		SITE ASSESSMENT PART 2		
		Settlement Code	**Settlement**	
		HB	High Bentham	
		LB	Low Bentham	
		BR	Low Bradley	
		BU	Burton in Lonsdale	
		CA	Carleton	
		CN	Cononley	
		CW	Cowling	
		SC	Cross Hills, Glusburn	
		SG	Settle	
		SC	Sutton in Craven	

Site reference, name/address & area	Sustainability Appraisal Objectives 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Bentham																						
HB001 Golf Club car park and clubhouse, Robin Lane, Higher Bentham 0.674ha.	0	0	-	-	-	+	0	-	++	+	+	+	++	0	+	-	-	0	+	+	**Level 2:** Development would result in the loss of facilities ancillary to a sports pitch, i.e. the loss of a golf course car park and clubhouse. Therefore, a housing allocation is unlikely to be appropriate, unless the means to deliver equivalent replacement facilities can be secured.	Unsuitable for allocation
HB003 Bank Head, west of Robin Lane, south of Lakeber Drive, Higher Bentham 0.902ha	0	0	+	+	+	++	0	--	++	+	0	+	++	-	+	+	+	0	+	+	**Level 2:** The local highway authority advises that an access with acceptable visibility cannot be provided due to the road alignment along the site frontage. Therefore, the site is unsuitable for a housing allocation.	Unsuitable for allocation
HB006 East of Duke Street and to rear of Main Street, Higher Bentham 0.206ha	0	0	+	+	+	+	0	0	++	+	0	0	++	0	+	+	+	0	+	+	**Level 2:** The site once benefitted from planning permission for the construction of three dwellings, but the constrained nature of the site leaves doubt about its capacity to accommodate more. On current evidence, the site may not be capable of accommodatiing at least five dwellings, despite being 0.206ha in area, and is therefore not suitable for allocation due to its small size.	Unsuitable for allocation
HB008 Land south west of police yard, Main St, High Bentham 0.158ha	0	0	++	++	++	++	0	--	+	+	0	+	++	+	+	++	++	0	+	+	**Level 2:** The developable area of the site is restricted by a wayleave for a public sewer. Therefore, on current evidence, the site may not be capable of accommodatiing at least five dwellings, despite being 0.158ha in area. In addition, the local highway authority advises that site has no direct connection/frontage to a public highway and an acceptable access cannot be formed. The site is in a location where there is some surface water flood risk. The site is not suitable for allocation due to its small size and inadequate access.	Unsuitable for allocation
HB011 Primary school, east of Robin Lane, west of Lowcroft, Higher Bentham 0.962ha	0	0	++	++	++	++	0	+	++	+	++	0	++	+	+	++	++	0	+	+	**Level 3 (pass):** The school has been replaced and is now redundant. The main building is within and the playing fields/open space are adjoining the recommended conservation area. Development of the site would be likely to have a low impact on biodiversity value. The landowner, North Yorkshire County Council, has identified the site for a development of approximately 70 units of extra care housing.	Continue to consider in comparison with other sites and with mitigation: 5a
HB013 Land adjacent to Lairgill House, Mount Pleasant, Higher Bentham 0.11ha.																					The site has planning permission for one dwelling (decision no. 08/2009/9390).	Allocation not necessary
HB014 Land to east of Lairgill Row on Butts Lane, High Bentham 0.426 ha	0	0	+	+	+	+	0	+	0	+	+	-	++	0	+	+	+	0	+	+	**Level 3 (pass):** The site is in FZ1, but is at risk from surface water flooding (30, 100 and 1000 year extent). Risk of groundwater emergence is 25-50%. The conservation area appraisal shows the site partly within the recommended conservation area, partly making a strong contribution, within a highly significant fixed view and adjacent to a key building (Lairgill Row). Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison to other sites and with mitigation: 2,5a
HB017 West of Station Road, south of railway station, High Bentham 1.153 ha	-	-	+	+	+	+	0	+	++	+	+	+	++	+	+	+	+	0	+	+	**Level 3 (pass):** The site is used for business/employment purposes. The site is in FZ1, with no risk from surface water and a risk of groundwater emergence of 50-75%. Development of the site would be likely to have a low impact on biodiversity value. The ELR recommends retention for employment use.	Continue to consider for employment
HB020 Storage Yard and premises, west of Mayfield Road, High Bentham 0.266ha.	-	-	-	-	-	+	0	-	--	+	+	+	++	0	+	-	-	0	+	+	**Level 2:** The site is unsuitable for a housing allocation due to flood risk - the majority being in FZ3a and the rest in FZ2. (Risk of groundwater emergence is 50-75%.)	Unsuitable for allocation
HB022 North of Bigber Farm Higher Bentham 1.812ha	0	0	-	-	-	+	0	--	++	-	0	-	++	-	+	-	-	0	+	+	**Level 2:** The local highway authority advises that the site has no existing access and an acceptable access onto the B6480 is not achievable due to restricted visibility. The LHA is unclear as to whether the Barghs Meadow access road adjoins the site or whether there is a ransom strip. The site makes a strong contribution to the recommended conservation area for High Bentham. The site is unsuitable for a housing allocation due to inadequacey or uncertainty of access and heritage impact.	Unsuitable for allocation
HB023 (part) North of Low Bentham Road, High Bentham 1.659ha	0	0	-	-	-	+	0	0	+	-	0	+	++	-	+	-	-	0	+	+	**Level 3 (pass):** The site is in FZ1, but the southwest corner is at risk from surface water flooding (30, 100 and 1000 year extent). The site satisfies the local highway authority and makes no contribution to the recommended conservation area for High Bentham, but is on the edge of the settlement and is grade 3 agricultural land. Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison with other sites and with mitigation: 2,9
HB024 North of Lakeber Drive, High Bentham 0.872ha	0	0	-	-	-	+	0	0	++	-	0	+	++	-	+	-	-	0	+	+	**Level 3 (pass):** The site is in FZ1, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement and is grade 3 agricultural land. Development of the site would be likely to have a low impact on biodiversity value. A public footpath crosses the site.	Continue to consider in comparison with other sites and with mitigation: 4

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Bentham																						
HB025 Rear of 38-54 Robin Lane and east of Butts Lane, High Bentham 2.807ha.	0	0	-	-	-	+	0	0	+	-	0	+	++	-	+	-	-	0	+	+	**Level 3:** The site is in FZ1, but is partly at risk from surface water flooding (30, 100 and 1000 year extent) and the risk of groundwater emergence is 25-50%. The site makes no contribution to the recommended conservation area for High Bentham. The local highway authority advises that access can be provided from Butts Lane, but not Robin Lane, which may necessitate omission of the northern part of the site. Development of the site would be likely to have a low impact on biodiversity value. Fairly prominent.	Continue to consider in comparison with other sites and with mitigation: 2,9
HB026 North of Springfield Crescent and east of Butts Lane, High Bentham 2.577ha	0	0	-	-	-	+	0	0	++	-	0	+	++	-	+	-	-	0	+	+	**Level 3 (pass):** The site is in FZ1. Part of the site boundary touches an area of surface water flood risk. Risk of groundwater emergence is 25-50%. About half the site is grade 3 agricultural land. The site makes no contribution to the recommended conservation area for High Bentham. Development of the site would be likely to have a low impact on biodiversity value. Fairly prominent.	Continue to consider in comparison with other sites and with mitigation: 2,9
HB027 Mount Pleasant, High Bentham 1.098ha.	0	0	+	+	+	+	0	+	+	-	0	-	++	-	+	+	+	0	+	+	**Level 2:** The ELR recommends that the site should not be allocated for employment. The site is in FZ1, but part is at risk from surface water flooding (mostly 1000 year extent) and the risk of groundwater emergence is 25-50%. In the conservation area appraisal, the site adjoins the recommended conservation area and is identified as making a strong contribution, forming part of a highly significant fixed view and incorporating a key building (Old Quarry earthworks). The site is unsuitable for a housing allocation due to heritage impact.	Unsuitable for allocation
HB028 East of Station Road and south-west of Pye Busk, High Bentham 10.9ha.	0	0	-	-	+	+	0	-	+	-	-	-	++	-	+	-	-	0	+	+	**Level 2:** The ELR recommends that the site should not be allocated for employment, but mixed use of unconstrained areas might be appropriate if aspirations can be realised. Potential for green infrastructure. The site is in FZ1, but areas are at risk from surface water flooding (30, 100 and 1000 year extent) and the risk of groundwater emergence ranges from >25% up to 50-75%. The site is grade 3 agricultural land. The conservation area appraisal shows the site adjoining the recommended conservation area, making a strong contribution and forming an important general view from a key building (St Margaret's church, grade II listed). The site does not appear suitable for allocation at this stage due to heritage impact and negatives for location, access, agriculture, landscape.	Unsuitable for allocation at this stage
HB028 (part) South-west of Pye Busk, High Bentham 3.897ha.	0	0	-	-	-	+	0	0	+	-	0	-	0	-	+	-	-	0	+	+	**Level 2:** The site is in FZ1, but partly at risk from surface water flooding (30, 100 and 1000 year extent) with a risk of groundwater emergence of 25-50%. The site satisfies the local highway authority. The site makes a strong contribution to the recommended conservation area and forms part of an important general view from a key building (St Margaret's church, grade II listed). The site is grade 3 agricultural land. The site is of low biodiversity value, which could be enhanced, but is located in close proximity to a SSSI. Flood risk and potential impact on the SSSI may be a concern, but the site is unsuitable for allocation due to heritage impact.	Unsuitable for allocation
HB029 East of Rose Cottage, Wenning Avenue, High Bentham 0.271 ha	0	0	-	-	-	+	0	-	--	-	0	+	++	-	+	-	-	0	+	+	**Level 2:** The site is in FZ2, FZ3a and FZ3b, is partly at risk from surface water flooding (30, 100 and 1000 year extent) and the risk of groundwater emergence is 50-75%. The site is unsuitable for a housing allocation due to flood risk.	Unsuitable for allocation
HB030 Land off Duke Street, High Bentham 6.287ha.	0	0	-	-	-	+	0	--	+	-	0	-	++	-	+	-	-	0	+	+	**Level 2:** The local highway authority advises that an acceptable access cannot be achieved. Visibility is restricted (northerly). The site is in FZ1, but areas are at risk from surface water flooding (30, 100 and 1000 year extent). The site is grade 3 agricultural land. The conservation area appraisal shows the site adjoining and partly within the recommended conservation area, partly making a strong contribution and within highly and moderately significant fixed views. Access proposals would involve demolition of buildings within the recommended conservation area and within the highly significant fixed view. The site is not suitable for allocation due to inadequate access and heritage impact.	Unsuitable for allocation
HB031 Auction Mart and land south of Mount Pleasant, High Bentham 1.18ha	0	0	++	++	++	++	0	--	+	+	+	+	++	+	+	++	++	0	+	+	**Level 2:** The ELR grades the site as poor and recommends allocation for mixed uses. The local highway authority advises that the site does not include sufficient frontage to enable an acceptable access to be formed. The site is in FZ1, but is partly at risk from surface water flooding (30, 100 and 1000 year extent), particularly near the B6480. The conservation area appraisal identifies a moderately significant view across part of the site, but no other contribution. The site is not suitable for allocation due to inadequate access.	Unsuitable for allocation. Landowner could discuss a trade-off for existing traffic with the highway authority. Other mitigations: 1b,2,5a,5b.

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Bentham																						
HB032 Land adjoining Riverside Caravan Park, High Bentham 2.159ha	0	0	-	-	-	+	0	--	++	-	0	+	++	-	+	-	-	0	+	+	**Level 2:** The local highway authority advises that the site has no connection/frontage to a public highway (i.e. access cannot be provided). Therefore, the site is not suitable for allocation due to inadequate access.	Unsuitable for allocation
HB033 Land east of Butts Lane and north of 1-9 Springfield, High Bentham 1.839 ha	0	0	-	-	-	+	0	--	+	-	0	-	++	-	+		-	0	+	+	**Level 2:** The local highway authority advises that visibility is restricted by the horizontal alignment of the road, the existing access is narrow and an acceptable access is not achievable. Access via HB025 may be a possibility. The site is in FZ1, but areas are at risk from surface water flooding (30, 100 and 1000 year extents) and the risk of groundwater emergence is 25-50%. In the conservation area appraisal, the site adjoins the recommended conservation area and is identified as making a strong contribution. The site is not suitable for allocation due to inadequate access and heritage impact.	Unsuitable for allocation
HB034 High Bentham Water Treatment Works 0.518 ha.	0	0	--	--	--	0	0	--	++	+	+	+	++	-	+	--	--	0	+	+	**Level 2:** The site is not within, adjoining or adjacent to a settlement (it is located in open countryside). Access is via an unadopted road (track). The site is not suitable for allocation due to its isolated location and inadequate access.	Unsuitable for allocation
HB035 Cample Hatcheries, Low Bentham Road, High Bentham 0.501 ha																					The site has planning permission for residential development (decision no. 08/2014/15067).	Allocation not necessary
HB036 Land to the East of Robin Lane, High Bentham 0.502 ha (Site withdrawn from selection process by owner in September 2018)	0	0	-	-	-	+	0	-	++	-	0	+	++	-	+	-	-	0	+	+	**Level 3 (pass):** The site is in FZ1, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement, has a risk of groundwater emergence of 25-50% and is grade 3 agricultural land. The site is approved for overflow parking etc for the golf club (decsion no. 08/2013/13979) and is located at an entrance to the town. Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison with other sites and with mitigation: 2,9
HB038 Land south of Low Bentham Road, High Bentham. 0.891 ha.	0	0	-	-	-	+	+	-	++	-	0	+	++	-	+	-	-	0	+	+	**Level 3 (pass):** The site is in FZ1, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement and is grade 3 agricultural land. Development of the site would be likely to have a low impact on biodiversity value. The education authority, North Yorkshire County Council, has identified part of the site (0.3ha) for development of a primary school extension.	Continue to consider in comparison with other sites
HB039 Land between Springfield Crescent and Tatterthorn Road, High Bentham 0.996ha.	0	0	-	-	-	+	0	-	++	0	0	+	++	-	+	-	-	0	+	+	**Level 3 (pass):** The site is in FZ1, is grade 4 agricultural land, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement and has a risk of groundwater emergence of 25-50%. Development of the site would be likely to have a low impact on biodiversity value. The site is at an entrance to the town.	Continue to consider in comparison with other sites and with mitigation: 2,9
HB040 Land to north of B6480, east of Tatterthorn Road, High Bentham 1.376 ha	0	0	--	--	--	0	0	--	+	0	0	+	++	--	+	--	--	0	+	+	**Level 2:** The site is not within, adjoining or adjacent to the settlement (it is located in open countryside). The local highway authority advises that the site does not include sufficient road frontage to enable an acceptable access to be formed. The site is in FZ1, but partly at risk from surface water flooding (Fowgill Beck) and groundwater emergence (25-50%). The site is not suitable for allocation due to its isolated location and inadequate access.	Unsuitable for allocation
HB041 Land to south of B6480, east of Belle Bank, High Bentham 0.988ha	0	0	--	--	--	0	0	--	+	0	0	+	++	--	+	--	--	0	+	+	**Level 2:** The site is not within, adjoining or adjacent to the settlement (it is located in open countryside). The local highway authority advises that the site does not include sufficient road frontage to enable an acceptable access to be formed. The site is in FZ1, but partly at risk from surface water flooding (Fowgill Beck) and groundwater emergence (25-50%). The site is not suitable for allocation due to its isolated location and inadequate access.	Unsuitable for allocation
HB042 Land between Pye Busk and Belle Bank, High Bentham 0.475ha	0	0	-	-	-	+	0	0	++	0	0	+	++	-	+	-	-	0	+	+	**Level 3 (pass):** The site is in FZ1, is grade 4 agricultural land, makes no contribution to the recommended conservation area for High Bentham and satisfies the local highway authority, but is on the edge of the settlement and has a risk of groundwater emergence of 25-50%. Development of the site would be likely to have a low impact on biodiversity value. The site is at an entrance to the town.	Continue to consider in comparison with other sites and with mitigation: 2,9
HB043 Land to east [west] of Fushetts Lane, High Bentham 0.497 ha	0	0	-	-	-	+	0	--	++	-	0	+	++	-	+	-	-	0	+	+	**Level 2:** The local highway authority advises that the site has no direct connection/frontage to a public highway. Access is via an unadopted lane. The site is grade 3 agricultural land, on the edge of the settlement and is next to a builders' yard. The site is not suitable for allocation due to inadequate access.	Unsuitable for allocation

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Bentham																						
HB044 Land to west of Goodenber Road, High Bentham 1.87 ha	0	0	-	-	-	+	0	--	++	-	0	+	++	-	+	-	-	0	+	+	**Level 3 (pass):** The site is in FZ1, is grade 3 agricultural land and makes no contribution to the recommended conservation area. The local highway authority advises that the site has no direct connection/frontage to a public highway and is unclear as to whether the Barghs Meadow access road adjoins the site or whether there is a ransom strip. Access via the adjoining site HB052 (possibly in conjunction with HB024) may offer a solution. Development of the site would be likely to have a low impact on biodiversity value. Provision of a new public footpath across the site would create a useful link in the local network and enhance local green infrastructure.	Continue to consider in conjunction with HB052 and HB024, in comparison with other sites and with mitigation: 4
HB045 Land north of Windy Hill, adjacent to Bull Copy, High Bentham 0.597ha	0	0	--	--	--	0	0	-	++	0	0	+	++	--	+	--	--	0	+	+	**Level 2:** The site is not within, adjoining or adjacent to the settlement (it is located in open countryside) and is therefore not suitable for allocation due to its isolated location.	Unsuitable for allocation
HB046 Land to north of former Legion Hut, Grasmere Drive, High Bentham 0.011 ha.	0	0	++	++	++	++	0	?	+	+	+	0	++	+	+	++	++	0	+	+	**Level 2:** The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings. There are no comments from the local highway authority. The site is in FZ1, but in an area at risk from surface water. The conservation area appraisal highlights a Tree Preservation Order on the site. The site is in a central location, but is not suitable for allocation due to its small size.	Unsuitable for allocation
HB047 Land to the east of Duke Street, High Bentham 0.068ha	0	0	0	0	0	+	0	0	+	+	+	0	++	0	+	+	+	0	+	+	**Level 2:** The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings. The site is in FZ1, but in an area at risk from surface water. The site is within the recommended conservation area and makes some contribution. Flood risk and heritage impact may be a concern, but the site is not suitable for allocation due to its small size.	Unsuitable for allocation
HB048 Land to south of Mount Pleasant, High Bentham (HB027 part)	0	0	+	+	+	+	0	+	+	-	0	-	++	-	+	+	+	0	+	+	**Level 2:** The ELR recommends that the site should not be allocated for employment. The site is in FZ1, but part is at risk from surface water flooding (mostly 1000 year extent) and the risk of groundwater emergence is 25-50%. In the conservation area appraisal, the site adjoins the recommended conservation area and is identified as making a strong contribution, forming part of a highly significant fixed view and incorporating a key building (Old Quarry earthworks). The site is unsuitable for a housing allocation due to heritage impact.	Unsuitable for allocation
HB050 Land Adjacent To Springfield Crescent,High Bentham 0.216ha																					The site has planning permission for two dwellings (decision no. 08/2013/13808).	Allocation not necessary
HB051 Land adjacent to 4 Goodenber Road, High Bentham 0.024ha	0	0	++	++	++	++	0	+	++	+	+	0	++	+	+	++	++	0	+	+	**Level 2:** The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings. The local highway authority advises that safe access is possible. The site is in FZ1 and, whilst surrounded by areas at risk from surface water flooding, is not at risk itself. The site is within the recommended conservation area and adjoins a grade II listed building (Bentham Youth Centre). Flood risk and heritage impact may be a concern, but the site is not suitable for allocation due to its small size.	Unsuitable for allocation
HB052 Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham 13.129ha	0	0	-	-	-	+	0	0	+	-	0	+	++	-	+	-	-	0	+	+	**Level 3 (pass):** The local highway authority advises that an acceptable access can be provided on Robin Lane. The site is in FZ1, but parts are at risk from surface water flooding (30, 100 and 1000 year extents). The site is relatively large, on the edge of the settlement and is grade 3 agricultural land. It makes no contribution to the recommended conservation area. Development of the site would be likely to have a low impact on biodiversity value. Two public footpaths cross the site.	Continue to consider in comparison with other sites and with mitigation: 2,4,9
HB053 Land to south of Golf Course and east of Robin Lane, High Bentham 5.089ha	0	0	-	-	-	+	0	--	++	0	0	+	++	-	+	-	-	0	+	+	**Level 2:** The site could be regarded as being located adjacent to the settlement, but the local highway authority advises that safe access is not possible, because the site is landlocked and does not adjoin a public highway. The site is in FZ1 with no risk of surface water flooding and a risk of groundwater emergence of 25-50%. The site is mostly grade 4 agricultural land and makes no contribution to the recommended conservation area. The detached nature of the site may be a concern, but the site is unsuitable for allocation due to inadequate access.	Unsuitable for allocation

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Bentham																						
HB054 Land adjacent to Ford House, Low Bentham Road, High Bentham 0.15ha	0	0	-	-	-	+	0	?	++	-	0	+	++	-	+	-	-	0	+	+	**Level 2:** The site adjoins Low Bentham Road, but currently there are no comments from the local highway authority. The site makes no contribution to the recommended conservation area, but currently there are no comments from the county archaeological service. At 32 dwellings per hectare, the site is not quite big enough to accommodate at least five dwellings. The site is not suitable for allocation due to current uncertainty over access and archaeology and due to its small size. It is also likely that the site will form part of a Green Wedge designation to be included in the emerging local plan.	Unsuitable for allocation
LB007 Corner of Cross Lane and Burton Road, Low Bentham 0.56ha	0	0	-	-	-	+	0	-	++	-	0	-	++	-	+	-	-	0	+	+	**Level 2:** The local highway authority advises that an acceptable access can be provided and the site is in FZ1 with no risk from surface water and 25-50% risk from groundwater. However, the site is within and makes a strong contribution to the recommended conservation area for Low Bentham and is therefore unsuitable for allocation due to heritage impact.	Unsuitable for allocation
LB008 East of Greenhead Farm, Cross Lane, Lower Bentham 0.185ha	0	0	-	-	-	+	0	--	++	-	0	-	++	-	+	-	-	0	+	+	**Level 2:** The site is in FZ1 with no risk from surface water and 25-50% risk from groundwater. However, the local highway authority advises that the site is accessed via an unadopted route with no direct connection/frontage to a public highway and that visibility is poor. The site also adjoins and makes a strong contribution to the recommended conservation area for Low Bentham. Therefore, the site is not suitable for allocation due to inadequate access and heritage impact.	Unsuitable for allocation
LB009 South of Greenhead Farm, Cross Lane, Low Bentham 0.236ha	0	0	-	-	-	+	0	--	++	-	0	+	++	-	+	-	-	0	+	+	**Level 2:** The site is in FZ1, with no risk from surface water and 25-50% risk from groundwater and is within the recommended conservation area. Whilst the site contains a pond, ecological data suggests that development would be likely to have a low impact on biodiversity value. The local highway authority advises that safe access is not possible, because the site is landlocked at present and highways are unadopted. Therefore, the site is not suitable for allocation due to inadequate access.	Unsuitable for allocation
LB010 West of Greenfoot Lane, Lower Bentham 0.367 ha.																					The site has planning permission for four dwellings (decision no. 08/2015/16248).	Allocation not necessary
LB011 Land at Greenhead, Cross Lane, Lower Bentham 0.1994ha.																					The site has planning permission for one dwelling (decision no. 08/2015/15552).	Allocation not necessary
LB012 Wenning View, Low Bentham Road, Low Bentham 0.566ha	0	0	0	0	0	+	0	0	++	-	+	+	++	0	+	0	0	0	+	+	**Level 3 (pass):** The site is in FZ1 with no risk from surface water and less than 25% risk from groundwater. The local highway authority advises that access onto the B6480 is acceptable. The site is partly developed, partly classified as grade 3 for agriculture and located between existing ribbon development. The site makes no contribution to the recommended conservation area, but there is some archaeological interest. Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison with other sites and with mitigation: 5b.
LB013 Low Bentham Primary School and associated land, Low Bentham 0.759ha	0	0	++	++	++	+	0	--	++	+	+	0	++	0	+	++	++	0	+	+	**Level 2:** The school has been replaced and is now redundant. The site includes former school playing fields. The local highway authority advises that the site has no direct connection/frontage to a public highway. The site is in FZ1 with no risk from surface water. The risk from groundwater is less than 25% (east) and 25-50% (west). The site is within the recommended conservation area and makes a limited contribution. Whilst loss of playing fields and heritage impact may be a concern, the site is unsuitable for allocation due to inadequate access.	Unsuitable for allocation
LB014 East of Hillside Road, Low Bentham 1.1ha	0	0	-	-	-	+	0	--	++	-	0	-	++	-	+	-	-	0	+	+	**Level 2:** The site is in FZ1, with no risk from surface water and less than 25% risk from groundwater. The local highway authority advises that the site has no direct connection/frontage to a public highway and that access from Yew Tree Drive is unacceptable. The site adjoins the recommended conservation area with the western part making a limited contribution and the eastern part making a strong contribution. The site is not suitable for allocation due to heritage impact and inadequate access.	Unsuitable for allocation

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Bentham																						
LB015 North of Harley Close, Low Bentham 0.547 ha	0	0	++	++	++	+	0	+	++	-	0	-	++	-	+	++	++	0	+	+	**Level 2:** The site is in FZ1, with no risk from surface water and less than 25% risk from groundwater. The local highway authority advises that access from Harley Close is acceptable. The site adjoins the recommended conservation area, makes a strong contribution and forms a moderately significant view. The site has positive aspects, but heritage impact makes it unsuitable for allocation.	Unsuitable for allocation

Site reference, name/address & area	Sustainability Appraisal Objectives 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Bentham																						
LB016 Harley Bank, Off Main Street, Low Bentham 0.107ha																					The site has planning permission for one dwelling (decision no. 08/2013/13284; discharge of conditions 08/2014/14823).	Allocation not necessary
LB017 Land to the west of Greenfoot Lane, Low Bentham 0.085 ha	0	0	0	0	0	+	0	--	+	-	0	-	++	-	+	0	0	0	+	+	**Level 2:** The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings. The local highway authority advises that the site has no direct connection/frontage to a public highway. The site is in FZ1, but is also in an area at risk from surface water flooding and with a 25-50% risk of groundwater emergence. The site is within the recommended conservation area and makes a strong contribution. The site is not suitable for allocation due to its small size, inadequate access and heritage impact.	Unsuitable for allocation
LB018 Land between Low Bentham Road and railway line, Low Bentham 2.311 ha	0	0	-	-	-	+	0	-	+	-	0	+	++	-	+	-	-	0	+	+	**Level 3 (pass):** The local highway authority advises that an acceptable access can be formed on the B6480. The site is in FZ1, but parts are at risk from surface water flooding. The risk from groundwater emergence is less than 25%. The site makes no contribution to the recommended conservation area, but there is some archaeological interest. It is a sizeable area of grade 3 agricultural land, at the edge of/entrance to the settlement, within views from the road and railway. Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison with other sites and with mitigation: 2,5b,9.
LB019 Land to south west of Crow Trees, Low Bentham, 0.028 ha	0	0	++	++	++	+	0	--	++	+	+	+	++	0	+	++	++	0	+	+	**Level 2:** The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings. The local highway authority advises that site does not include a sufficient frontage to enable an acceptable access to be formed onto the public highway. The site is in FZ1, with no risk from surface water and 25-50% risk from groundwater. The site is within the recommended conservation area. The site is not suitable for allocation due to its small size and inadequate access.	Unsuitable for allocation
LB020 Former Sedbergh Junior School, Low Bentham 4.93ha.	0	0	--	--	--	0	0	-	--	+	+	?	++	--	+	--	--	0	+	+	**Level 2:** The site is not within, adjoining or adjacent to the settlement (it is part of a distinct enclave located to the southwest). It includes playing fields and land within FZ1, 2, 3a and 3b. The local highway authority advises that an acceptable access can be formed on the B6480. The site is within and adjoining the recommended conservation, makes a strong contribution and contains key listed buildings, but disruptive C20 buildings may offer an opportunity for improvement. Whilst there are potential heritage benefits, the site is not suitable for allocation due to its isolated location, loss of playing fields and flood risk.	Unsuitable for allocation
LB021 Land between Hillside Road and Ellergill, Low Bentham 0.494ha.	0	0	+	+	+	+	0	--	++	-	0	-	++	-	+	+	+	0	+	+	**Level 2:** The local highway authority advises that the site has no direct connection/frontage to a public highway (owner proposes connection to Hillside Rd). The site is in FZ1 with no risk from surface water and less than 25% risk from groundwater. The site is within the recommended conservation area, makes a strong contribution and adjoins the grounds of a grade II listed building. The site is unsuitable for allocation due to inadequacey or uncertainty of access and heritage impact.	Unsuitable for allocation
LB022 Town Head Farm, Burton Road, Low Bentham 0.142ha																					The site has planning permission for four dwellings (decision no. 08/2014/14386; discharge of conditions 08/2015/16291, 08/2016/16576).	Allocation not necessary
LB023 Sandy Hill, Low Bentham 2.191 ha	0	0	-	-	-	+	0	-	+	-	0	+	++	-	+	-	-	0	+	+	**Level 3 (pass):** The site could be regarded as being located adjacent to the settlement. The local highway authority advises that access is acceptable. The site is in FZ1, with parts at risk from surface water and a less than 25% risk from groundwater. The site makes no contribution to the recommended conservation area, but there is some archaeological interest. It is a sizeable area of grade 3 agricultural land, with some brownfield land, at the edge of/entrance to the settlement, within views from the road and railway. Development of the site would be likely to have a low impact on biodiversity value.	Continue to consider in comparison with other sites and with mitigation: 2,5b,9.
LB024 Recreation ground adjacent to Burton Road, Low Bentham 0.195ha.																					The site has planning permission for two dwellings (decision no. 08/2016/16604).	Allocation not necessary

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Bentham																						
LB025 Low Bentham Primary School and land to the north, Low Bentham 0.208ha	0	0	++	++	++	+	0	--	++	+	+	0	++	0	+	++	++	0	+	+	**Level 2:** The local highway authority advises that the site has no direct connection/frontage to a public highway. The site is in FZ1, with no risk from surface water and 25-50% risk from groundwater. The site is within the recommended conservation area with open space to the north making a limited contribution. Any demolition may have negative impact on heritage. Whilst uncertainty about heritage impact may be a concern, the site is unsuitable for allocation due to inadequate access.	Unsuitable for allocation

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Bradley																						
BR001: Heath Lea and land to rear, Skipton Road, Bradley 0.517 ha																					Planning permission for 4 houses, granted January 2016 **(11/2015/16057)**.	
BR002: Holly Tree House and land to the rear; 0.495 ha.	0	0	+	+	+	+	+	--	++	0	0	+	+	+	+	0	+	0	+	-	**Level 2:** This site is located within the built up settlement of Bradley on a mix of brownfield/greenfield land. and is located wholly within Flood Zone 1 and has no concerns with surface water flooding. The site has no direct connection/frontage to a highway maintainable at the public expense (Highways Comments). The site provides no contribution towards the character and appearance of the area.	
BR003: Land south of Mill Lane, adjacent to Middle Beck; 0.251 ha.																					**Level 1:** The site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	
BR004; East of Skipton Road adjacent to Middle Beck; 1.973ha.	0	0	+	+	+	+	+	--	0	-	-	-	0	+	+	-	+	0	+	-	**Level 2:** This site is located within the built up settlement of Bradley on greenfield land. Access difficulties due to visibilty to the right, from the access point, being restricted by the existing building and an access to NYCC standards can not be formed (Highways Comments). The majority of the site is located within Flood Zone 1, however to the north west of the site there is some Flood Zone 2 and 3 areas. The north of the site provides a strong contribution to the character and appearance of the area, to the south it provides some contribution.	
BR005; South of Lidget Road; 0.63 ha.	0	0	+	+	+	+	+	+	++	-	0	-	0	+	+	+	+	0	+	-	**Level 3 (pass):** Access is acceptable onto Lidget Road , however minor works may be required to extend existing footway/street lighting to serve the site The site does provide a strong contribution to the conservation area, however it is not located within close proximity to any listed buildings. Bradley Neighbourhood Plan does identify the site as open green space. The site is wholly within Flood Zone 1 and has no surface water flooding concerns. The site is located within the built settlement on a greenfield site.	5a, 5b, 6, 7, 9
BR006: Land of West Ings Lane; 0.832 ha																					**Level 1:** The site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	
BR007: South west of Matthew Lane; 1.147 ha.	0	0	-	-	-	+	0	--	+	-	-	-	0	-	+	-	-	0	+	-	**Level 2:** Do not include in pool of sites due to the site having unacceptable access, a site requires a 60m x 2 visibility in both directions. Currently this site only has 80m of frontage available. The site provides a strong contribution to the character and appearance of the area. Parts of the north and west of the site are within Flood zone 1 and 3a, there are also some surface water problems to the west of the site. The site is located on the edge of the built settlement and is greenfield land.	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Bradley																						
BR008: Land at College Farm; 0.617 ha.	0	0	+	+	+	+	+	--	++	0	0	-	0	+	+	0	+	0	+	-	**Level 2:** The site is located within the built settlement of Bradley and is brownfield land. Do not include in pool of sites due to the site having no direct connection/frontage to a highway maintainable at public expense (Highways Comments). The site does not provide a strong contribution to the character and appearance of the area but it is located next to a listed building. The site is wholly within Flood Zone 1 and has no surface water problems.	
BR011: Land to east of College Road; 0.663 ha.	0	0	+	+	+	+	+	--	++	-	-	--	0	-	+	-	+	0	+	-	**Level 2:** The site is located within the built settlement on greenfield land. West side of the site insufficient frontage, and the north side has no link to public highway. The site provides a strong contribution to the character and appearance of the area. The site is wholly within Flood Zone 1 and has no surface water flooding.	
BR012: Land to west of Aire Valley Drive; 3.954 ha.	0	0	+	+	+	+	0	+	+	-	-	-	0	-	+	-	+	0	+	-	**Level 2:** A safe access could be formed onto Skipton Road. Small areas of Flood Zones 2 and 3a in this large site. The outer section of the site has a strong contribution to the character and appearance of the area. The rest of the site has some or no/negligable contribution to the character and appearance of the area. The site is located on the edge of the settlement and is greenfield land.	
BR013: Land south west of Crag Lane; 0.452 ha.	0	0	+	+	+	+	0	0	++	-	-	-	0	-	+	-	+	0	+	-	**Level 3 (pass):** Minor works would need to be completed in order for the access to be safe. The site provides a strong contribution to the character and appearance of the area. The site is wholly within Flood Zone 1 and has no surface water flooding concerns. The site is located on the edge of the settlement on greenfield land.	5a, 5b, 7, 9
BR014: Land south of Silsden Road; 0.181 ha.	0	0	+	+	+	+	+	--	++	-	-	-	0	-	+	-	+	0	+	-	**Level 2:** To the north side of the site there is insufficient frontage; to the west side there is no link to a public highway. The site provides a strong contribution to the character and appearance of the area. The site is located wholly within Flood Zone 1 and has no concerns in regards to surface water flooding. The site is located on the edge of the settlement on greenfield land.	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Bradley																						
BR015: Land off Westview Close; 0.067 ha.																					**Level 1:** The site is under 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
BR016: Land to the west of Gilders and Langholme, Skipton Road; 1.28ha.	0	0	+	+	+	+	0	+	++	0	0	0	+	-	+	0	+	+	+	-	**Level 3 (pass):** Sufficent frontage is available on site to allow for a safe access. The site is entirely within Flood Zone 1. To ensure the sustainability of the site in terms of connectivity to the village, it is recommended that the southern section of the site is developed only. The site provides a strong contribution to the character and appearance of the area, to the south east of the site it provides some or no/negligable contribution to the character and appearance of the area. The site is located on the edge of the settlement and is greenfield land.	5a, 5b, 7, & 9

Site reference, name/address & area	Sustainability Appraisal Objectives 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Burton in Lonsdale																						
BU001 West of Ireby Road, Burton in Lonsdale 2.207ha.	0	0	+	+	+	+	0	--	++	-	-	0	0	-	+	-	+	0	+	-	**Level 2**: Do not include in the pool of sites as there is unacceptable visibility and no footway links into the village. The site is on the edge of the settlement and is a greenfield site. The site is wholly within Flood Zone 1, there are no concerns regarding surface water flooding. This site has no or a negligable contribution to the character and appearance of the area.	
BU006 Land to East of Blind Lane, west of Ireby Road, Burton in Lonsdale 2.19ha.	0	0	+	+	+	+	+	--	++	-	-	0	0	-	+	+	+	+	+	-	**Level 2:** The access road serving the site is unsuitable for a development of this scale (NYCC Highways). The site is located on the edge of the settlement on a greenfield site. The site is wholly within Flood Zone 1 and has no concerns on site regarding surface water flooding. The site plays no contribution to the character or appearance of the area.	
BU008 Land between Ireby Road and Mill Wood, Burton in Lonsdale 1.805ha.	0	0	+	+	-	+	0	--	+	-	-	-	-	-	+	-	+	0	+	-	**Level 2**: Do not include in pool of sites. The access road serving the site is unsuitable for serving a development of this scale (NYCC Highways). The site is located on the edge of the settlement and is a greenfield site. To the east of the site there is a strip of Flood Zone 3a running throughout it, this is also the case with surface water flooding. The site has no contribution to the character and appearance of the area.	
BU009 Land to the east of Burton Hill, Burton in Lonsdale 2.877ha.																					**Level 1:** Do not include in pool of sites.The site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	
BU011 Land at end of Manor Close, Burton in Lonsdale 0.037ha.																					**Level 1:** Do not include in pool of sites.The site is not at least 0.1 hectares in size and is incapable of accommodating at least 5 dwellings.	
BU012 Richard Thornton´s CE Primary School, Burton in Lonsdale 0.74ha.	0	0	+	+	+	+	0	0	++	0	+	0	0	0	+	+	+	+	+	-	**Level 3 (pass):** The site is located on the edge of the settlement, but it is a brownfield site which has good links to the centre of Burton in Lonsdale. Access is acceptable from southern frontage but the access road would need widening within site. Acceptable from south east corner but roadside wall will require setting back and may be listed. This site is wholly within Flood Zone 1 and has no concerns regarding surface water flooding. The site plays no contribution to the character and appearance of the area within the CA appraisals, however there is a Grade II Listed Building on site. The Heritage Impact Assessments undertaken in October 2016 identify that the school is a heritage asset of High Heritage Significance and the site is within the Burton in Lonsdale Conservation Area, this has a Medium Heritage Significance. Land to the west of the Conservation Area and surrounding the school do not make a significant contribution to the setting or character of the Conservation Area. However, the open fields in the foreground do provide an important rural setting to the historic core and provide highly significant dynamic views. Any development of this site must retain and restore the original building and its formal setting. The school itself has potential for conversion to residential use in a way which would have a Large Beneficial Impact on the heritage asset by ensuring its conservation, long-term usage and maintenance. Any development in front (to the N, E and S) of the buildings would have Large Adverse Impact on views of the school building. The open land at the rear (W) has a low historical and visual relationship with the school and only makes a Low Contribution to its setting.	5a, 5b, 7, 9
BU013 Land to the east of Brooklands, Burton in Lonsdale 1.987 ha.	0	0	+	+	+	+	0	--	+	-	-	0	0	0	+	-	+	0	+	-	**Level 3 (pass):** Access can be gained from Brookland, however, highways have stated that this access would only be suitable for up to a maximum of 5 dwellings. The site is located on the edge of the settlement on a greenfield site. To the edge of the site to the east is a strip of surface water flooding. This is also the case with Flood Zone 3a, to the south of the site there is also some Flood Zone 2 areas. The site plays a strong contribution to the character and appearance of the area.	2, 5a, 5b, 7, 9

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Carleton																						
CA001 Grange Garth, Heslaker Lane, Carleton-in-Craven 0.323ha	0	0	+	+	+	+	+	--	+	-	+	+	0	0	+	-	+	0	+	-	**Level 2:** Do not include in pool of sites. Site does not include a sufficient frontage to enable an access to NYCC standard to be formed. (Highways Comments). The site is located on the edge of the settlement on a mix of brownfield/greenfield land. The site is wholly within Flood Zone 1.	
CA003 Land west of Westwood, Carleton-in-Craven 0.226ha.	0	0	+	+	+	+	+	--	+	0	-	-	0	+	+	-	+	0	+	-	**Level 2:** Do not include in pool of sites. The site does not include a sufficient frontage to enable an access of acceptable standards to be formed on to the public highway (Highways Comments). It could not be developed without removal of a large number of trees protected by a TPO and provides a strong contribution to the character and appearance of the area. The site is located in the built up settlement on greenfield land. The site is wholly within Flood Zone 1 with potential for surface water flooding to the north.	
CA004 Land west of Park Lane, Carelton-in-Craven 0.381ha.	0	0	+	+	+	+	+	--	+	0	+	+	0	0	+	-	+	0	+	-	**Level 2:** Do not include in pool of sites. The site does not include a sufficient frontage to enable an access of acceptable standards to be formed on to the public highway (Highways Comments). The site is within the built up area of Carleton on a brownfield site. The site is wholly within Flood Zone 1.	
CA005 Land at former Rectory, Carelton-in-Craven 0.536ha																					Planning Permission approved (**17/2012/12473**) for the conversion Of Rectory To Two Dwellings, Construction Of Two New Dwellings & Construction Of New Driveway.	
CA006 Land East of Heslaker Lane, Carelton-in-Craven 5.99ha	0	0	+	+	+	+	+	+	0	0	-	-	0	-	+	-	+	0	+	-	**Level 3 (pass):** Include of pool of sites. Development will need to be determined by a traffic assessment, an access to NYCC standards could be gained from Heslaker Lane/Beckside. Development should be concentrated in the field between Aire View Terrace and Leys Close (0.5ha) to protect the setting of the conservation area, Church and the archeology of the village. A strip of flood zone 2 and 3a runs through the middle of the site, with the northern boundary being located within flood zone 2, 3a and 3b. Development should be placed away from these pieces of land. The site provides a strong contribution to the character and appearance of the Conservation Area. The site is located on the edge of the settlement and is a greenfield site.	2, 5a, 5b, 7, 9
CA008 Field between St Mary's Green and St Mary's church, Carelton-in-Craven 3.364ha.	0	0	+	+	+	+	+	--	+	0	-	--	0	-	+	-	+	0	+	-	**Level 2:** Do not include in pool of sites; the site has no direct connection/frontage to a highway maintainable at the public expense (Highways Comments). The site also plays a strong contribution to the Conservation Area and is located in close proximity to the Listed Building Church of St Mary. The site is wholly within Flood Zone 1 with some surface water flooding to the north east.	
CA009 Land to the west of The Wend, Carelton-in-Craven 0.809ha.	0	0	+	+	+	+	+	--	+	0	-	-	0	0	+	-	+	0	+	-	**Level 2:** Do not include in pool of sites. The site has no direct connection /frontage to a highway maintainable at the public expense (Highways Comments). The site provides a strong contribution to the character and setting of the Conservation Area. The site is located within the built settlement and is greenfield land. The site is wholly within Flood Zone 1.	
CA012 Grundy Farm, east of Park Lane Terrace, Carelton-in-Craven 1.106 ha.	0	0	+	+	+	+	+	--	+	0	+	--	0	-	+	0	+	0	+	-	**Level 2:** Do not include in pool of sites. The site does not include a sufficient frontage to enable an access of acceptable standards to be formed on to the public highway (Highways Comments). Planning Permission approved **(17/2009/9980)** for the northern portion of the site for the conversion of the barn to 2 No. residential units and construction of 3 No. new dwellings along with associated parking. The east of the site provides a strong contribution to the character and setting of the Conservation Area, the west of the site provides some contribution. The site is on the edge of the settlement on greenfield land. The site is wholly within Flood Zone 1.	
CA013 Land south of West Road, Carelton-in-Craven 0.574ha**.**	0	0	+	+	+	+	+	--	+	0	-	-	0	-	+	-	+	0	+	-	**Level 2:** Do not include in pool of sites. Site does not include a sufficient frontage to enable an access to NYCC standard to be formed (Highways Comments). The site is wholly within Flood Zone 1 with some surface water flooding to the south. The site is located on the edge of the settlement on greenfield land. The site plays a strong contribution to the character and appearance of the Conservation Area.	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Carleton																						
CA014 North of Dale Crescent, west of Beckside Farm, Carelton-in-Craven 0.918ha.	0	0	+	+	+	+	+	0	+	0	-	-	0	-	+	-	+	0	+	-	**Level 3 (pass):** Include in pool of sites. Site can be accessed from Park Lane, narrow adjacent to the site frontage, the width of the carriageway would need to be increased. The site is wholly within Flood Zone 1. The site is located on the edge of the settlement on greenfield land. The site plays a strong contribution to the character and appearance of the Conservation Area.	5a ,5b, 7,9
CA015 Carla Beck Farm Carleton in Craven 0.979 ha																					Planning Permission approved **(17/2016/16571)** for residential development on site. Outline application proposes 24 dwellings to be built. This site is not to be taken forward for housing allocation.	
CA016 Land to the East of The Old Byre, Carla Beck Lane, Carelton-in-Craven 0.673ha.	0	0	+	+	+	+	+	0	+	-	-	0	+	+	+	+	-	0	+	-	**Level 3 (pass):** Include in pool of sites. Part of the site has planning permission for residential development (17/2015/16195). The 0.3176 ha remaining is included in the pool of potential sites Access is acceptable but access will need careful siting to achieve maximum visibility in both directions. The site has no impact on the character and setting of the Conservation Area. The site is wholly within Flood Zone 1. The site is on the edge of the settlement on greenfield land.	5a, 5b, 7, 9

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Cononley																						
CN001 Land to the east of St. John's Church, Cononley 0.742ha	0	0	+	+	+	+	0	--	++	0	0	-	+	-	+	0	0	0	+	-	**Level 2**: Do not include in pool of sites. Acess is not achievable according to NYCC Highways. The site would represent a quite large development in the context of Cononley, however it performs reasonably well regarding it's proximity to the village centre.	
CN002 Land to the south of Netherghyll Lane 1.155ha	0	0	+	+	+	+	0	--	-	0	-	-	0	-	+	+	+	0	+	-	**Level 2:** Do not include in pool of sites, access of acceptable standards is not achievable. Site is greenfield on the edge of the settlement. North of the site is within flood zone 3a and within an area at high risk of surface water flooding. 2016 CA Assessment identifies this area containing open space that makes a strong contribution to the character and appearance of the Conservation Area and has general views. Site is within a minerals safeguarded area.	
CN004 Land off Crosshills Road, Cononley 00.47ha.	0	0	+	+	+	+	0	--	+	0	-	-	0	-	+	+	+	0	+	+	**Level 2:** Do not include in pool of sites, access of acceptable standards is not achievable. Site is greenfield on the edge of the settlement. Site is within flood zone 1, adjacent to flood zone 2 & 3a and adjacent to area at high risk of surface water flooding. 2016 CA Assessment identifies this area containing open space that makes a strong contribution to the character and appearance of the Conservation Area, it also has views towards a feature.	
CN005 East of Meadow Close and at Moorfoot Lane, Cononley 1.332ha.																					**Planning Permission** approved (21/2014/14241): Fifteen dwellings and new access approved June 2014. 21/2015/15985: Outline application for construction of 4no houses and garages off Meadow Lane/Moorfoot Lane approved December 2015.	
CN006 Station Works, north of Cononley Lane, Cononley 2.168ha.	-	-	+	+	+	+	0	+	0	0	+	-	0	-	+	+	+	+	+	+	**Level 3 (pass):** Access to the site is deemed to be acceptable subject to some improvements. A small portion of the site to the east is located within Flood Zones 3a and 3b. Surface water flooding is found within the centre of the site but this is only slight. This site has a strong contribution towards the character and appearance of the area. Within the Heritage Impact Assessment 2016 it is identified that the conversion of the historic mill buildings, the demolition of the buildings of neutral or negative heritage interest and the redevelopment of the site has the potential to deliver Large Beneficial Impacts on the setting of the Conservation Area. Within the Employment Land Review it is recommended that the site is allocated for mixed use opportunity, therefore although there will be some loss of employment space some will be retained through a mixed use development. The site is located on the opposite side of the railway lines and is a brownfield site.	1b, 2, 5a, 5b, 6, 7, 8 & 9
CN007 Land south east of Shady Lane, Cononley 1.051 ha.	0	0	+	+	+	+	0	--	+	0	-	-	0	-	+	+	+	0	+	-	**Level 2:** Do not include in pool of sites, access of acceptable standards is not achievable. Site is greenfield on the edge of the settlement. Site is within flood zone 1 and adjacent to area at risk of surface water flooding. 2016 CA Assessment identifies this area containing open space that makes some contribution to the character and appearance of the Conservation Area. Site is within a minerals safeguarded area.	
CN008 Land at High Woodside, Woodside Lane, Cononley 0.671 ha.																					**Level 1:** The site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	
CN009 Land south east of Crag View, Cononley 0.741 ha.	0	0	+	-	-	+	0	+	++	0	-	-	0	-	+	-	-	0	+	+	**Level 3 (pass):** Site is detached form the built up area with no current footpath links to the village centre. Site is within flood zone 1. NYCC Highways would require the extension of the existing foot / street lighting system for the settlement to serve this development, therefore an opportunity exists to improve connectivity. However, as the site is on the detached from the built up area there will still be a need to travel. 2016 CA Assessment identifies this area containing open space that makes a strong contribution to the character and appearance of the Conservation Area. The site also has dynamic views.	5a, 5b,7,9

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Cononley																						
CN010 Land at Netherghyll Lane, Cononley 0.774 ha																					**Level 1:** The site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Cononley																						
CN011 Land to west of Skipton Road, Cononley 0.198 ha.	0	0	+	+	+	+	0	+	++	0	-	-	0	-	+	+	+	0	+	-	**Level 3 (pass):** Site is greenfield on the edge of the settlement. Site is within flood zone 1 and not adjacent or within an area at risk from surface water flooding. 2016 CA Assessment identifies this area containing open space that makes a strong contribution to the character and appearance of the Conservation Area. Site is within a minerals safeguarded area. Access is acceptable onto Skipton Road towards the northern side of the site, minor works may be required to extend existing footway/ street lighting to serve the site.	5a,5b, 7,9
CN012 Land to the west of Cedarville, Netherghyll Lane 0.111ha	0	0	+	+	+	+	0	+	-	0	--	-	0	-	+	+	+	0	+	-	**Level 2**. Site is greenfield on the edge of the settlement. Part of site is within flood zone 3a and within an area at high risk from surface water flooding. 2016 CA Assessment identifies this area containing open space that makes a strong contribution to the character and appearance of the Conservation Area and has dynamic views. NYCC Highways would require the extension of the existing foot / street lighting system for the settlement to serve this development, therefore an opportunity exists to improve connectivity. Site is within a minerals safeguarded area.	
CN014 Garage site off Meadow Croft, Cononley 0.121ha																					**Planning Permission** approved (21/2014 14335): Four 2 bed dwellings approved March 2014.	
CN015 St John's Methodist Church, Main Street 0.111ha																					**Planning Permission** approved (21/2010/10484): Demolition of building and construction of 6 dwellings permitted October 2010. (21/2013/13321): Demolition of building and construction of 4 dwellings approved April 2013.	
CN016 Land at Beech Mount Drive, Off Main Street, Cononley 0.078 ha																					**Level 1**: site is below the site size threshold of 0.1.	
CN019 Land at junction of Cross Hills Road and railway, Cononley 0.725 ha	0	0	+	-	-	+	0	+	-	0	-	-	0	-	+	-	-	0	+	+	**Level 3 (pass):** Site is detached from the built up area with no current footpath links to the village centre. Site is greenfield on the edge of the settlement. Part of site is within flood zone 3a and within an area at risk from surface water flooding. NYCC Highways would require the extension of the existing foot / street lighting system for the settlement to serve this development, therefore an opportunity exists to improve connectivity. Acceptable access can be achieved to the site, although there still will be a need to travel due to the site being on the edge of the settlement. 2016 CA Assessment identifies this area containing open space that makes a strong contribution to the character and appearance of the Conservation Area, the site also has dynamic views.	2, 5a, 5b,7,9

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Cowling																						
CW001 Off Wainmans Close, rear of Bannister Walk, Cowling 3.155ha	0	0	+	+	+	+	0	+	++	++	-	-	0	-	+	-	+	0	+	+	**Level 3 (pass):** Access is acceptable off existing lane to the south (Bannister Walk), it is also available to the north east. It could be promoted that 5 or less dwellings are built to the north east as these would not need an adopted highway. Most of the site is located within an area that plays a strong contribution towards the character and appearance of the area. To the north east the site plays no contribution. The site also has dynamic views running through it. The site sits wholly within Flood Zone 1. The site is located on the edge of the settlement on greenfield land.	5a, 5b, 7, 9
CW003 East of Dick Lane, Cowling 0.354ha	0	0	0	0	0	0	0	0	++	++	-	0	0	-	+	-	+	0	+	+	**Level 3 (pass):** Include in pool of sites. Application permitted for three bungalows with garages on northern part of the site permitted July (201522/2015/15767). This will leave 0.1574ha left for development. Minor works may be required to extend existing footway/street lighting to serve the site. An access to NYCC standards could be formed onto Pick Lane. This site plays no or has no negligable contribution to the character and appearance of the area. The site sits wholly within Flood Zone 1. The site is located on the edge of the settlement on greenfield land.	7, 9
CW004 South of Colne Road, east of Welbeck House, Cowling 2.934ha.	0	0	+	+	+	+	+	0	++	++	-	-	0	-	+	-	+	0	+	+	**Level 3 (pass):** Include in pool of sites for residential use. Development should be restricted to the eastern half of the site to reduce the impact on the character/appearance of the conservation area as the site to the north, south and west is identified as playing a strong contribution towards the character and appearance of the area. Minor works may be required to extend existing footway/street lighting to serve the site. Access to NYCC standards could be formed onto Keighly Road. The site sits wholly within Flood Zone 1. The site is located on the within the settlement on greenfield land.	5a, 5b, 6, 7, 9
CW005 Former sewerage works and adjoining land at Woodside Farm, Cowling 1.535ha.	-	-	+	+	+	+	0	0	++	++	+	-	0	+	+	0	+	0	+	+	**Level 3 (pass):** This would need careful siting for the access to get 60m visibility. Development should be focused on the north eastern part of the site as the rest of the site plays a strong contribution to the character and appearance of the area. The site sits wholly within Flood Zone 1. The site is located within the built settlement and is a mix of greenfield and brownfield land.	5a, 5b, 6, 7, 9
CW006 Between Collinge Road and Cow Lane, Cowling 0.375 ha.	0	0	+	+	+	+	0	0	++	++	-	+	0	+	+	-	+	0	+	+	**Level 3 (pass):** Include in pool of sites for residential use. In regards to access this site cannot be viewed in isolation. A comprehensive development brief for the area needs to be produced. This will enable cumulative impacts to be considered and for arrangements to secure funding for strategic infrastructure improvements to be developed. Access would be acceptable on to Cow Lane. This site has no contribution to the character and appearance of the area. The site sits wholly within Flood Zone 1. The site is located within the built up settlement on greenfield land.	6, 7, 9
CW007 Land to the south east of Hartley Place, Cowling 0.91ha	0	0	+	+	+	+	+	--	++	++	-	-	0	-	+	-	+	0	+	+	**Level 2:** Do not include in the pool of housing sites due to the site not including a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (Highways Comments). The whole of the site provides a strong contribution towards the character and appearance of the area. The site sits wholly within Flood Zone 1. The site is located on the edge of the settlement and is greenfield land.	
CW008 West of Fold Lane, east of Carr Mill, Cowling 1.01ha.	0	0	+	+	+	+	0	0	++	++	-	0	0	-	+	-	+	0	+	-	**Level 3 (pass):** Include in pool of sites for residential use. Works will be required to improve the existing major road and extend existing footway/street lighting to serve the site. Access to NYCC standards could be formed onto Fold Lane. The site sits wholly within Flood Zone 1. The site provides some contribution to the character and appearance of the area. The site is located within the built settlement on greenfield land.	5a, 5b, 6, 7, 9

Site reference, name/address & area	Sustainability Appraisal Objectives 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Cowling																						
CW010 Land off Old Lane, south of Acre Meadow, Cowling 0.518ha**.**																					Construction of three houses and extension to form turning head (resubmission of application 22/2014/15193) **(22/2015/16431)**. Permitted February 2016 .	
CW011 South of Acre Meadow and Laycock Fields, Cowling 0.319ha.	0	0	+	+	+	+	0	+	++	++	-	+	0	0	+	-	+	+	+	-	**Level 3 (pass):** Include in pool for residential development. Works will be required to improve the existing major road and extend existing footway/street lighting to serve the site. An access to NYCC standards could be formed onto Laycock Fields. The site sits wholly within Flood Zone 1. The site has no/negligable impact on the setting and character of the Conservation Area. The site is within the built up settement on greenfield land.	6, 7, 9
CW016 Land to the rear of Manor Holme Farm, Cowling 0.742h.																					**Level 1:** Do not include in the pool of sites for housing; the site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	
CW017 Land to the south of Carr Mill, Cowling 1.195ha	0	0	+	+	0	+	0	--	++	++	-	-	0	0	+	-	+	0	+	-	**Level 2:** Do not include in the pool of housing sites due to the site having no direct connection/frontage to a highway maintainable at the public expense (Highways Comments). The site sits wholly within Flood Zone 1. The site provides no/negligable contribution to the character and setting of the Conservation Area. The site is within the built settlement and is a greenfield piece of land.	
CW018 Land to the west of Black Bull Hotel, Cowling 0.585ha	0	0	+	+	0	+	0	--	++	++	-	-	0	0	+	-	+	0	+	-	**Level 2:** Do not include in the pool of housing sites due to the site not having a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway (Highways Comments). Planning permission **(22/2016/17201)** has been approved to the western portion of the site for construction of a split level dwelling with associated off street parking (re-submission of refused application 22/2016/16753).The site sits wholly within Flood Zone 1. The site provides a strong contribution to the character and appearance of the Conservation Area. The site is located on the edge of the settlement and is a greenfield site.	
CW019 Land to the west of Carr Head Hall, Cowling 0.245ha.																					**Level 1:** Do not include in the pool of sites for housing; the site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Cowling																						
CW020 Fields north of Crag Side Farm, east of Dick Lane, Cowling 3.975ha.																					**Level 1:** Do not include in the pool of sites for housing; the site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	
CW023 Land adjacent to 9 The Old Sawmill, Cowling 0.052ha																					**Level 1:** Do not include in the pool of sites for housing; the site is less than 0.1 hectares in size and is incapable of accommodating at least 5 dwellings.	
CW024 Land at Manor Park, Cowling 0.042ha																					**Level 1:** Do not include in the pool of sites for housing; the site is less than 0.1 hectares in size and is incapable of accommodating at least 5 dwellings.	
CW025 Langdale Nursing Home, 233 Keighley Road, Cowling 0.139																					Planning permission granted for demolition of all existing buildings and construction of 4 houses and garage **(22/2015/16444**). Permitted February 2016.	
CW026 Former Village Hall, Park Road, Cowling 0.02ha																					**Level 1:** Do not include in pool of sites; the site is less than 0.1 hectares in size and is incapable of accommodating at least 5 dwellings.	
CW027 Land East of Dick Lane, adjoining Braemar, Cowling 0.449	0	0	+	0	0	+	0	--	++	++	-	-	0	-	+	-	+	0	+	+	**Level 2:** Unacceptable as there is no visibility northerly. This site has no or no negligable contribution towards the character and appearance of the area. The site sits wholly within Flood Zone 1. The site is located within the built up settlement and is greenfield land.	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Cross Hills & Glusburn																						
SC003 Depot west of Station House, off Skipton Road, Cross Hills 0.159ha	-	-	+	+	+	+	+	--	++	0	++	0	0	0	+	+	+	0	+	-	**Level 2:** Do not include in the pool of sites as the site is landlocked as it has no access to an adopted highway. This site is wholly within Flood Zone 1 , but does have slight surface water problems to the north and south. The site is located within a built up area on brownfield land.	
SC004 Land at corner of Skipton Road and Keighley Road, Crosshills 0.266ha.	-	-	+	+	+	+	+	+	++	0	+	0	0	0	+	+	+	0	+	-	**Level 3 (pass):** Include site in the pool of sites for consideration for housing. The site is within the built up area of Crosshills, it is currently in use as an antiques store and car parking area. Development of this area would mean a loss of employment land. Overall the site is positive, it is an existing brownfield site, and therefore this would be a good use of land within Cross Hills & Glusburn. Access is acceptable onto A6068. The site is wholly in Flood Zone 1 and does not have any concerns of surface water flooding.	1a, 6, 7, 9
SC007 Land adjacent to Millstones, Baxter Wood, Cross Hills 0.606 ha.	0	0	+	+	+	+	+	--	++	-	0	0	0	0	+	0	+	0	+	-	**Level 2:** Do not include in the pool of sites due to site not having a sufficient frontage to enable an access to NYCC standards to be formed on to the public highway (Highway Comments). The site is located on the edge of the settlement on a greenfield site. The site is wholly within Flood Zone 1.	
SC014 South and east of Hayfield Mills, Colne Road, Glusburn 1.882 ha																					**Level 1:** Do not include in pool of sites. The site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	
SC015: West of primary school, east of Hayfield Mills, Colne Road; 0.78ha																					**Level 1:** Do not include in pool of sites. The site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	
SC016 West of Beanlands Drive and east of Sunny Bank Road, Glusburn 0.85ha.	0	0	+	+	++	+	+	--	+	0	0	0	0	0	+	+	+	0	+	-	**Level 2:** Do not include in pool of sites as the site is subject to the ransom strip (grass verge) off Beanlands Drive and therefore the site is landlocked and access cannot be gained**.** Part of the site to the south is subject to Flood Zone 2 and surface water flooding. The site is located within the built up area of Glubsurn on a greenfield site.	
SC018 West of primary school, east of Hayfield Mills, Colne Road, Glusburn 0.78 ha.																					**Level 1:** This site was withdrawn due to the site not being available for development. The land owner does not wish to develop this allotment land.	
SC034 North of Old Hall Road/ West of Green Lane, Glusburn 3.318 ha	0	0	+	+	+	+	+	+	++	-	-	0	0	-	+	-	+	0	+	-	**Level 3 (pass):** Include site in the pool of sites for consideration for housing. To prevent visual intrusion into the open countryside to the north, development would be limited to the southern part of the site. East part of site forms a setting for Glusburn Hall. The site will need to be determined by a traffic assessment. The site can be assessed from Old Hall Way. The site sits wholly within Flood Zone 1, it does have some slight surface water flooding running through the middle of the site. The site is edge of settlement and greenfield land.	7, 9
SC035 East of Green Lane and west of Black Abbey Lane, Glusburn 3.028 ha																					Outline planning permission (**32/2011/11429)** was granted on appeal on 29th May 2012 for 49 dwellings. Reserved matters application granted on 23rd December 2015 under reference **32/2015/15768.**	
SC036 South of Lothersdale Road, Glusburn 1.242 ha.	0	0	0	0	0	0	0	+	++	-	-	0	0	-	+	-	+	0	0	-	**Level 3 (pass):** Include in pool of sites as there are no immediate major concerns linked with the development of this site. Works will be required to improve the existing major road and extend existing footway/street lighting to serve the site. Access is acceptable onto Lothersdale Road. The site is located wholly in Flood Zone 1 and has no concerns regarding surface water flooding. The site is edge of settlement on greenfield land.	7, 9

Site reference, name/address & area	Sustainability Appraisal Objectives 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Cross Hills & Glusburn																						
SC037 (a) Land at Ashfield Farm, Skipton Road, Cross Hills 13.06 ha.	0	0	0	0	0	+	0	+	-	-	-	0	0	-	+	0	+	0	+	-	**Level 3 (pass):** Include in pool of sites. The site boundary excludes areas of Flood Zone 2 and 3a but has a small area at risk of surface water flooding around the existing farm buildings. Access is acceptable onto Skipton Road. The site is on the edge of the settlement on brownfield land.	2, 7, 9
SC039 Between Clayton Hall Road and Old Lane/ Holme Beck, Cross Hills 11.30 ha.	0	0	-	+	0	+	0	+	--	-	-	0	0	-	+	-	+	0	+	-	**Level 2:** Do not include in the pool of sites. The majority of the site is within the flood zones 2, 3a and 3b. The area outside the flood zone is not accessible. This site will need to be determined by a traffic assessment. Minor trip generating site. It would have an impact upon A629 if combined with other proposed minor developments in Sutton. The site is accessible from Clayton Hall Road and an access to NYCC standards could be formed. The site is recommended for green wedge designation. The site is located on the edge of the settlement on greenfield land.	
SC052 Bounded by railway, Baxter Wood/Park Rd and Station Rd, Crosshills 7.332 ha.	0	0	+	+	+	+	0	0	0	-	-	0	0	-	+	-	+	0	+	-	**Level 2:** A small portion to the north of the site is located within Flood Zone 2. Access is acceptable from the western frontage but not from Baxter Wood. The site is located on the edge of the settlement on greenfield land.	
SC055 Land bounded by Green Lane, Ryecroft Rd, Black Abbey Lane 3.36	0	0	+	+	+	+	+	++	++	-	0	-	+	0	+	0	0	0	+	-	**Level 3 (pass):** Include in pool of sites. The site performs well regarding flood risk and access. It is beside a Listed Building, and would form a relatively large extension on the edge of the village. The site is on a hillside location and the topography may not encourage as much walking and cycling as similarly located sites around the village in relation to distance from the centre.	2, 3, 4, 5a, 7, 8, 9
SC056 East of Riparian Way, Crosshills 2.541 ha.																						
SC058 Land adjacent to The Old Cornmill, Malsis School, Glusburn 1.723 ha.																					**Level 1:** Combined with SC059, SC060 and SC065 to create SC085.	
SC059 Former Farmyard and Workshops, Malsis School. Glusburn 0.796 ha.																					**Level 1:** Combined with SC059, SC060 and SC065 to create SC085.	
SC060 Land north of the A6068, Colne Road, Malsis School, Glasburn 0.703ha.																					**Level 1:** Combined with SC059, SC060 and SC065 to create SC085.	
SC061 Land to west of Glusburn Corn Mill 1.078ha.	0	0	+	+	+	+	+	+	-	-	-	0	-	0	+	-	+	0	+	-	**Level 3 (pass):** Include in pool of sites. The south of the site is located within Flood Zone 3a and has concerns regarding surface water flooding. The northern half of the site may be able to accommodate residential development, however there is woodland there which would need to be removed to create access. Works will be required to improve the existing major road and extend existing footway / street lighting to serve the site. Access is acceptable onto Corn Mill. The site is on the edge of the settlement and is greenfield land.	2, 7, 9
SC062 Land to west of Bungalow Road, Glusburn 0.195ha.	0	0	-	0	0	+	0	--	++	-	-	0	0	+	+	++	+	0	+	-	**Level 2:** Do not include in the pool of sites due to the site having no direct connection/frontage to a highway maintainable at the public expense - local network is not adopted. The site is located on the edge of the settlement on greenfield land. It is wholly located within Flood Zone 1 and has no concerns in relation to surface water flooding.	

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Cross Hills & Glusburn																						
SC065 Land to east of 1 High Malsis, Glusburn 0.313 ha																					**Level 1:** Combined with SC059 and SC060 to create SC085.	

Site reference, name/address & area	Sustainability Appraisal Objectives 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Cross Hills & Glusburn																						
SC067 Land adjacent to Lingah Farm, off Baxter Wood, Glusburn 0.126 ha.																					Erection of two dwellings on site. Approved May 2015 **(32/2015/15507).**	
SC070 Land to the West of Green Lane, Glusburn 0.173 ha.	0	0	+	+	+	+	+	0	++	-	-	0	0	-	+	-	+	0	+	-	**Level 3 (pass):** Include in pool of sites for consideration for housing, overall the site is a positive piece of land for development. Acceptable onto Green Lane. Works will be required to improve the existing major road and extend existing footway / street lighting to serve the site. The site is wholly located within Flood Zone 1, but does have some surface water flooding running through the site. The site is on the edge of the settlement on greenfield land.	7, 9
SC071 Ling Haw Hill, Cononley Road, Cross Hill 0.93 ha.	0	0	+	+	+	+	0	+	++	-	-	0	++	-	+	-	+	0	+	-	**Level 3 (pass):** Include in pool of sites for consideration for housing, overall the site is a positive piece of land for development. The site is acceptable with access between 5m and 15m from southern boundary. The site is located wholly in Flood Zone 1 and has no concerns regarding surface water flooding. The site is on the edge of the settlement on greenfield land.	7, 9
SC072 Garage site off Colne Road, Glusburn 0.125 ha.																					**Level 1:** Do not include in the pool of sites. The site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	
SC078 19-25 Main Street, Cross Hills 0.116 ha.																					Five 2 storey townhouses permitted 25th September 2013 **(32/2013/13758).**	
SC081 Land off Colne Road (A6068), Glusburn 0.331 ha	0	0	+	+	+	+	+	+	++	-	-	0	0	0	+	-	+	0	+	-	**Level 3 (pass):** This site is wholly located within Flood Zone 1 and has no concerns regarding surface water flooding. Access to this site is acceptable. The site is located on the edge of the settlement on greenfield land.	7, 9
SC082 Hayfield Mills, Colne Road, Glusburn 2.542 ha.																					**Level 1:** Do not include in the pool of sites. The site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	
SC083 Land at Bridge End House, Glusburn 0.387 ha	0	0	+	+	+	+	+	--	++	-	-	0	0	-	+	-	+	0	-	-	**Level 2:** This site is landlocked unless you can gain access through the ransom strip. Visibility at the site is good. The site is partly within Flood Zones 2 and 3a to the north and also has some concerns regarding surface water flooding in this area. The site is located on the edge of the settlement on greenfield land.	
SC085 Land at Malsis, Glusburn 12.66 ha.	0	0	+	+	+	+	0	+	+	0	+	+	0	-	+	0	0	0	+	-	**Level 3 (pass):** Include in pool of sites. This site combines the previous SC058, SC059, SC060 and SC065 sites, and is on the edge of a settlement. The site was previously in use as an independent preparatory school and pre-prep, therefore, the part of the site occupied by the school is brownfield. the school is now closed and the buildings, many of which are listed, are currently vacant. The site has a number of designated heritage assets of high heritage significance as identified within the Heritage Impact Assessment 2016. Conversion of the historic buildings has potential to deliver large beneficial impacts on the designated heritage assets of high heritage significance at the site, and prevent them falling into disrepair through prolonged vacancy. New development in the grounds would have to be carefully considered to prevent adverse impacts on the designated heritage assets. The north of the site is slightly within Flood Zones 2 and 3a. A small portion of the site to the north and then a portion to the east does have a 100 year extent of surface water flooding. Access to the site can be gained from the existing road and is acceptable as identified by NYCC Highways.	2, 3, 4, 5a, 5b, 7, 8, 9

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Cross Hills & Glusburn																						
SC086: Land south of Willow Garth Avenue, Crosshills. 0.458 ha	0	0	+	+	+	+	+	+	++	-	-	0	0	-	+	-	+	0	-	-	**Level 3 (pass):** The site is wholly located within Flood Zone 1 and has some small surface water flooding issues to the south but these are slight. Access is acceptable with access from southern end of the existing. The site is on the edge of the settlement and is greenfield land.	7, 9

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Settle																						
SG018 NYCC Depot, north of King's Mill, Settle 0.526 ha.																					**Level 1**: The site contains less than 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1)	
SG021 Land to the rear and west of the Ambulance Station, off Cammock Lane, Settle 1.378 ha	0	0	0	0	0	+	0	+	++	-	-	-	++	-	+	0	0	0	+	-	**Level 3 (pass):** The site is in FRZ1. The site is in good proximity to the town centre to enable access to services and facilitiies. When considered in conjunction with SG066 and SG080 to the north and south of the site, there are suitable access points. Development is likely to have a low impact on biodiversity value.	3, 5a, 7, 9
SG023 Land south of Settle, between Skipton Road and Railway, Settle 1.019ha.	0	0	0	-	-	+	0	+	++	-	--	-	++	--	+	-	-	0	+	-	**Level 2:** The site is disconnected from the town centre making access to services difficult. Low surface water flooding along the beck which runs through the site. Acceptable access onto Skipton Road. Development is likely to have a low impact on biodiversity value.	
SG025 Land to the south of Ingfield Lane, Settle 10.273 ha	+	+	0	0	0	+	0	+	+	-	-	0	++	-	+	0	0	0	+	-	**Level 3 (pass):** The site falls within FZ1 although large parts of the site are at high risk of surface water flooding. The site is in good proximity to the town centre to enable access to services and facilitiies. There are suitable access points. Development is likely to have a low impact on biodiversity value. When taking into account the heritage and landscape assets surrounding the site, the HIA shows only a slight adverse impact on the rural setting of the nearby conservation area, listed building and YDNP.	2, 3, 4, 5a, 5b, 7, 9
SG026 Land south of the Falcon Hotel, Skipton Road, Settle 0.341 ha	0	0	0	0	0	+	0	+	++	-	-	+	++	+	+	0	0	0	+	-	**Level 2:** The site falls within FRZ1. The site is in good proximity to the town centre to enable access to services and facilities. There are suitable access points. Development is likely to have a low impact on biodiversity value.However, the site is in close proximity to the Falcon Manor Hotel, a grade II listed building, and allows views out to the fields to the south of the hotel which are identified as making a strong contribution to the Settle-Carlisle Conservation Area. The HIA states that the north-west corner of these fields which form part of SHLAA site SG025 should be left undeveloped to allow views through from the Falcon Manor. Following the same reasoning, similar consideration should be taken with respect to this site (SG026), which lies directly to the north of SG025 and south of the Falcon Manor Hotel, in terms of allowing sightlines through from the Falcon Manor Hotel to the southern fields beyond.	
SG027 South of Ingfield Lane, east of Brockhole View, Settle 0.554ha.	0	0	0	0	0	+	0	+	++	+	-	0	++	-	+	0	0	0	+	-	**Level 3 (pass):** The site is in FRZ1. The site is in good proximity to the town centre to enable access to services and facilitiies. There are suitable access points. Development is likely to have a low impact on biodiversity value.	5b, 7
SG028 South of Brockhole View and west of Brockhole Lane, Settle 1.11 ha																					Planning Permission approved (5/62/219/E) for residential development on the site. Hence, site not to be taken forward.	
SG029 CDC garaging and car parking, Ingfield Lane, Settle 0.17 ha.																					**Level 1**: Once area covered by planning permission for sheltered housing (62/2011/11789) and access to Pools Row is excluded, the site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
SG030 Elderly persons home, Lower Greenfoot, Settle 0.619 ha																					Planning Permission approved (62/2011/11789) for sheltered housing development on the site. Hence, site not to be taken forward.	
SG031 Access road and amenity area, Ingfield Lane, Settle 0.231 ha.																					**Level 1**: Once area covered by planning permission for sheltered housing (62/2011/11789) and highways are excluded, the site is below 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
SG032 Car park, off Lower Greenfoot and Commercial Street, Settle 0.412 ha.	0	0	+	++	++	++	0	++	++	+	+	+	++	++	+	++	++	0	+	-	**Level 3 (pass)**: Site offers a very good opportunity to redevelop an available brownfield site in the centre of Settle. The site has a low flood risk, with only small amounts of surface water flooding on site, and is close to key services in the town**.** Development is likely to have a low impact on biodiversity value.	5a, 6, 7

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Settle																						
SG035 F H Ellis Garage, Duke Street, Settle 0.16ha.	0	0	+	++	++	++	0	++	++	+	+	+	++	++	+	++	++	0	+	-	**Level 3 (pass)**: Site offers a very good opportunity to redevelop an available brownfield site in the centre of Settle. The site has a low flood risk and is close to key services in the town. Development is likely to have a low impact on biodiversity value.	5a, 6, 7
SG042 NYCC Depot, Kirkgate, Settle 0.245 ha	0	0	+	++	++	++	0	++	++	+	+	+	++	++	+	++	++	0	+	-	**Level 3 (pass)**: Site offers a very good opportunity to redevelop an available brownfield site in the centre of Settle. The site has a low flood risk, with only small amounts of surface water flooding on site, and is close to key services in the town. Development is likely to have a low impact on biodiversity value.	5a, 5b, 6, 7
SG049 Land opposite Langcliffe Lodge, north east of Watershed Mill Business Centre, Settle 0.776 ha.																					**Level 1**: The site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy.	
SG051 North of Townhead Way, Settle 0.686 ha																					See site SG079	
SG060 Premises and fire station, Mill Close and Kings Mill Lane, Settle 1.094 ha	-	-	+	++	++	++	0	++	++	+	+	+	++	++	+	++	++	0	+	-	**Level 2:** There are existing business and employment uses on the site, and in this case the site should continue in employment/commercial led use. The ELR recommends that this site should be considered as a mixed use opportunity site. Development is likely to have a low impact on biodiversity value.	
SG061 East of Ingfield Avenue and south of Falcon Hotel, Settle 1.279 ha																					Planning Permission approved (62/2013/13590) for residential development on the site. Hence, site not to be taken forward.	Allocation not necessary

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Settle																						
SG063 Land East of Runley Bridge Farm and B6480, Settle 1.7 ha.	+	+	0	--	--	0	0	--	++	-	--	-	++	--	+	--	--	0	+	-	**Level 2:** Whilst the site scores poorly for accessibility to services and facilities within the Settle town centre, and has a slight to moderate adverse impact on nearby designated and undesignated heritage assets and long distance views from the YDNP, the site does provide good opportunity for employment development as it is close to the A road network and in proximity to Settle which is classified as a Key Service centre for mid sub area. The site is in FZ1. Development is likely to have a low impact on biodiversity value. There are suitable access points. The ELR recommends this site for employment allocation subject to an assessment of the appropriate level of employment land required at Settle and in the context of the potential suitability of land for employment use to the south of Giggleswick.	
SG064 Land south of Runley Bridge Farm and west of B6480, Settle 5.039 ha.	+	+	0	--	--	0	0	--	++	-	--	-	++	--	+	--	--	0	+	-	**Level 2**: Whilst the site scores poorly for accessibility to services and facilities within the Settle town centre, the **s**ite provides good opportunity for employment led mixed use development (with some residential) as site is close to the A road network and in proximity to Settle which is classified as a Key Service centre for mid sub area. The site is in FZ1 although there is some low surface water flooding on SW corner of site. There are suitable access points. Development is likely to have a low impact on biodiversity value. The ELR recommends this site for employment allocation subject to an assessment of the appropriate level of employment land required at Settle and in the context of the potential suitability of land for employment use to the south of Giggleswick.	
SG065 Gas Works House, Station Road, Settle 0.212 ha.																					**Level 1**: The site contains less than 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	
SG066 Land North of Penny Green, Settle 0.252 ha	0	0	0	0	0	+	0	+	++	-	-	-	++	-	+	0	0	0	+	-	**Level 3 (pass):**The site is in FRZ1. The site is in good proximity to the town centre to enable access to services and facilitiies. There are suitable access points. Development is likely to have a low impact on biodiversity value.	3, 5a, 7, 9
SG067 Land to south east of Runley Bridge Farm, B6480, Settle 1.986Ha.	+	+	0	--	--	0	0	--	++	-	--	-	++	--	+	--	--	0	+	-	**Level 2:** Whilst the site scores poorly for accessibility to services and facilities within the Settle town centre, and has a slight to moderate adverse impact on nearby designated and undesignated heritage assets and long distance views from the YDNP, the site does provide good opportunity for employment development as it is close to the A road network and in proximity to Settle which is classified as a Key Service centre for mid sub area. The site is in FZ1. There are suitable access points. Development is likely to have a low impact on biodiversity value. The ELR recommends this site for employment allocation subject to an assessment of the appropriate level of employment land required at Settle and in the context of the potential suitability of land for employment use to the south of Giggleswick.	
SG068 Land to the west of Brockhole Lane, Settle 2.102 ha.	0	0	0	0	0	0	0	0	++	+	-	-	++	-	+	0	0	0	+	-	**Level 3 (pass)**: The site is in FRZ1 (with small amount of low surface water flooding on southern boundary of site). The site is in reasonable proximity to the town centre to enable access to services and facilitiies. There are suitable access points. Development is likely to have a low impact on biodiversity value.	2, 3, 4, 7

	Sustainability Appraisal Objectives																					
Site reference, name/address & area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Settle																						
SG069 Yorkshire Water Depot, Victoria Street, Settle 0.06ha																					**Level 1:** The site is at less than 0.1 hectares in size and is incapable of accommodating at least 5 dwellings.	
SG074 Land to southern end of Sowarth Field Industrial Estate, Settle 0.173 ha.	-	-	+	+	+	++	0	--	-	+	+	+	++	+	+	+	+	0	+	-	**Level 2**: The western half of the site falls within FZ3a. The site is landlocked as there is no available access to the site. There are existing business and employment uses on the site. The ELR recommends that the site should continue in employment use. Development is likely to have a low impact on biodiversity value.	
SG075 Land to west of Townhead Way, Settle 0.149 ha.																					Planning Permission approved (62/2012/12180 and 62/2014/14965) for residential development on the site. Hence, site not to be taken forward.	Allocation not necessary
SG076 Land at Ingfield Mews, Skipton Road, Settle 0.135 ha.																					Planning Permission approved (62/2005/5447) for residential development on the site. Hence, site not to be taken forward.	Allocation not necessary
SG077 Land to the east of The Sidings Industrial Estate, Settle 0.058 ha.																					**Level 1**: The site is less than 0.1 hectares in size and is not capable of accommodating at least 5 dwellings.	
SG079 Land to the north of Town Head Way, Settle 1.745 ha.	0	0	0	0	0	+	0	+	++	0	-	+	++	-	+	0	0	0	+	-	**Level 3 (pass):** The site is in FRZ1. The site is in reasonable proximity to the town centre to enable access to services and facilitiies. There are suitable access points. Development is likely to have a low impact on biodiversity value.	3, 5a, 7, 9
SG080 Land to the west of Skipton Road and railway, Settle 6.9 ha	0	0	0	0	0	+	0	+	++	-	-	0	++	-	+	0	0	0	+	-	**Level 3 (pass)**: The site is in FRZ1. The site is in reasonable proximity to the town centre to enable access to services and facilitiies. Access is acceptable but will need careful sighting to comply with visibility requirements. Development is likely to have a low impact on biodiversity value.	3, 4, 5a, 7, 9
SG081 Land to south of Runley Mill and east of A65, Settle 3.568 ha.																					**Level 1**: The site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	
SG082 Land to the southwest of Anley Hall and East of the River Ribble, Settle 8.133 ha.																					**Level 1**: The site does not contain at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	

Site reference, name/address & area	Sustainability Appraisal Objectives 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Sutton																						
SC025; Land and premises, south of Bridge Road; 0.155 ha.	-	-	+	+	+	+	0	+	+	0	+	+	0	+	+	+	+	0	+	+	**Level 2:** Site is in active employment use, and should remain as such until informed otherwise by the site owners.	1a
SC030; Works and land at Low Fold, Manor Way; 0.348 ha.																					**Planning permission** for demolition of premises and erection of 10 dwellings. Approved July 2015 (66/2015/15475).	
SC040; Land south of Sutton Lane; 3.486 ha.	0	0	+	+	+	+	0	+	+	-	-	+	0		+	-	+	0	+	+	**Level 2:** Proposed development here would compromise the gap between Sutton and Eastburn and would constitute large scale development beyond the settlement boundary which would be harmful to the landscape character of the area and the approach to Sutton.	
SC041; East of Holme Lane and north of Holme Beck; 4.151ha.																					**Level 1:** The site has an initial disadvantage because it contains less than 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1). The site is recommended for green wedge designation.	
SC042; West of Holme Lane and north of Holme Beck; 0.89 ha.																					**Level 1:** The site contains less than 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1). The site is recommended for green wedge designation.	
SC043; West of Holme Lane and south of Holme Beck; 2.747 ha.	0	0	-	-	-	-	0	+	+	-	-	0	-		+	+	+	0	+	+	**Level 2:** Extent of development would be restricted by flood risk on parts of the site and the need to retain trees on the river bank. However, the site would erode the green wedge separating Sutton from Glusburn & Crosshills. The site is recommended for green wedge designation.	
SC044; West and north of Hazel Grove Road, south of Holme Beck; 3.402 ha.	0	0	-	-	-	-	0	+	-	-	-	+	0		+	-	-	0	+	+	**Level 2:** The footpath and significant trees on site should be retained if developed. However, the site would erode the green wedge separating Sutton from Glusburn & Crosshills. The site is recommended for green wedge designation.	
SC045; North-west of Crag Lane and south of Bent Lane; 0.588 ha.	0	0	+	+	+	+	0		-	-	-	+	0	0	+	-	+	0	+	+	**Level 2:** Areas of Flood Risk 2 and Flood Risk 3 on the site. Crag Lane unadopted.	
SC046; South-east of Crag Lane, adjacent to Crag Close; 1.61 ha.	0	0	-	-	-	-	0			-	-	0	0		+	-	+	0	+	+	**Level 2:** The site has flood risk issues throughout the vast majority of the site and also difficulties of access.	
SC047; The Acres; 2.423 ha.	0	0	+	+	+	+	0	+	++	-	-	0	0	-	+	-	+	0	+	+	**Level 3 (pass):** The access is acceptable with frontage available.	
SC048; Gott Hill Farm, east of Ellers Road; 2.413 ha.	0	0	0	+	+	+	0	0	++	-	-	-	0	-	+	-	+	0	+	+	**Level 2:** The site peforms well regarding flood risk. Access is acceptable onto Harper Grove, however this may not be a suitable network for large development as possible ransom strips exists.	
SC050; Land north of Holme Beck and south of existing school; 2.29 ha.																					**Level 1:** The site contains less than 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1). The site is recommended for green wedge designation.	

Site reference, name/address & area	Sustainability Appraisal Objectives 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Summary of Issues and Recommendations	Mitigation and Recommendations
Sutton																						
SC057; Land at Little Croft, West Lane; 0.537 ha.																					**Planning Permission** - Site has outline planning permission for the construction of 10 dwellings. Permitted July 2013(66/2013/13537). Reserved matters approved July 2014 (66/2014/14652).	
SC066; Land west of Greenroyd Drive; 0.571 ha.	0	0	+	+	0	+	0	--	++	0	+	-	0	+	+	-	+	0	+	+	**Level 2:** The site has current difficulties in access. There may be acceptable access but this is subject to the garden in adjacent house number 32 requiring hard surfacing to provide replacement off park parking (Highways comments 2016).	
SC069; Land to the east of Throstle, Nest Farm, 2.92 ha.	0	0	+	+	+	+	0	--	++	-	-	+	0	-	+	-	+	0	+	+	**Level 2:** The site has no direct connection/frontage to a highway maintainable at the public expense (NYCC Highways).	
SC073; Land between 11 and 13 Harper Grove; 0.076ha.																					**Level 1:** The site is less than 0.1 hectares in size and is incapable of accommodating at least 5 dwellings.	
SC075; Salt Pie Farm; 0.236 ha.	0	0	+	+	+	+	0	--	++	0	0	+	0	0	+	0	+	0	+	+	**Level 2:** The site is landlocked as there are no links to the adopted highway.	
SC076; 16-18 Albert Street; 0.021ha.																					**Level 1:** The site is less than 0.1 hectares in size and is incapable of accommodating at least 5 dwellings.	
SC077; Land at High Beeches; 0.0997 ha.																					**Level 1:** The site is not located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy and is less than 0.1 hectares in size and is incapable of accommodating at least 5 dwellings.	
SC079; The Balgray, West Lane; 0.382ha.																					**Planning permission** Site has planning permission for the construction of 2 detached dwellings Permitted February 2016 (66/2015/16510).	
SC080; Rear of Bay Horse Pub; 0.218 ha.	0	0	+	+	0	+	0	+	++	0	+	-	0	+	+	-	+	0	+	+	**Level 2:** Visibility at this site is acceptable. The site has a significant conservation impact, with the adjacent listed building - Bay Horse Public House.	
SC084; Land formerly occupied by Yeadon House, Croft Hill; 0.313 ha.																					**Level 1:** The site contains less than 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1).	