCC Highways).	No	Yes	N/A	Yes	Viable	Site Fully Developed	
SK042	Cavendish Street Car Park and commercial premises	Skipton	0.835	1		No	Car park and commercial	Shops, pub	100% PDL	Yes	No	No	No	No	Excluded Settlement	None	No	Canal to east	F22&F23a on majority of site	Urban	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SK044	Former allotments and garages, Broughton Road,	Skipton	0.591	1	18656	Yes	Allotments	Garages used by local residents and caravans.	100% PDL	No	No	No	No	No	Excluded Settlement	None	No	No	F21	N/A	No	No	Access from Station View is acceptable, possibly from Broughton Road depends if the land is a ransom strip. Access from Ings Lane is not an adopted highway. (NYCC Highways)	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK046	West of Ings Lane	Skipton	1.667	1		No	Grassland	None	100% Greenfield	No	No	No	No	No	Excluded Settlement	Trees on site.	No	No	F23b covers entire site	4	No	No	The site is landlocked as there is no access to an adopted highway. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SK047	West of Ings Lane / south of railway	Skipton	0.482	1		No	Vacant/Hardsta rdine	Storage oortakabin	100% PDL	No	No	No	No	No	Excluded Settlement	No trees on site	No	No	F23b covers entire site	Urban and 4	No	No	No access to an adopted highway. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SK049	East of A620, south of Sandylands, west of Carleton Road	Skipton	23.484	1	14114, 15792	Yes	Agricultural	None	100% Greenfield	No	No	No	No	No	River Valley	No trees on site	No	Culvert underneath bypass affects flooding of site	40% F21, 30% 3a, 30% 3b	4	No	No	The site can be accessed from Carleton Road and Ings Lane. A major junction with Carleton Road would be required to serve the development (NYCC Highways).	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK051	West of the junction of Carleton New Road and Carleton Road	Skipton	0.81	1		No	Agricultural	None	100% Greenfield	No	No	No	No	No	River Valley	Trees on site.	No	Eller Beck along western boundary	F23b and 3a	Urban	No	No	An access to NYCC standards could be formed onto Carleton New Road or Carleton Road (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SK052	Croft House, Carleton Road	Skipton	0.386	1	8101, 12292	No	Residential and gardens	HMO on site	Mostly PDL (over half of site is PDL)	No	No	No	No	No	Excluded Settlement	Trees on site	No	No	F21	Urban	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK054	Land west of Carleton Road, west of Eller Beck	Skipton	1.745	1		No	Agricultural	None	100% Greenfield	No	No	No	No	No	River Valley	Trees on site.	No	Eller Beck flows through centre of site, north to south	Majority F23b	Urban	No	No	Access is acceptable to the west side of the site from Carleton Road. There is also enough frontage on the eastern side of the site. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SK057	Railway banking to south of Carleton Road	Skipton	0.545	1		No	Railway embankment/cutting	None	100% Greenfield	Yes	No	No	No	No	Excluded Settlement	Trees on site.	No	No	F21	Urban	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SK058	Whitakers Factory Site, Keighley Road	Skipton	0.492	1	7070	Yes	Employment - Whitakers Factory and residential	Large Factory and apartments	100% PDL	Yes	No	No	No	No	Excluded Settlement	No trees on site	No	No	F21	Urban	No	No	Access is available from the top of the site and from the west of the site. (NYCC Highways)	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK059	Skipton General Hospital, Keighley Road	Skipton	1.62	1		No	Hospital and car park	Hospital	100% PDL	Yes	No	No	No	No	Excluded Settlement	Trees on site	No	Canal adjacent east side of site	F21	Urban	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SK060	Business premises and land, west of Firth Street	Skipton	2.351	1	4802, 5204, 7751, 10591, 10596, 15417, 16684, 18282	Yes	Employment	Various mill/ industrial buildings, storage sheds, various ages	100% PDL	Yes	Adjacent to Site across the canal to the west	No	No	No	No	Excluded Settlement	No trees on site	No	Canal adjacent to western boundary of site	F21	Urban	No	No	The site has an access onto Firth Street which serves the current use and could provide an access for the proposed development. Access is also acceptable onto Saville Street from the northern end of the site (NYCC Highways).	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
SK061	East of Canal, west of Sharpshaw Avenue	Skipton	3.66	1	16162	Yes	Grassland	None	100% Greenfield	50m buffer	No	No	No	No	Upland Landscapes	No trees on site	No	Canal adjacent to western boundary of site	F21	Urban	No	No	The site has a frontage onto Caedra Lane and an access to Highways North Yorkshire Specification could be formed (NYCC Highways).	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	

SK062	Land on Cawder Ghyll, north of Cawder Lane	Skipton	1.261	1		No	Residential	Residential dwellings on site	Mostly Greenfield	No	No	No	No	No	No	Excluded Settlement	Trees on site	Yes	TPO across whole site	No	F21	4/Urban	No	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SK063	The Ghyll, north of Cawder Lane	Skipton	0.571	1		No	Educational facility	Educational building on site	Mostly PDL	No	No	No	No	No	No	Excluded Settlement	Trees on periphery of site	No		No	F21	4	No	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SK068	South of Sewage Works, Snaygill Industrial Estate	Skipton	0.974	1		No	Grassland	None	100% Greenfield	No	No	No	No	No	No	Excluded Settlement	Trees on eastern boundary	No		No	F21b	Urban/4 (south-west corner)	No	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SK080	North of Gargrave Road, at roundabout junction with A65	Skipton	2.581	1		Yes	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Intermediate Landscapes	Trees on site.	No		2 small ponds on site	F21	4	No	No	No	An access to NYCC standards could be formed (NYCC Highways).	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK081	Land West of Parkwood Drive and Stirtonber	Skipton	4.969	1		Yes	Agricultural	None	100% Greenfield	Yes	No	No	No	No	No	Intermediate Landscapes	Groups of trees on site	Yes	Cluster on SW corner of site	Small stream on western corner of site	F21	4	No	No	No	The site has a frontage onto Gargrave Road and is also accessible from Park Wood Way and Park Wood. It is envisaged that due to the scale of the development a new major junction onto Gargrave Road would be required (NYCC Highways).	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK082	Land bounded by White Hills Lane and A65	Skipton	0.843	1		Yes	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Intermediate Landscapes	Trees on site.	No		No	F21	4	No	No	No	The site has an extensive frontage onto White Hills Lane and an access to NYCC standards could be formed (NYCC Highways).	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK083	Land bounded by A65, White Hills Lane and Raikes Road	Skipton	2.45	1	13748, 14688	No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Intermediate Landscapes	Trees on site.	No		No	F21	4	No	No	No	The site has a frontage onto Raikes Road and White Hills Lane and a suitable access point could be found to serve the development. An access to NYCC standards could be formed (NYCC Highways).	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK084	Land between A65 and Grassington Road	Skipton	27.751	1		No	Agricultural	None	Mostly Greenfield	Yes	No	No	No	No	No	Intermediate Landscapes	Trees along east, south and west boundaries, few trees in centre	Yes	TPO to centre of the site	Sougha Gill Beck runs through north eastern corner of site	F21	4	No	No	Yes	The site is accessible from the B6265 and Short Lee Lane. Short Lee Lane could be upgraded to serve the site with junction improvements at the B6265 with visibility improvements or a new access onto the B6265 could be formed (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SK085	Field opposite Skipton Building Society, adjacent The Bailey	Skipton	1.197	1		No	Car park	None	100% PDL	Yes	Adjacent to site	No	No	No	No	Intermediate Landscape	Trees on periphery of site	Yes	TPOs on eastern and western boundaries of site	No	F21	Urban	No	Within 50m of Castle Wood SINC	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SK086	East of junction of Skipton Road and Embay Road	Skipton	3.26	1	16113, 18340	No	Agricultural	None	100% Greenfield	Yes	No	No	No	No	No	Intermediate Landscapes	Trees along south and east boundary of the site	Yes	On south and west boundary	No	F21	Urban and 4	No	No	No	The site has a frontage onto Embay Road, however due to the horizontal alignment of Embay Road it is not envisaged that a suitable access to the development will be formed (NYCC Highways).	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK087	East of Overdale Caravan Park, south of A65	Skipton	2.11	1		Yes	Grassland	Small dovecote	100% Greenfield	No	On Site	No	No	No	No	Upland Landscapes	No trees on site	No		Well on site	F21	4	No	No	No	Access acceptable onto Harrogate Road (A6131)	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK088	Hawbank Fields, North of Otley Road and South of A6132	Skipton	8.598	1	18237	Yes	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Excluded Settlement	Trees along north, south and west boundary	No		Water course in the southern portion of the site.	Partly flood zone 2 and 3a in the southern portion of the site.	4	No	No	No	No	The site is accessible from the A6131 (The Bailey), A6069 (Otley Road) and Greenacres. An access onto the A6131 or Greenacres would be preferable as they are nearer to residential areas. Footways/ Street Lighting would need extending to serve the site. Will need to be determined by a traffic assessment. (NYCC Highways)	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
SK089	Land at Elaycroft, south of Otley Road	Skipton	8.196	1	8466, 11042	Yes	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Upland Landscapes	Trees to northern boundary.	No		Small stream on site	F21	4	No	No	No	An access to NYCC standards could be formed (NYCC Highways).	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK090	Land north of Airedale Avenue east of railway line	Skipton	2.616	1	7981	Yes	Vacant	None	100% Greenfield	No	No	No	No	No	No	Upland Landscapes	Trees on site	No		Small stream on site	F21	Urban	No	No	No	The site is accessible from Wensleydale Avenue and could be developed in conjunction with the adjacent site 19. An access to NYCC standards could be formed (NYCC Highways).	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK094	Land bounded by Carleton Road, railway line, and A629	Skipton	11.325	1	16300, 17465	Yes	Agricultural	None	100% Greenfield	No	No	No	No	No	No	River Valley	Trees on site.	No		Eller Beck runs through site	Part FZ3a and part FZ2	4	No	No	No	No	The site has an extensive frontage onto Carleton road and an access to NYCC standards could be formed. The available capacity on the highway network would need to be demonstrated (NYCC Highways). Site boundary amended Feb 2013 to include access point off	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
SK095	Auction Mart and access land to north	Skipton	2	1		No	Auction Mart and surrounding agricultural land	Various auction mart buildings	Mostly Greenfield	No	No	No	No	No	No	Intermediate Landscapes	Trees on site.	No		No	F21	4	No	No	No	This site is acceptable but not for residential use. (NYCC Highways)	No	Yes	N/A	Yes	Viable	Within 5 years	
SK096	Land to west of Aireville Park	Skipton	3.907	1		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Intermediate Landscapes	Trees on site.	No		Gallow Syke runs through the site	F21	Urban	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SK097	Land to west of Miniature Golf Course, Aireville Park	Skipton	0.429	1		No	Part of golf course	None	100% Greenfield	No	No	No	No	No	No	Intermediate Landscapes	Trees on site.	No		Gallow Syke runs through the site	F21	Urban	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A	
SK098	Land south of Swimming pool, Aireville Park	Skipton	0.312	1		No	Grassland to rear of swimming pool	None	100% Greenfield	No	No	No	No	No	No	Intermediate Landscapes	Trees on site.	No		Gallow Syke runs through western side of the site	F21	Urban	No	No	No	There is no access to an adopted highway. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SK099	South of Gargrave Road, north of Craven College	Skipton	1.12	1		No	Grassland	None	100% Greenfield	No	No	No	No	No	No	Intermediate Landscapes	Trees on site.	No		No	F21	Urban and 4	No	No	No	The site has a frontage onto Gargrave Road and is also accessible from Long Fields. An access to NYCC standards could be formed (NYCC Highways).	No	Yes	N/A	Yes	Viable	Within 5 years	
SK100	Aireville Nurseries	Skipton	0.773	1		No	Plant nursery	Greenhouse on site	100% Greenfield	Yes	No	No	No	No	No	Intermediate Landscapes	Trees and other planting on site	No		Canal to south of site	FZ3a on north eastern corner of site	Urban	No	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SK101	East of Keighley Road and south of Cawder Lane	Skipton	3.999	1		Yes	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Upland Landscapes	Trees along boundary of site, particularly to the west	No		Eastern boundary is Leeds Liverpool canal.	F21	4	No	No	No	There is a visibility of 20-30m to the left and 60m to the right. It would be recommended that a bridge be built to serve the new housing. This would need a wider traffic assessment (NYCC Highways)	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK103	Clay Hall Farm, Broughton Road	Skipton	0.346	1	2676, 5207, 10739, 13823, 17912	No	Grassland. Residential on far south	House	Mostly Greenfield	No	No	No	No	No	No	Part Excluded Settlement (north); Part River Valley (southern edge); Part Intermediate Landscapes (western edge)	Trees on site	No		Northern boundary is Leeds Liverpool canal.	F21	Urban	No	No	No	No	No issues raised.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
SK106	Waller Hill Car Park, west of Bus Station, off Keighley Road	Skipton	0.243	1		No	Car park and Bus Station	None	100% PDL	Yes	No	No	No	No	No	Excluded Settlement	None	No		Canal to west of site	F22 on north half of site	Urban	No	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SK108	Land West of Park Wood Drive and Stirtonber	Skipton	10.965	1		Yes	Agricultural land	None	100% Greenfield	No	No	No	No	No	No	Intermediate Landscapes	Few trees along site boundary	No		Pond at western corner	F21	4	Site within 500m of a SSSI	No	No	An access to NYCC standards could be formed (NYCC Highways).	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK109	North and west of Ling Fields, east of A629 Skipton Bypass	Skipton	0.607	1		No	Grassland	None	100% Greenfield	No	No	No	No	No	No	Intermediate Landscapes	Trees along south and east boundaries	No		No	F21	4	No	No	No	The site has no direct connection / frontage to a highway maintainable at the public expense. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SK111	Premises and car park at Bowers Wharf, Sackville Street	Skipton	0.061	1		No	Offices	Two-storey rough rendered office building	100% PDL	Yes	Adjacent to Site	No	No	No	No	Excluded Settlement	No trees on site	No		Canal adjacent to site	Half FZ3a, half F21	Urban	No	No	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	No	No	No evidence available	Yes	Viable	N/A
SK113	Land between Skipton Auction Mart and canal	Skipton	3.84	1		Yes	Grassland associated with Auction Mart	Small barn	100% Greenfield	No	No	No	No	No	No	Intermediate Landscapes	Trees along site boundary	No		Canal adjacent to site	F21	Urban	No	No	No	Acceptable for commercial use. (NYCC Highways)	No	Yes	No evidence available	Yes	Viable	N/A	
SK114	Cawder Gill / Horse Close	Skipton	9.919	1	13167, 15503	Yes	Agricultural land	None	100% Greenfield	No	No	No	No	No	No	Upland Landscapes	Trees on site	No		A beck runs east to west across middle of site and another along southern boundary.	F21	4	No	No	No	The site is not accessible from North Parade. However an access would be formed from the road serving the reservoir (NYCC Highways).	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK116	Land to east of canal and west of High Laitha Farm, Snaygill	Skipton	3.806	1		No	Agricultural	None	100% Greenfield	No	No	No	No	No	No	Upland Landscapes	Trees along north and west boundary, with some trees on site	No		No	F21	4	No	No	No	The site has no direct connection/frontage to a highway maintainable at the public expense. The site is accessed via a track from the A6131 Keighley Road and crossed the canal using a narrow bridge (NYCC Highways).	Yes	No	No evidence available	Yes	Viable	N/A	
SK117	Walthamways Crematory, Carleton Road	Skipton	3.992	1		No	Cemetery	Crematorium	Mostly Greenfield	Yes	No	No	No	No	No	River Valley	Trees on site	No		No	F21	4	No	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	
SK118	J N Bentley Ltd, Snaygill Industrial Estate, west of Keighley Road	Skipton	0.792	1		No	Industrial/Business	Industrial/Office buildings	100% PDL	No	No	No	No	No	No	Excluded Settlement	Trees present along eastern site boundary	No		No	F21	Urban	No	No	No	Access off of Keighley Road is acceptable. The site has visibility and trade off. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SK119	Land south of Whimpy Gill Reservoir	Skipton	6.571	1		No	Grassland	Small barn	100% Greenfield	No	No	No	No	No	No	Upland Landscapes	Band of trees along centre of the site	No		Small stream runs along southern part of the site	F21	4	No	No	No	The site is landlocked due to the site next door. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SK120	Former ATS Site, Carleton Road	Skipton	1.012	1	17515, 18888	No	Vacant unit and surrounding grassland	Vacant industrial unit - formerly ATS car repair facility	Mostly Greenfield	No	No	No	No	No	No	River Valley	Trees on site.	No		No	F22	Urban	No	No	No	No	Access road may need upgrading but good on trade off. (NYCC Highways)	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory
SK121	Land at Unit 1, Mill Lane	Skipton	0.03	1		No	Mill building	Office building	100% PDL	Yes	Adjacent to Site	No	No	No	No	Excluded Settlement	No trees on site	No		Canal adjacent to site	Half FZ3a, half F21	Urban	No	No	No	The site can use the existing access, visibility is fine and there is trade off. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SK122	Mill and Builders Yard, north-east of Sawley Street	Skipton	0.272	1	15027	No	Industrial use	Industrial buildings on site	100% PDL	50m buffer	No	No	No	No	No	Excluded Settlement	None	No		Canal to north of site	F22 & FZ3a on whole site	Urban	No	No	No	Any highway issues resolved through planning application process.	No	No	No evidence available	Yes	Viable	See Local Plan Housing Trajectory	
SK123	Land to north-east of Raikes Road	Skipton	0.263	1		No	Highway verge	None on site	100% Greenfield	50m buffer	No	No	No	No	No	Intermediate Lane	None	No		No	F21	4	No	No	No	Site withdrawn from SHLAA prior to Highways comments being sought.	No	No	N/A	Unavailable. Withdrawn from SHLAA	No	N/A	

SK124	Garages off Cawder Road	Skipton	0.084	1		Yes	Garages	Garages	100% PDL	No	No	No	No	No	No	Excluded Settlement	None	No	No	F21	Urban	No	No	No	Site has acceptable visibility and has trade off. (NYCC Highways)	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK125	Land adjacent to 50 North Parade	Skipton	0.125	1	9991, 12841, 17338	No	Vacant greenfield land	None	100% Greenfield	50m buffer	No	No	No	No	No	Excluded Settlement	Trees on site.	No	Small stream runs along Northern part of the site. West to East.	F21	Urban	No	No	No	The site has acceptable visibility. (NYCC Highways)	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK126	Land Adjacent to 112 Princes Drive	Skipton	0.037	1	9996, 12090	No	Electricity sub station, grass land.	Electricity sub station	Mostly Greenfield	50m buffer	No	No	No	No	No	Excluded Settlement	Ornamental trees and part bench part cyprus hedge along northern boundary.	Yes	2 TPOs at west end of site. TPOs adjacent to site	F21	N/A	No	No	No	The site is too close to the junction. Part of the site is committed/developed under application 63/2009/9996. (NYCC Highways)	No	No	No evidence available	Yes	Viable	Site Fully Developed	
SK127	Land Adjacent to Marina Crescent	Skipton	0.09	1	7100, 7556	No	Vacant building plot.	None - 2 dwellings built adjacent to site under same planning consent as that on the site 7556.	100% PDL	No	No	No	No	No	No	Intermediate Landscapes	Southern border with railway. Western border is trees/shrub lined.	No		F21	N/A	No	No	No	The site is landlocked. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SK128	22-24 Shortbank Road	Skipton	0.066	1	10345, 10418, 11952, 11854	No	Residential	Residential dwellings on site	100% PDL	No	No	No	No	No	No	Excluded Settlement	Some trees on site	No		F21	Urban	No	No	No	Any highway issues resolved through planning application process.	No	No	No evidence available	Yes	Viable	Site Fully Developed	
SK129	Land to east of Water Street	Skipton	0.05	1	12515	No	Private car park	None	100% PDL	Yes	Adjacent to Site	No	No	No	No	Excluded Settlement	None	No	Couple of mature trees on northern boundary by access.	F23a	N/A	No	No	No	The site can use the existing access; the site also has trade off. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SK130	Craven buildings, Church Street/ Craven Street	Skipton	0.147	1	8257, 11855	No	Vacant former garage site and yard.	None	100% PDL	Yes	Adjacent to Site	No	No	No	No	Excluded Settlement	None	No		F21	N/A	No	No	No	NYCC Highways did not object to planning applications on the site	No	Yes	N/A	Yes	Viable	Site Fully Developed	
SK131	Land adjacent to 11 Mill Bridge	Skipton	0.011	1	11504, 15675	No	Vacant land to side of shop	None	100% PDL	Yes	Adjacent to Site	No	No	No	No	Excluded Settlement	None	No	Beck adjacent to site	F22 covers majority of site	Urban	No	No	No	Any highway issues resolved through planning application process.	No	No	No evidence available	Yes	Viable	See Local Plan Housing Trajectory	
SK132	Belle Vue Mills, Broughton Road	Skipton	0.298	1	5032&5033, 12772, 13735, 14201, 14656, 0411, 1780, 1761, 7051, 10296	No	Extra Care Home, flats, retail	Extra Care Home, flats, Retail Store	100% PDL	Yes	On site	No	No	No	No	Excluded Settlement	None	No	Canal to north of site	F23a & 3b	Urban	No	No	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	Site Fully Developed
SK133	Land between Swafford Street and Albert Terrace	Skipton	0.05	1		No	Private car park	None	100% PDL	Yes	Adjacent to Site	No	No	No	No	Excluded Settlement	None	No		F23a	N/A	No	No	No	There are a few potential access points and there is also trade off. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A	
SK134	Land east of Shortbank Road	Skipton	11.93	1		No	Rough pasture	None	100% Greenfield	No	No	No	No	No	Moorland	Trees on site	No	Jenny Gill and Jenny Beck run across site at western end	F21. No surface water flooding issues.	5	No	No	No	Access is not acceptable. (NYCC Highways)	No	No	No evidence available	Yes	Viable	N/A		
SK135	Skipton Rock Quarry Harrogate Road	Skipton	4.61	1		Yes	Quarry	Industrial buildings related to Quarry work	Mostly PDL	No	No	No	No	No	Modified Landscape	Trees on site	No		F21	4	No	Adjacent SINC	No	No	Highways can accept this site on traffic generation trade off. (NYCC Highways)	No	Yes	N/A	Yes	Viable	N/A	
SK136	Land adjacent Clay Hall Farm, Broughton Road	Skipton	1.12	1	17312	No	Agricultural	None	Mostly Greenfield	50m buffer	No	No	No	No	Intermediate Landscapes	Trees on periphery of site	No	Site adjacent to Leeds Liverpool canal	F21	North west: 4 / south east: N/A	No	No	No	The site can be accessed from Broughton Road, enough visibility can be obtained. (NYCC Highways)	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory		
SK137	Land to the east of Grassington Road	Skipton	2.541	1		No	Agricultural	None	100% Greenfield	No	No	No	No	No	Intermediate Landscapes	Some trees on site	No		F21	4	No	No	No	There is enough frontage and visibility for this site to gain access. (NYCC Highways)	No	Yes	N/A	Yes	Viable	Within 5 years		
SK138	Land to south of Broughton Road	Skipton	6.557	1		No	Grazing	None	100% Greenfield	No	No	No	No	No	River Valley	Trees on periphery of site	No	Canal to north and west of site	F22 on approx 1/3 of site (circle of land on south-west boundary). Small area of F23a on eastern edge of site.	4	No	No	No	Access is acceptable on to this site if adjoins the bypass to the east. (NYCC Highways)	No	Yes	N/A	Yes	Viable	Within 5 years		
SK139	East and west of Cavendish Street	Skipton	1.955	1		Yes	Car Park, retail, pub	Retail outlets and pub	100% PDL	Yes (east half)	Adjacent to site	No	No	No	Excluded Settlement	None	No	Canal adjacent to east of site	F21.2 & 3a on east half; F23a&3b on west half of site	Urban	No	No	No	Acceptable accesses onto Cavendish Street and Broughton Road	No	Yes	N/A	Yes	Viable	N/A		
SK140	Land at Skipton Station, Broughton Road, Carleton New Road, Sandylands Business Centre	Skipton	5.632	1		Yes	Train station, car park, retail, industrial, leisure	Train station, retail outlets, industrial units, gym, leisure complex, post office	100% PDL	Yes (north half)	On site	No	No	No	Excluded Settlement	None	No	Canal to north of site	F21 & 2 on south half of site, F21, 2 & 3a on north half of site	Urban	No	No	No	Acceptable accesses onto Broughton Road and Carleton New Road	No	Yes	N/A	Yes	Viable	N/A		
SK141	Land adjacent to 42 Sackville Street	Skipton	0.109	1	4802, 5204, 7751, 10591, 10596	No	Industrial	Warehouse on site	100% PDL	Yes	No	No	No	No	Excluded Settlement	One tree	No	Canal adjoining site to west	F23a adjacent	Urban	No	No	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
SK142	St Monica's Convent, Gargrave Road	Skipton	0.974	1	12082, 18950	No	Church land, grassland	Church buildings	Mostly Greenfield	Yes	On site	No	No	No	Excluded Settlement	Trees on site	No		F21	Urban	No	No	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	
TC001	Land to the west of Cam Lane	Thornton in Craven	0.038	5		No	Scrubland	None	100% Greenfield	No	No	No	No	No	Lowland Landscapes	Tree on north of site	No		F21	4	No	No	No	Acceptable onto Cam Lane (Poor surface narrow lane). (NYCC Highways).	No	No	N/A	Yes	Viable	N/A		
TC003	Land to the east of Cam Lane	Thornton in Craven	3.295	5		No	Agricultural	None	100% Greenfield	No	No	No	No	No	Lowland Landscapes	Mature trees on site	Yes	Half way up middle of site	F21	4	No	No	No	The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (NYCC Highways).	No	No	N/A	Yes	Viable	N/A		
TC004	Land off Church Road	Thornton in Craven	2.211	5		No	Agricultural	None	100% Greenfield	50m buffer	Adjacent to Site	No	No	No	Lowland Landscapes	Trees located on NE, NW and SW boundaries	No		F21	4	No	No	No	The access road serving this site is not suitable for this scale of development (NYCC Highways).	No	No	N/A	Yes	Viable	N/A		
WG001	Land east of Jack Lane	Wigglesworth	0.964	5	13493	No	Agricultural	None	100% Greenfield	No	Adjacent to Site	No	No	No	Lowland Landscapes	Some trees along western boundary	No		F21	4	No	No	No	Acceptable onto Jack Lane (NYCC Highways).	No	No	N/A	Yes	Viable	N/A		
WG002	The Old Vicarage, Tosside	Wigglesworth	0.323	5	12376	No	Residential and gardens	Residential dwelling on site	Mostly Greenfield	No	No	No	No	No	Upland Landscapes	Some trees on site	No		F21	5	No	No	No	No issues raised.	No	No	N/A	Yes	Viable	N/A		
WG003	Wigglesworth Hall Barn	Wigglesworth	0.793	5	4152, 8225, 15728, 18364	No	Agricultural	Barn	100% Greenfield	No	On site	No	No	No	Lowland Landscape	Some trees on site	No	Beck across north half of site	F23a in north part of site	4	Within 500m of a SSSI	No	No	No	Any highway issues resolved through planning application process.	No	Yes	N/A	Yes	Viable	See Local Plan Housing Trajectory	

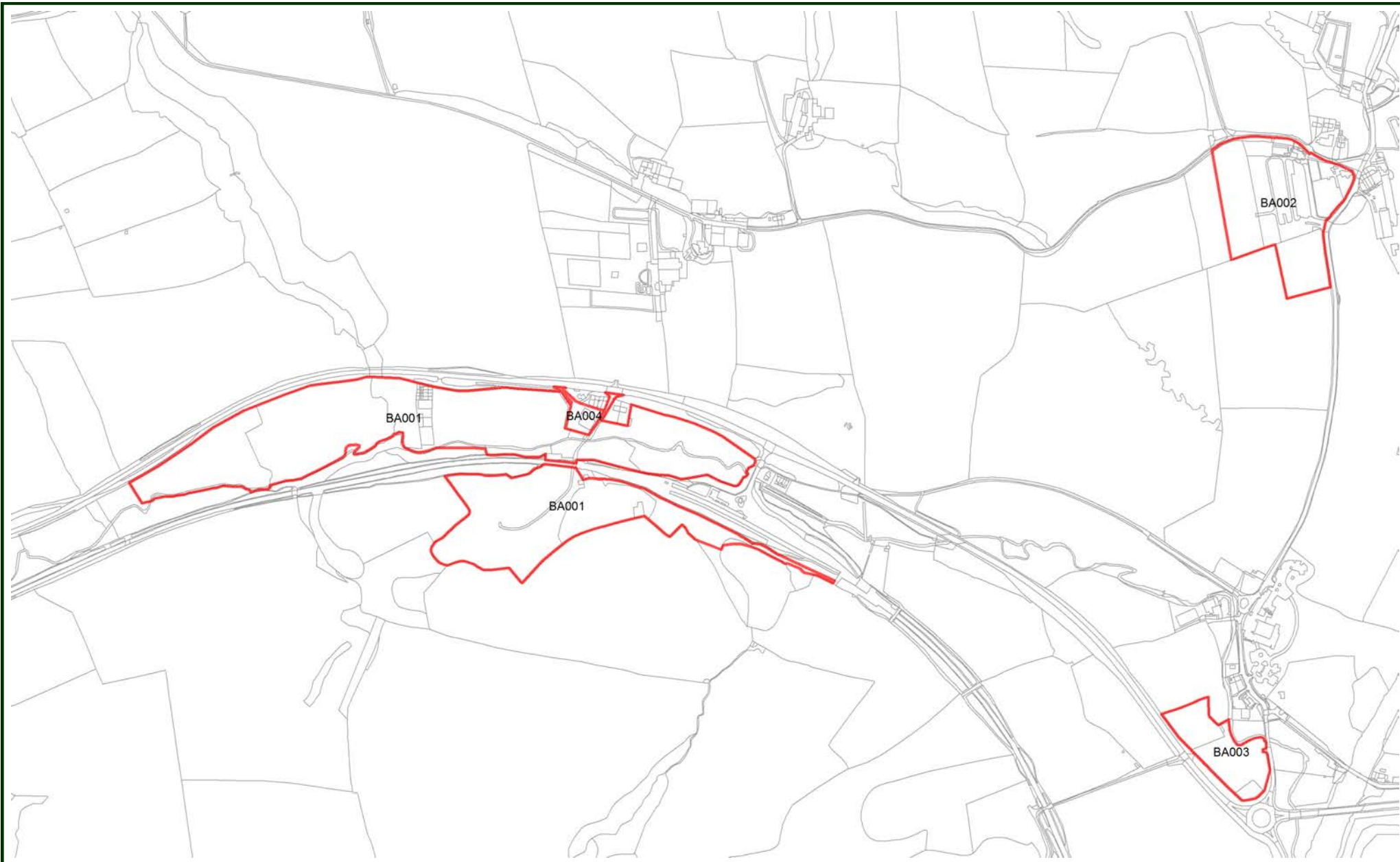


**SHLAA UPDATE**

**MARCH 2018**

**SITE LOCATION MAPS**

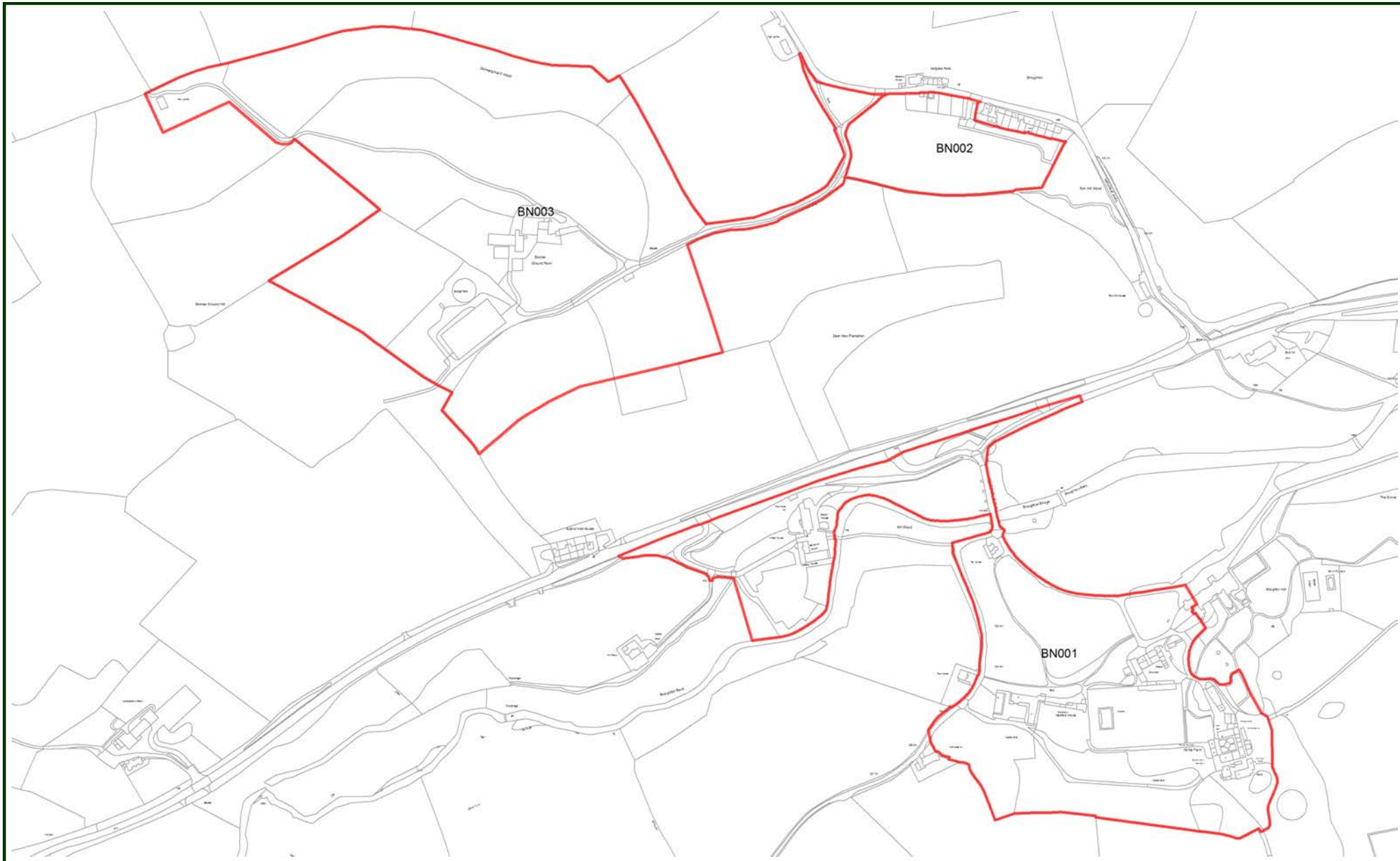




BA—Bolton Abbey

Scale: 1:7500 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694

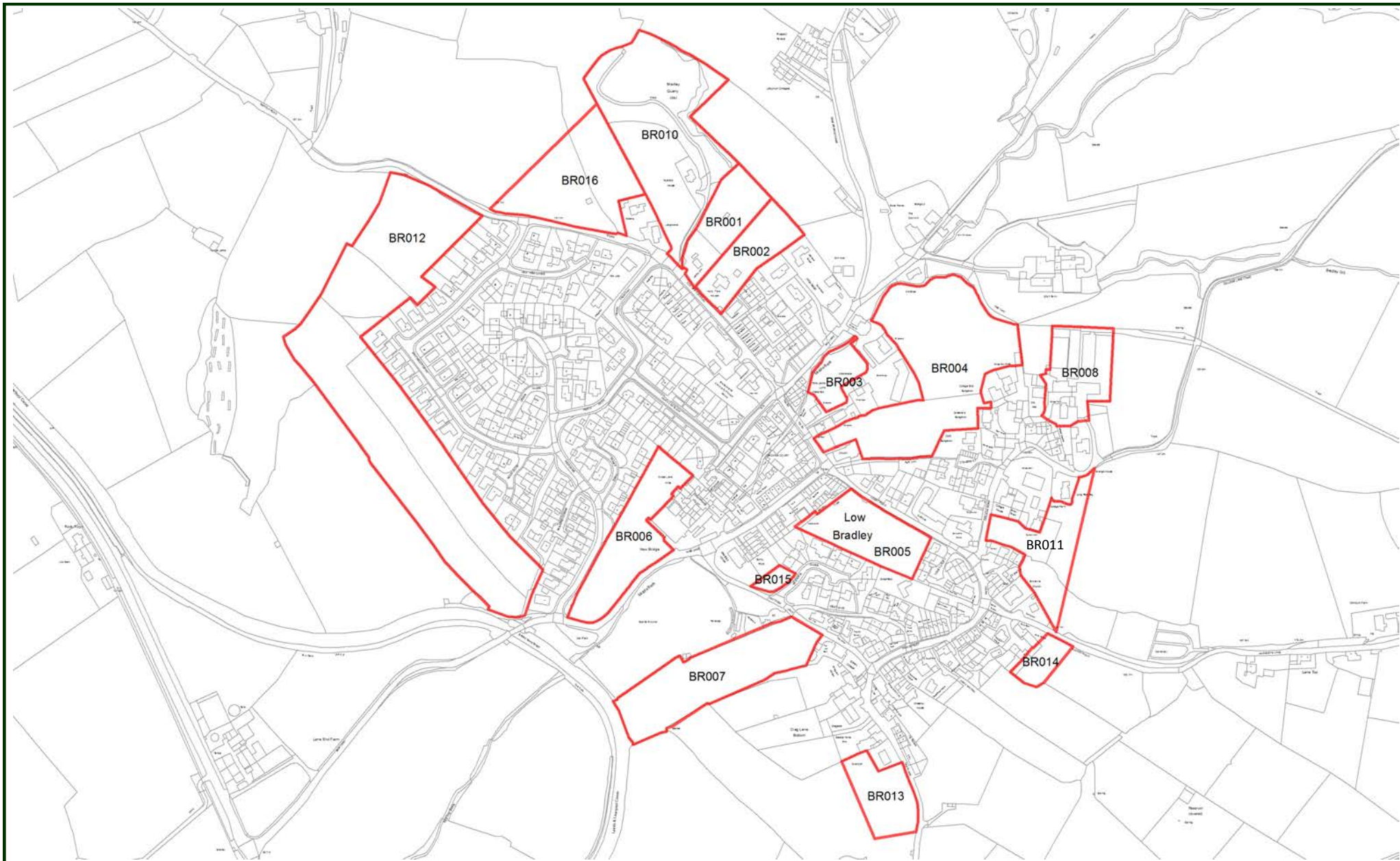


BN—Broughton

Scale: 1:5000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694



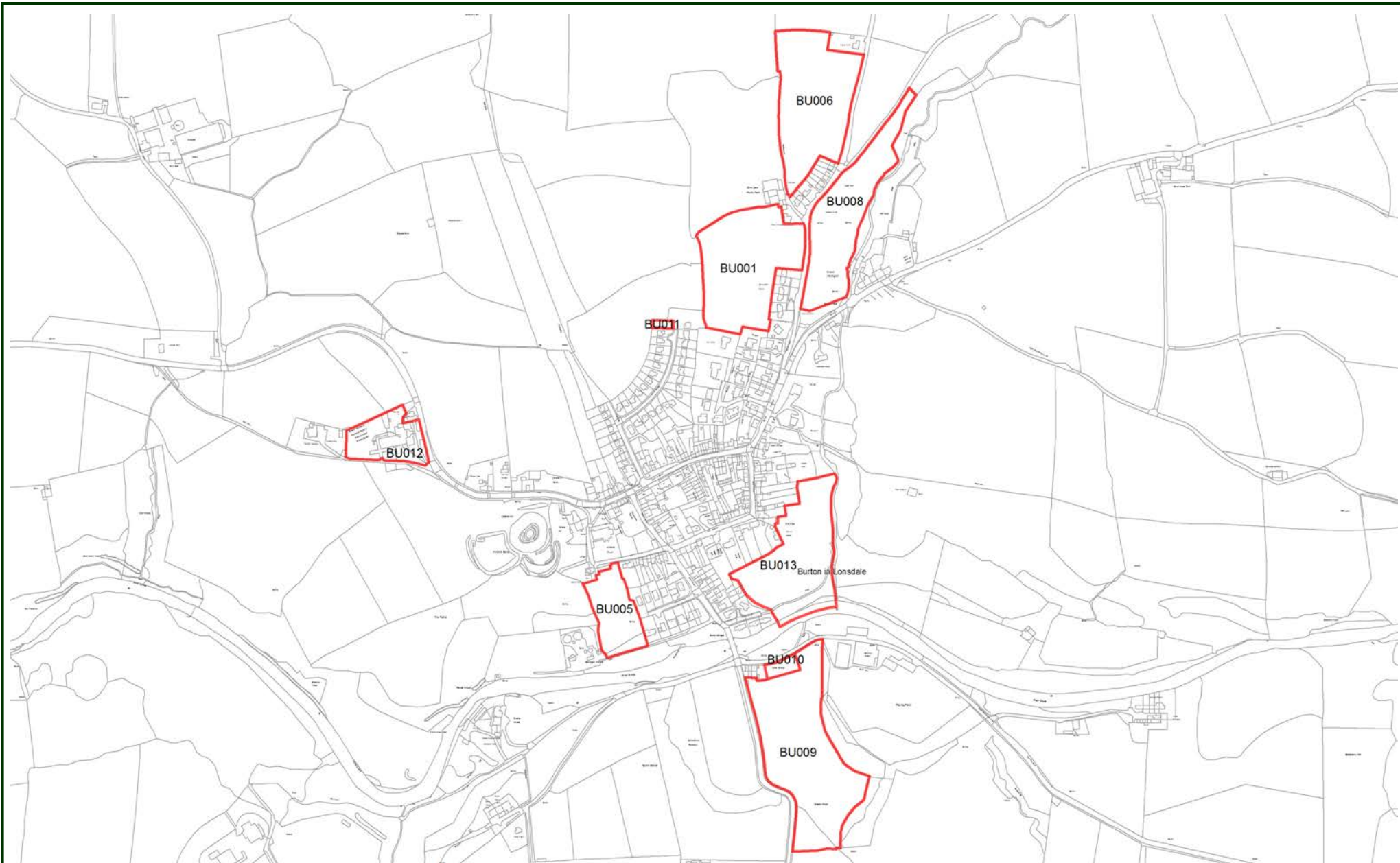


**Craven**  
IN THE YORKSHIRE DALES  
DISTRICT

BR—Bradley

Scale: 1:4500 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694



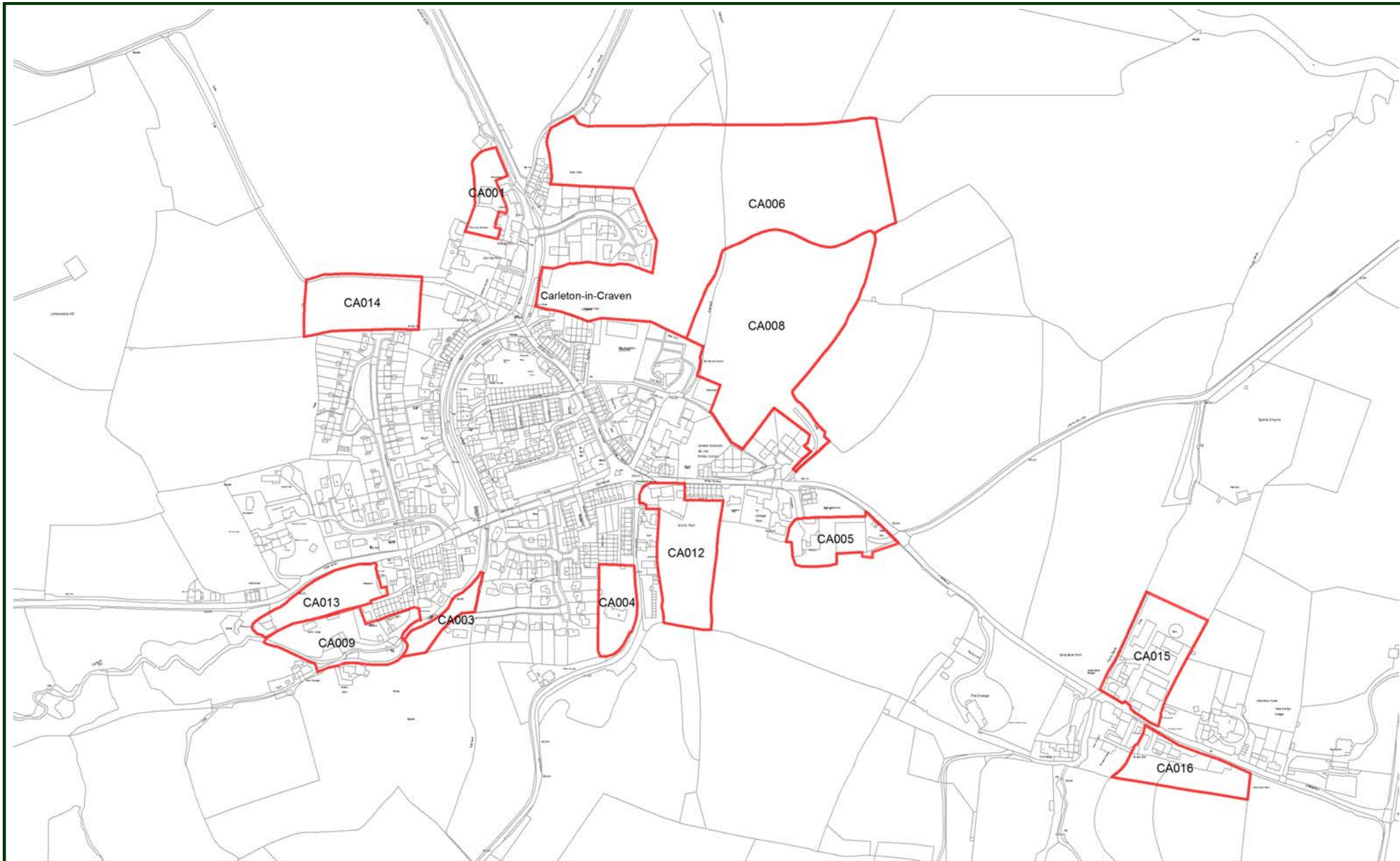
**CRAVEN**  
IN THE YORKSHIRE DALES  
DISTRICT

BU—Burton in Lonsdale

Scale: 1:6500 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694





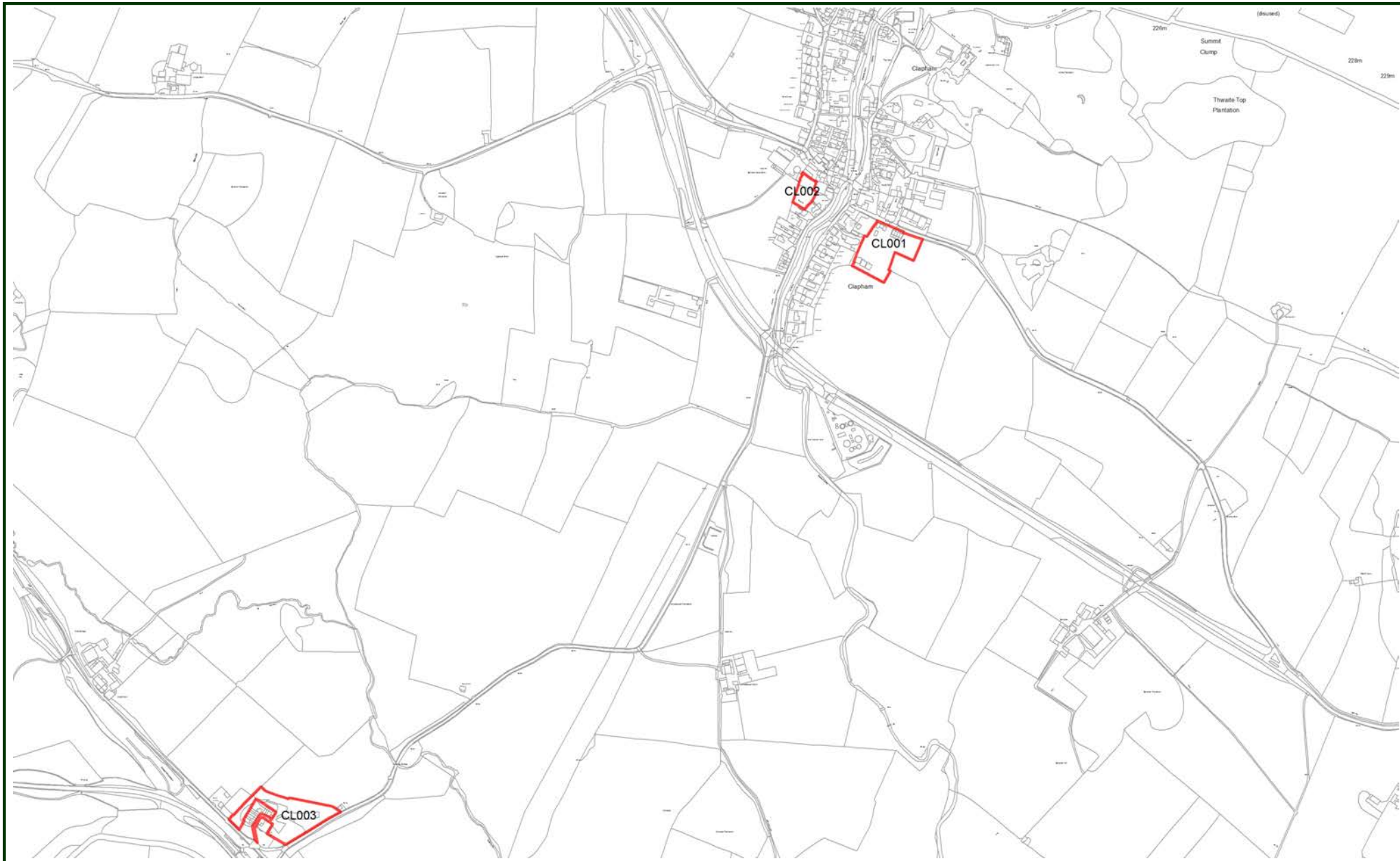
CA—Carleton

**CRAVEN**  
IN THE YORKSHIRE DALES  
DISTRICT

Scale: 1:5000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694



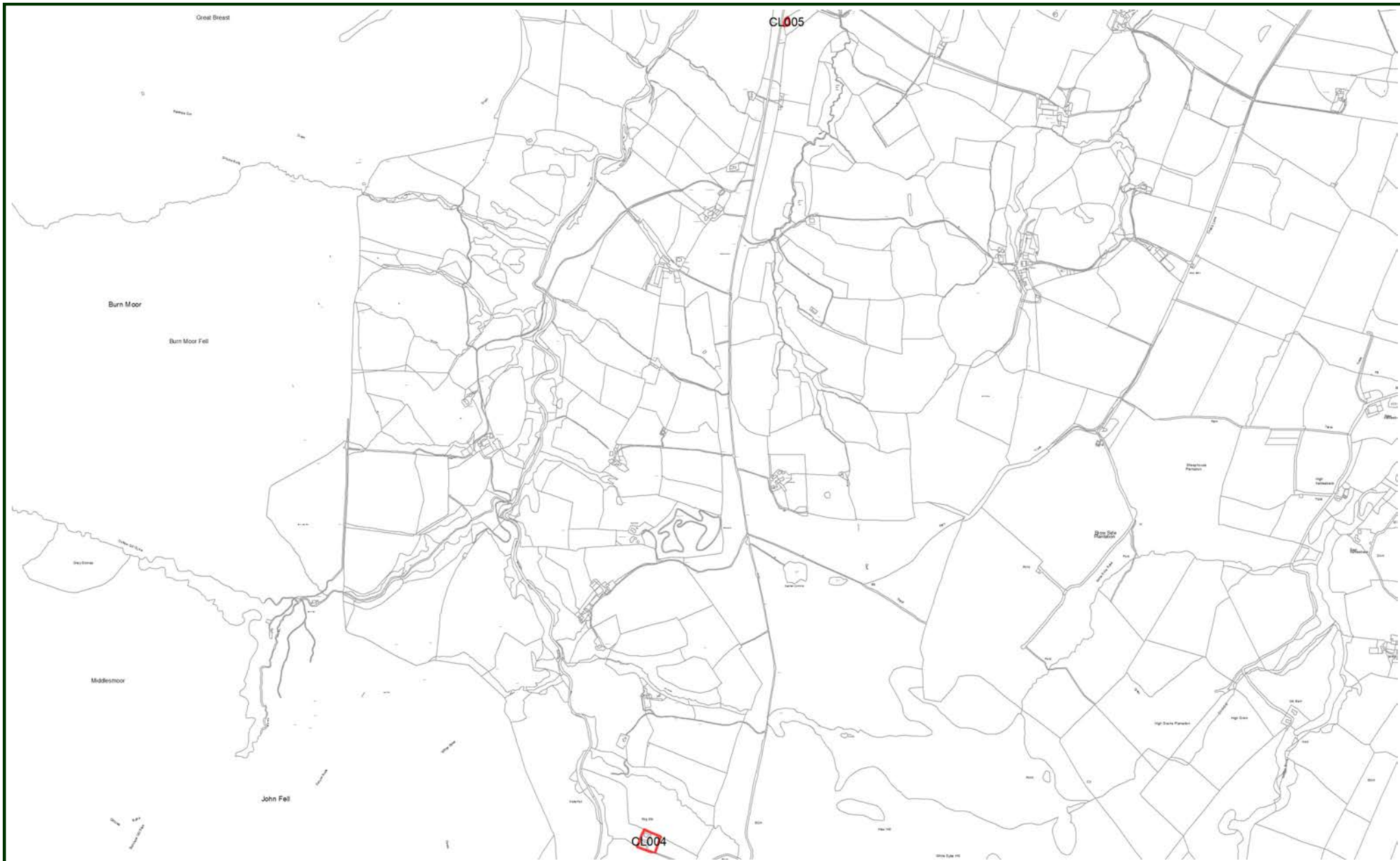


CL—Clapham

Scale: 1:8500 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694

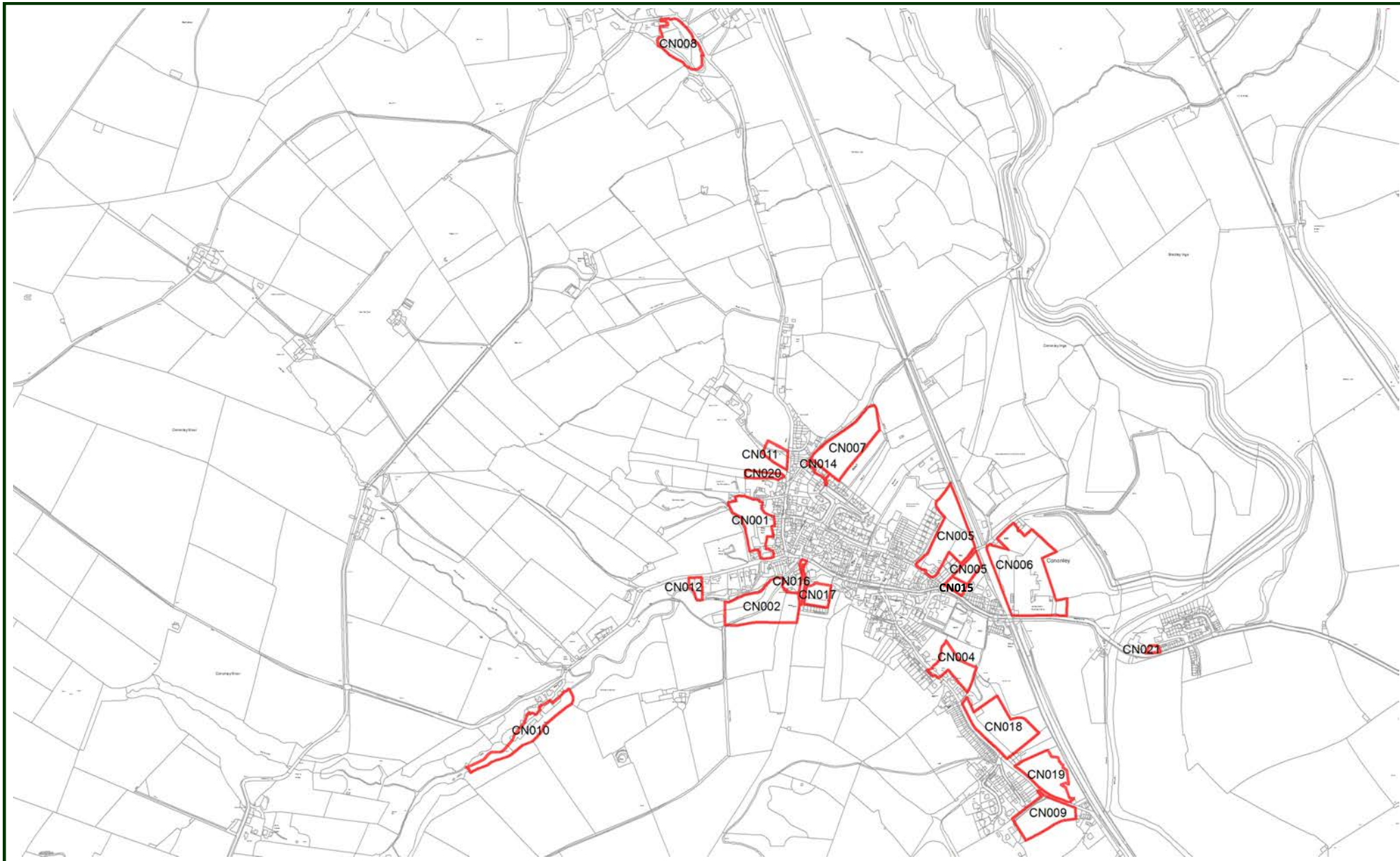




CL—Clapham (south of settlement)

Scale: 1:14000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694

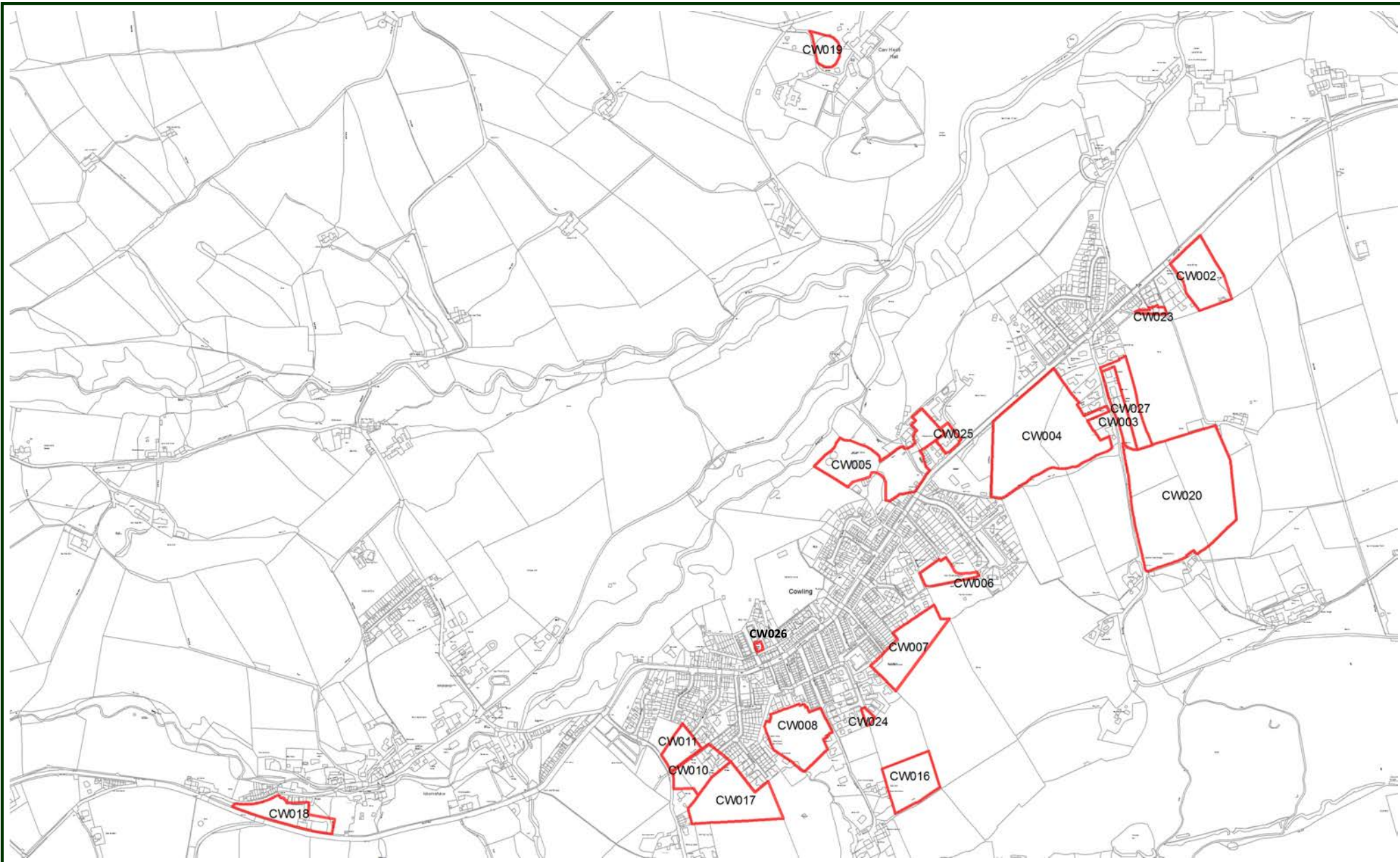


CN—Cononley

Scale: 1:9500 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694





**CRAVEN**  
IN THE YORKSHIRE DALES  
DISTRICT

CW—Cowling

Scale: 1:8000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694



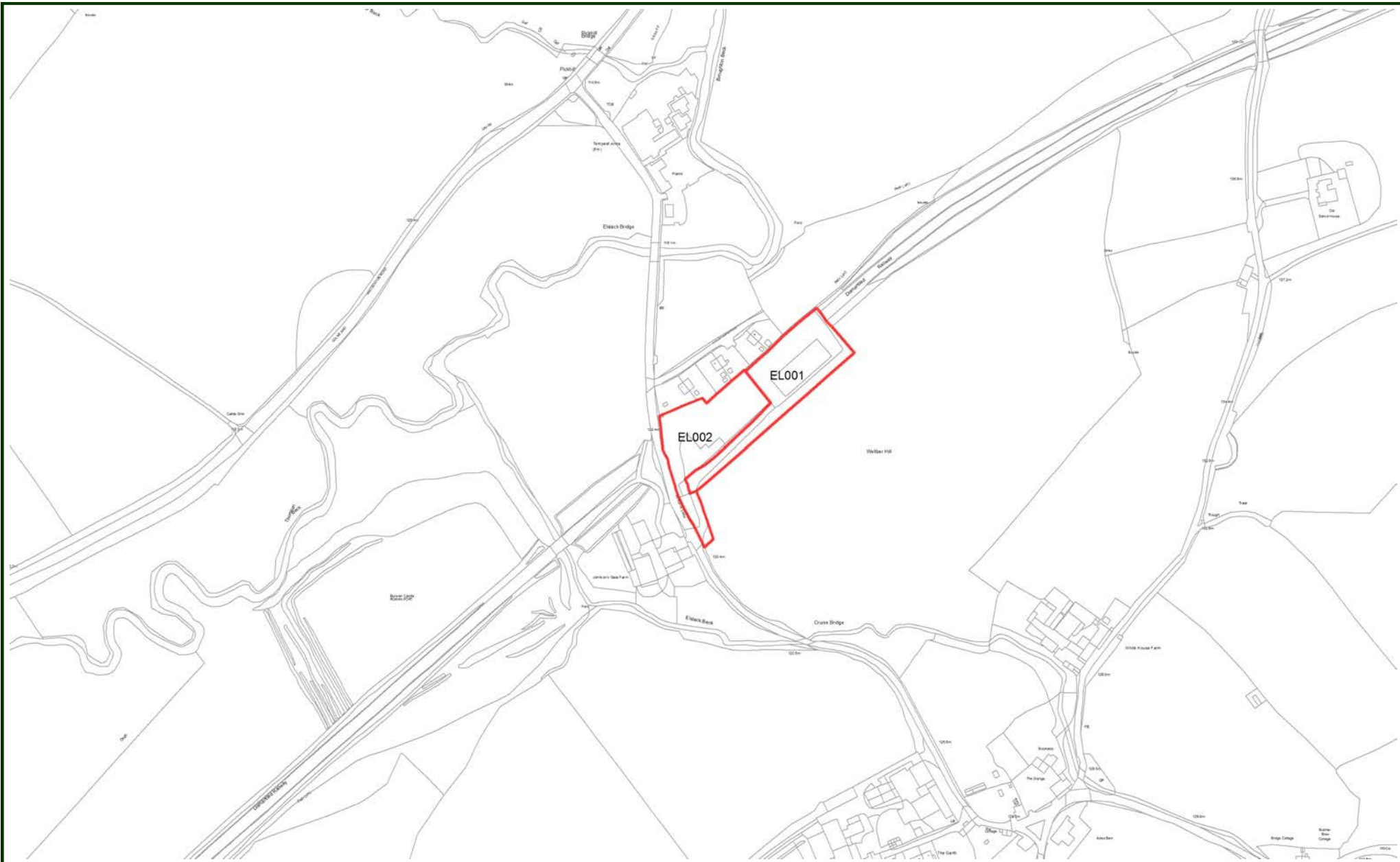


**CRAVEN**  
IN THE YORKSHIRE DALES  
DISTRICT

DR—Draughton

Scale: 1:5000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694

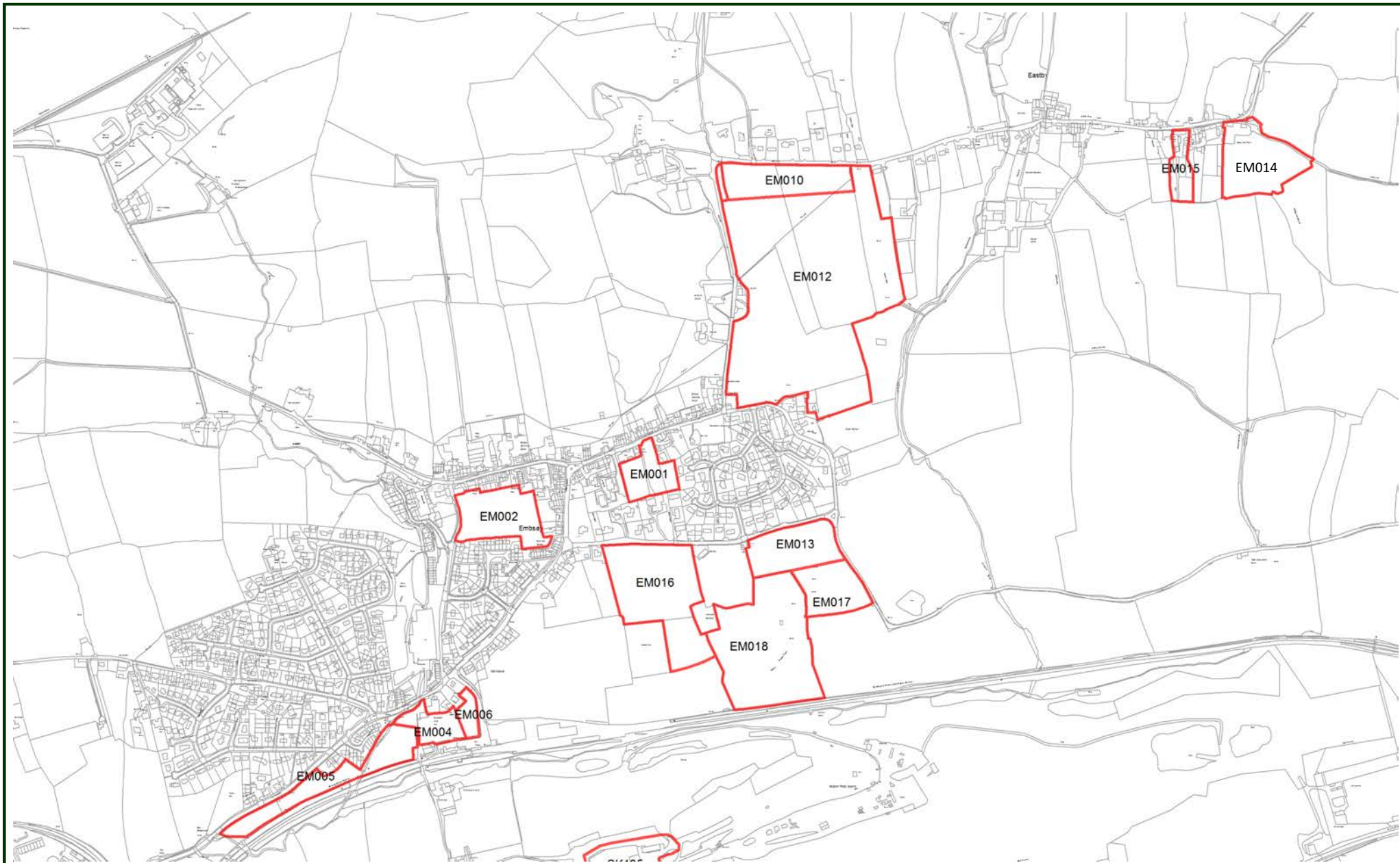


**Craven**  
IN THE YORKSHIRE DALES  
DISTRICT

EL—Elslack

Scale: 1:6000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694



EM—Embsay with Eastby

Scale: 1:8000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694

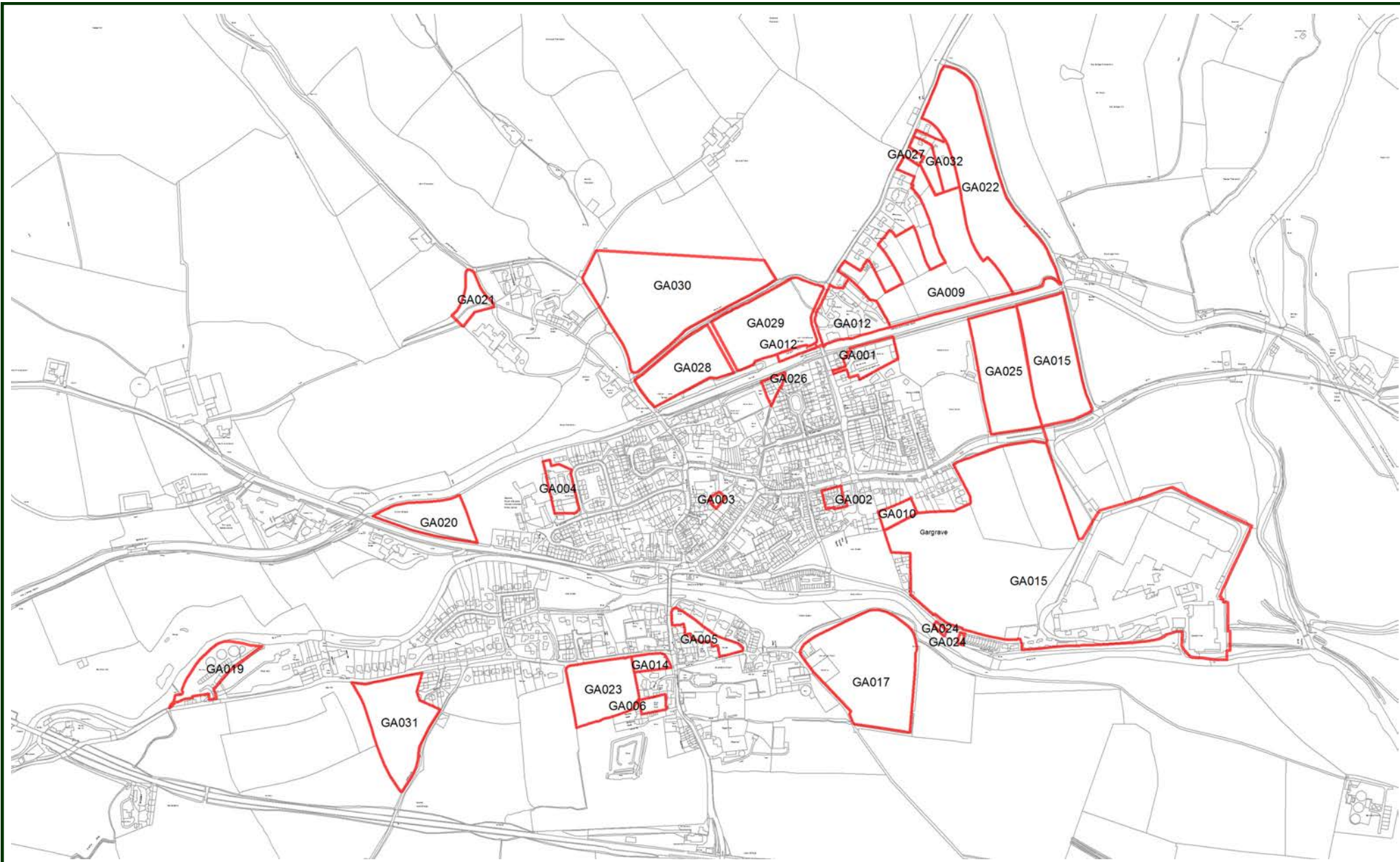




FA—Farnhill

Scale: 1:4000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694



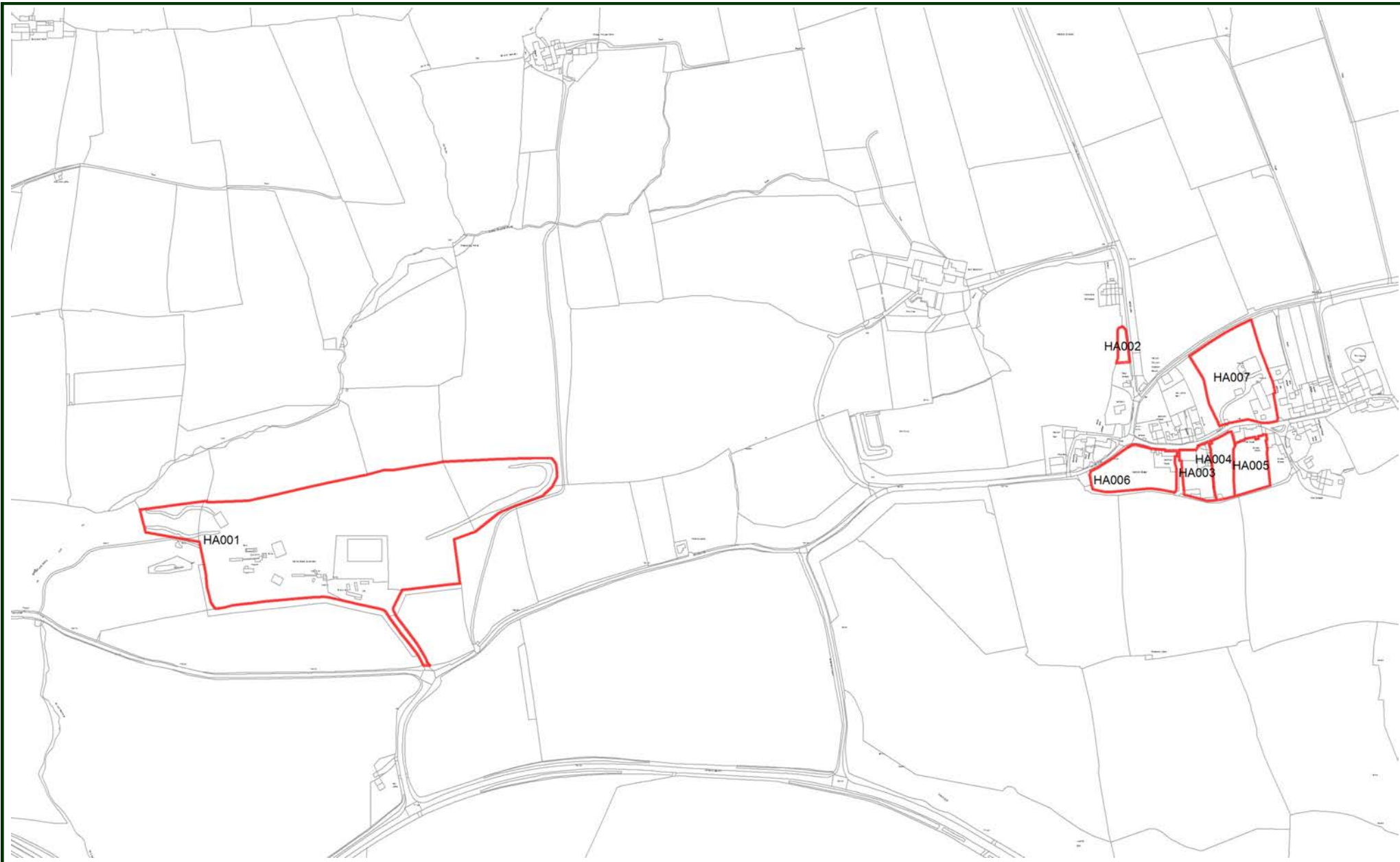
**CRAVEN**  
IN THE YORKSHIRE DALES  
DISTRICT

GA—Gargrave

Scale: 1:8000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694



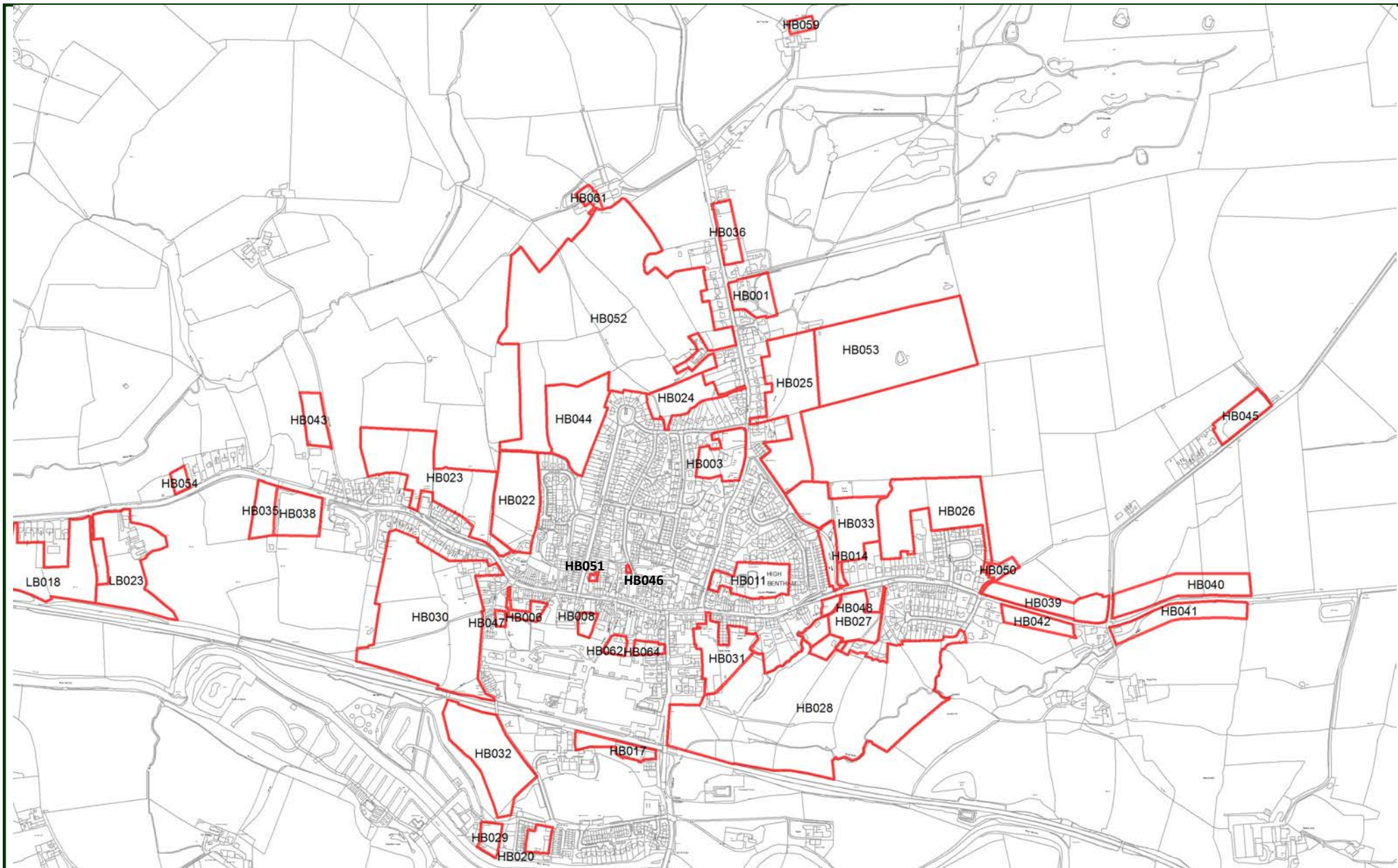


**CRAVEN**  
IN THE YORKSHIRE DALES  
DISTRICT

HA—Halton East

Scale: 1:6000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694

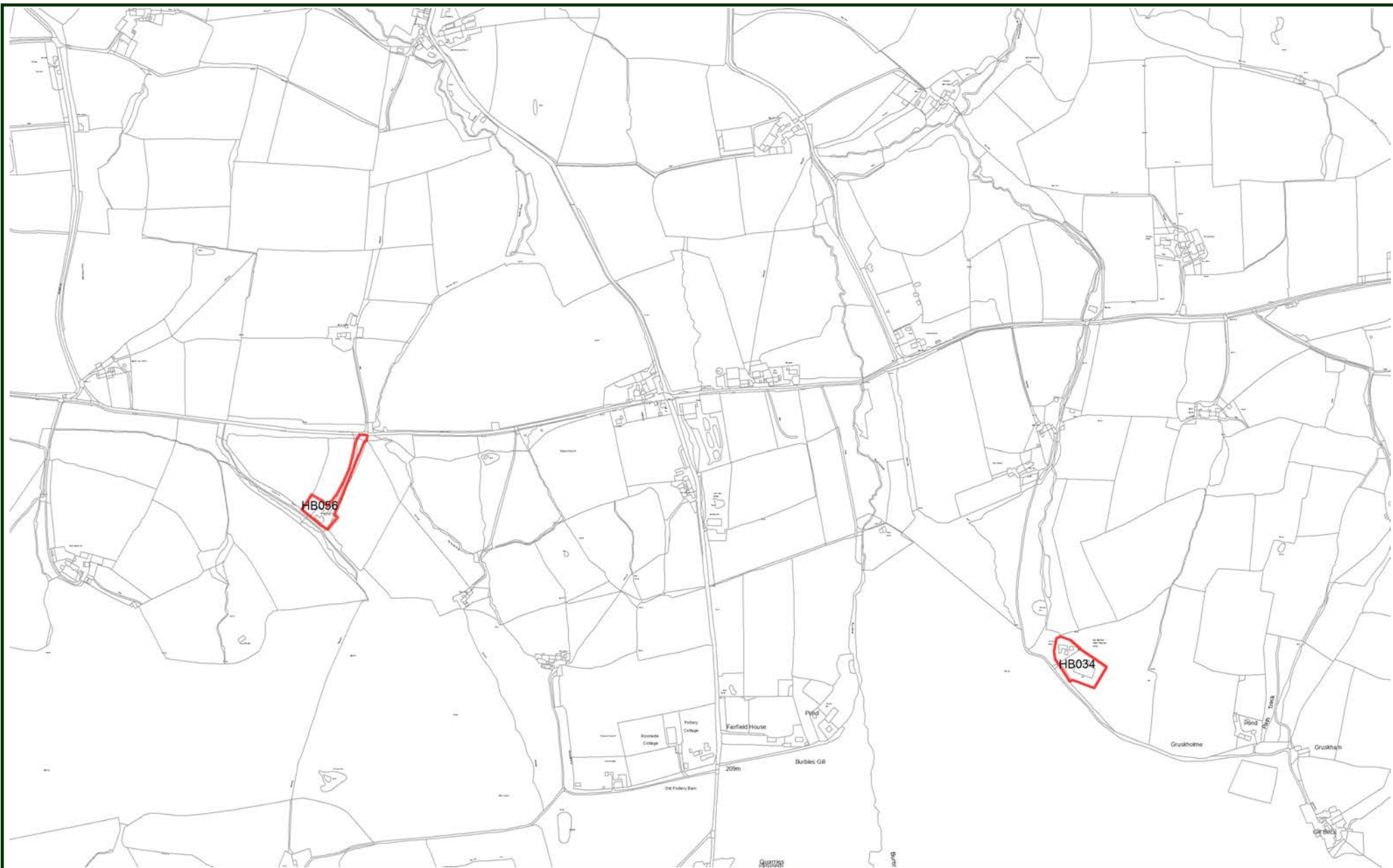


HB—High Bentham

Scale: 1:9000 @ A4

Based on Ordnance Survey Mapping  
 © Crown Copyright and database right 2017  
 Ordnance Survey : 100024694





**CRAVEN**  
IN THE YORKSHIRE DALES  
DISTRICT

HB—High Bentham (south of settlement)

Scale: 1:8000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694



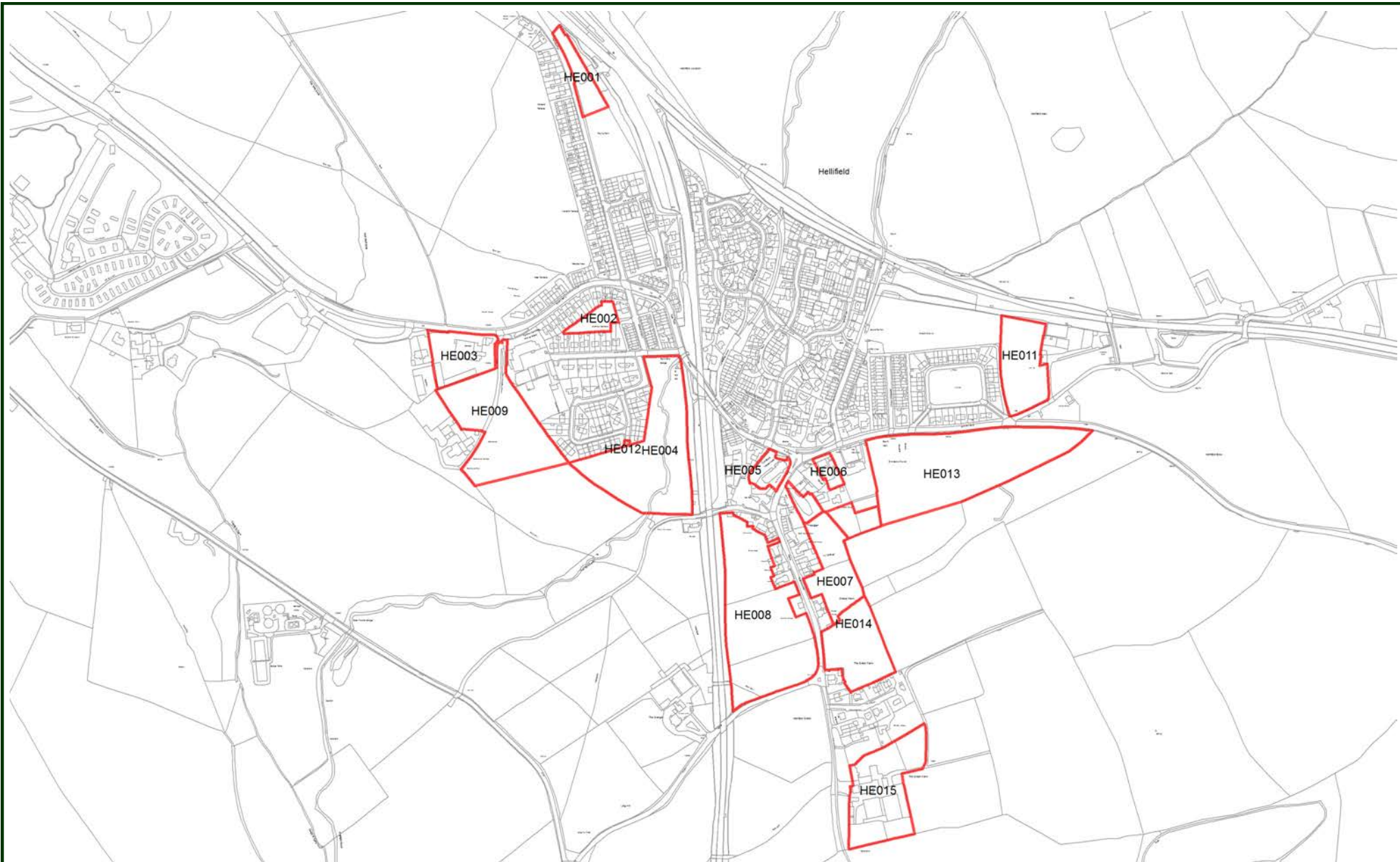


**CRAVEN**  
IN THE YORKSHIRE DALES  
DISTRICT

HB—High Bentham (south-east of settlement)

Scale: 1:8000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694

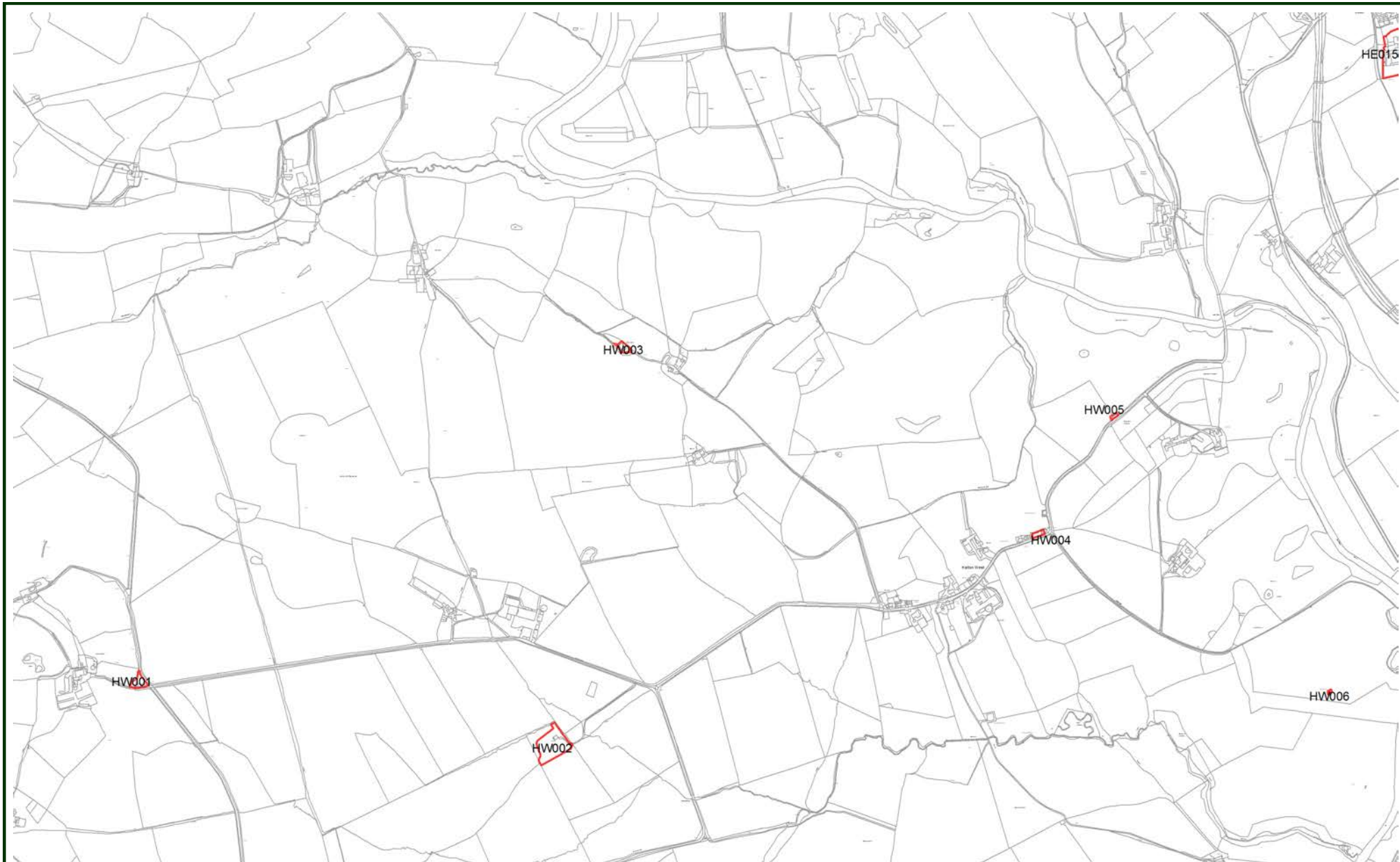


**Craven**  
IN THE YORKSHIRE DALES  
DISTRICT

HE—Hellifield

Scale: 1:6500 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694



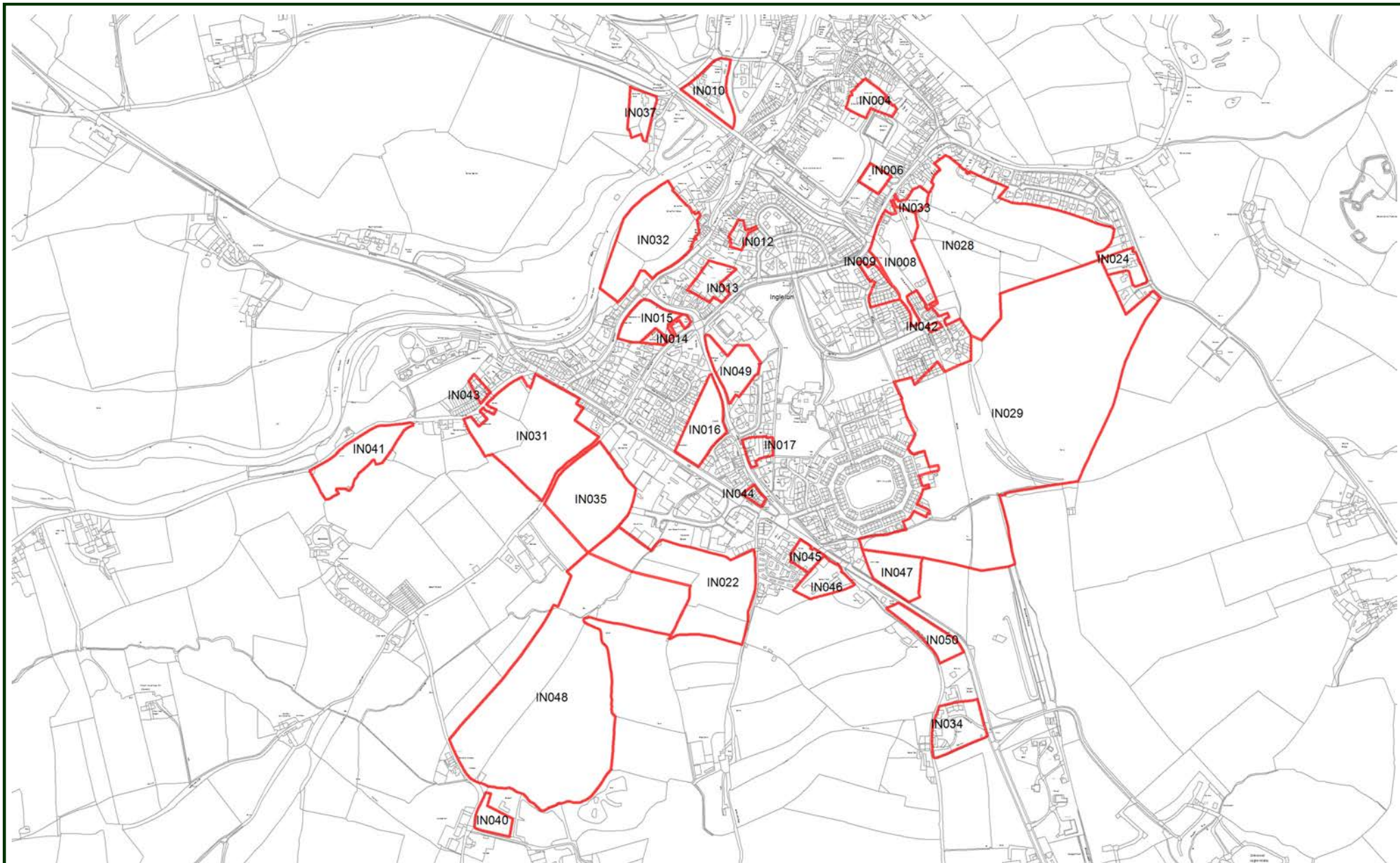
**CRAVEN**  
IN THE YORKSHIRE DALES  
DISTRICT

HW—Halton West

Scale: 1:13000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694



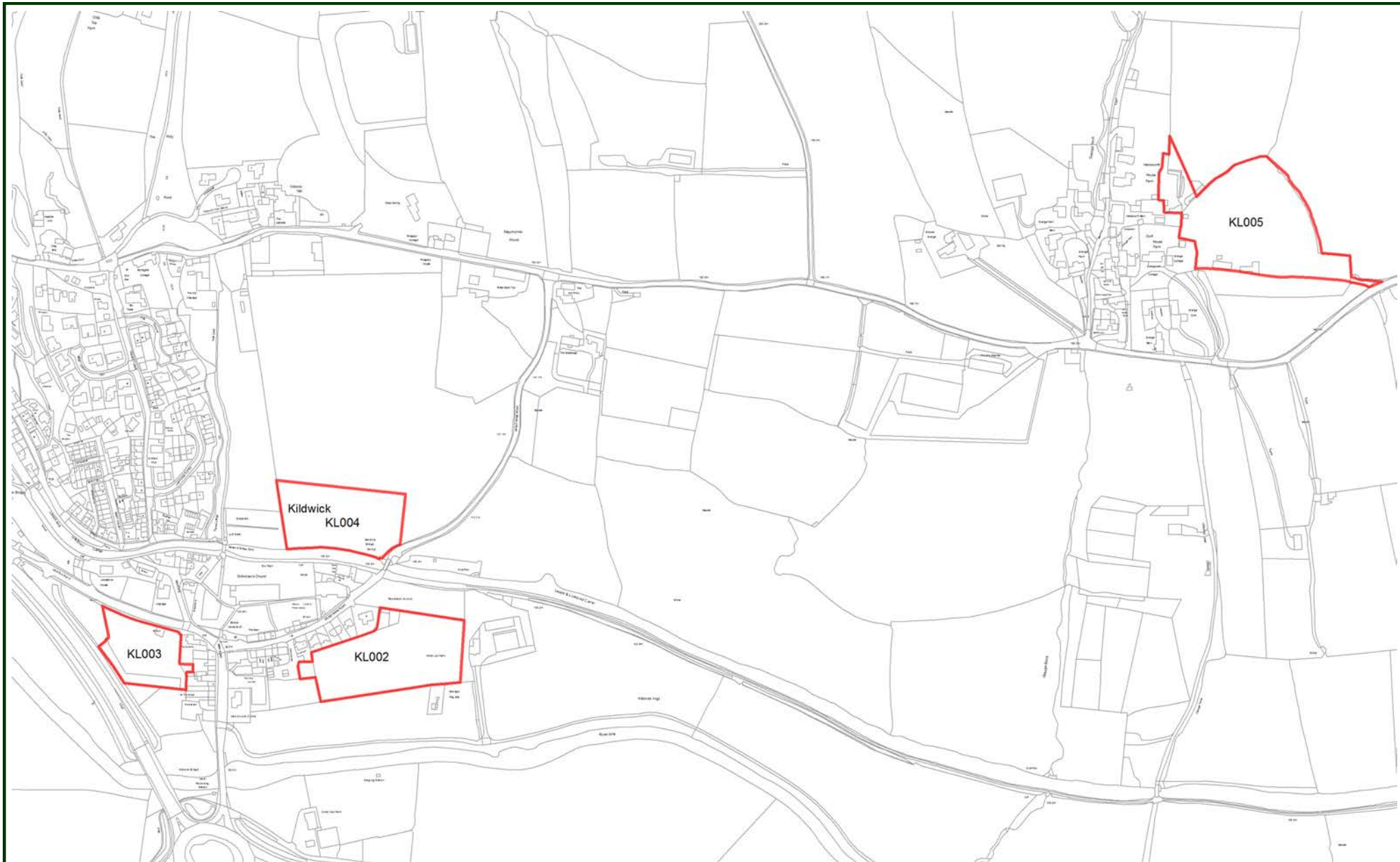


**CRAVEN**  
IN THE YORKSHIRE DALES  
DISTRICT

IN—Ingleton

Scale: 1:8000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694



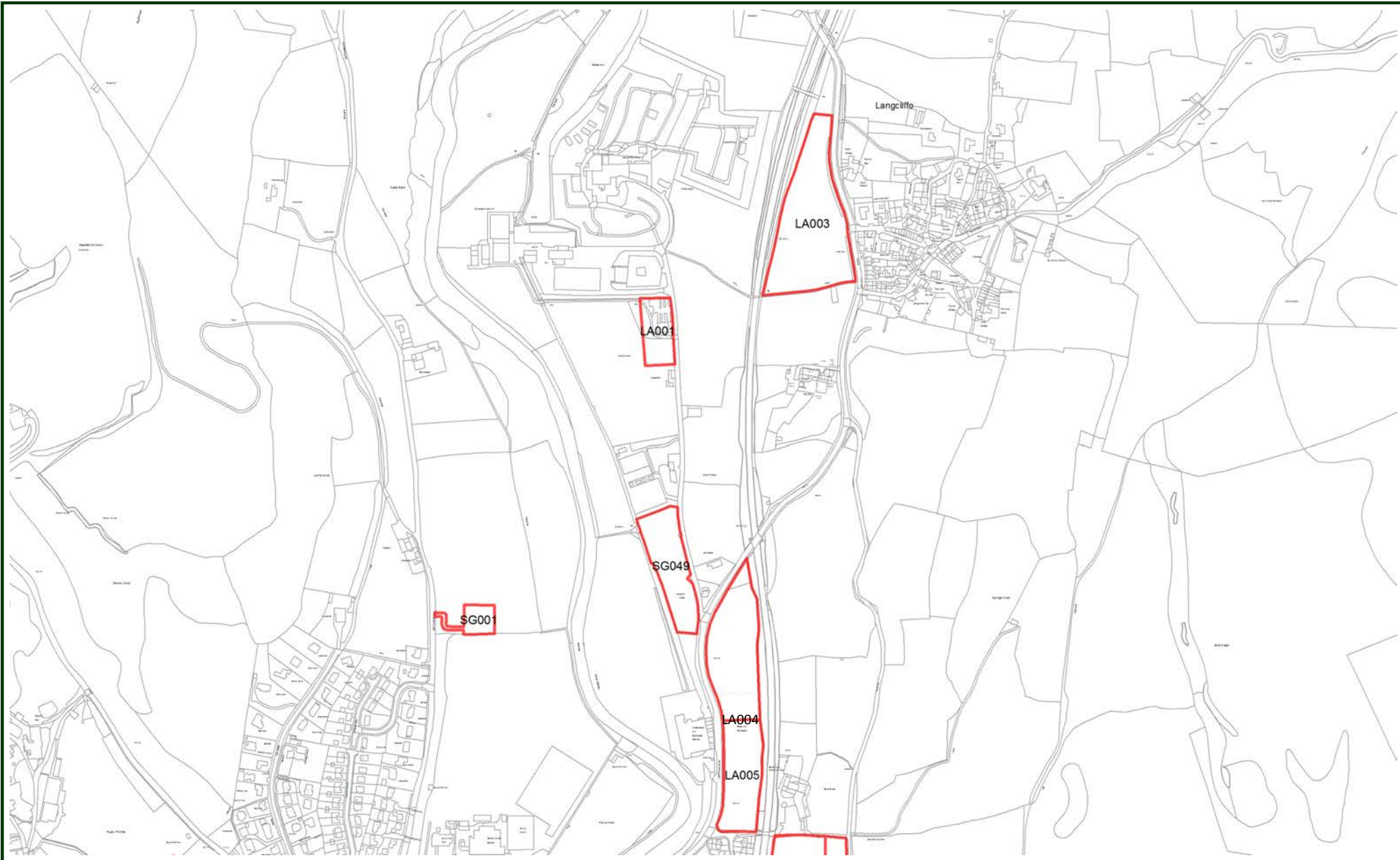
**Craven**  
IN THE YORKSHIRE DALES  
DISTRICT

KL—Kildwick

Scale: 1:4500 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694



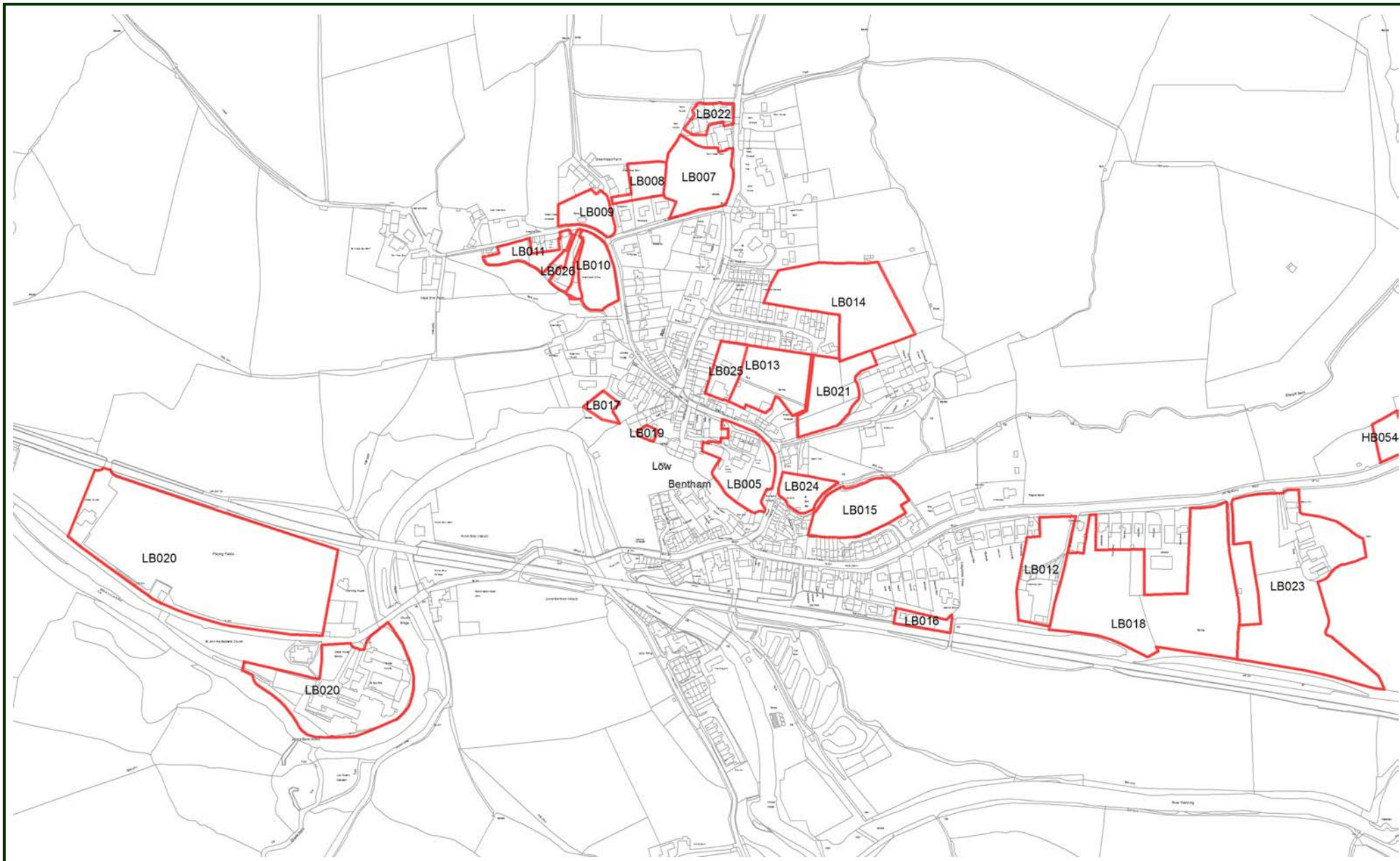


**CRAVEN**  
IN THE YORKSHIRE DALES  
DISTRICT

LA—Langcliffe

Scale: 1:6000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694

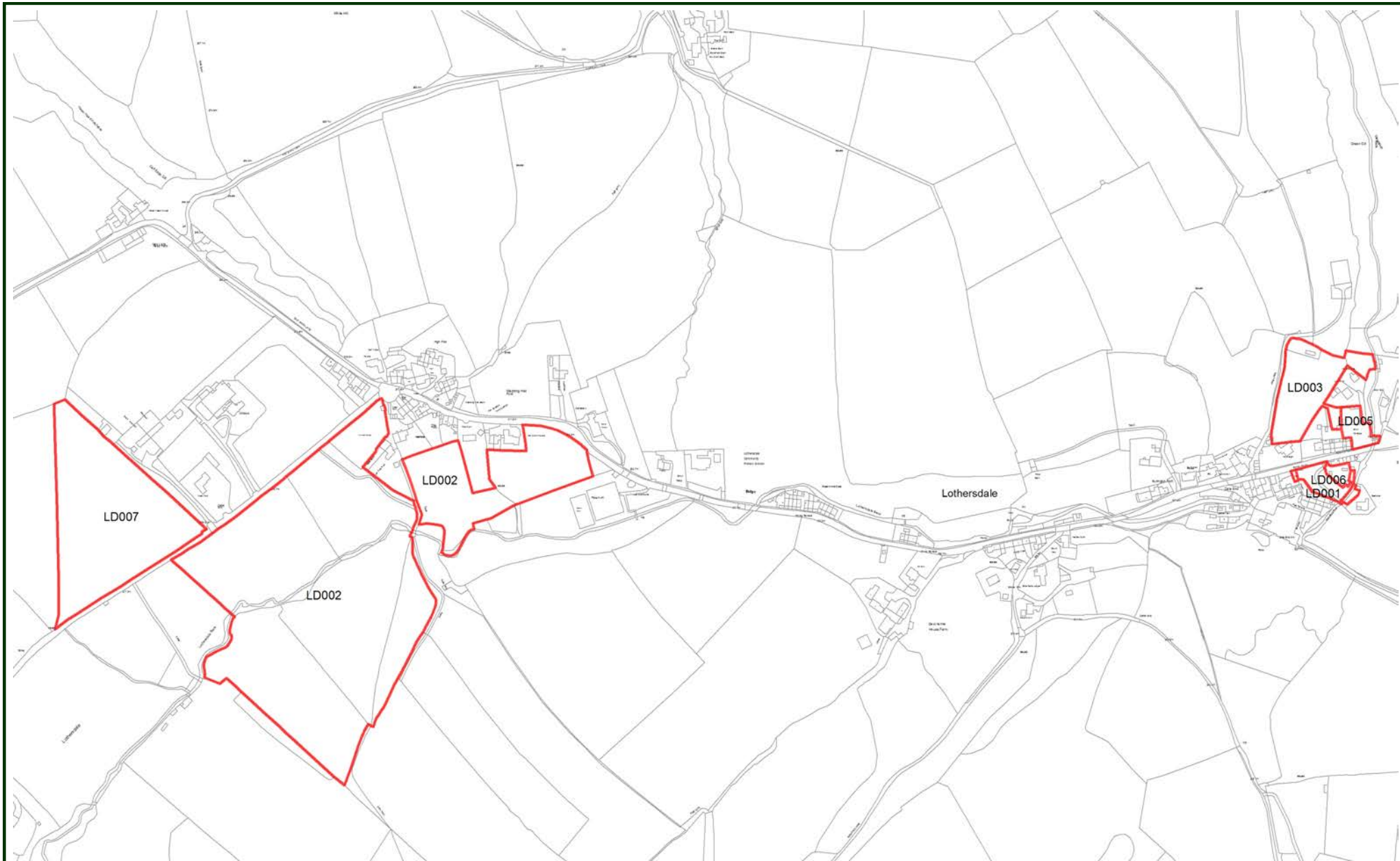


LB—Low Bentham

Scale: 1:5000 @ A4

Based on Ordnance Survey Mapping  
 © Crown Copyright and database right 2017  
 Ordnance Survey : 100024694





**Craven**  
IN THE YORKSHIRE DALES  
DISTRICT

LD—Lothersdale

Scale: 1:5000 @ A4

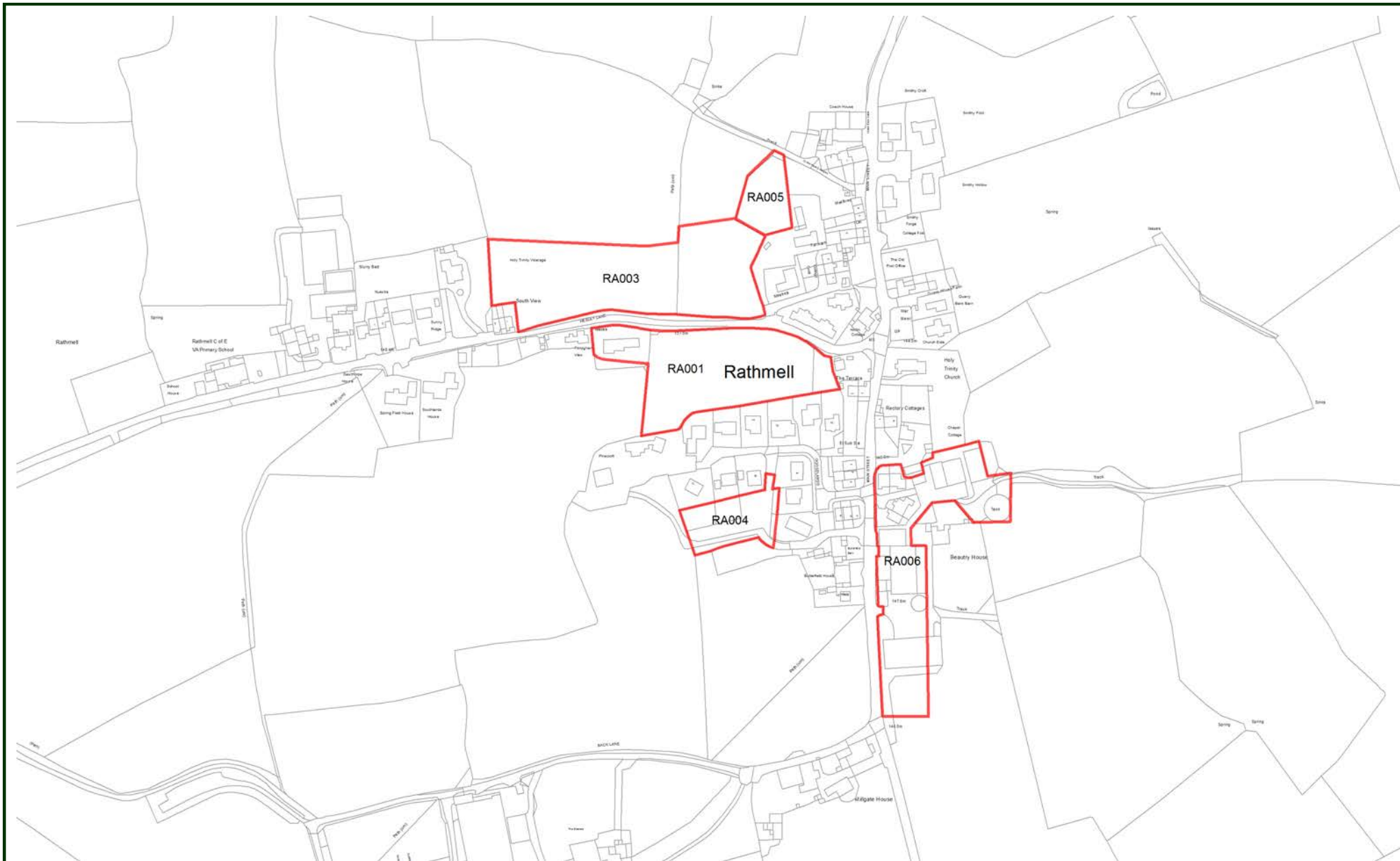
Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694



LD—Lothersdale (east of settlement)

Scale: 1:5000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694



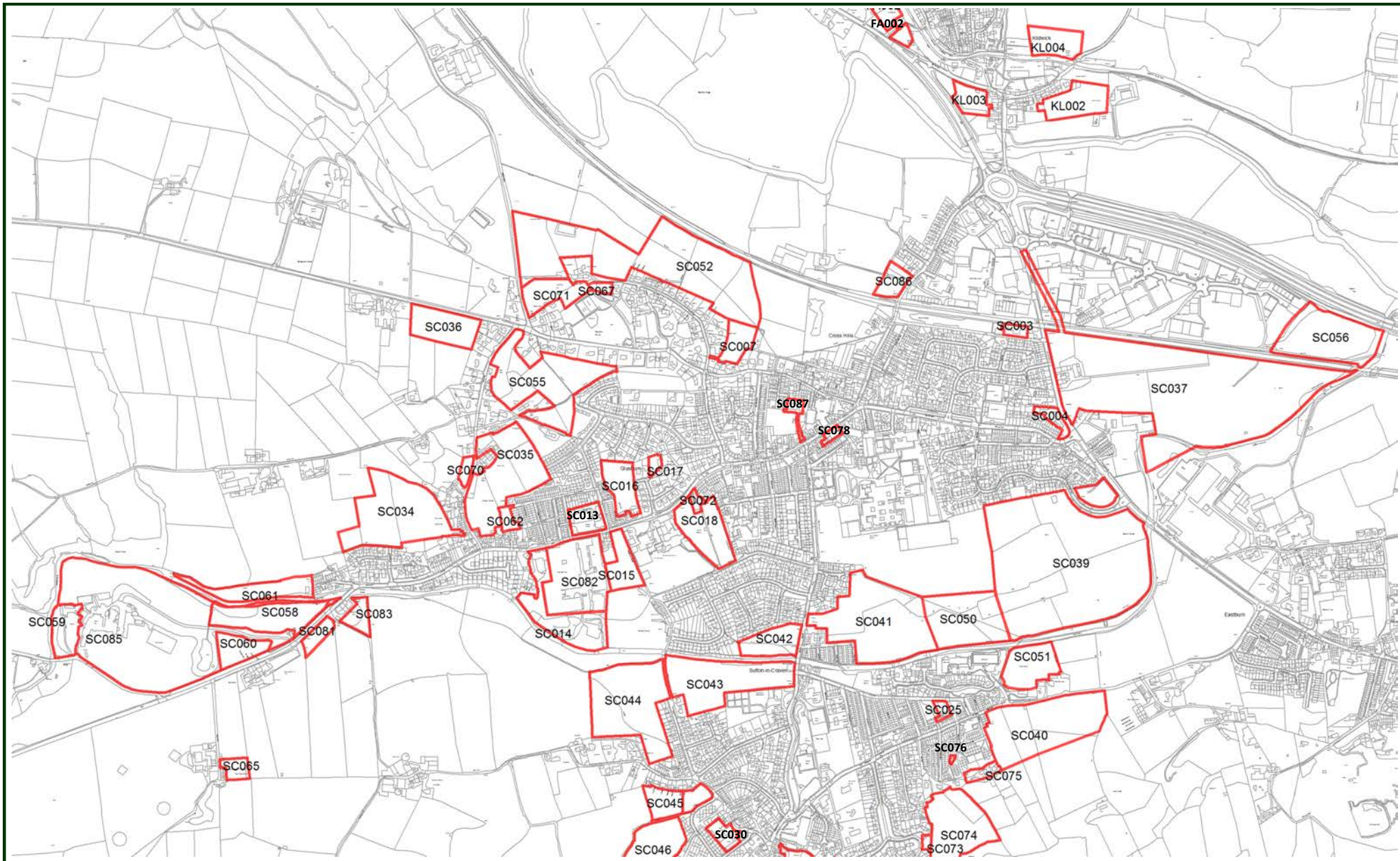
RA—Rathmell

**CRAVEN**  
IN THE YORKSHIRE DALES  
DISTRICT

Scale: 1:3000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694





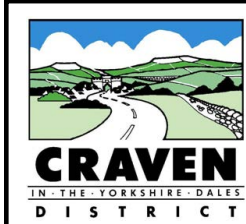
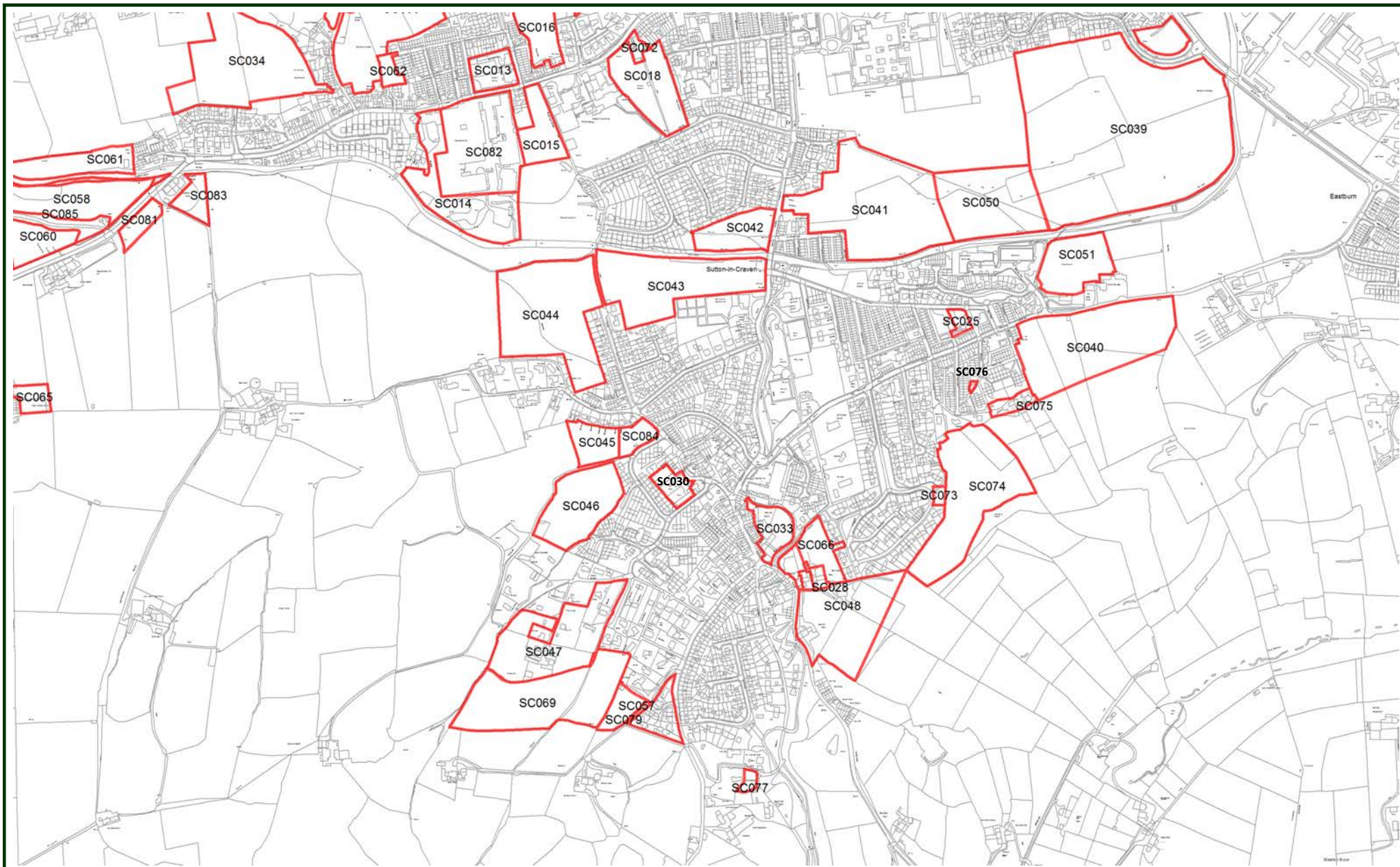
SC—South Craven: Glusburn and Cross Hills

Scale: 1:10500 @ A4



Based on Ordnance Survey Mapping  
 © Crown Copyright and database right 2017  
 Ordnance Survey : 100024694



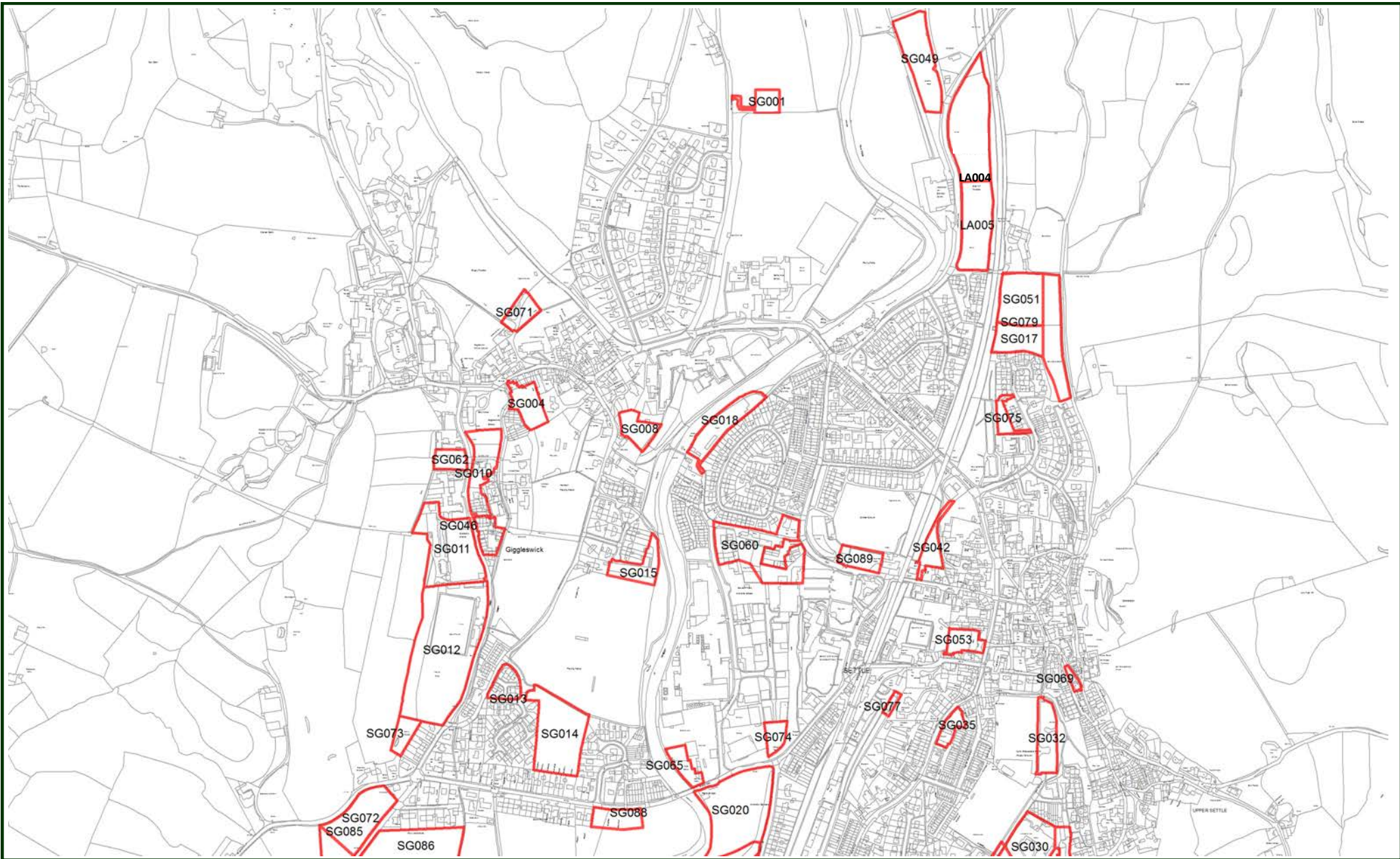


SC—South Craven: Sutton in Craven

Scale: 1:8000 @ A4

Based on Ordnance Survey Mapping  
 © Crown Copyright and database right 2017  
 Ordnance Survey : 100024694



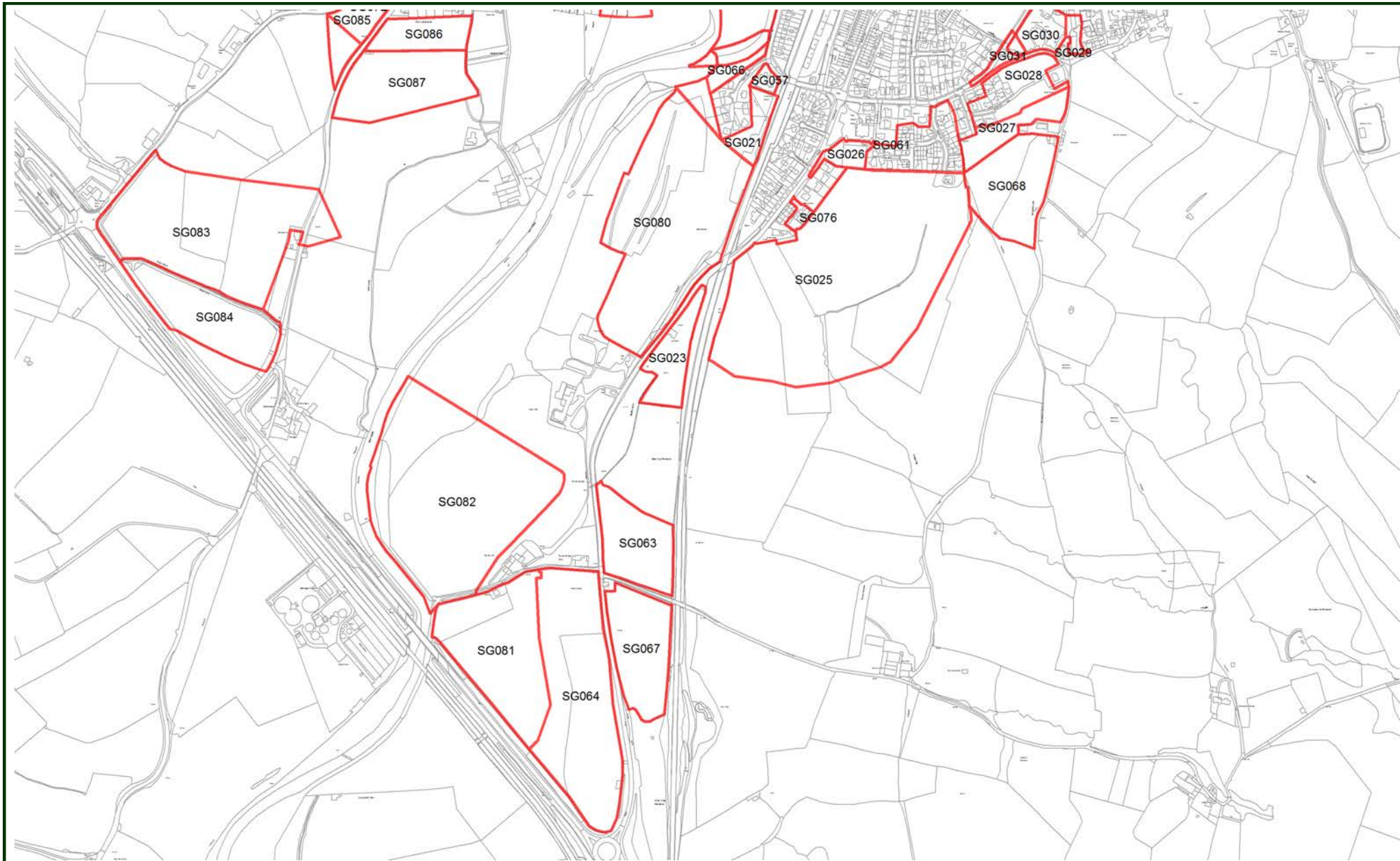


SG—Settle and Giggleswick (north)

Scale: 1:7500 @ A4

Based on Ordnance Survey Mapping  
 © Crown Copyright and database right 2017  
 Ordnance Survey : 100024694



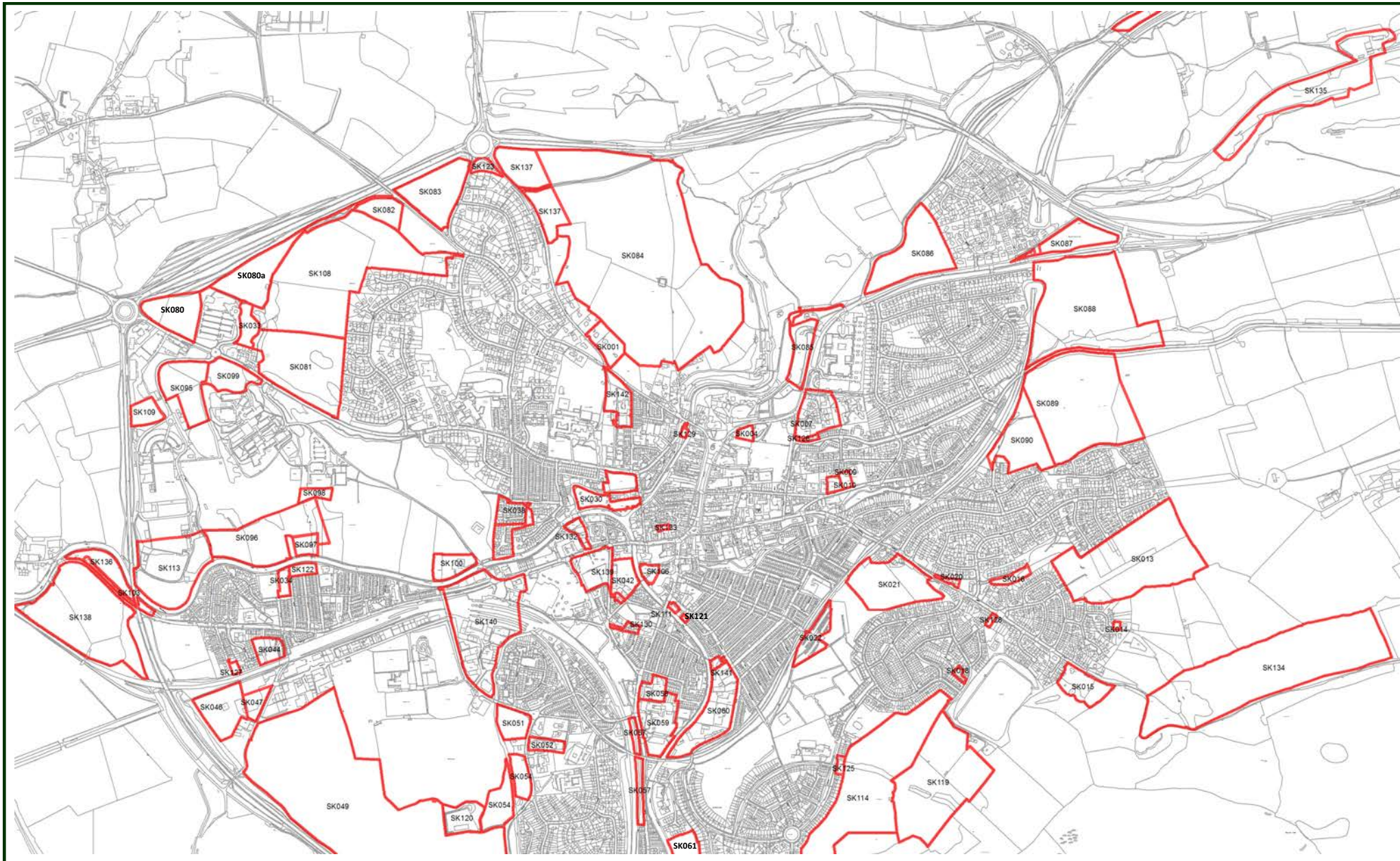


SG—Settle and Giggleswick (south)

Scale: 1:7500 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694



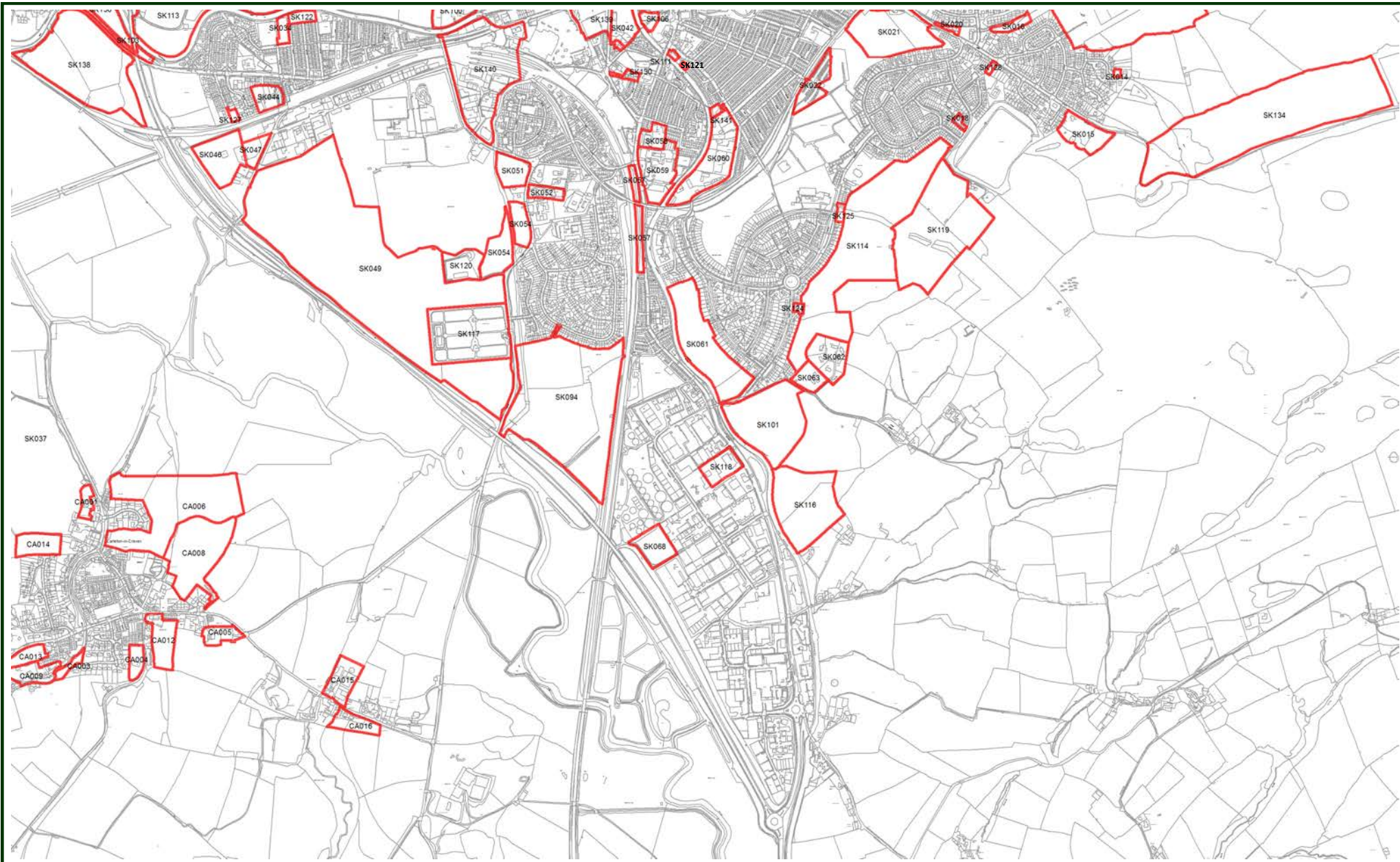


SK—Skipton (north)

Scale: 1:13000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694



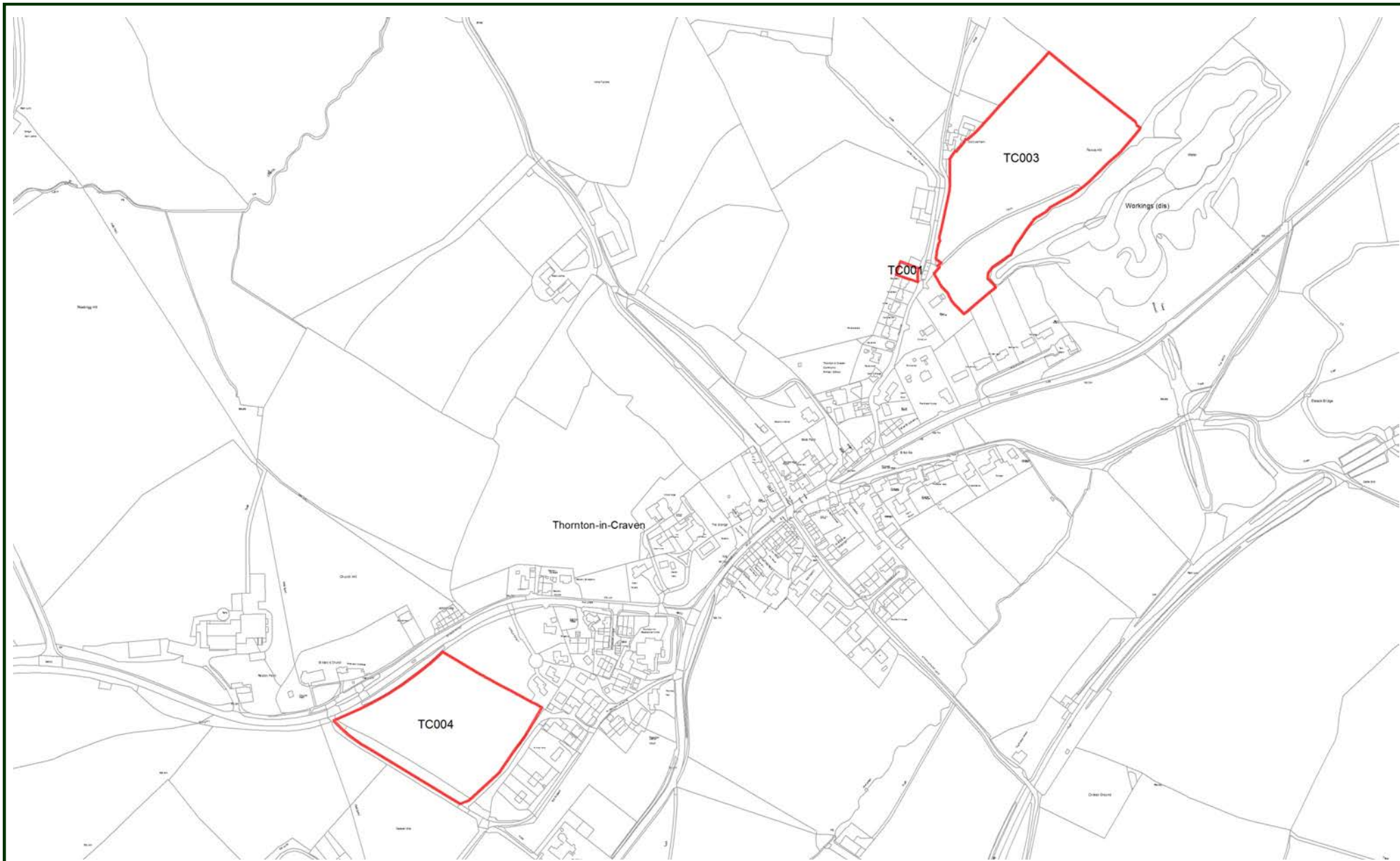


**CRAVEN**  
IN THE YORKSHIRE DALES  
DISTRICT

SK—Skipton (south)

Scale: 1:13000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694

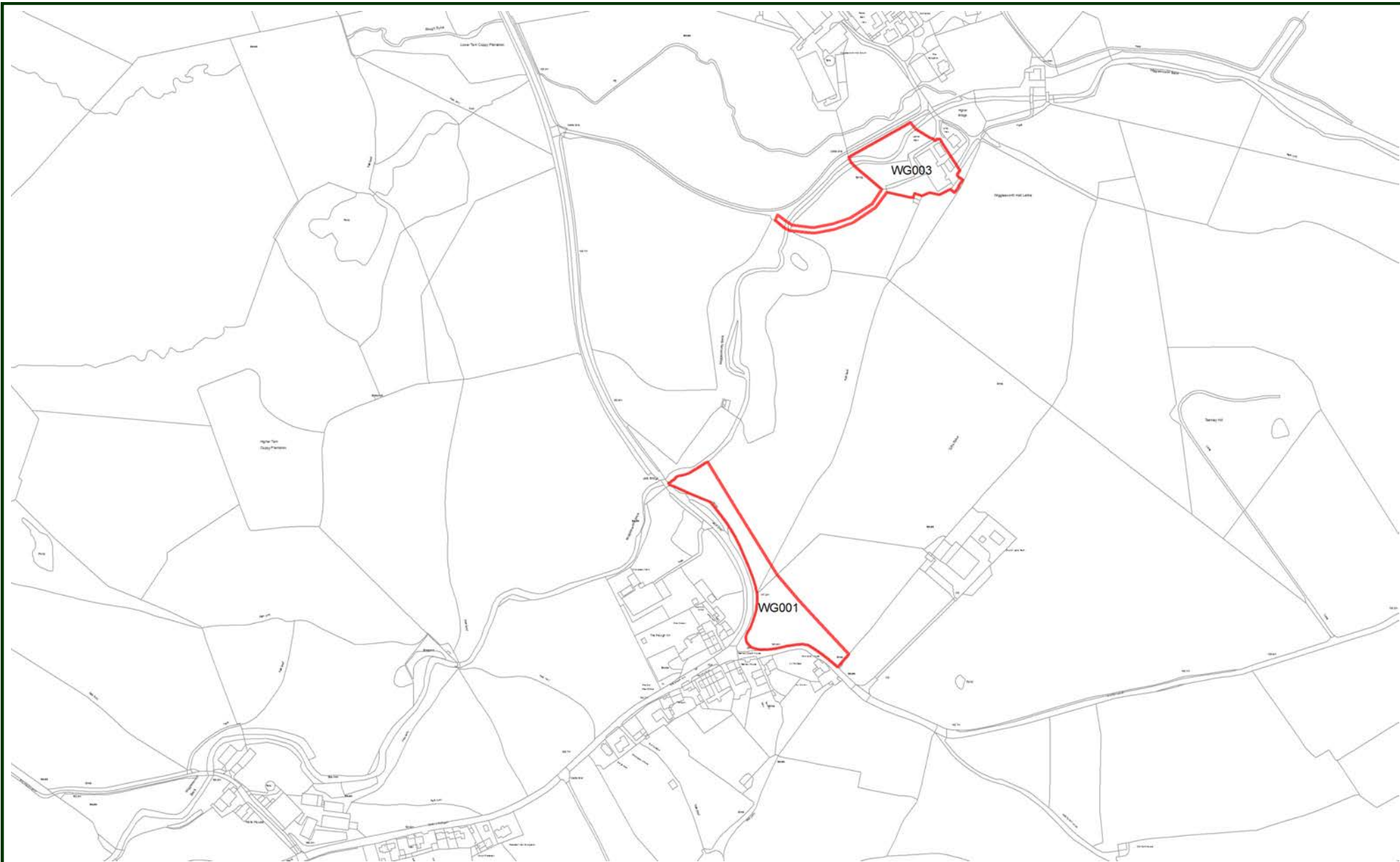


TC—Thornton in Craven

Scale: 1:5000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694





**CRAVEN**  
IN THE YORKSHIRE DALES  
DISTRICT

WG—Wigglesworth

Scale: 1:5000 @ A4

Based on Ordnance Survey Mapping  
© Crown Copyright and database right 2017  
Ordnance Survey : 100024694

