

Clapham-cum-Newby Neighbourhood Plan

Site Options and Assessment - Final Report

Clapham-cum-Newby Parish Council

September 2021

Quality Information

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Abbreviations used in this report

Abbreviation

AONB	Area of Outstanding National Beauty
CDC	Craven District Council
dpa	Dwellings per annum
DPD	Development Plan Document
dph	Dwellings per hectare
MHCLG	Ministry of Housing, Communities and Local Government
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SHELAA	Strategic Housing Economic Land Availability Assessment
YDNPA	Yorkshire Dales National Park Authority

Disclaimer

This document is intended to aid the preparation of the Neighbourhood Plan (NP) and can be used to guide decision making, and, if the Qualifying body (QB) chooses, as evidence to support draft NP policies. It is not a neighbourhood plan policy document. It is a 'snapshot' in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence is presented that conflicts with this report, the QB should seek advice from the Local Planning Authority in deciding how to take new information into account in the draft NP. An explanation and justification for all decision making should be documented and submitted with the draft NP, together with supporting evidence.

Executive Summary

This independent Site Assessment for the Clapham-cum-Newby Neighbourhood Plan (NP) has been carried out by AECOM on behalf of the Parish Council as part of the Government's programme of Neighbourhood Plan Technical Support delivered with partners Locality. The purpose of this Site Assessment is to assess all known potential development sites in the Neighbourhood Area and identify which, if any, are appropriate for allocation in the NP.

The NP is being prepared in the context of the development plan for the parish, which consists of Craven Local Plan 2012-2032 (adopted November 2019) and Yorkshire Dales National Park Local Plan 2015-2030 (adopted December 2016).

25 sites were assessed to consider whether they would be appropriate to put forward as housing, live/work units or employment allocations in the NP. The sites were identified by the neighbourhood planning group and through the Craven District Council Strategic Housing and Economic Land Availability Assessment (SHELAA).

Nine of these sites are isolated sites in open countryside and therefore would be unsuitable for additional residential development. These sites have been subject to a high-level desktop assessment to understand their potential suitability for re-use/conversion development. This assessment has found five sites to potentially be suitable for re-use/conversion development or subdivision subject to other material considerations (as explained in Table 3.2).

A detailed site assessment has been undertaken for the remaining 16 sites proposed for housing, live/work units and/or employment. The assessment has found that four sites are considered to be appropriate for allocation in the NP. The suitable sites are:

- CNP3 Street Fair Barn (housing or live/work unit);
- CNP4 Rear of Cave Rescue (housing or live/work unit);
- CNP5 Mark Nelson's Barn and Curtilage (housing or live/work unit); and
- CNP11 Riverside Barns (housing, live/work unit or employment).

A further six sites are potentially suitable if identified constraints can be addressed. These sites are:

- CL014 Land adjacent to Fountain House Farm, The Green (housing);
- CNP2 Jacques Farm (housing or live/work unit);
- CNP8 Former Railway Goods Yard, Clapham Station (employment);
- CNP9 Former School (housing or live/work unit);
- CNP10 School Playing Field (housing or live/work unit); and
- CNP12 Land next to Telephone Exchange (housing).

1. Introduction

1.1 Background

- 1.1.1 AECOM has been commissioned to undertake an independent site assessment for the Clapham-cum-Newby Neighbourhood Plan (NP) on behalf of Clapham-cum-Newby Parish Council. The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.1.2 The NP is being prepared in the context of the development plan for the parish, which consists of Craven Local Plan 2012-2032 (adopted November 2019) and Yorkshire Dales National Park Local Plan 2015-2030 (adopted December 2016).
- 1.1.3 Key objectives of the NP include: ensuring there are affordable homes to buy in the Parish, particularly for younger people, in order to address local demographic imbalances; supporting the delivery of smaller homes for older residents who wish to downsize; allowing modest homes to be built on farms to support farming families; and attracting businesses to the area and encouraging local employment.
- 1.1.4 Clapham-cum-Newby consists of two Villages (Clapham and Newby, of which Clapham is the principal settlement), the hamlet of Keasden and numerous small clusters of built development in the open countryside, such as the hamlet of Clapham station¹ and the series of isolated farmsteads along Keasden Road. Most of the NP area including the southern part of Clapham Village falls within the Forest of Bowland AONB. The north eastern part of the NP area and the majority of Clapham Village lies within the Yorkshire Dales National Park.
- 1.1.5 The Parish Council intend to potentially allocate sites for housing, live/work units and employment in the NP. The purpose of this report is, therefore, to produce a clear assessment of the identified sites to advise which ones might be appropriate for allocation in the Plan; in particular whether they comply with both National Planning Policy Framework and the strategic policies of the development plan.

¹ In this report the small settlement surrounding Clapham station is referred to as a hamlet. It should be noted that Policy SP4 of the Craven Local Plan contains a tier within the settlement hierarchy of 'Small Villages and Hamlets' and the area around Clapham station does not fall within this tier. To avoid confusion between the status of settlements, we have capitalised settlement designations where these are drawn from the Local Plan (and lower-case has been used for generic terms such as village and hamlets which do not relate to the Local Plan).

- 1.1.6 While the site assessment looks at the overall suitability of the sites for development, it does not provide an assessment of the potential to accommodate specific forms of residential development such as affordable housing or housing for specific groups (e.g. families or older people). From the shortlist of suitable and potentially suitable sites, the Parish Council should engage with landowners, the community and the Local Planning Authority to determine which sites are most appropriate to deliver the types of housing which best meet the objectives of the Neighbourhood Plan and address the need identified in the community survey.
- 1.1.7 It is anticipated that this site assessment will help the Parish Council to ensure that the Neighbourhood Planning site selection process is robust and transparent and will meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.
- 1.1.8 The NP area is shown in **Figure 1.1** below.

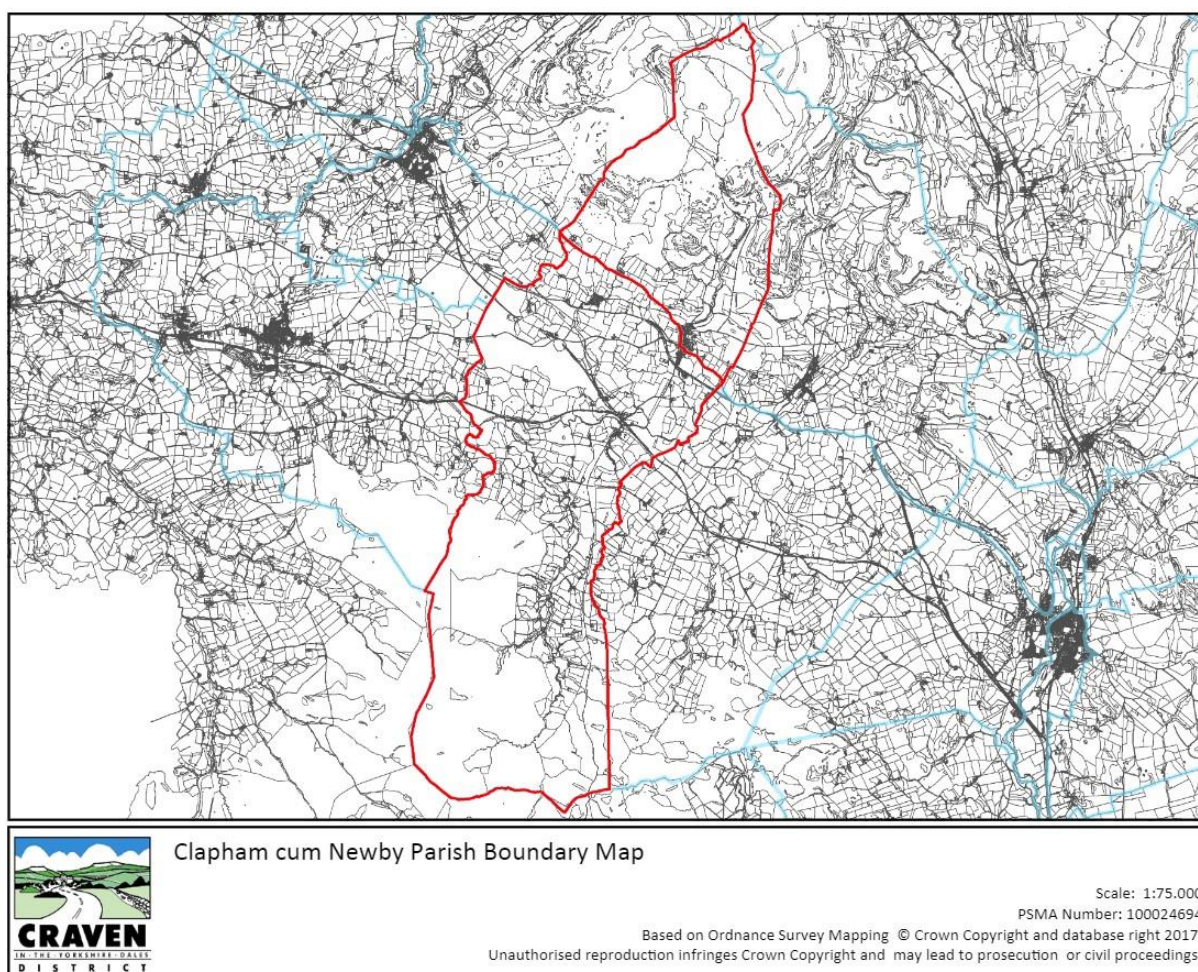


Figure 1.1 Clapham-cum-Newby NP Area (Source: Craven District Council)

1.2 Policy Context

- 1.2.1 The NP policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and it is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 1.2.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, adopted and emerging Local Plan policies and relevant evidence base documents.
- 1.2.3 National policy is set out in the National Planning Policy Framework (2019)² (NPPF) and is supported by Planning Practice Guidance³ (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 1.2.4 The statutory local plan-making authorities for Clapham-cum-Newby are Craven District Council (CDC) and the Yorkshire Dales National Park Authority (YDNPA). While the entire NP area is within the CDC administrative boundary, planning policy for the area which also falls in the National Park is the responsibility of the YDNPA and therefore different local policies will be applicable to sites according to whether they are in or outside the National Park.
- 1.2.5 The key documents making up the adopted statutory development plan for Clapham-cum-Newby are:
- Craven Local Plan 2012-2032 (adopted November 2019); and
 - Yorkshire Dales National Park Local Plan 2015-2030 (adopted December 2016).
- 1.2.6 The YDNPA is reviewing the National Park Local Plan and is in the early stages of preparing a new plan to cover the period 2023-2040. Three consultations have taken place to date on options for the emerging plan, most recently in January-February 2021. The current timetable for plan production indicates that a pre-submission version of the plan will be published for consultation in September 2021.
- 1.2.7 In addition to the two Local Plans, the southern half of the neighbourhood area falls within the Forest of Bowland AONB, which is subject to the Forest of Bowland AONB Management Plan (2019). While this is not a statutory planning document, it sets out a strategy for the preservation and enhancement of the AONB and provides guidance on the type of development that may be considered appropriate within the AONB itself.

² Available at www.gov.uk/guidance/national-planning-policy-framework

³ Available at www.gov.uk/government/collections/planning-practice-guidance

1.2.8 There are three landscape assessments covering the neighbourhood area. These are:

- Yorkshire Dales National Park Landscape Character Assessment (2020), which covers the area within the National Park;
- Forest of Bowland AONB Landscape Character Assessment (2009), which covers the area within the AONB; and
- North Yorkshire and York Landscape Characterisation Project (2011), which covers the whole neighbourhood area.

1.2.9 Much of the Village of Clapham is within the Clapham Conservation Area. A Conservation Area Appraisal, adopted by the YDNPA in 2011, highlights the key features of the Conservation Area, including notable buildings and important views.

1.2.10 The relevant policies and findings from the above plans (including the emerging National Park Local Plan) and evidence base documents are presented below.

1.3 Planning Policy

National Planning Policy Framework (2019)

1.3.1 The policies of relevance to the development in Clapham-cum-Newby are set out below, but this report has regard to all other aspects of national planning policy where appropriate.

1.3.2 *Paragraph 14* states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:

- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and
- d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.

1.3.3 *Paragraph 69* states that neighbourhood planning groups should consider the opportunities for allocating small and medium sized sites (i.e. sites of no more than one hectare, consistent with paragraph 68a) suitable for housing in their area.

1.3.4 *Paragraph 78* states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

1.3.5 *Paragraph 79* states that planning policies should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker;
- b) the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential dwelling; or
- e) the design is of exceptional quality.

1.3.6 *Paragraph 93* states that to provide social, recreational and cultural facilities and services the community needs, planning policies should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

1.3.7 *Paragraph 118* outlines that planning policies and decisions should:

- a) Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains;
- b) Recognise that some undeveloped land can perform many functions, such as wildlife, recreation etc.;

- c) Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) Promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively; and
- e) Support opportunities to use the airspace above existing residential and commercial premises for new homes.

- 1.3.8 *Paragraph 170* states that planning policies and decisions should contribute to and enhance the natural and local environment by a) protecting and enhancing valued landscapes and b) recognising the intrinsic character and beauty of the countryside'
- 1.3.9 *Paragraph 171* states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 1.3.10 *Paragraph 172* states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty, and to the conservation and enhancement of wildlife and cultural heritage in National Parks. The scale of development within these areas should be limited, and planning permission for major development should be refused other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest.
- 1.3.11 *Paragraph 185* states that plans should set out a strategy for the conservation and enjoyment of the historic environment and seek new development which makes a positive contribution to local character and distinctiveness.
- 1.3.12 *Paragraph 193* sets out that great weight should be given to the impact of a proposed development on any designated heritage assets.
- 1.3.13 *Paragraph 200* states that proposals in Conservation Areas should be encouraged where they enhance or better reveal their significance.

Craven Local Plan (2019)

- 1.3.14 The Craven Local Plan was adopted in November 2019 and sets out the strategy for growth in the part of the district outside the National Park from 2012 to 2032, as well as policies to guide new development within the district. The principal policies affecting the Village of Clapham are shown on the inset map at **Figure 1.2**.
- 1.3.15 The key policies relevant to development in Clapham-cum-Newby include:

- 1.3.16 *Policy SP1: Meeting Housing Need* - makes provision for 4,600 net additional dwellings over the plan period (equivalent to 230 dwellings per annum), in accordance with the spatial strategy in Policy SP4.
- 1.3.17 *Policy SP4: Spatial Strategy and Housing Growth* - sets out that limited growth will be directed towards Tier 4b settlements (Villages with Basic Services bisected by the National Park Boundary) to reflect their role as tourism hubs or gateways on the edge of the Yorkshire Dales National Park and that a low level of growth will directed towards Tier 5 settlements and the open countryside to support a sustainable, vibrant and healthy rural economy. The village of Clapham is designated as a Tier 4b settlement, while Newby is classed as a Tier 5 settlement. Open countryside is defined as any land outside the main built up areas of Tier 1 to 5 settlements.
- 1.3.18 The policy also sets out the conditions under which development in the open countryside will be supported, including meeting essential needs for rural worker accommodation, securing the future of a designated heritage asset, re-using redundant or disused buildings, or exceptional design, in line with the NPPF.
- 1.3.19 The policy sets a housing requirement of 37 new homes over the plan period for Clapham, and a total requirement of 69 dwellings for the 17 named Tier 5 settlements.
- 1.3.20 *Policy ENV1: Countryside and Landscape* - sets out that proposals for development should have regard to the relevant Landscape Character Appraisal/Assessment, and that the Council will give great weight to the conservation of the National Park or AONB where proposals affect their setting.
- 1.3.21 *Policy ENV2: Heritage* - states that the historic environment will be conserved and, where appropriate, enhanced, and that particular attention will be paid to the conservation of heritage assets that contribute to the district's sense of place, including the legacy of traditional barns and other buildings and structures associated with the farming industry and historic land estates. Proposals which conserve and enhance designated and non-designated heritage assets, including Conservation Areas, will be supported.
- 1.3.22 *Policy ENV4: Biodiversity* - sets out that development should, where possible, make a positive contribution towards biodiversity net gain, and ensure that there is no adverse impact on national or local designated sites and their settings.
- 1.3.23 *Policy ENV5: Green Infrastructure* - states that development proposals should, wherever possible avoid the significant loss of, or harm to, existing green infrastructure assets.

- 1.3.24 *Policy ENV7: Land and Air Quality* - seeks to direct development away from the best and most versatile agricultural land and towards previously developed land of low environmental value, including through the remediation of contaminated land where possible, safe and viable.
- 1.3.25 *Policy EC1: Employment and Economic Development* - supports employment development within the built-up area of Tier 1 to 5 settlements subject to appropriate mitigation of effects on sensitive uses, traffic, environmental and heritage assets. Employment uses should be supported by adequate communications infrastructure wherever possible. Outside these areas, economic uses will be supported where a specific location is required or the proposals benefit the rural economy, or where there is no land within the settlement which could accommodate the proposal.
- 1.3.26 *Policy INF2: Sustainable Transport and Highways* - supports improvements to community facilities including improvements in local provision through new facilities. The policy further supports proposals that are of a scale that is in keeping with the location, are in accessible locations, are innovative for sustaining or improving facilities and where proposals include public realm enhancements. The policy further seeks to safeguard existing facilities.
- 1.3.27 *Policy INF7: Sustainable Transport and Highways* - seeks to ensure that opportunities to travel by non-car modes of transport are maximised and that safe, suitable and convenient access is provided for all transport modes and all people, including vulnerable road users and those with limited mobility.

INSET MAP No. 10: CLAPHAM (1:5000)

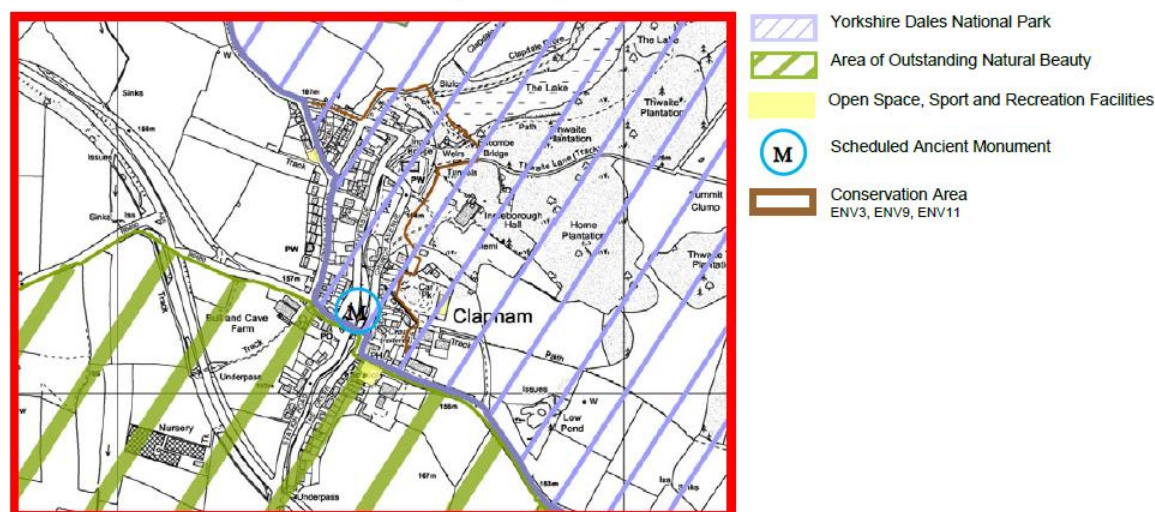


Figure 1.2 Inset policies map of Clapham (Source: Craven District Council)

Yorkshire Dales National Park Local Plan (2016)

- 1.3.28 The National Park Local Plan was adopted in December 2016 and provides the strategic framework for planning within the Yorkshire Dales National Park between 2015 and 2030.
- 1.3.29 The key policies relevant to development in Clapham-cum-Newby include:
- 1.3.30 *Policy SP2: National Park Purposes* - sets out that development which prejudices conservation of the natural beauty, wildlife and cultural heritage of the National Park will not be permitted unless there is an overriding need and the harm can be mitigated.
- 1.3.31** *Policy SP3: Spatial Strategy* - sets a housing requirement of 55 dwellings per year, to be delivered on allocated sites and inside the housing development boundaries of local Service Centres and Service Villages. The policy does not specify individual requirements for each settlement, but there are nine Service Centres and 40 Service Villages identified in the settlement hierarchy. Clapham is designated as a Service Village. The settlement boundary of the part of Clapham which falls within the National Park is shown in red in **Figure 1.3** below.
- 1.3.32 *Policy SP5: Major Development* - states that planning permission for major development will only be granted in exceptional circumstances where it can be demonstrated to be in the public interest.
- 1.3.33 *Policy BE1: Business Development Sites* - states that the development of unallocated land for new small-scale businesses on sites within or adjacent to settlements listed in Table 1 of the plan (which includes Clapham) will be permitted subject to consideration of development quality (Policy SP4).
- 1.3.34 *Policy BE3: Re-use of Modern Buildings* - sets out criteria under which the re-use of modern (20th century or later) buildings for business or employment uses will be permitted.
- 1.3.35 *Policy BE4: New Build Live/Work Units* - states that such units will be permitted within Service Villages where the residential use is ancillary to the business use and where the occupancy of the living area will be restricted to a person working full-time at the business.
- 1.3.36 *Policy BE7: Safeguarding Employment Uses* - sets out that development which would lead to the loss of existing business land or buildings will not normally be permitted, other than in a limited range of circumstances.
- 1.3.37 *Policy C1: Housing in Settlements* - states that housing sites should have a minimum density of 35 dwellings per hectare unless a lower density is required to permit safe access, conform to highway capacity, fit into the landscape, preserve settlement character or to respect the physical characteristics of the site.

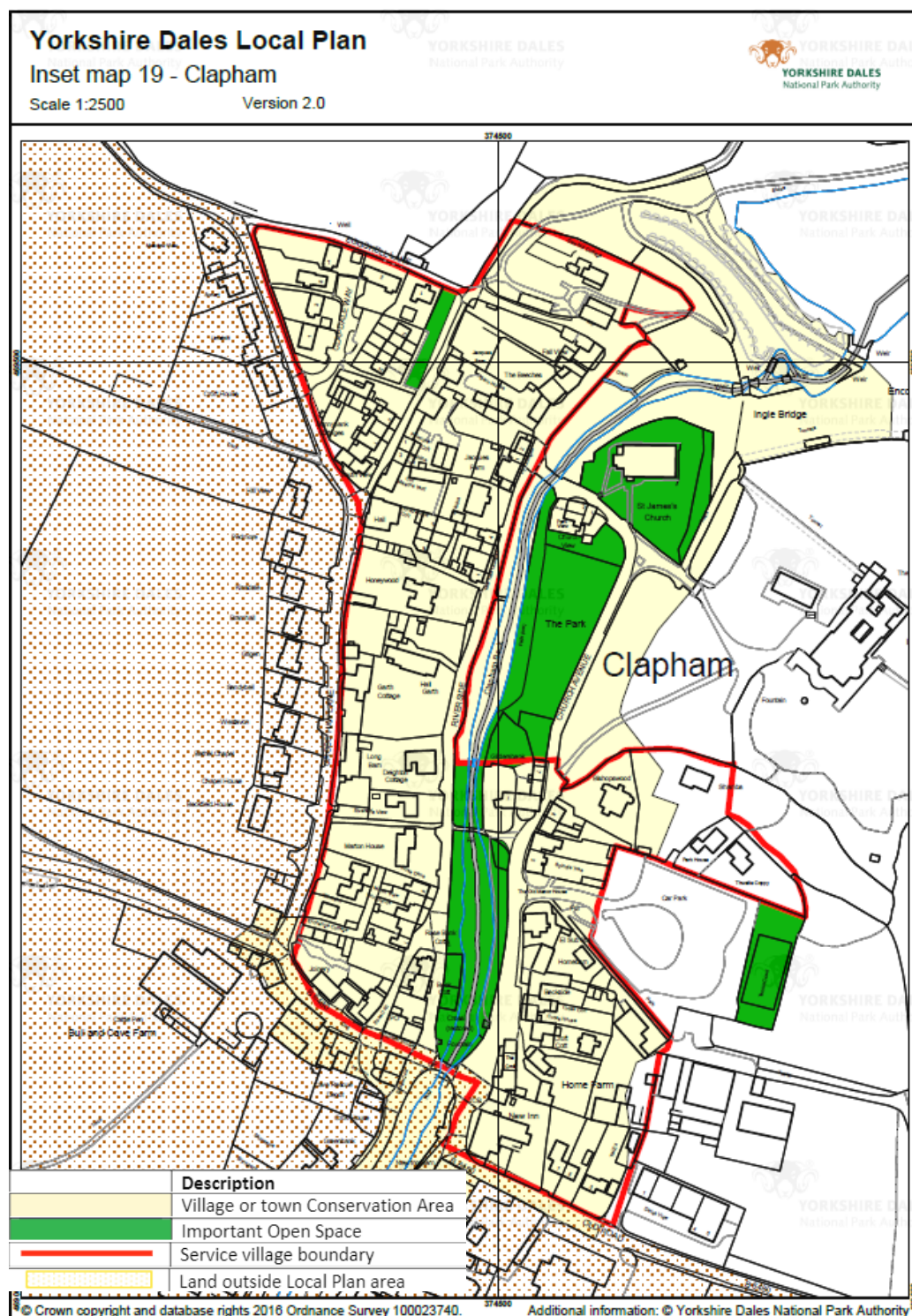


Figure 1.3 Inset policies map of Clapham (Source: Craven District Council)

- 1.3.38 *Policy C13: Important Open Space* - sets out that proposals within areas identified as important open space on the policies map will only be permitted where they do not result in the loss of, or significantly harm, their qualities or functions. Important open spaces are shown in green in the policies map at Figure 1.3.

- 1.3.39 *Policy L1: Heritage Assets* - states that proposals that result in substantial harm to or loss of a scheduled monument, Grade I or II* listed building, or Grade I or II* registered park and garden, will only be permitted in wholly exceptional circumstances. Proposals that result in substantial harm to or loss of a Grade II listed building, Grade II registered park and garden, or a structure that makes a positive contribution to the character and appearance of a conservation area, will only be permitted in exceptional circumstances. The Clapham Conservation Area is shown in yellow in the policies map at Figure 1.3.
- 1.3.40 *Policy L2: Conversion of Traditional Buildings - Acceptable Uses* - sets out that change of use of traditional buildings to residential uses and employment uses will only be permitted within existing settlements and building groups. For conversions to dwelling houses, local occupancy restrictions will apply.
- 1.3.41 *Policy L4: Demolition and Alteration of Traditional Farm Buildings* - states that demolition or substantial alteration of traditional farm buildings will not normally be permitted.

Emerging Yorkshire Dales National Park Local Plan (2021)

- 1.3.42 The YDNPA is preparing a new Local Plan to replace the adopted National Park Local Plan. Three public consultations have taken place to date, most recently in January and February 2021. The two earlier consultations aimed to develop the vision and objectives for the emerging plan, while the third had a specific focus on the strategy to deliver new housing within the National Park.
- 1.3.43 At the time of writing, there was little detail available on the content of any policies proposed for the emerging Local Plan, but the most recent consultation does provide an indication of the level of growth proposed, and the potential spatial strategy to deliver new homes. Three scenarios were presented which looked at a range of growth options, ranging from 30 dwellings per annum to 70 dwellings per annum (dpa).
- 1.3.44 The housing requirement would be distributed across 6 sub-areas within the National Park, primarily focused on Main Towns, with the remainder being accommodated in Large Villages. Clapham is classified as one of six Large Villages within the Ribblesdale and Chapel-le-Dale sub-area. These six Large Villages would be expected to accommodate between 3-4 dpa and 7-8 dpa, depending on the growth option selected for the Local Plan, but no indicative housing requirement is provided for Clapham on its own.
- 1.3.45 The consultation document suggests that the use of housing development boundaries may be expanded to cover more settlements within the plan area, and that infilling within these boundaries may be acceptable, subject to compliance with other planning policies. It seeks feedback on the existing boundaries.

1.4 Evidence Base and other considerations

Forest of Bowland AONB Management Plan (2019)

- 1.4.1 The AONB management plan provides a framework for the proactive management of change within the Forest of Bowland AONB. It sets out a range of objectives and actions, grouped under the following three themes:
- An outstanding landscape of natural and cultural heritage;
 - Resilient and sustainable communities; and
 - A strong connection between people and the landscape.
- 1.4.2 Of particular relevance to the site assessment is the first theme, which aims to conserve and enhance the landscapes, habitats, heritage assets and natural capital of the AONB whilst recognising the need for new development, particularly locally affordable homes. The management plan states that landscape characterisation will form the basis for policy and decision-making for development management, and that projects which seek to conserve or enhance historic environment features will be supported.

Yorkshire Dales Landscape Character Assessment (2020)

- 1.4.3 The Landscape Character Assessment classifies the varying landscapes of the National Park and identifies their key features. The Village of Clapham and its surroundings fall within the Ingleborough and Moughton Southern Fringe sub-area of Landscape Character Area 13: Ribblesdale.
- 1.4.4 The lower parts of this area are characterised by linear woodland along the riverbanks and a strong walled field pattern, with occasional barns at field corners. The wooded valley of the Clapham Beck is noted for its distinctive character, which is influenced by the historic parkland of Ingleborough Hall and the mixed planting surrounding the lake created by the damming of the beck. The walled droving roads which connect Clapham with the moorland, and the ancient field systems surrounding the Village, are identified as important landscape features.

Forest of Bowland AONB Landscape Character Assessment (2009)

- 1.4.5 The Landscape Character Assessment classifies the landscape within the AONB, setting out the key features within each landscape area and assessing the sensitivity of each to change from development. The sites assessed in this report which fall within the AONB are all within the Drumlin Fields Landscape Area (Landscape Area K). This area is divided into several sub-areas, with the assessed sites all being part of sub-area K3 (Lawkland).

- 1.4.6 The Drumlin Fields are characterised by small copses, marshy hollows, hedgerows and walls following the skylines of the drumlins (rounded hills shaped by glacial action), and narrow streams winding among them. There are strong field patterns and framed views of the uplands of the Bowland Fells and the Yorkshire Three Peaks. Settlement patterns are dispersed, with small villages and hamlets and farmsteads in sheltered locations on the drumlins' mid-slopes. Within the Lawkland sub-area, the railway line forms part of the landscape, and road corridors are often lined with neat hedges. Panoramic views towards the Yorkshire fells provide a sense of place.
- 1.4.7 The landscape is judged to have limited capacity to accommodate change. New development should avoid ridgelines and hilltops and should be located on the mid-slopes of the drumlins above the poorly-drained land. The dispersed settlement pattern should be preserved, and tall buildings should be avoided to maintain the open character of the area.

North Yorkshire and York Landscape Characterisation Project (2011)

- 1.4.8 The Landscape Characterisation Project report provides an assessment of landscapes across the whole of North Yorkshire, including the entirety of the Craven District Council area. It identifies key features within the different landscape character areas and assesses their sensitivity to change from residential and other development. The sites assessed in this report fall within two areas: Moors Fringe (Character Area 13) and Drumlin Valleys (Character Area 32)
- 1.4.9 The Moors Fringe acts as the transition point between the higher moors and lower-lying land. It is characterised by small villages and dispersed large farmsteads, with settlements generally constructed of local stone. The rural landscape features a patchwork of pastoral and arable fields delineated by dry stone walls and hedgerows (although arable farming is not a common practice within the NP area). Wooded estates and parklands associated with country houses are scattered throughout the landscape. New development on the higher slopes could be visually intrusive, and conversion of traditional farm buildings has the potential to introduced suburban elements which are not consistent with landscape character, particularly where new access arrangements and domestication of the surrounding land (e.g. through the creation of gardens) are required.
- 1.4.10 The Drumlin Valleys are characterised by medium-sized pastoral fields often lined with dry stone walls and occasional hedgerows. Clumps of trees are landscape features, as are the rolling oval hills associated with glacial action and the small rivers which meander between the drumlins. The predominantly open character of the landscape means it has a high visual sensitivity and moderate landscape sensitivity. Development on ridgelines and hilltops should be avoided and should instead be concentrated on the sheltered mid-slopes of the drumlins, away from poorly-drained lower-lying land. Ribbon development should also be avoided as it would detract from the characteristic dispersed pattern of building groups.

Clapham Conservation Area Appraisal (2011)

- 1.4.11 The Conservation Area Appraisal was prepared by the YDNPA to identify the important features of the Clapham Conservation Area, and to set out potential threats to its integrity and provide guidance for future development. Over 90% of the Conservation Area is within the boundary of the National Park, with just under 9% falling within the area covered by the Craven Local Plan. While the appraisal covers the entire Conservation Area, planning for the area outside the National Park remains the responsibility of Craven District Council.
- 1.4.12 The appraisal identifies two character zones within the Conservation Area - a heavily vegetated area with few buildings in the northeast, and a more densely built-up zone in the south and northwest – with a transitional area along Clapham Beck. It lists 18 Grade II listed buildings within the Conservation Area and a further eight buildings and structures which are recommended for inclusion on a local list of heritage assets. The features of these buildings are described in detail within the report, and they should be taken into account when assessing sites for development.
- 1.4.13 A number of key internal and external views are identified in the appraisal. The internal views are mostly along the main thoroughfares, Clapham Beck and towards the church. Two views from the surrounding landscape to the southwest and northwest are identified which place the village in its setting. The potential impact of development on these views should be considered when assessing site suitability. These views are shown in **Figure 1.4**.

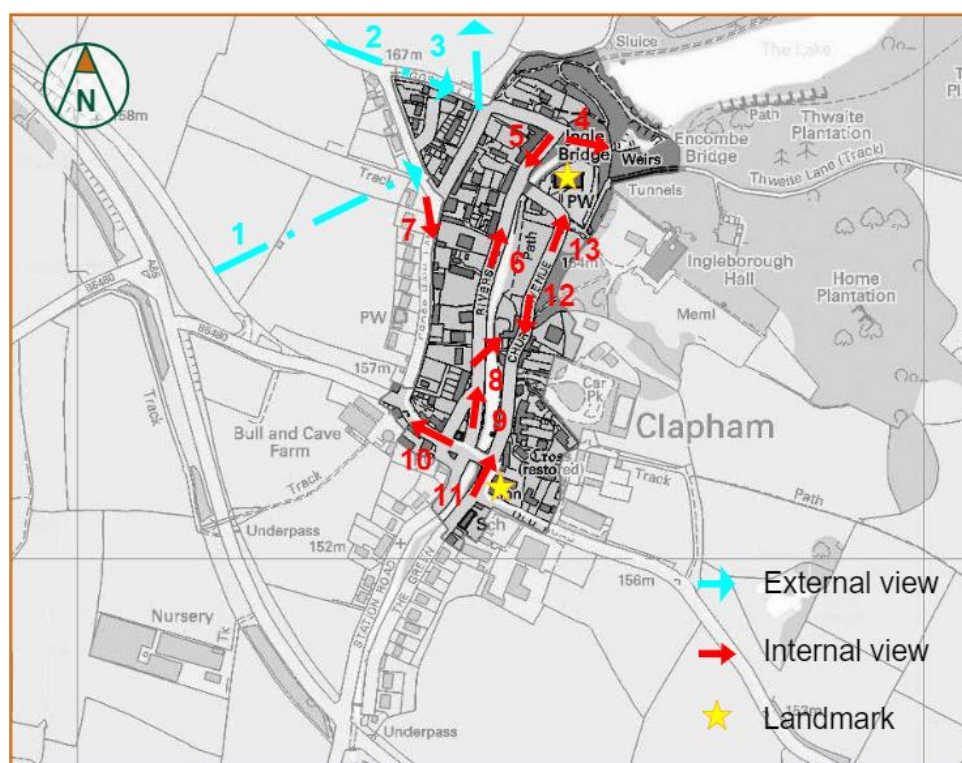


Figure 1.4 Key views of Clapham Conservation Area (Source: YDNPA)

- 1.4.14 The green spaces and trees within the Conservation Area also make a strong contribution to its character and to the biodiversity of the village. Care should be taken to ensure that new development does not detract from the visual effect of trees which form focal points at various parts of the village.
- 1.4.15 The principal threats to the Conservation Area are listed as public realm damage (particularly road surfaces), building issues (including lack of maintenance and inappropriate materials and conversions), and external clutter. While these are largely outside the scope of the site assessment, the suitability of buildings for conversion and the potential for conversion to alter the character of the Conservation Area through changes to the land around the converted buildings should be taken into account in the assessment.

Strategic Housing and Employment Land Availability Assessment (SHELAA)

- 1.4.16 The Strategic Housing and Employment Land Availability Assessment (SHELAA) is a technical background document to identify potential housing and employment sites. It sets out total deliverable and developable capacity within each settlement but also the nature of that supply including the split between undeveloped and previously developed land and the policy constraints on sites, including Green Belt. The SHELAA is one of the major means of identifying sites and broad locations for growth, and forms part of the evidence base for an emerging Local Plan.
- 1.4.17 The SHELAA for Craven District was published in February 2020 and identifies and assesses several sites in Clapham-cum-Newby.

2. Site Assessment Methodology

2.1 Introduction

- 2.1.1 The approach to the site assessment is based primarily on the Government's Planning Practice Guidance (PPG). The relevant sections are Housing and Economic Land Availability Assessment (July 2019)⁴, Neighbourhood Planning (updated May 2019)⁵ and Locality's Neighbourhood Planning Site Assessment Toolkit⁶. These all encompass an approach to assessing whether a site is appropriate for allocation in a Development Plan based on whether it is suitable, available and achievable (or viable).
- 2.1.2 In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

2.2 Task 1: Identify Sites to be included in the Assessment

- 2.2.1 The initial task was to identify which sites should be considered as part of the assessment. This included sites identified in the Clapham-cum-Newby NP area through:
- The Craven District Council Strategic Housing and Economic Land Availability Assessment (SHELAA) 2020; and
 - Sites within the NP area identified by the neighbourhood planning group as having the potential for development.
- 2.2.2 The Yorkshire Dales National Park Authority issued a call for sites alongside the consultation on the emerging Local Plan in January and February 2021, but no site information had been published at the time of writing.
- 2.2.3 All sites included in this assessment are set out in **Table 3.1**. The sites are illustrated in **Figures 3.1 - 3.6**.

2.3 Task 2: Assessment of Sites

- 2.3.1 The Craven SHELAA provides a high-level constraint summary for some sites, while others were not assessed because they were smaller than 0.1ha or incapable of accommodating 5 or more dwellings, the lower limits for assessment in the SHELAA. The majority of sites within the NP area were not fully assessed. In this report, all sites which were included in the SHELAA or identified by the neighbourhood planning group and which are within or adjacent to the Villages of Clapham and Newby have been taken forward for a full assessment to provide a consistent method of assessment.

⁴ MHCLG (2019) Housing and economic land availability assessment [online] available at:

<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁵ MHCLG (2019) Neighbourhood Planning [online] available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁶ MHCLG (2020) Site assessment and allocation for Neighbourhood Plans [online] available at:

<https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

2.3.2 A number of the SHELAA sites are located on farms or other land which are isolated from the main settlements of the NP Area, and at a considerable distance from local services. Under national and local policy, development on these sites is largely restricted to conversion of existing agricultural buildings and replacement dwellings. These sites (including three sites at Clapham Station) were subject to a high-level assessment of their suitability for this form of development but were not taken through the full assessment.

2.3.3 A site appraisal pro-forma has been developed to assess potential sites for allocation in the NP. It is based on the Government's Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2020) and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

2.3.4 The pro-forma contains the following criteria:

- General information:
 - Site location and use;
 - Site context and planning history;
 - Type of site (greenfield, brownfield etc.);
- Suitability:
 - Environmental considerations;
 - Physical considerations;
 - Accessibility;
 - Landscape and visual considerations;
 - Heritage considerations;
 - Planning policy considerations;
- Availability; and
- Summary / Conclusions

2.3.5 The sites were objectively reviewed using the criteria in the pro-forma through a combination of desktop assessment and details recorded during the site visit undertaken in May 2021. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the parish.

2.3.6 The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/ Streetview and MAGIC maps in order to assess whether a site is suitable for the use proposed.

2.4 Task 3: Consolidation of Results

- 2.4.1 The site assessment information and outcomes were consolidated into a summary table.
- 2.4.2 A ‘traffic light’ rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the NP. The traffic light rating indicates the following judgement, based on the three ‘tests’ of whether a site is appropriate for allocation - i.e. the site is suitable, available and achievable:
- ‘**Green**’ is for sites that show no major constraints, or which have minor constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for the proposed use in the NP (subject to viability).
 - ‘**Amber**’ sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation in the NP (subject to viability) if issues can be resolved.
 - ‘**Red**’ sites are currently unsuitable for development and therefore not appropriate to allocate for the proposed use in the NP.

2.5 Task 4: Indicative Housing Capacity

- 2.5.1 For all sites which were subject to the full assessment, and which were found to be suitable or potentially suitable for residential allocation, an indicative capacity has been provided to allow for the sites to be compared on a consistent basis and because it is useful to have an idea of capacity when planning to meet an identified requirement.
- 2.5.2 The indicative capacity takes into account the site-specific constraints, the context/setting of each site (including the prevailing density of the surrounding area), the average densities recommended by the applicable Local Planning Authority and the relevant Local Plan policies. The calculations also take into account the size of the site, as larger sites are more likely to require other uses and supporting infrastructure to be provided within the site boundary, reducing the area available for residential development. The percentage of the site which is considered to be developable for residential uses is shown in **Table 2.1** as the ‘gross to net site area ratio’.
- 2.5.3 The indicative capacity does not constitute a recommendation on the number of homes which should be delivered on any given site, which should be determined through discussions with the landowner and consideration of the type and size of housing that would best meet local needs and Neighbourhood Plan objectives.

- 2.5.4 The Craven District Council SHELAA is based on an average density of 32 dwellings per hectare, while the Yorkshire Dales National Park Local Plan states that a minimum density of 35 dwellings per hectare (dph) should be achieved unless site specific constraints mean lower densities are more appropriate. **Table 2.1** below shows how the net density is calculated for sites within each of the planning authority areas.

Table 2.1 AECOM Net Housing Density⁷

Area	Gross to net site area ratio ⁸	Net Housing Density in Craven (dph)	Net Housing Density within Yorkshire Dales National Park (dph)
Up to 0.4 ha	90%	28	31
0.4 ha to 2 ha	80%	25	28
2 ha to 10 ha	75%	24	26
Over 10 ha	50%	16	17

⁷ Net densities are rounded down to the nearest whole number and are calculated using the minimum densities in the relevant Local Plan/SHELAA multiplied by the applicable gross to net site area ratio.

⁸ The gross to net site area ratio shows the percentage of the site that is considered to be developable based on site size. For larger sites, more land is usually required for supporting infrastructure or other (non-residential) uses, which reduces the overall residential density of the site.

3. Site Assessment

3.1 Sites included in the Assessment

- 3.1.1 The sites included in this assessment include all sites that have been identified through the site identification exercise, including 12 sites identified by the neighbourhood planning group and 14 sites promoted through the Craven District Council SHELAA. A total of 26 sites were identified for assessment.
- 3.1.2 Of the 14 sites identified in the SHELAA, nine are isolated sites which are spatially distant from the Villages of Clapham and Newby. These nine sites have been taken forward for a high-level assessment of their potential for conversion/re-use under national and local planning policy criteria, as set out in Task 2 of the site assessment methodology (section 2.3).
- 3.1.3 Since the latest update to the SHELAA, Site CL010 has been granted planning permission and has been delivered. Therefore, SHELAA Site CL010 has been discounted prior to further assessment.
- 3.1.4 The 25 sites taken forward for assessment and their source and method of assessment is set out in **Table 3.1** below. The sites are illustrated in **Figures 3.1 - 3.6**.

Table 3.1 Sites Identified for Assessment

Site Ref	Site Name/Address	Source	Assessment method
CL003	Flying Horseshoe Caravan Site	Craven SHELAA	High-level assessment for isolated rural development potential
CL004	Keasden Water Treatment Works	Craven SHELAA	High-level assessment for isolated rural development potential
CL005	Land to east of Keasden Road	Craven SHELAA	High-level assessment for isolated rural development potential
CL006	Scalemire	Craven SHELAA	High-level assessment for isolated rural development potential
CL007	Woodgill Farm	Craven SHELAA	High-level assessment for isolated rural development potential
CL011	Fountain House Farm, The Green.	Craven SHELAA	Detailed assessment (pro-forma)
CL013	Former Railway Goods Yard, hamlet of Clapham Station - Phase 1	Craven SHELAA	High-level assessment for isolated rural development potential
CL014	Land adjacent to Fountain House Farm, The Green.	Craven SHELAA	Detailed assessment (pro-forma)
CL015	The Barn, Hammon Head Hall, Hollin Lane	Craven SHELAA	High-level assessment for isolated rural development potential

CL016	Former Railway Goods Yard, hamlet of Clapham Station - Phase 2	Craven SHELAA	High-level assessment for isolated rural development potential
CL017	Allotment Site, Cross Haw Lane	Craven SHELAA	Detailed assessment (pro-forma)
CL018	Site at Henbusk Lane	Craven SHELAA	Detailed assessment (pro-forma)
CL019	Giffords Barn, Wenning Bank to Reebys Lane	Craven SHELAA	High-level assessment for isolated rural development potential
CNP1	Station Road	Identified by NP group	Detailed assessment (pro-forma)
CNP2	Jacques Farm	Identified by NP group	Detailed assessment (pro-forma)
CNP3	Street Fair Barn	Identified by NP group	Detailed assessment (pro-forma)
CNP4	Rear of Cave Rescue	Identified by NP group	Detailed assessment (pro-forma)
CNP5	Mark Nelson's Barn and curtilage	Identified by NP group	Detailed assessment (pro-forma)
CNP6	Paddock opposite Bull and Cave	Identified by NP group	Detailed assessment (pro-forma)
CNP7	Old Road traveller site	Identified by NP group	Detailed assessment (pro-forma)
CNP8	Former Railway Goods Yard, hamlet of Clapham Station	Identified by NP group	Detailed assessment (pro-forma)
CNP9	Former School	Identified by NP group	Detailed assessment (pro-forma)
CNP10	School Playing Field	Identified by NP group	Detailed assessment (pro-forma)
CNP11	Riverside Barns	Identified by NP group	Detailed assessment (pro-forma)
CNP12	Land next to telephone exchange	Identified by NP group	Detailed assessment (pro-forma)



Figure 3.1 Map showing sites in and around Clapham Village



Figure 3.2 Map showing sites in and around Newby Village

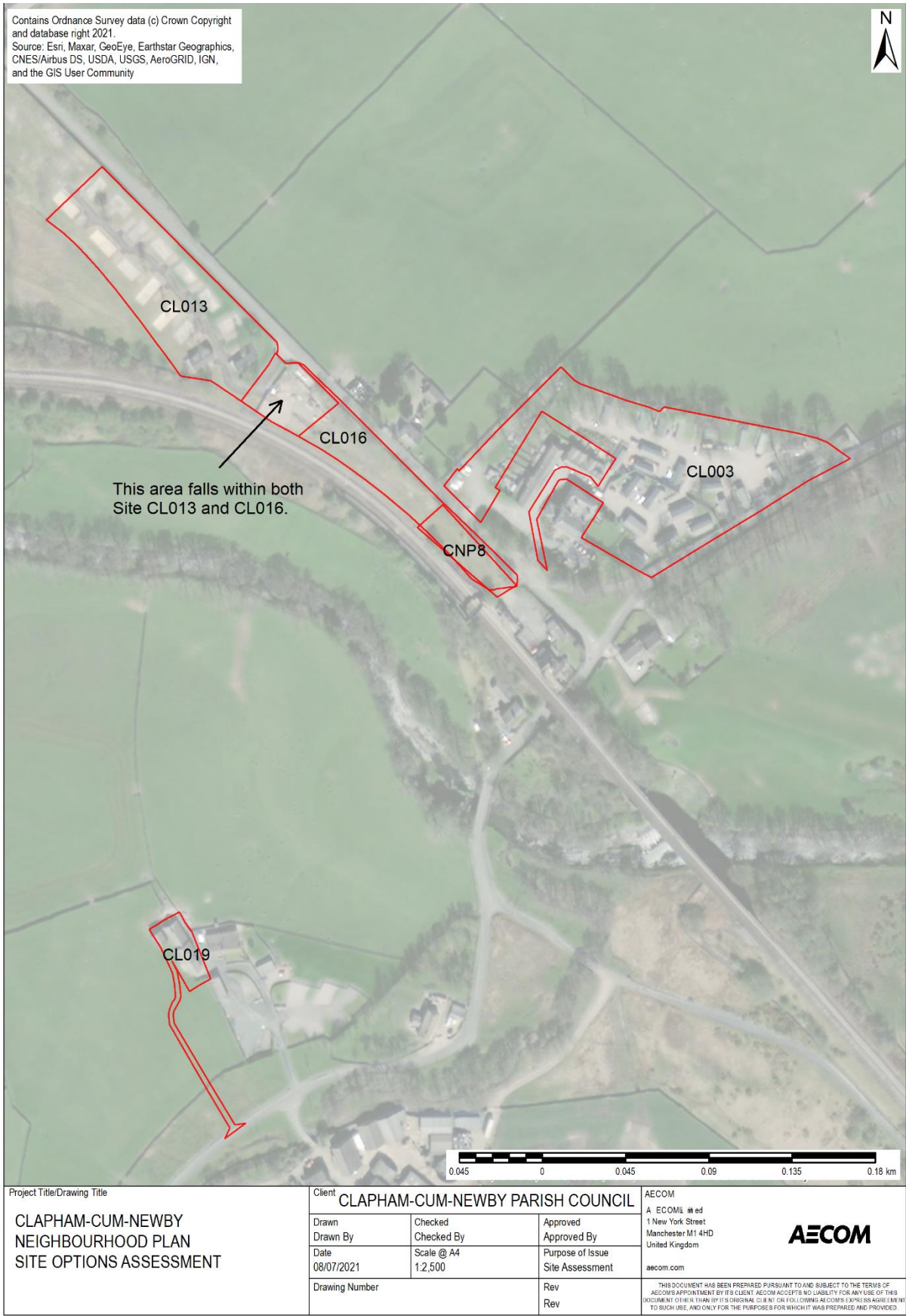


Figure 3.3 Map showing sites around the hamlet of Clapham station

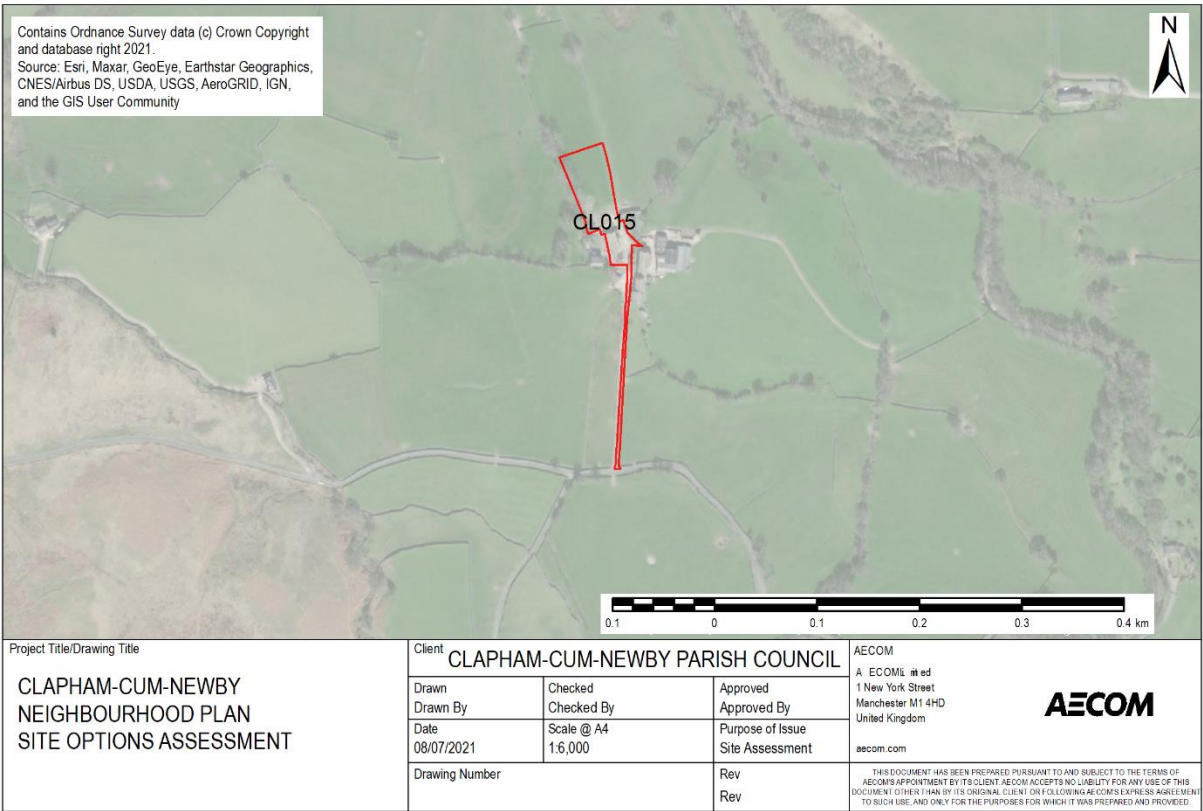


Figure 3.4 Map showing Site CL015 (near Mewith Head)

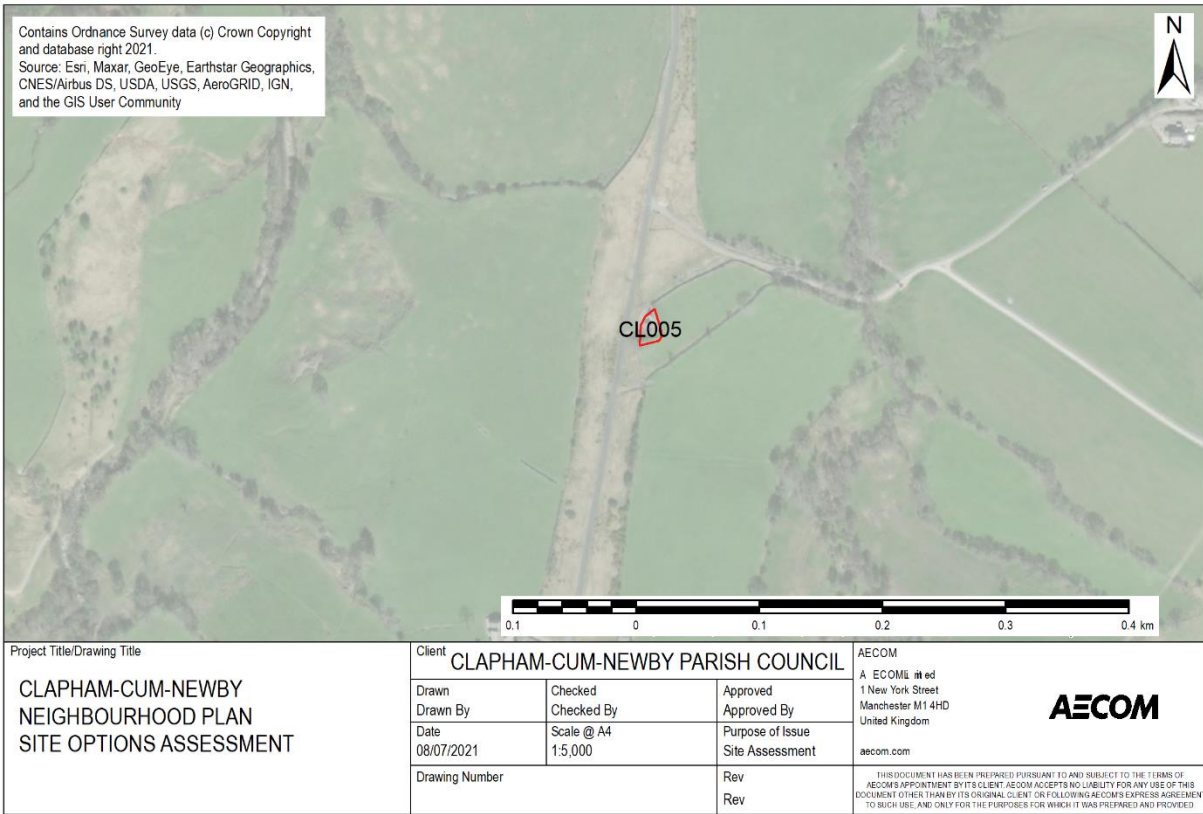


Figure 3.5 Map showing Site CL005 (south of Keasden)



Figure 3.6 Map showing Sites CL004 and CL007 along Keasden Road

3.2 Assessment of sites outside the main settlements

- 3.2.1 A high-level desktop assessment has been undertaken of the nine isolated sites (including three sites at Clapham Station) to understand their potential suitability for residential development in the open countryside (including live/work units) under national and local planning policy criteria.
- 3.2.2 This assessment appraises sites against the policies for development in isolated areas/open countryside in the NPPF and the adopted statutory development plan for Clapham-cum-Newby (Craven Local Plan). All isolated site options falls outside the Yorkshire Dales National Park and therefore policies within the Yorkshire Dales National Park Local Plan have not been considered in this assessment. Relevant policies considered in this assessment are set out below:
- 3.2.3 *NPPF Paragraph 79* - states that planning policies should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker;
 - b) the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential dwelling; or
 - e) the design is of exceptional quality.
- 3.2.4 *Policy SP4: Spatial Strategy and Housing Growth* - sets out the conditions under which development in the open countryside will be supported, including meeting essential needs for rural worker accommodation, securing the future of a designated heritage asset, re-using redundant or disused buildings, or exceptional design, in line with the NPPF.
- 3.2.5 All sites within the high-level assessment have the potential to be compliant with NPPF Paragraph 79(a) and Paragraph 79(e). This will be determined by the nature of individual development proposals, and subject to consideration of other relevant policies, including development management policies. None of the sites include or are in close proximity to any heritage assets, and therefore Paragraph 79(b) does not apply to any of the nine sites.
- 3.2.6 Therefore, the assessment focuses on whether development of the sites (through either conversion. re-use or subdivision of the existing buildings) is likely to accord with Paragraphs 79(c) or 79(d).

- 3.2.7 The assessment does not consider broader planning matters or other material considerations which would also need to be considered in detail and evaluated prior to forming a planning judgement on the suitability of a site for conversion/re-use for housing or live/work units (e.g. detailed development management policies, connectivity to infrastructure etc.).
- 3.2.8 As this assessment considers the suitability for conversion, re-use or subdivision, isolated site options which do not contain permanent buildings have been discounted from the assessment through an initial sift exercise and considered unsuitable. The discounted sites include the following:
- CL003 Clapham Station, land adjacent Flying Horseshoe;
 - CL005 Land to east of Keasden Road;
 - CL013 Former Railway Goods Yard, hamlet of Clapham Station;
 - CL016 Former Railway Goods Yard, Clapham Station;
- 3.2.9 This assessment identifies potential policy conflicts and provides a 'traffic light' rating for each site and planning policy document. **Red** indicates a clear conflict with planning policy on isolated rural development. **Amber** indicates potential conflict with planning policy and **Green** indicates where isolated rural development is considered to be in accordance with planning policy. An overall suitability score is given to each site option, with Green sites potentially being suited for conversion/re-use subject to other planning matters and material considerations.
- 3.2.10 For sites considered to be broadly in accordance with planning policy related to isolated development in the countryside, due to their isolated spatial context, these are more likely to be appropriate to come forward as individual planning applications so that a development proposal can be addressed on a case by case basis rather than through allocations in the NP.
- 3.2.11 The outcome of the site assessment is set out in **Table 3.2** below.

Table 3.2 Site Assessment Summary Table - Sites Outside Main Settlements

Site Ref	Site Name	Gross Area (Hectares)	Planning Policy Review	Suitability
CL003	Flying Horseshoe Caravan Site	1.03ha	-	Unsuitable for conversion/re-use as the site does not contain permanent buildings.

Site Ref	Site Name	Gross Area (Hectares)	Planning Policy Review	Suitability
CL004	Keasden Water Treatment Works	0.38ha	The site consists of a former water treatment works and has active planning permission for the conversion of the works to form a three-bedroomed dwelling and the water tank for ancillary use (18/2016/17055). The planning permission has been implemented. Under the NPPF, the former stone-built treatment works building in current residential use is potentially suitable for subdivision. Given the implemented planning permission, it should be verified with the landowner whether the site is available for additional residential development/subdivision.	Potentially suitable for the subdivision of the residential use subject to other material considerations.
CL005	Land to east of Keasden Road	0.04ha	-	Unsuitable for conversion/re-use as the site does not contain permanent buildings.
CL006	Scalemire	0.1ha	The site consists of an agricultural barn with expired planning permission for conversion to a live/work unit (18/2007/8097). It is unclear if the planning permission has been implemented. The barn is considered potentially suitable for conversion to residential use subject to other material considerations. If the planning permission has been implemented, under the NPPF and Policy SP4, the workspace is potentially suitable for residential conversion and existing residential use potentially suitable for subdivision, subject to confirmation from the landowner that the site is still available for development.	Potentially suitable subject to other material considerations.
CL007	Woodgill Farm	0.42ha	The site consists of two farm houses. There is no evidence to suggest that the farm houses are in a redundant or disused condition. Under the NPPF, the farm houses are potentially suitable for subdivision.	Potentially suitable for the subdivision of the residential use subject to other material considerations.
CL013	Former Railway Goods Yard – Phase 1	0.72ha	-	Unsuitable for conversion/re-use as the site does not contain permanent buildings.

Site Ref	Site Name	Gross Area (Hectares)	Planning Policy Review	Suitability
CL015	The Barn, Hammon Head Hall, Hollin Lane	0.46ha	The site consists of an agricultural barn with active planning permission for conversion to two dwellings (2019/20376/FUL). It is unclear if the planning permission has been implemented. The barn is considered potentially suitable for conversion to residential use subject to other material considerations. If the planning permission has been implemented, under the NPPF, the residential dwellings are potentially suitable for subdivision, subject to confirmation from the landowner that the site is still available for development.	Potentially suitable subject to other material considerations.
CL016	Former Railway Goods Yard – Phase 2	0.4ha	-	Unsuitable for conversion/re-use as the site does not contain permanent buildings.
CL019	Giffords Barn, Wenning Bank to Reebys Lane	0.1ha	The site consists of an agricultural barn with active planning permission for conversion to a single dwelling (2020/21718/FUL). It is unknown if the planning permission has been implemented. The barn is considered potentially suitable for conversion to residential use subject to other material considerations. If the planning permission has been implemented, the residential dwelling is potentially suitable for subdivision under the NPPF, subject to confirmation from the landowner that the site is still available for development.	Potentially suitable subject to other material considerations.

3.3 Detailed Assessment findings

- 3.3.1 A detailed site assessment has been undertaken of the 16 sites proposed for either housing and live/work units or employment. A summary of the site assessment conclusions is set out in **Table 3.3** accompanied with a RAG rating to indicate the potential suitability of a site for allocation in the NP. The table should be read alongside the completed pro-formas presented in **Appendix A**.
- 3.3.2** The summary table shows that of the 16 sites assessed, four sites are considered to be appropriate for housing allocation in the NP with a combined capacity to deliver approximately seven or eight homes. Five sites are potentially appropriate for residential allocation, subject to identified constraints being addressed, with indicative capacity for an additional 11 homes.
- 3.3.3 A further two sites (CL011 and CL017) have existing active planning permissions for five homes. These do not need to be allocated in the Neighbourhood Plan, although doing so could indicate community support for development in these locations.
- 3.3.4 Six sites are considered to be inappropriate for allocation in the NP due to the constraints identified in the assessment.
- 3.3.5 The summary table also shows that seven sites are suitable or potentially for live/work units with a combined capacity of approximately 15 or 16 units. One site is considered to be potentially suitable for employment use only, and is considered unsuitable for residential development or live/work units.
- 3.3.6** Availability has not been established for the sites identified by the Neighbourhood Plan group, and the assessment is based on the sites' suitability for allocation should their availability be confirmed by the landowner. This would need to be determined before any allocations are made in the Neighbourhood Plan.

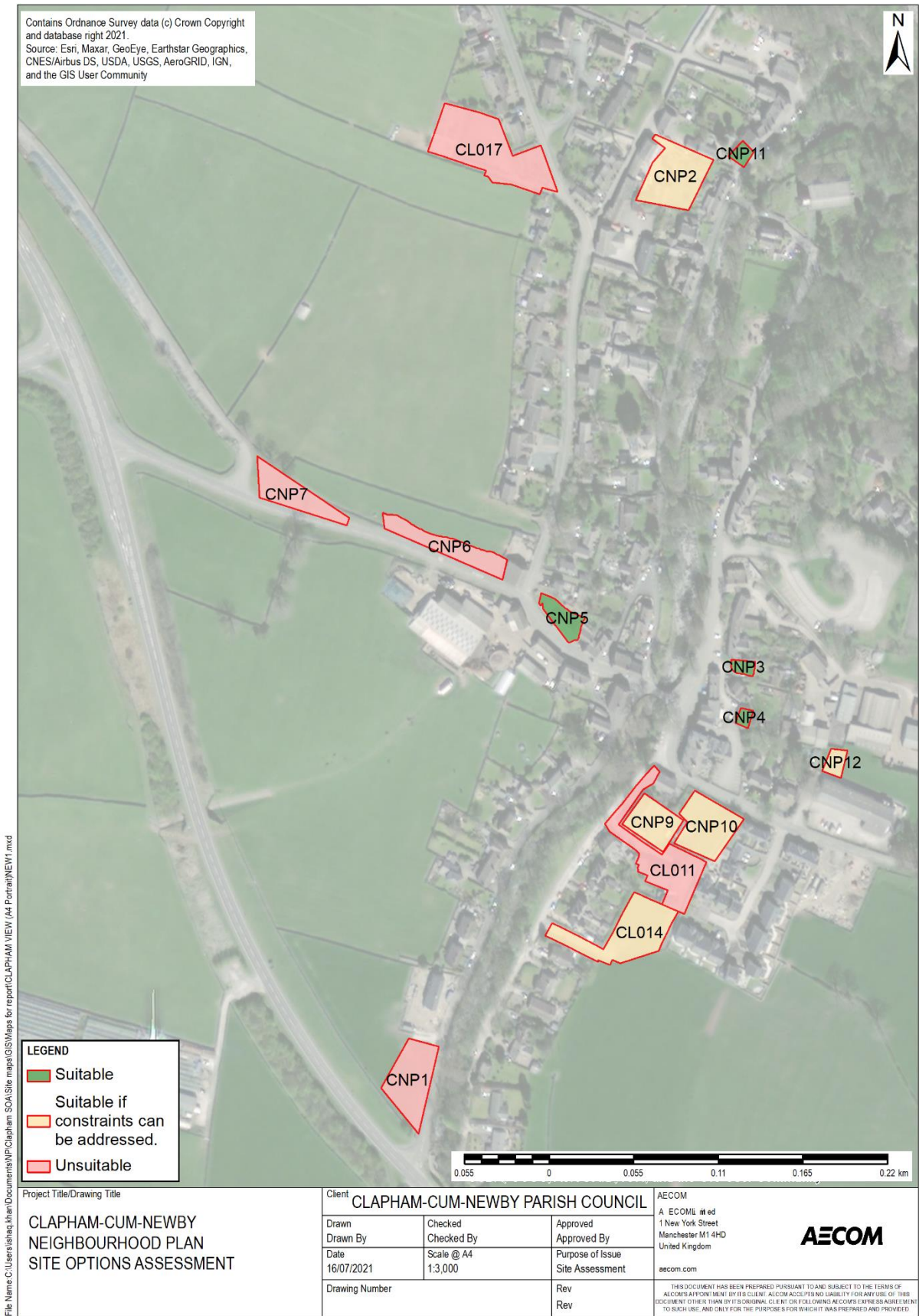


Figure 3.7 Sites assessed in and around Clapham Village

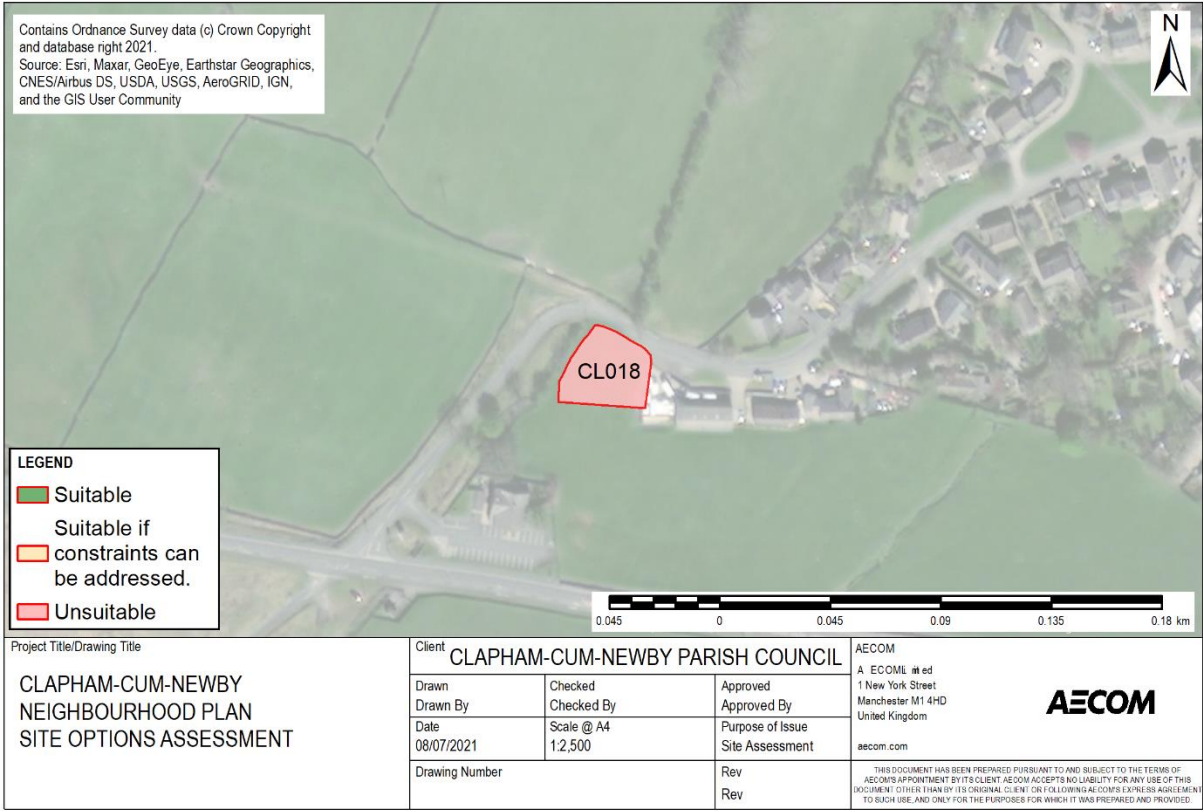


Figure 3.8 Sites assessed in Newby Village

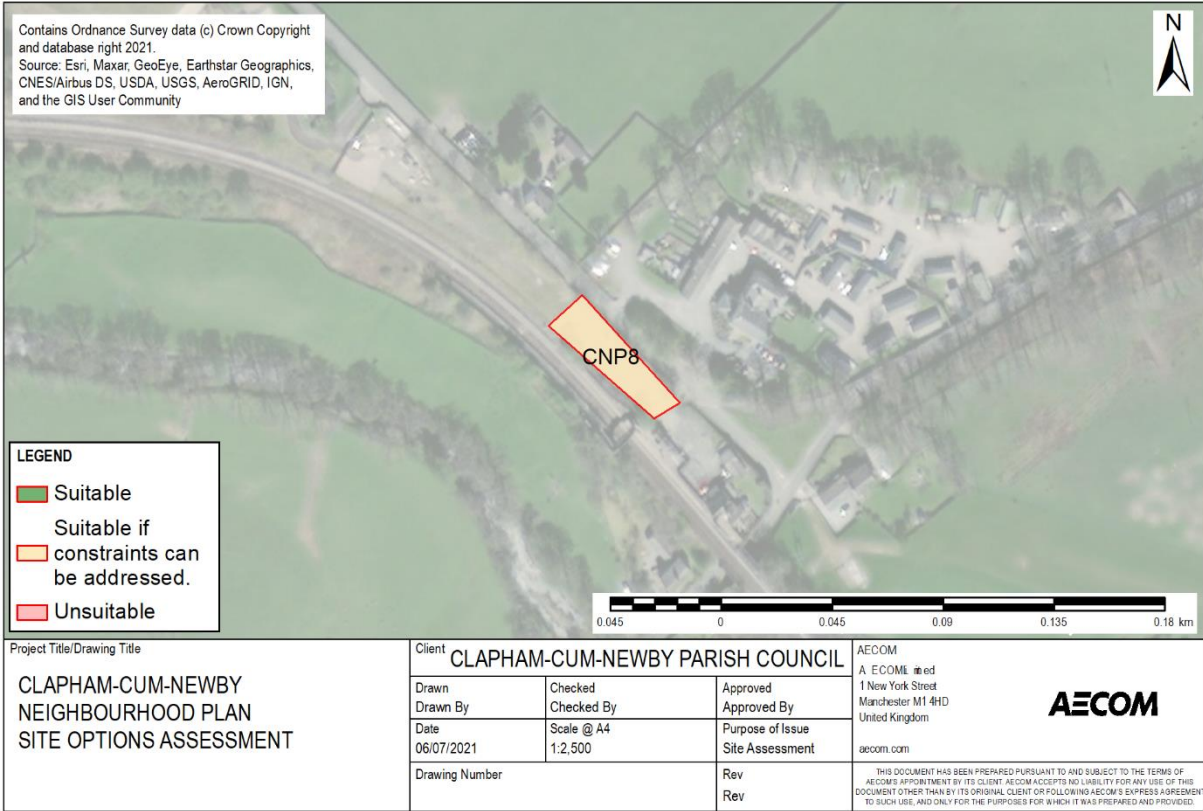


Figure 3.9 Sites assessed in hamlet of Clapham station

Table 3.3 Site Assessment Summary Table⁹

Site Ref	Site Name	Gross Area (Hectares)	Source	Site Type	Proposed use	Indicative site capacity ¹⁰	Site Assessment Findings	Appropriate for allocation?
CL011	Fountain House Farm, The Green.	0.16	Craven SHELAA	Previously developed land	Housing or live/work units	4 (extant planning permission)	The site is within and well-integrated into the existing built up area of Clapham and consists of previously development land. The site has suitable existing vehicular access for the scale of development deliverable on site and is also in close proximity to the village bus stops, local community facilities and open space. Although the site falls within the Forest of Bowland AONB, no adverse landscape effects are envisaged due to the enclosed nature of the site. The site also falls within the Clapham conservation area and is adjacent to a Grade II listed building (Clapham Primary School). However, development could be sensitively designed and positioned to complement the character of the listed building and wider conservation area. The site has recently received full planning permission for the conversion of the 2 existing barns and an outbuilding to provide 4 homes (2020/21775/FUL).	Unsuitable for allocation due to existing planning permission.

⁹ This table includes the conclusions for sites that were taken forward for full assessment. Other sites that were sifted out at an earlier stage due to their location outside the main settlements are included in Table 3.2.

¹⁰ For sites identified in the Craven SHELAA, the indicative capacity from the SHELAA has been used where appropriate, with adjustments made based on constraints identified in the assessment. For sites identified by the NP steering group, an indicative housing capacity has been calculated using the SHELAA methodology at 32 dwellings per hectare for sites in Craven, or 35 dwellings per hectare for sites within the Yorkshire Dales National Park.

							As the site already has planning permission, it does not need to be allocated. However, if an allocation was felt to be beneficial e.g. if there is doubt whether the planning permission will be implemented, the site could be allocated to indicate community support for development in this location, but care should be taken to ensure there is no double counting of the resulting housing supply figures towards the requirement.	
CL014	Land adjacent to Fountain House Farm, The Green	0.17ha	Craven SHELAA	Greenfield	Housing or live/work units	3	The site is adjacent to the main built up area of Clapham and its development will result in the loss of greenfield land and Grade 3 agricultural land. The site also falls within the Forest of Bowland AONB. The site is accessible from The Green, a wide single track road without a designated footpath. A review of access and highways is required to assess if the existing access (including visibility splays) can support development, and should be discussed with the highways authority. The site has good access to the village bus stops, local community facilities and open space. The site contains an electricity pylon and electricity substation, which may preclude development or reduce the developable area of the site, potentially affecting viability. The site is predominantly enclosed with built development and relates well to the built-up area. While development of the site is unlikely to adversely affect landscape character, there are potential adverse impacts on visual amenity, as the site provides a gap between the new housing to the east and the older buildings along the Green. The site is considered to be suitable for housing subject to suitable access being demonstrated and to consideration of the electricity infrastructure on site.	Potentially appropriate for allocation subject to suitable access and consideration of the electricity infrastructure on site.

							However, this site is considered unsuitable for live/work units, since the developable area of the site does not fall within the built-up area and there are alternative site options within the built-up area which can accommodate the employment use. Live/work development would therefore be in conflict with Policy EC1 of the Craven Local Plan.	
CL017	Allotment Site, Cross Haw Lane	0.24ha	Craven SHELAA	Previously developed land 	Housing or live/work units	1 (extant planning permission)	The site is adjacent to the main built up area of Clapham and its development will result in the partial loss of greenfield land. The site also falls adjacent to the Yorkshire Dales National Park. The site is accessed from a track off Old Road and has good access to open space and the village hall, and is within walking distance to the village bus stops and other community facilities. Part of the site has planning permission for a single dwelling and the relocation of allotments to the west of the site (2019/20758/OUT), The planning permission has been partially implemented by the relocation of the allotments from the eastern part to the western part of the site. The site is open in character to the west with potential for development to cause harm to landscape and built character and visual amenity. However, the eastern part of the site which adjoins Old Road is well enclosed and relates closely with the existing built-up area and thus development here is not likely to cause adverse harm to landscape and built character and visual amenity.	Unsuitable for allocation as part of the site has planning permission for a single dwelling and the remainder of the site is unsuitable for development.

							As the site already has planning permission, it does not need to be allocated. However, if an allocation was felt to be beneficial e.g. if there is doubt whether the planning permission will be implemented, the site could be allocated to indicate community support for development in this location, but care should be taken to ensure there is no double counting of the resulting housing supply figures towards the requirement. Development on the remainder of the site (which consists of the relocated allotments and an open field) would intrude into open countryside and cause harm to the built character and thus would be unsuitable, as noted in the officer's report which accompanies 2019/20758/OUT (which originally included a proposal for a second dwelling on this part of the site).	
CL018	Site at Henbusk Lane	0.09ha	Craven SHELAA	Greenfield	Housing or live/work units	0	The site is adjacent to the main built up area of Newby and its development will result in the loss of greenfield land. The current site access off Henbusk Lane is unsuitable but a suitable vehicular access can be provided. With limited provision in Newby, the site has poor access to community services and facilities but does fall within close proximity to bus stops at Lane End with services to nearby towns.	Unsuitable for allocation.

							The site also occupies a raised prominent position in the landscape with some long-distance views and its development would risk reducing the gap between the existing built-up area and the Goat Gap Café. From a number of viewpoints, development of the site would create the appearance that the village extends to the A65. This is likely to significantly change the built character of the village, undermine the openness of the landscape character and have significant adverse effects on visual amenity. It could also lead to ribbon development which the Landscape Character Assessment states should be avoided. Therefore, the site is considered unsuitable for allocation.	
CNP1	Station Road	0.18ha	Identified by NP Group	Greenfield	Housing or live/work units	0	The site is adjacent to the main built up area of Clapham and its development will result in the loss of greenfield land and Grade 3 agricultural land. The site also falls within the Forest of Bowland AONB. The site is accessible from a purpose-built access off Station Road, although housing development is likely to front onto Station Road itself and new access can be provided. The site also has good access to the village bus stops, local community facilities and open space. However, the site is in an elevated location and development would disturb long distance views of the valleys and landscape forms to the north of the site. Although the adjacent site to the north has recently been developed, this is better integrated with the existing village and does not affect long distance views to the same extent. Development would also undermine the openness of the landscape and appear as a minor intrusion of built development beyond an existing strong settlement boundary into the open countryside.	Unsuitable for allocation.

							The site is considered unsuitable for allocation.	
CNP2	Jacques Farm	0.15ha	Identified by NP Group	Previously developed land	Housing or live/work units	1	The site falls within the Yorkshire Dales National Park but is within the settlement boundary and well-integrated into the existing built up area of Clapham and consists of a mix of greenfield and previously developed land. The site falls within the Clapham conservation area, but development could be sensitively designed to significantly reduce the impact on its character or function. The site is also within close proximity to a number of listed and non-listed buildings, but the site is well screened and where considered to fall within their setting, development can be sensitively designed to avoid potential adverse effects. The site is accessed from Cross Haw Lane which narrows between the junctions with Old Road and Eggshell Lane, to a single lane bounded by walls and buildings with very limited space to allow vehicles to pass. Furthermore, visibility splays at the site access are also limited and require substantial egress from the site without visibility. The suitability of the existing access should be discussed with the highways authority. This section of Cross Hall Lane is considered unsuitable to safely accommodate much additional traffic and thus the site is considered appropriate for allocation for a single dwelling or live/work unit that replaces the existing agricultural use.	Potentially suitable for allocation subject to access.

CNP3	Street Fair Barn	0.01ha	Identified by NP Group	Previously developed land	Housing or live/work unit	2	The site falls within the Yorkshire Dales National Park but is within the settlement boundary and well-integrated into the existing built up area of Clapham and consists of an unused barn of some historic significance (pre-1851). The site falls within the Clapham conservation area and adjacent to a Grade II listed building (Base to Cross) and Scheduled Monument (Market Cross). The sensitive renovation of the existing building presents opportunities for development to make a positive contribution to the setting of the conservation area and wider setting of the listed building and scheduled monument. The redevelopment of the site has potential to cause harm to the character and setting of the heritage assets, but impacts can likely be avoided through sensitive design. Otherwise, the site also has good access to the village bus stops, local community facilities and open space. The site is considered suitable for housing or live/work units and is more favourable compared to other site options.	Suitable for allocation subject to sensitive design.
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CNP4	Rear of Cave Rescue	0.008ha	Identified by NP Group	Previously developed land	Housing or live/work unit	2	The site falls within the Yorkshire Dales National Park but is within the settlement boundary and well-integrated into the existing built up area of Clapham and consists of an unused barn of some historic significance (pre-1893). The site falls within the Clapham conservation area and adjacent to a Grade II listed building (New Inn). The sensitive renovation of the existing building presents some opportunities for development to make a positive contribution to the setting of the conservation area. There is also potential for the insensitive redevelopment of the site to cause harm to designated heritage assets, although effects can likely be mitigated. Otherwise, the site also has good vehicular access, access to the village bus stops, local community facilities and open space. The site is considered suitable for housing or live/work units and is more favourable compared to other site options.	Suitable for allocation subject to sensitive design.
CNP5	Mark Nelson's Barn and Curtilage	0.04ha	Identified by NP Group	Greenfield	Housing or live/work unit	1-2	The site is within the settlement boundary and well-integrated into the existing built up area of Clapham, adjacent to the Forest of Bowland AONB and within the Yorkshire Dales National Park. The site is currently accessed from a gate on Cross Haw Lane in immediate proximity to the junction with the B6480. This access is considered unsuitable to accommodate any substantial development and it is also envisaged that an improved vehicular access cannot be provided due to the location of the site along a bend and junction with poor visibility splays.	Suitable for allocation for a single home, or two homes subject to access and confirmation of site extent.

							Otherwise, the site has good access to the village bus stops, community facilities and open space. The site falls within the Clapham conservation area and in proximity to two listed buildings, but development could be sensitively designed to not impact significantly on its character, setting or function. The site is considered suitable for a live/work unit ideally involving the conversion of the existing barn. Conversion of the barn to a single home may also be possible. Subject to discussions with the highways authority on the suitability of access, one additional dwelling could be accommodated on the site, either adjacent to the junction or to the north of the barn. This would also be subject to confirmation from the landowner on the full extent of the site, since there is land outside the boundary provided which appears to be part of the same landholding.	
CNP6	Paddock opposite Bull and Cave	0.09ha	Identified by NP Group	Greenfield	Housing or live/work units	0	The site is adjacent to the main built up area of Clapham and its development will result in the loss of greenfield land and Grade 3 agricultural land. The site also falls adjacent to the Forest of Bowland AONB and the Yorkshire Dales National Park. There is no existing vehicular access to the site, but an access can potentially be provided along the B6480, subject to traffic calming and other measures. The site also has good access to the village bus stops, local community facilities and open space. The site is adjacent to the Clapham conservation area, but development could be sensitively designed to not impact significantly on its character or function.	Unsuitable for allocation.

							Development on this site for housing would, however, result in a linear extension to the densely built up area of Clapham which would change the form and character of the settlement. This would undermine the historic field pattern and the openness of the landscape character and would adversely affect visual amenity, with a significant intrusion into long-range views towards the higher ground of the National Park. The site is therefore considered unsuitable for allocation.	
CNP7	Old Road Traveller Site	0.09ha	Identified by NP Group	Greenfield	Housing or live/work units	0	The site falls adjacent to the Forest of Bowland AONB and its development will result in the loss of greenfield land. There is no existing vehicular access to the site, but an access can potentially be provided to the north west of the site off the unnamed road off the B6480. The site also has walkable access to the village bus stops, local community facilities and open space. The site falls outside the main built up area of Clapham and its development will result in a sporadic form of development in the open countryside with high intervisibility with the surrounding landscape. This would not be in conformity with the requirements of adopted Local Plan policy SP4.	Unsuitable for allocation.

						Development would also appear to conflict with the townscape and landscape character which is defined by an open undisturbed landscape surrounding a linear densely built-up area along Clapham Beck. Furthermore, the site includes and borders a small number of deciduous trees in an otherwise open landscape of pastoral fields. This is intrinsic to the landscape character of the local area and of significance to the AONB. Development is therefore likely to cause irreversible harm to these important landscape features, which are likely to also be of some, although limited, ecological importance. The site is considered unsuitable for allocation.	
CNP8	Former, Railway Goods Yard, hamlet of Clapham Station	0.11ha	Identified by NP Group	Previously developed land	Employment - or live/work units	The site consists of previously developed land and falls within the Forest of Bowland AONB and in close proximity to the Newby Moor SSSI. Whilst the site does not fall within an impact zone which would trigger consultation for employment development with Natural England, the site does include a number of trees, shrubs and green infrastructure of potential ecological value with potential to support protected species or ecological connectivity to and from the SSSI. A detailed ecological assessment is required to fully understand the ecological value of the site. It is also likely that potential effects can likely be mitigated through sensitive design and by preserving green corridors along the site perimeter. The site is broadly enclosed in character with built development on three sides, including Clapham train station to which is closely relates. Therefore, development is unlikely to have any adverse effects on landscape character and the AONB.	Potentially suitable for allocation for employment use subject to a detailed ecological assessment and mitigation.

The close proximity to the station and railway line has potential to adversely affect the amenity of new users as a result of noise and air pollution.

However, this is not considered to be a significant constraint for employment use, as the site can be utilised for less sensitive employment uses, and the frequency of services means that it is not likely to create a significant barrier to residential development, subject to mitigation through design.

The site is accessed from an unnamed road which connects the site to the A65. It is poorly served by local services and facilities but does benefit from immediate access to Clapham train station, which is frequently served with connections to nearby towns. The site is considered suitable for employment use subject to a detailed ecological assessment and mitigation.

The site is considered unsuitable for live/work units or other residential development since it is in an area designated as open countryside in the Local Plan and therefore development will only be supported where it is in accordance with the special circumstances set out in NPPF Paragraph 79 (Local Plan Policy SP4).

CNP9	Former School	0.07ha	Identified by NP Group	Previously developed land	Housing, live/work units or community use	2	The site falls within the Forest of Bowland AONB but is within and well-integrated into the existing built up area of Clapham and consists of a Grade II listed building (Clapham Primary School) and its curtilage. The site also falls within the Clapham conservation area. The reuse of the building for housing or partially for employment would undermine its architectural interest as a purpose-built school and historic interest from its association with a prominent local family. However, it would also safeguard its long-term use and should avoid the building falling into disrepair. The reuse of the building for community use may result in less harm to its architectural interest, particularly if the classrooms are retained and the interior structural integrity is retained. There is also potential for a small proportion of the eastern part of the site to be sensitively developed without causing substantial harm to the listed building. However, the substantial redevelopment of the site or the loss of the listed building will result in permanent harm or significant adverse effects from the loss of the heritage asset. Other than this, the site benefits from good access to the village bus stops, local community facilities and open space. The site can be serviced via the Green, although there is no vehicular access into the site itself. There is a possibility that this could be provided to the rear of the site via the lane which serves Site CL011, subject to landowner agreement, or, if developed alongside the former school playing field, from Old Road via site CNP10. The site is considered suitable for housing, live/work units or community use through a sensitive scheme which preserves the listed building and the character of its setting.	Potentially suitable for allocation subject to adequate mitigation to preserve listed building and the character of its setting.
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CNP10	School Playing Field	0.1ha	Identified by NP Group	School playing field	Housing or live/work units	1-2	The site falls within the Forest of Bowland AONB but is within and well-integrated into the existing built up area of Clapham. The site contains a mixture of greenfield and previously developed land. The site also includes a number of trees and shrubs. The site benefits from good proximity to the village bus stops, local community facilities and open space. The site falls within the Clapham conservation area and adjacent to a Grade II listed building (Clapham Primary School). However, the setting of the listed building is broadly confined to its immediate curtilage and historic architectural significance as a school. Therefore, development on this site is unlikely to undermine the openness of the listed building and could likely be designed sensitively to avoid harm to heritage assets. The site is designated as protected open space in the Local Plan, although it no longer functions as a school playing field. This designation would need to be removed in order for the site to be allocated. Development would also lead to the loss of community open space which could be used for the adjacent new housing. The site is considered potentially suitable for housing and for live/work units subject to sensitive design and the removal of the open space designation.	Potentially suitable for allocation subject to sensitive design and removal of open space designation.
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CNP11	Riverside Barns	0.02ha	Identified by NP Group	Previously developed land	Housing, live/work unit or employment	2	The site falls within the Yorkshire Dales National Park but is within and well-integrated into the existing built up area of Clapham and consists of a large barn of some historic significance (pre-1851). The site falls within the Clapham conservation area and adjacent to a number of Grade II listed buildings. The sensitive renovation of the existing building presents limited opportunities for development to make a minor positive contribution to the setting of the conservation area and listed buildings. The redevelopment of the site has potential to cause harm to the character and setting of the heritage assets, and to affect the key views identified in the Conservation Area appraisal, but impacts can likely be avoided through sensitive design. The site also has walkable access to the village bus stops, local community facilities and open space. The site is considered suitable for housing, live/work units, or employment uses which are sensitive to its location within the conservation area.	Suitable for allocation subject to sensitive design.
CNP12	Land next to telephone exchange	0.02ha	Identified by NP Group	Greenfield	Housing or live/work unit	1	The site falls within the Yorkshire Dales National Park but is within and well-integrated into the existing built up area of Clapham. The site is adjacent to a working cattle farm, with potential to have some adverse effects on residential amenity. The site is in close proximity to the village bus stops, local community facilities and open space. However, the site boundary does not abut the public highway. Whilst there is an unadopted lane which could be used to access the site, access rights would need to be established with the landowner.	Potentially suitable for allocation subject to establishing access.

The site is potentially suitable for housing, subject to establishing suitable access. If this can be established, the site has the potential to accommodate a single dwelling in a sustainable location.



4. Conclusions

4.1 Site Assessment Conclusions

- 4.1.1 25 sites were assessed to consider whether they would be appropriate to put forward as housing, live/work units or employment allocations in the Clapham-cum-Newby NP. The sites were identified by the neighbourhood planning group and through the Craven District Council SHELAA.
- 4.1.2 A high-level desktop assessment has been undertaken for nine sites outside the main settlements which fall within open countryside to understand their potential suitability for re-use/conversion development. This assessment has found five sites to potentially be suitable for re-use/conversion development or subdivision subject to other material considerations.
- 4.1.3 A detailed site assessment has been undertaken for the remaining 16 sites proposed for either housing and live/work units or employment. The assessment has found that four sites are considered to be appropriate for allocation in the NP with a combined capacity to deliver approximately seven or eight homes. The suitable sites are:
- CNP3 Street Fair Barn (housing or live/work unit);
 - CNP4 Rear of Cave Rescue (housing or live/work unit);
 - CNP5 Mark Nelson's Barn and Curtilage (housing or live/work unit); and
 - CNP11 Riverside Barns (housing, live/work unit or employment).
- 4.1.4 A further six sites are considered potentially suitable for allocation. Subject to identified constraints being addressed, these sites have the potential to deliver approximately 11 homes. The potentially suitable sites are:
- CL014 Land adjacent to Fountain House Farm, The Green (housing);
 - CNP2 Jacques Farm (housing or live/work unit);
 - CNP8 Former Railway Goods Yard, hamlet of Clapham Station (employment);
 - CNP9 Former School (housing or live/work unit);
 - CNP10 School Playing Field (housing or live/work unit); and
 - CNP12 Land next to Telephone Exchange (housing).
- 4.1.5 The total indicative capacity for live/work units on the suitable and potentially suitable sites is 15 or 16 units.
- 4.1.6 The remaining six sites are considered unsuitable for allocation.

4.2 Viability

- 4.2.1 As part of the site selection process, it is recommended that Clapham-cum-Newby Parish Council discusses site viability with Craven District Council and Yorkshire Dales National Park Authority, as allocations should be supported by viability evidence. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence to test the viability of sites proposed for allocation in the NP. This can be done by 'matching' site typologies used in existing reports, with sites proposed by the Parish Council, to give an indication of whether a site is viable for development and therefore likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

4.3 Affordable housing provision

- 4.3.1 Nine of the 16 sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed-use development. None of these sites have the potential to accommodate 10 or more dwellings and therefore none would be required to include a proportion of affordable housing under national planning policy. However, the requirement for Affordable Housing provision on sites proposed for allocation in the NP should be discussed with the Local Planning Authority to understand the specific requirements for the sites proposed for allocation.

4.4 Next Steps

- 4.4.1 This report can be used by Clapham-cum-Newby Parish Council to guide decision making on site selection and to use as evidence to support site allocations in the NP, if they choose to do so. It is strongly advised that the Parish Council discuss potential site allocations with Craven District Council, Yorkshire Dales National Park Authority and the Highways Authority in order to establish whether proposed site(s) would be acceptable. The Parish Council should also engage with landowners and the community to select sites which best meet community needs and Neighbourhood Plan objectives.

- 1.1 The site selection process should be based on the following:

- The findings of the site assessment;
- Discussions with the planning authority;
- Discussions with landowners to determine the availability of sites and the potential timeframe for development;
- The extent to which the sites support the vision and objectives for the NP;

- The potential for the sites to meet the identified infrastructure needs of the community;
- The potential for the sites to deliver the type of housing which meets the need identified in the Neighbourhood Plan survey;
- Engagement with key stakeholders; and
- Neighbourhood Plan conformity with strategic Local Plan policy.

A.1 Site Appraisal Pro-Formas

CL011



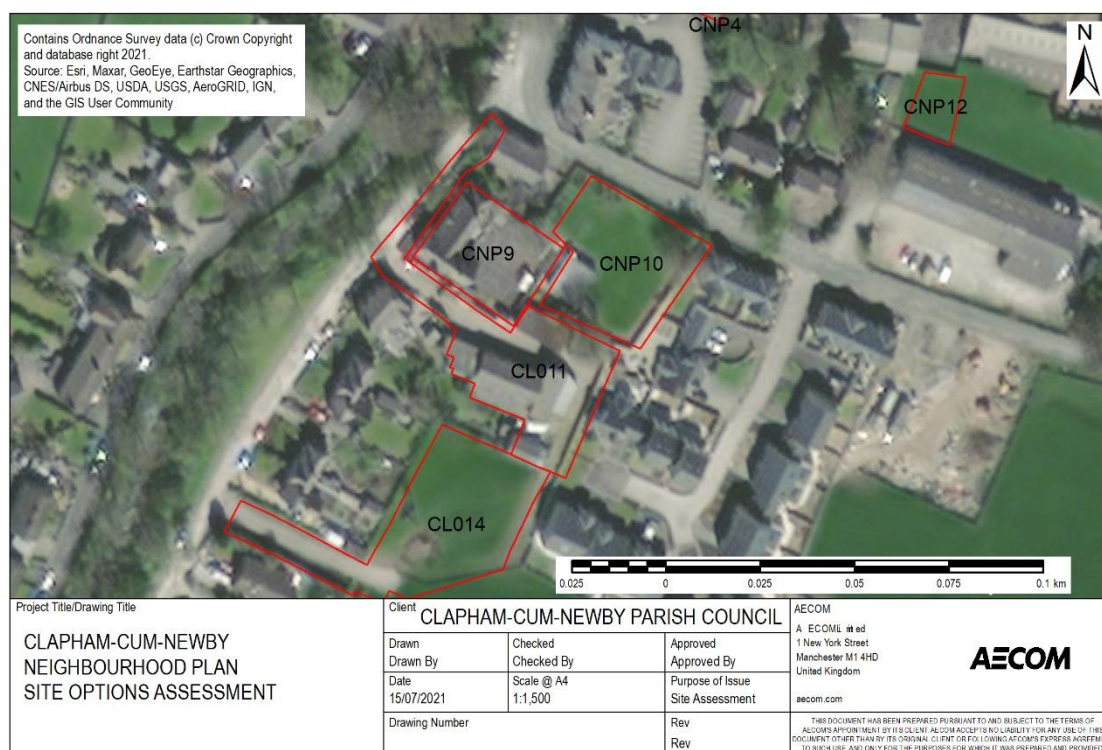
Site Details

Site Reference / Name	CL011
Site Address / Location	Fountain House Farm, The Green
Site Identification Method / Source	SHELAA
SHLAA Site Reference	CL011

Site Context

Current Land use	Agricultural Barns
Neighbouring Land uses	Residential / former school
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.16 ha
Development Capacity	4
Planning History	2020/21775/FUL - Conversion of 2 barns into 3 dwellings, conversion and extension of existing stone outbuilding to form one new dwelling. / Approved with conditions - 29.4.21 2017/18171/FUL / Fountain House Farm / Conversion of traditional barn to dwelling with ancillary office and new garage building (resubmission of withdrawn application reference 18/2016/17190) / Approved with conditions - 26.9.17

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Forest of Bowland AONB. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area¹¹. There is a Green Infrastructure Corridor to the west of the site. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No (the site consists of agricultural buildings).
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

¹¹ Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: <https://www.communityforest-trust.org/englands-community-forests>

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site contains some mature trees along the site boundary with potential to support protected species. However, any potential impacts could likely be minimised or avoided through sensitive design.
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Gently sloping
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is accessed from Riverside.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is served by a PROW along The Green.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is in close proximity to a designated cycle route and has cycle access from a PROW along The Green.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PROW) crossing the site?	The northern part of the site boundary, which forms the access but does not contain the developable area of the site, contains a public footpath.
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 200m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 200m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is adjacent to The Green open space and within 400m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 100m of the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is adjacent to undeveloped countryside to the south, but is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site falls within the built-up area and is mainly enclosed with built development. The site is adjacent to undeveloped countryside to the south, but it has low

intervisibility with the landscape surrounding the village and is not likely to adversely impact any internal or long-distance important views. The site is considered to have a Low sensitivity to development.

Heritage Constraints

Indicator of Suitability

Assessment

Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls within the Clapham conservation area and adjacent to a Grade II listed building (Clapham Primary School). The listed building is of historic and architectural interest and makes a significant contribution to a group of nearby listed buildings and the character of the conservation area. Development could likely be designed and positioned sensitively to complement the character of the listed building and wider conservation area.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is adjacent to a Grade II listed building (Clapham Primary School) which is also a non-designated heritage asset. Development could likely be designed and positioned sensitively to complement the character of the heritage asset.

Planning Policy Constraints

Indicator of Suitability

Assessment

Is the site greenfield, previously developed land or a mixture of both?	Previously developed land
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Part of Clapham Village which falls within the National Park is defined by a Service Village boundary under the adopted Yorkshire Dales National Park Local Plan. The site falls within this boundary.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	Available now.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Available now.

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	The development of the site would likely require comprehensive site clearance, but this is not likely to substantially undermine viability.

Conclusions

Conclusions	Assessment
Assessed Development capacity	0
Likely timeframe for development	Unknown
Overall rating	Unsuitable for allocation
Justification for rating	The site is within and well-integrated into the existing built up area of Clapham and consists of previously development land. The site has suitable existing vehicular access for the scale of development deliverable on site and is also in close proximity to the village bus stops, local community facilities and open space. Although the site falls within the Forest of Bowland AONB, no adverse landscape effects are envisaged due to the enclosed nature of the site. The site also falls within the Clapham conservation area and is adjacent to a Grade II listed building (Clapham Primary School). However, development could be sensitively designed and positioned to complement the character of the listed building and wider conservation area. The site has recently received full planning permission for the conversion of the 2 existing barns and an outbuilding to provide 4 homes (2020/21775/FUL). As the site already has planning permission, it does not need to be allocated. However, if an allocation was felt to be beneficial e.g. if there is doubt whether the planning permission will be implemented, the site could be allocated to indicate community support for development in this location, but care should be taken to ensure there is no double counting of the resulting housing supply figures towards the requirement.

CL014



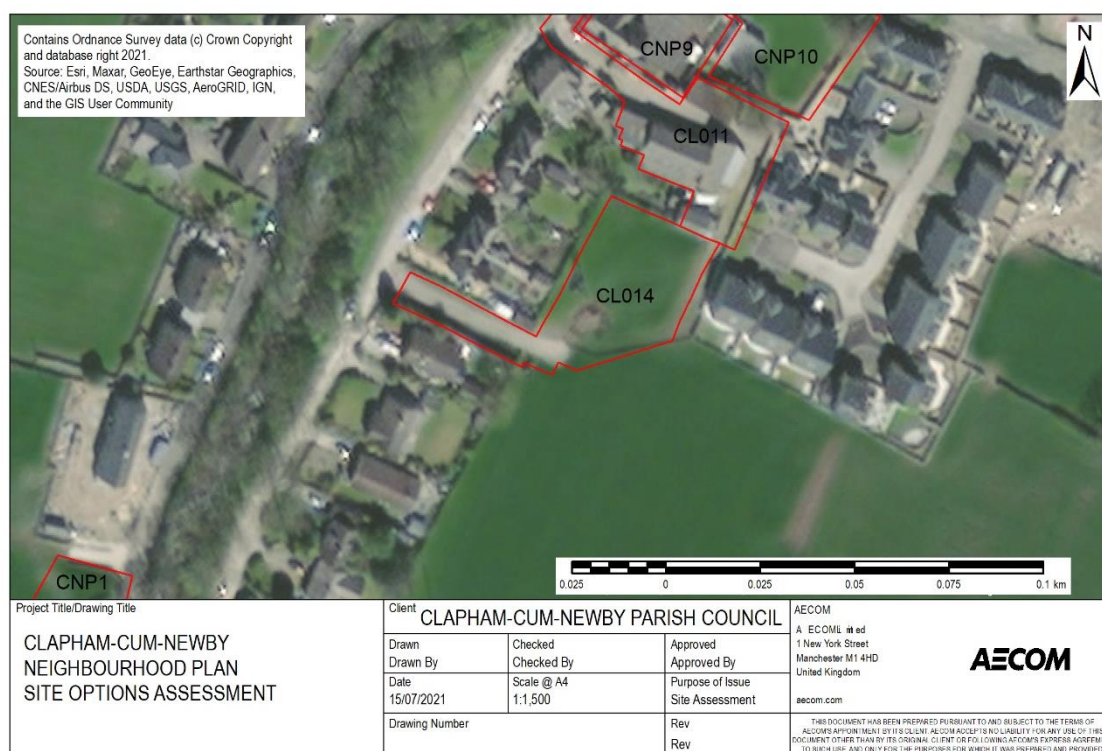
Site Details

Site Reference / Name	CL014
Site Address / Location	Land adjacent to Fountain House Farm, The Green
Site Identification Method / Source	SHELAA
SHLAA Site Reference	CL014

Site Context

Current Land use	Agricultural field
Neighbouring Land uses	Residential development / open countryside
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.17 ha
Development Capacity	4
Planning History	2019/20202/OUT / Land adjacent to the Fountain House / Change of use of agricultural land and the siting of a detached house and associated external works / approved with conditions - 23.4.19

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Forest of Bowland AONB. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area¹². Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site consists of Grade 3 agricultural land. It is unknown if this is amongst the best and most versatile agricultural land.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

¹² Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: <https://www.communityforest-trust.org/englands-community-forests>

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Gently sloping
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is accessed from The Green. .
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is served by a PROW along The Green.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is in close proximity to a designated cycle route and has cycle access from a PROW along The Green.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	A public footpath runs along the western boundary of the site.
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	The site contains electricity pylons, overhead power lines and an electricity substation. This is likely to reduce the developable area of the site but should not undermine the overall deliverability of the site.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 300m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 300m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is adjacent to The Green open space and within 500m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 200m of the National Cycle Network Route 68 and 69. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape?	The site falls within the Forest of Bowland AONB and its landscape character assessment places it within the Drumlin Fields Landscape Area Lawkland (K3). The site also falls within the Yorkshire Dales Landscape Character Assessment's Ingleborough and Moughton Southern Fringe sub-area of Landscape Character Area 13: Ribblesdale. The North Yorkshire and York Landscape Characterisation Project considers the site to fall within the Drumlin Valleys area (Character Area 32).

Is the site low, medium or high sensitivity in terms of visual amenity?	The site is enclosed with built development to three sides and open in character to the south. The site therefore has long distance views from the south and the A65, although views are constrained from the south east due to higher ground. The site is also defined to the south with a dry-stone wall along the perimeter, which is accordance with the character of the local landscape and townscapes and thus reduces visual impact. The site is considered to have medium sensitivity to development.
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Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting?	The site is nearby to the Clapham conservation area, but development could be sensitively designed to not impact significantly on its character or function. Otherwise, the site is not considered to fall within the setting of other designated heritage asset in the area.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site is adjacent to and connected with the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Clapham Village outside of the Yorkshire Dales National Park is not defined by a settlement boundary. This site falls outside the Service Village boundary under the adopted Yorkshire Dales National Park Local Plan.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No. Whilst the site extends slightly into open countryside, the site is well enclosed with built development on three sides and is unlikely to appear as an intrusion into open countryside.

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	Available now.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Available now.

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	Yes. The site contains an electricity pylon and substation which may affect site viability.

Conclusions

Conclusions	Assessment
Assessed Development capacity	3
Likely timeframe for development	Unknown
Overall rating	Potentially appropriate for allocation
Justification for rating	The site is adjacent to the main built up area of Clapham and its development will result in the loss of greenfield land and Grade 3 agricultural land. The site also falls within the Forest of Bowland AONB. The site is accessible from The Green, a wide single track road without a designated footpath. A review of access and highways is required to assess if the existing access (including visibility splays) can support development, and should be discussed with the highways authority. The site has good access to the village bus stops, local community facilities and open space. The site contains an electricity pylon and electricity substation, which may preclude development or reduce the developable area of the site, potentially affecting viability. The site is predominantly enclosed with built development and relates well to the built-up area. While development of the site is unlikely to adversely affect landscape character, there are potential adverse impacts on visual amenity, as the site provides a gap between the new housing to the east and the older buildings along the Green. The site is considered to be suitable for housing subject to suitable access being demonstrated and to consideration of the electricity infrastructure on site.

	However, this site is considered unsuitable for live/work units, since the developable area of the site does not fall within the built-up area and there are alternative site options within the built-up area which can accommodate the employment use. Live/work development would therefore be in conflict with Policy EC1 of the Craven Local Plan.
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CL017



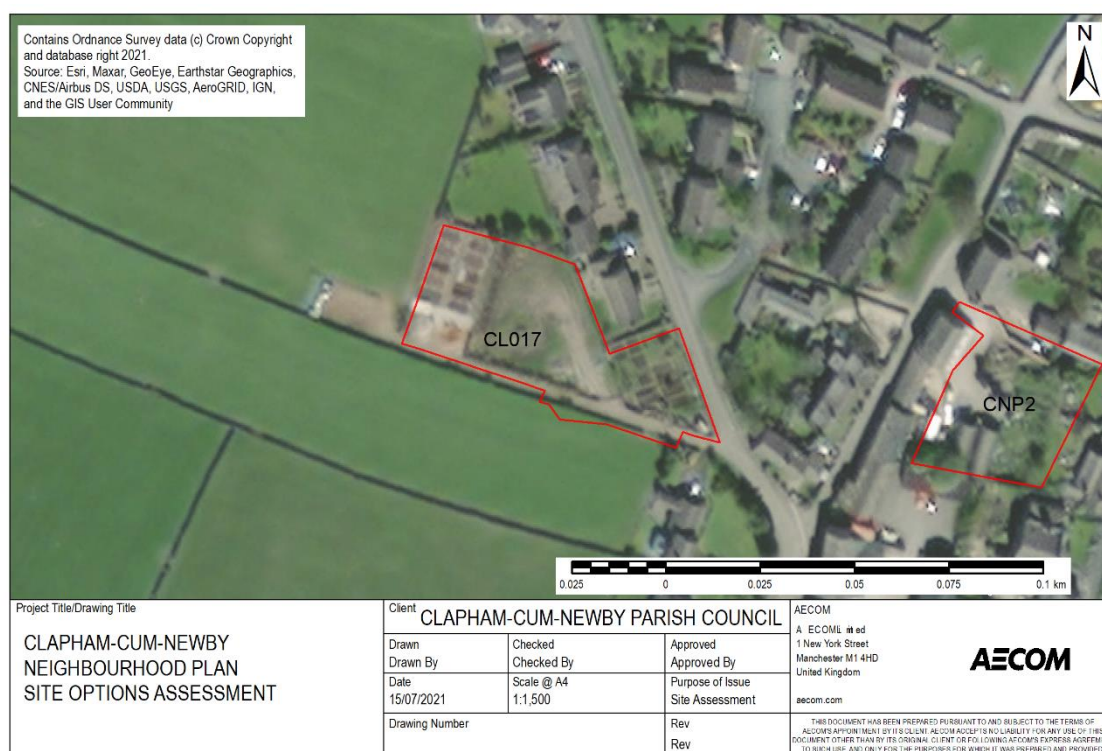
Site Details

Site Reference / Name	CL017
Site Address / Location	Allotment Site, Cross Haw Lane
Site Identification Method / Source	SHELAA
SHLAA Site Reference	CL017

Site Context

Current Land use	Allotments and garden land
Neighbouring Land uses	Residential / open countryside
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.24 ha
Development Capacity	8
Planning History	2019/20758/OUT / Allotment Site, Cross Haw Lane / Relocation of allotments and erection of 1no. Two storey house / Approve with conditions - 9.12.19

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area¹³. The site also includes an allotment site, although development is unlikely to result in the use of this part of the site. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site consists of Grade 4 agricultural land.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

¹³ Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: <https://www.communityforest-trust.org/englands-community-forests>

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Relatively flat
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is currently accessed via Old Road. A review of access and highways is required to assess if the existing access is suitable for the number of houses being considered for this site.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is not directly served with a footpath, but does have pedestrian access from a low traffic road.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is in close proximity to a designated cycle route and has cycle access from a low traffic road.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	Potential for minor ground contamination due to the use of the site to store bricks and other materials. This is not likely to undermine the deliverability of the site.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	No – existing allotments have been relocated as part of planning permission

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 450m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 400m of a single and 500m of both village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 400m of Ingleborough Estate nature trail, open space at St James' Church and Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 150m of the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape?	The site falls within the Yorkshire Dales Landscape Character Assessment's Ingleborough and Moughton Southern Fringe sub-area of Landscape Character Area 13: Ribblesdale. Development on the eastern parcel of the site will involve the infilling of a small gap within the existing built-up

	area. It is considered that development here would relate well to the existing built-up area and is unlikely to cause any harm to landscape character. In the contrary, whilst development between the eastern parcel and allotments to the west is fairly contained and enclosed, development on this parcel would result in a minor intrusion of built development towards the west into open countryside and undermine the established grain and pattern of development, adversely affecting the character of the local area. Similar but more adverse effects are also envisaged for housing development on the western parcel of the site which consists of allotments. The site is considered to have High sensitivity to development.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site is enclosed in character to the east but is more open in character to the west, which enjoys distant views, particularly from the A65 and Old Road. Development on the eastern parcel of the site is considered to have Low sensitivity to development, as this area is visually enclosed with built development, trees and other landscape features and has low intervisibility with the surrounding landscape. However, the western parcel of the site including the area between the eastern parcel and the allotments is visually open in character and has high intervisibility with the surrounding landscape and thus considered to have High sensitivity to development.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting?	The site is adjacent to the Clapham conservation area, but development could be sensitively designed to not impact significantly on its character or function. Otherwise, the site is not considered to fall within the setting of other designated heritage asset in the area.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The eastern parcel falls within and the western parcel falls adjacent to the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Clapham Village outside of the Yorkshire Dales National Park is not defined by a settlement boundary. This site falls adjacent to the Service Village boundary under the adopted Yorkshire Dales National Park Local Plan.

Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	Part of the site is allocated as Open Space in the Craven Local Plan. This part of the site has existing planning permission for a single dwelling.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes. Development on the eastern parcel of the site will involve the infilling of a small gap within the existing built-up area. However, development that includes the western parcel is likely to result in a minor intrusion of built development into open countryside and would change the existing pattern and grain of built development.

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	Available now.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Available now.

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	Assessment
Assessed Development capacity	0
Likely timeframe for development	Permission has been implemented
Overall rating	Unsuitable for allocation
Justification for rating	The site is adjacent to the main built up area of Clapham and its development will result in the partial loss of greenfield land. The site also falls adjacent to the Yorkshire Dales National Park. The site is accessed from a track off Old Road and has good access to open space and the village hall, and is within walking distance to the village bus stops and other community facilities. Part of the site has planning permission for a single dwelling and the relocation of allotments to the west of the site (2019/20758/OUT). The planning permission has been partially implemented by the relocation of the allotments from the eastern part to the western part of the site. The site is open in character to the west with potential for development to cause harm to landscape and built character and visual amenity. However, the eastern part of the site which adjoins Old Road is well enclosed and relates closely with the existing built-up area and thus development here is not likely to cause adverse harm to landscape and built character and visual amenity. As the site already has planning permission, it does not need to be allocated. However, if an allocation was felt to be beneficial e.g. if there is doubt whether the planning permission will be implemented, the site could be allocated to indicate community support for development in this location, but care should be taken to ensure there is no double counting of the resulting housing supply figures towards the requirement. Development on the remainder of the site (which consists of the relocated allotments and an open field) would intrude into open countryside and cause harm to the built character and thus would be unsuitable, as noted in the officer's report which accompanies 2019/20758/OUT (which originally included a proposal for a second dwelling on this part of the site).

CL018



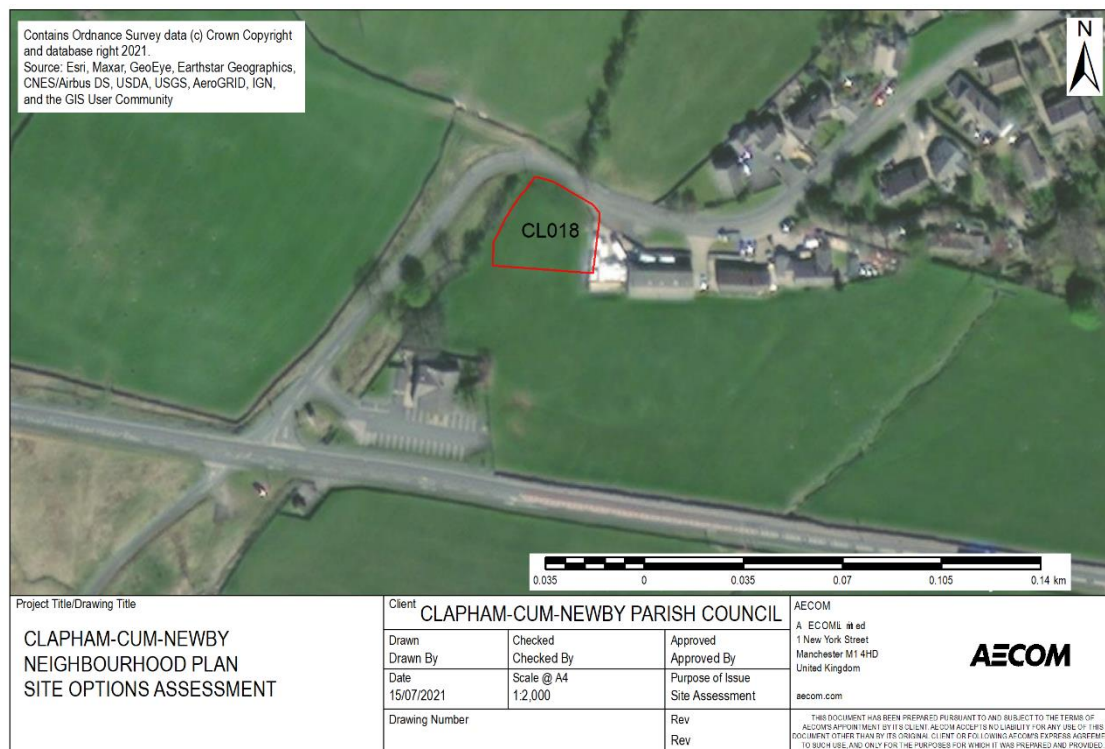
Site Details

Site Reference / Name	CL018
Site Address / Location	Site at Henbusk Lane
Site Identification Method / Source	SHELAA
SHLAA Site Reference	CL018

Site Context

Current Land use	Open field
Neighbouring Land uses	Caravan shop / open countryside
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.09 ha
Development Capacity	2
Planning History	2019/21012/OUT/ Site at Henbusk Lane / Outline application for detached bungalow (access applied for with all other matters reserved) / Refused - 30.1.2020

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The Newby Moor SSSI is approximately 100m to the south west of the site. The site also falls within the SSSI Impact Zone for residential development of 10 or more homes or non-residential gross internal floorspace in excess of 1,000m². Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area¹⁴. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site consists of Grade 4 agricultural land.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

¹⁴ Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: <https://www.communityforest-trust.org/englands-community-forests>

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species. However, there is a large Green Infrastructure Corridor to the west of the site.
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Physical Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
Is the site flat; gently sloping or uneven; or steeply sloping?	Relatively flat
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is currently accessed via Henbusk Lane. A review of access and highways is required to assess if the existing access is suitable for the number of houses being considered for this site.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is almost adjacent to a footpath and has a right of way to the north.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is not served by a designated cycle route but does have cycle access from a fairly low traffic road.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None known other than power lines that run along the boundary of the site.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The site is over 2km from the nearest shop (Growing with Grace). The nearest shop accessible by public transport is Clapham village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 200m of bus stops at Lane End with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary schools (Ingleton Primary School and Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is around 12km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the bus stops at Lane End.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 200m of green space along Henbusk Lane.
Cycle Route	<400m 400-800m >800m	There are no designated or signed cycle routes within 800m of the site. However, there are a number of bridleways and low-traffic roads nearby.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape?	The site falls within the Yorkshire Dales Landscape Character Assessment's Ingleborough and Moughton Southern Fringe sub-area of Landscape Character Area 13: Ribblesdale. The North Yorkshire and York Landscape Characterisation Project considers the site to also fall within the Drumlin Valleys area (Character Area 32).

	Whilst the site adjoins the built-up area to the east, development would result in a linear extension to Newby beyond a strongly defined settlement boundary. This will result in the reduction of an important gap between the existing built-up area and the Goat Gap Café and is likely to visually appear to extend the built-up area to the A65. Development would undermine the open landscape character to the south west of Newby and thus the site is considered to have Medium sensitivity to development.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site is visually open in character and occupies a prominent raised position in the landscape with some long-distance views to the south and slightly obscured views to the east. The site has high intervisibility with the surrounding landscape and is considered to be of High sensitivity to development.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting?	The site does not fall within the conservation area and is not considered to fall within the setting of a designated heritage asset and therefore an impact is unlikely.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site is adjacent to and connected with the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Newby Village is not defined by a settlement boundary.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.

Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes. Development on this site would extend the built-up area of the settlement past a defined settlement edge and involve the infilling of an important gap between the existing built-up area and the Goat Gap Café. The infilling of the gap would change the character of the village which will appear to extend to the A65 from a number of vantage points including the A road.

Assessment of Availability

<i>Indicator of Availability</i>	<i>Assessment</i>
Is the site available for development?	Available now.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Available now.

Viability

<i>Indicator of Viability</i>	<i>Assessment</i>
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

<i>Conclusions</i>	<i>Assessment</i>
Assessed Development capacity	0
Likely timeframe for development	Unknown
Overall rating	Unsuitable for allocation
Justification for rating	The site is adjacent to the main built up area of Newby and its development will result in the loss of greenfield land. The current site access off Henbusk Lane is unsuitable but a suitable vehicular access can be provided. With limited provision in Newby, the site has poor access to community services and facilities but does fall within close proximity to bus stops at Lane End with services to nearby towns. The site also occupies a raised prominent position in the landscape with some long-distance views and its development

would risk reducing the gap between the existing built-up area and the Goat Gap Café. From a number of viewpoints, development of the site would create the appearance that the village extends to the A65. This is likely to significantly change the built character of the village, undermine the openness of the landscape character and have significant adverse effects on visual amenity. It could also lead to ribbon development which the Landscape Character Assessment states should be avoided. Therefore, the site is considered unsuitable for allocation.

CNP1



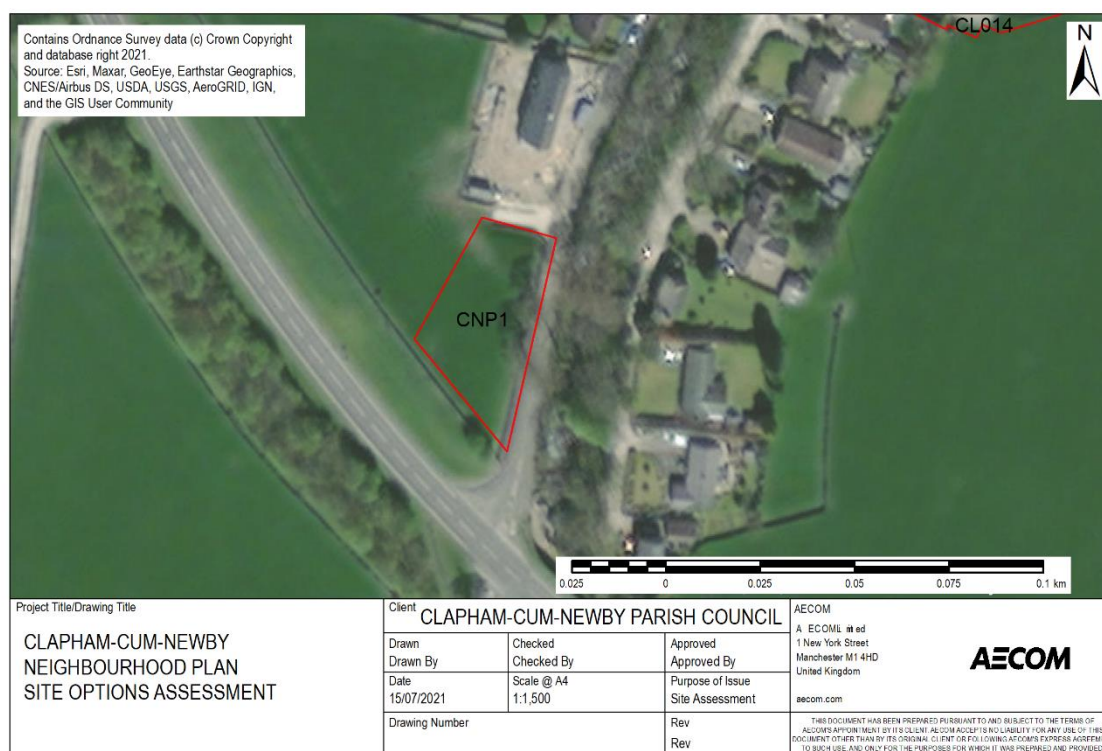
Site Details

Site Reference / Name	CNP1
Site Address / Location	Land off Station Road
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Agricultural field
Neighbouring Land uses	Residential / open countryside
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.18 ha
Development Capacity	6
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Forest of Bowland AONB. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area¹⁵. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site consists of Grade 3 agricultural land. It is unknown if this is amongst the best and most versatile agricultural land.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

¹⁵ Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: <https://www.communityforest-trust.org/englands-community-forests>

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site contains some mature trees along the site boundary with potential to support protected species. However, any potential impacts could likely be minimised or avoided through sensitive design. A detailed ecological assessment should be carried out before the submission of any planning application to determine if development would affect or result in the loss of key biodiversity habitats or undermine ecological connectivity.
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Gently sloping to the east
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is currently accessed via Station Road.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is adjacent to a footpath.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is accessed from a designated cycle route and is almost adjacent to a PROW along The Green.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PROW) crossing the site?	No
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 400m of the village shop and 0.2 miles from the farm shop at Growing with Grace.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 400m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 300m of The Green open space and within 600m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site is adjacent to the National Cycle Network Route 69. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability

Assessment

Is the site low, medium or high sensitivity in terms of landscape?	The site falls within the Forest of Bowland AONB and its landscape character assessment places it within the Drumlin Fields Landscape Area Lawkland (K3). The site also falls within the Yorkshire Dales Landscape Character Assessment's Ingleborough and Moughton Southern Fringe sub-area of Landscape Character Area 13: Ribblesdale. The North Yorkshire and York Landscape Characterisation Project considers the site to fall within the Drumlin Valleys area (Character Area 32).
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	The existing landscape character between the A65 and the built-up area is open, and the development of the site would undermine the openness of the landscape and appear as a minor intrusion of built development beyond an existing strong boundary into the open countryside. The site is considered to have a High sensitivity to development.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site is open in character and in an elevated location. Development in this location would be prominent, particularly from the A65, in an otherwise open landscape. Development is also likely to disturb long distance views of the valleys and landscape forms to the north of the site. The site has high intervisibility with the surrounding landscape and is considered to be of High sensitivity to development.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting?	The site does not fall within the conservation area and is not considered to fall within the setting of a designated heritage asset and therefore an impact is unlikely.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site is adjacent to and connected with the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Clapham Village outside of the Yorkshire Dales National Park is not defined by a settlement boundary. This site falls outside the Service Village boundary under the adopted Yorkshire Dales National Park Local Plan.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No

Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes. Development on this site would extend the built-up area of the settlement past a defined settlement edge formed by a new access to the site to the A65. Development will also change the built character of the settlement which is linear in form but is not defined by the A65 to the west of Clapham Beck.
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Assessment of Availability

<i>Indicator of Availability</i>	<i>Assessment</i>
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

<i>Indicator of Viability</i>	<i>Assessment</i>
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

<i>Conclusions</i>	<i>Assessment</i>
Assessed Development capacity	0
Likely timeframe for development	Unknown
Overall rating	Unsuitable for allocation
Justification for rating	The site is adjacent to the main built up area of Clapham and its development will result in the loss of greenfield land and Grade 3 agricultural land. The site also falls within the Forest of Bowland AONB. The site is accessible from a purpose built access off Station Road, although housing development is likely to front onto Station Road itself and new access can be provided. The site also has good access to the village bus stops, local community facilities and open space. However, the site is in an elevated location and development would disturb long distance views of the valleys and landscape forms to the north of the site. Although the adjacent site to the north has recently been developed, this is better integrated with the existing village and does not affect long distance views to the same extent. Development would also undermine the openness of the

	landscape and appear as a minor intrusion of built development beyond an existing strong settlement boundary into the open countryside. The site is considered unsuitable for allocation.
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CNP2



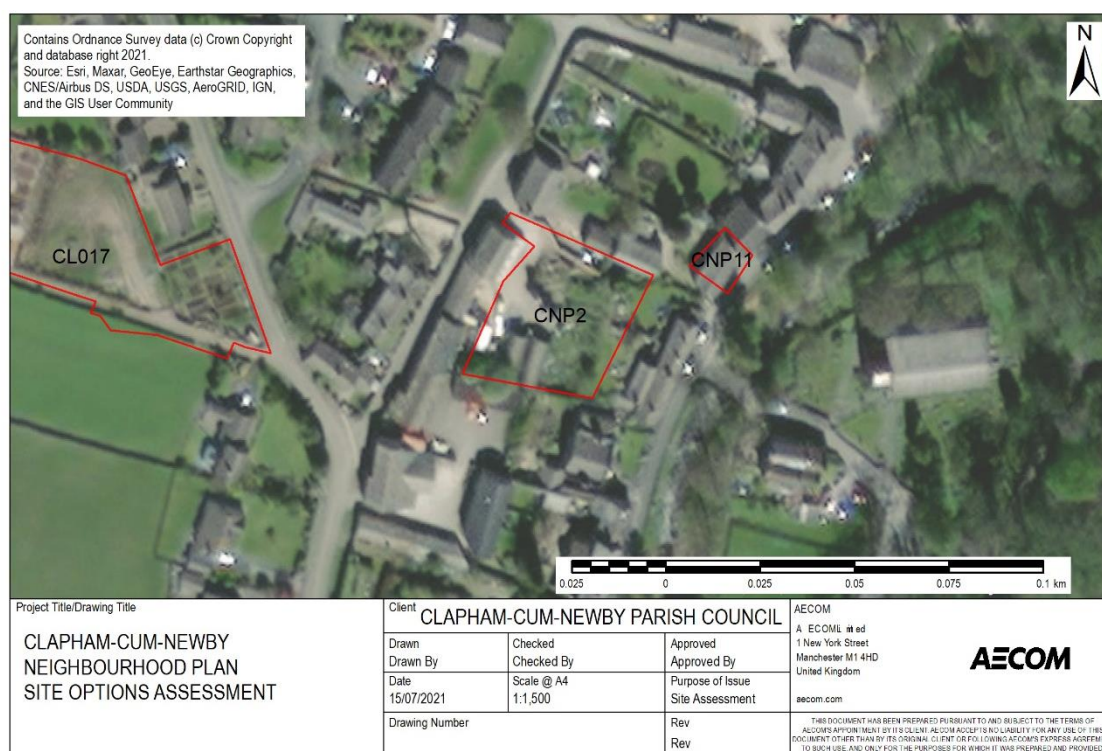
Site Details

Site Reference / Name	CNP2
Site Address / Location	Land at Jacques Farm
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Agricultural Barn and Yard
Neighbouring Land uses	Residential
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.15 ha
Development Capacity	4
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Yorkshire Dales National Park. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area¹⁶. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No (the site consists of a barn and ancillary uses to support offsite agriculture).
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

¹⁶ Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: <https://www.communityforest-trust.org/englands-community-forests>

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site contains some mature trees, hedges and green infrastructure with potential to support protected species. However, any potential impacts could likely be minimised or avoided through sensitive design. A detailed ecological assessment should be carried out before the submission of a planning application.
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Relatively flat
Is there existing vehicular access to the site? Or could access be provided?	No. The site is currently accessed via Cross Haw Lane. The current access is unsuitable for the number of houses being considered for this site.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is not directly served with a footpath but does have pedestrian access from a low traffic road.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is in close proximity to a designated cycle route and has cycle access from a low traffic road.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	Potential for minor ground contamination in relation to materials and debris being left on the site and due to it's existing agricultural use. However, this is not likely to undermine the deliverability of the site.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 500m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 500m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 400m of Ingleborough Estate nature trail, open space at St James' Church and Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 100m of the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site falls within the built-up area and is enclosed with built development. It has low intervisibility with the landscape surrounding the village and is not likely to

adversely impact any internal or long-distance important views. The site is considered to have a Low sensitivity to development.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls within the Clapham conservation area, but development could be sensitively designed to not impact significantly on its character or function. The site is also within close proximity to a number of listed buildings on Riverside, but the site is well screened and not considered to fall within their settings.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is north east of Ivy Cottages which is a non-designated heritage asset. Development could likely be designed and positioned sensitively to complement the character of the heritage asset and avoid adverse effects.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	A mixture of greenfield and previously developed land.
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Part of Clapham Village which falls within the National Park is defined by a Service Village boundary under the adopted Yorkshire Dales National Park Local Plan. The site falls within this boundary.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

<i>Indicator of Availability</i>	<i>Assessment</i>
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

<i>Indicator of Viability</i>	<i>Assessment</i>
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	The development of the site would require some site clearance works, but this is unlikely to substantially undermine viability.

Conclusions

<i>Conclusions</i>	<i>Assessment</i>
Assessed Development capacity	1
Likely timeframe for development	Unknown
Overall rating	Potentially suitable for allocation
Justification for rating	The site falls within the Yorkshire Dales National Park but is within the settlement boundary and well-integrated into the existing built up area of Clapham and consists of a mix of greenfield and previously developed land. The site falls within the Clapham conservation area, but development could be sensitively designed to significantly reduce the impact on its character or function. The site is also within close proximity to a number of listed and non-listed buildings, but the site is well screened and where considered to fall within their setting, development can be sensitively designed to avoid potential adverse effects. The site is accessed from Cross Hall Lane which narrows between the junctions with Old Road and Eggshell Lane, to a single lane bounded by walls and buildings with very limited space to allow vehicles to pass. Furthermore, visibility splays at the site access are also limited and require substantial egress from the site without visibility. The suitability of the existing access should be discussed with the highways authority. This section of Cross Hall Lane is considered unsuitable to safely accommodate much additional traffic and thus the site is considered appropriate for allocation for a single dwelling or live/work unit that replaces the existing agricultural use.

CNP3



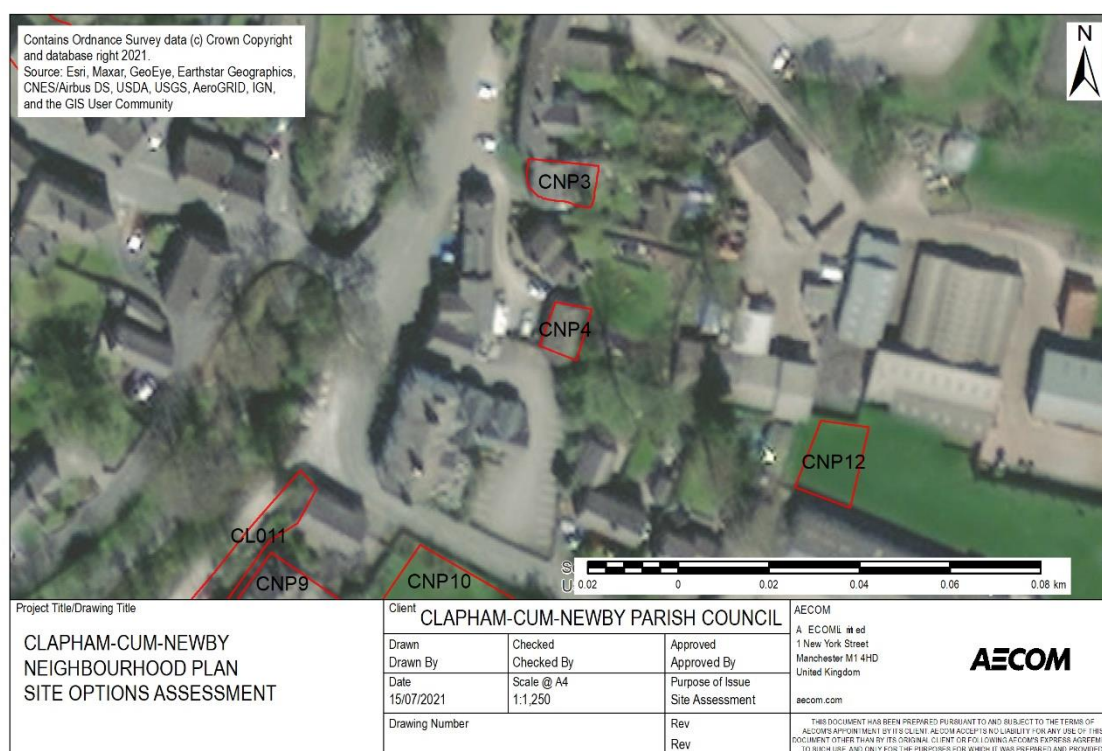
Site Details

Site Reference / Name	CNP3
Site Address / Location	Street Fair Barn, Church Avenue
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Unused Barn
Neighbouring Land uses	Residential / village centre
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.01 ha
Development Capacity	1
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Yorkshire Dales National Park. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area¹⁷. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No (the site is urban/ in non-agricultural use).
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

¹⁷ Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: <https://www.communityforest-trust.org/englands-community-forests>

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Gently sloping/uneven
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is currently accessed via Church Avenue.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is adjacent to a PROW.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is adjacent to a designated cycle route and has cycle access from a PROW and low traffic road.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	A footpath runs along the southern boundary of the site.
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 100m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 100m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 200m of Clapham playground and The Green open space.
Cycle Route	<400m 400-800m >800m	The site is adjacent to the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site falls within the built-up area and has low intervisibility with the landscape surrounding the village. There is potential for the refurbishment of the existing building to improve the character of the local townscape

and conservation area. The site is considered to have a Low sensitivity to development.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls within the Clapham conservation area and adjacent to a Grade II listed building (Base to Cross) and Scheduled Monument (Market Cross). The site contains a barn of some historic significance (pre-1851). The sensitive renovation of the existing building presents opportunities for development to make a positive contribution to the setting of the conservation area and wider setting of the listed building and scheduled monument. The redevelopment of the site has potential to cause harm to the character and setting of the heritage assets, but impacts can likely be avoided through sensitive design.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Previously developed land
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Part of Clapham Village which falls within the National Park is defined by a Service Village boundary under the adopted Yorkshire Dales National Park Local Plan. The site falls within this boundary.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	Assessment
Assessed Development capacity	2
Likely timeframe for development	Unknown
Overall rating	Suitable for allocation
Justification for rating	The site falls within the Yorkshire Dales National Park but is within the settlement boundary and well-integrated into the existing built up area of Clapham and consists of an unused barn of some historic significance (pre-1851). The site falls within the Clapham conservation area and adjacent to a Grade II listed building (Base to Cross) and Scheduled Monument (Market Cross). The sensitive renovation of the existing building presents opportunities for development to make a positive contribution to the setting of the conservation area and wider setting of the listed building and scheduled monument. The redevelopment of the site has potential to cause harm to the character and setting of the heritage assets, but impacts can likely be avoided through sensitive design. Otherwise, the site also has good access to the village bus stops, local community facilities and open space. The site is considered suitable for housing or live/work units and is more favourable compared to other site options.

CNP4



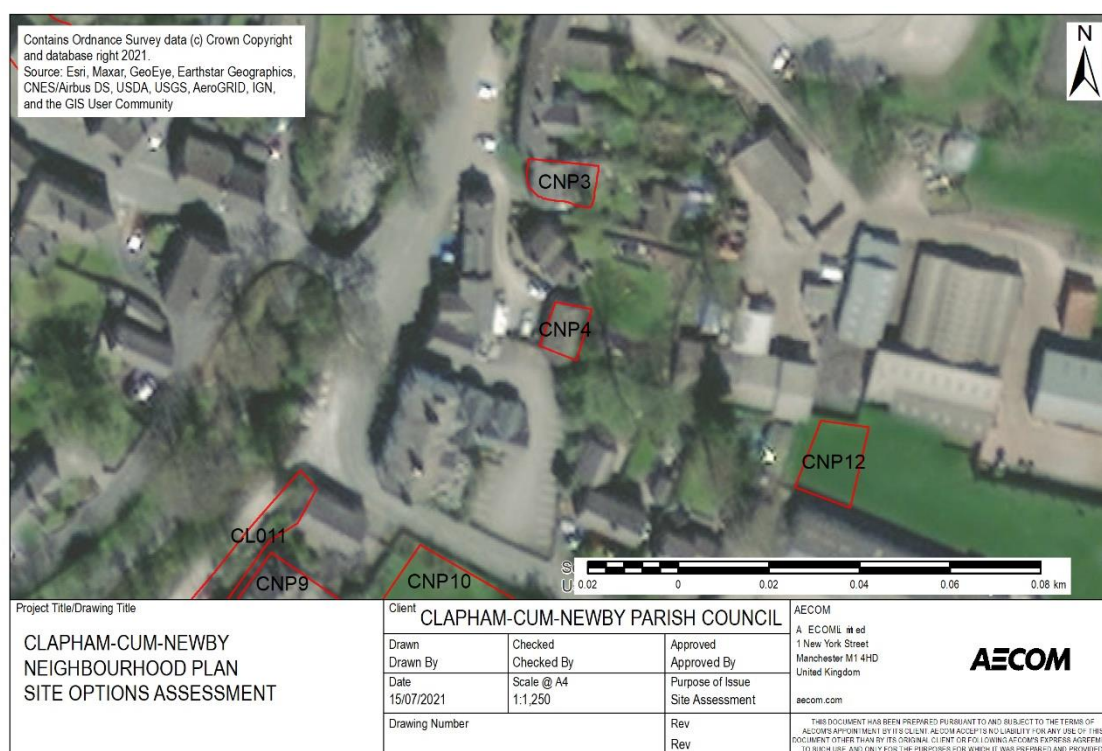
Site Details

Site Reference / Name	CNP4
Site Address / Location	Barn rear of Cave Rescue, off Church Avenue
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Unused Barn
Neighbouring Land uses	Residential / village centre
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.008 ha
Development Capacity	1
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Yorkshire Dales National Park. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area¹⁸. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No (the site is urban/ in non-agricultural use).
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

¹⁸ Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: <https://www.communityforest-trust.org/englands-community-forests>

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Relatively flat
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is currently accessed via Church Avenue.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is adjacent to a PROW.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is in immediate proximity to a designated cycle route and has cycle access from a PROW and low traffic road.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	Yes. Significant trees to the south east of the site. However, development is unlikely to cause harm or loss of the trees.
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 200m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 200m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 300m of Clapham playground and The Green open space.
Cycle Route	<400m 400-800m >800m	The site is in immediate proximity to the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site falls within the built-up area and has low intervisibility with the landscape surrounding the village. There is potential for the refurbishment of the existing

	building to improve the character of the local townscape and conservation area. The site is considered to have a Low sensitivity to development.
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Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls within the Clapham conservation area and adjacent to a Grade II listed building (New Inn). The site contains a building of some historic significance (pre-1893). The sensitive renovation of the existing building presents some opportunities for development to make a positive contribution to the setting of the conservation area. There is also potential for the insensitive redevelopment of the site to cause harm to designated heritage assets, although effects can likely be mitigated.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Previously developed land
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Part of Clapham Village which falls within the National Park is defined by a Service Village boundary under the adopted Yorkshire Dales National Park Local Plan. The site falls within this boundary.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	Assessment
Assessed Development capacity	2
Likely timeframe for development	Unknown
Overall rating	Suitable for allocation
Justification for rating	The site falls within the Yorkshire Dales National Park but is within the settlement boundary and well-integrated into the existing built up area of Clapham and consists of an unused barn of some historic significance (pre-1893). The site falls within the Clapham conservation area and adjacent to a Grade II listed building (New Inn). The sensitive renovation of the existing building presents some opportunities for development to make a positive contribution to the setting of the conservation area. There is also potential for the insensitive redevelopment of the site to cause harm to designated heritage assets, although effects can likely be mitigated. Otherwise, the site also has good vehicular access, access to the village bus stops, local community facilities and open space. The site is considered suitable for housing or live/work units and is more favourable compared to other site options.

CNP5



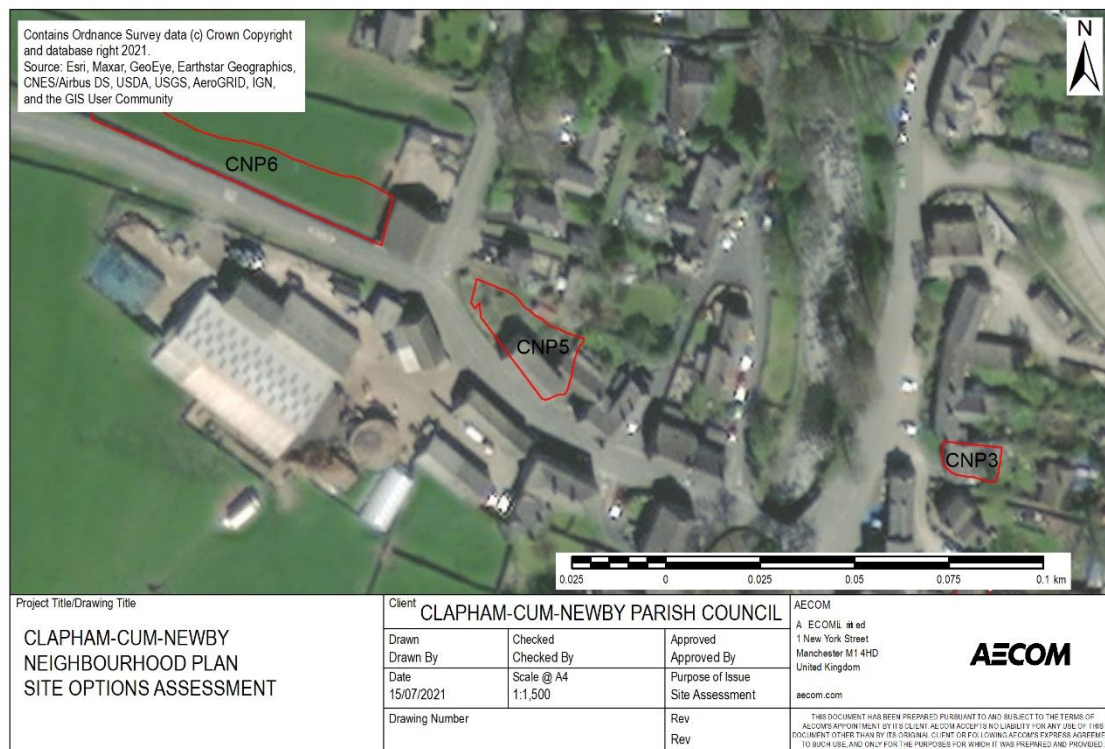
Site Details

Site Reference / Name	CNP5
Site Address / Location	Mark Nelson's Barn and curtilage, Cross Haw Lane
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Agricultural barn and field
Neighbouring Land uses	Residential / agricultural buildings
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.04 ha
Development Capacity	1
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Yorkshire Dales National Park. The site is also adjacent to the Forest of Bowland AONB. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area¹⁹. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No (the site consists of a barn and its curtilage to support offsite agriculture).
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

¹⁹ Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: <https://www.communityforest-trust.org/englands-community-forests>

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Relatively flat
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is currently accessed via Cross Haw Lane. The existing access is suitable for a single dwelling but is considered to not be suitable for a higher quantum of housing.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is not directly served with a footpath but does have pedestrian access from a low traffic road (Cross Haw Lane). Pedestrian accessibility is poor along the B6480 between the site and Clapham Beck, due to higher traffic volume and poorer visibility.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is in close proximity to a designated cycle route and has cycle access from a low traffic road (Cross Haw Lane).
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	Potential for minor ground contamination in relation to materials and debris being left on the site. However, this is not likely to undermine the deliverability of the site.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 100m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 200m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 300m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 100m of the National Cycle Network Route 69. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site falls within the built-up area and has limited intervisibility with the landscape surrounding the village. The view east along the B6480 from Clapham Beck is identified as a key view in the Conservation Area

	appraisal, so any development would need to be sensitively designed to ensure this view is maintained. There is potential for the refurbishment of the existing building to improve the character of the local townscape and conservation area. The site is considered to have a low sensitivity to development.
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Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls within the Clapham conservation area, but development could be sensitively designed to not impact significantly on its character or function. The site is also within close proximity to Rose Cottage and Bull and Cave Farmhouse listed buildings. However, the site can likely be development sensitively (especially through the preservation and renovation of the existing barn) to avoid any harm to the character or setting of these heritage assets.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	A mixture of greenfield and previously developed land.
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Part of Clapham Village which falls within the National Park is defined by a Service Village boundary under the adopted Yorkshire Dales National Park Local Plan. The site falls within this boundary.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	Assessment
Assessed Development capacity	1-2
Likely timeframe for development	Unknown
Overall rating	Suitable for allocation
Justification for rating	The site is within the settlement boundary and well-integrated into the existing built up area of Clapham, adjacent to the Forest of Bowland AONB and within the Yorkshire Dales National Park. The site is currently accessed from a gate on Cross Haw Lane in immediate proximity to the junction with the B6480. This access is considered unsuitable to accommodate any substantial development and it is also envisaged that an improved vehicular access cannot be provided due to the location of the site along a bend and junction with poor visibility splays. Otherwise, the site has good access to the village bus stops, community facilities and open space. The site falls within the Clapham conservation area and in proximity to two listed buildings, but development could be sensitively designed to not impact significantly on its character, setting or function. The site is considered suitable for a live/work unit ideally involving the conversion of the existing barn. Conversion of the barn to a single home may also be possible. Subject to discussions with the highways authority on the suitability of access, one additional dwelling could be accommodated on the site, either adjacent to the junction or to

	the north of the barn. This would also be subject to confirmation from the landowner on the full extent of the site, since there is land outside the boundary provided which appears to be part of the same landholding.
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CNP6



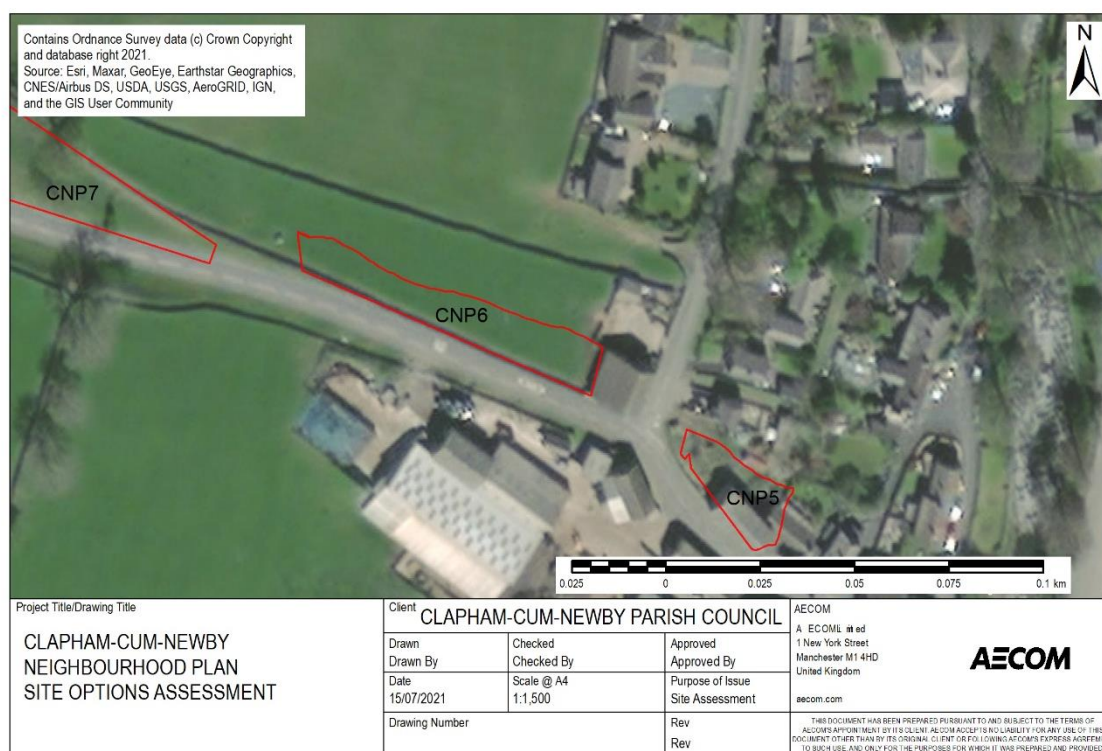
Site Details

Site Reference / Name	CNP6
Site Address / Location	Paddock opposite Bull and Cave
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Agricultural field
Neighbouring Land uses	Agricultural buildings / open countryside
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.09 ha
Development Capacity	3
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site is adjacent to the Forest of Bowland AONB. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area²⁰. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site consists of Grade 3 agricultural land. It is unknown if this is amongst the best and most versatile agricultural land.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

²⁰ Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: <https://www.communityforest-trust.org/englands-community-forests>

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Gently sloping/uneven
Is there existing vehicular access to the site? Or could access be provided?	There is no existing vehicular access to the site, but an access can potentially be provided along the B6480, subject to traffic calming and other measures.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is adjacent to a footpath.
Is there existing cycle access to the site? Or could access be provided?	No. The site is in close proximity to a designated cycle route but falls adjacent to a busy road with no cycle infrastructure.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 200m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 250m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 400m of The Green open space and within 500m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 200m of the National Cycle Network Route 69. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape?	The site falls within the Forest of Bowland AONB and its landscape character assessment places it within the Drumlin Fields Landscape Area Lawkland (K3). The site also falls within the Yorkshire Dales Landscape Character Assessment's Ingleborough and Moughton Southern Fringe sub-area of Landscape Character Area 13: Ribblesdale. The North Yorkshire and York Landscape Characterisation Project considers the site to fall within the Drumlin Valleys area (Character Area 32).

Is the site low, medium or high sensitivity in terms of visual amenity?	The site is visually open in character and its development will form a linear extension of the built-up area into open countryside, within an area with long distance views and in a form that does not resonate with the character of Clapham Village (linear built form aligned along Clapham Beck). The site has High intervisibility with the surrounding landscape and is considered to be of High sensitivity to development.
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Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting?	The site is adjacent to the Clapham conservation area, but development could be sensitively designed to not impact significantly on its character or function. Otherwise, the site is not considered to fall within the setting of other designated heritage asset in the area.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site is adjacent to and connected with the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Clapham Village outside of the Yorkshire Dales National Park is not defined by a settlement boundary. This site falls outside the Service Village boundary under the adopted Yorkshire Dales National Park Local Plan.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes. Development on the site would result in a linear extension to the densely built-up area of Clapham. It will significantly change the form and character of the settlement to the west which is currently well confined and would appear as an intrusion into the countryside.

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	Assessment
Assessed Development capacity	0
Likely timeframe for development	Unknown
Overall rating	Unsuitable for allocation
Justification for rating	The site is adjacent to the main built up area of Clapham and its development will result in the loss of greenfield land and Grade 3 agricultural land. The site also falls adjacent to the Forest of Bowland AONB and the Yorkshire Dales National Park. There is no existing vehicular access to the site, but an access can potentially be provided along the B6480, subject to traffic calming and other measures. The site also has good access to the village bus stops, local community facilities and open space. The site is adjacent to the Clapham conservation area, but development could be sensitively designed to not impact significantly on its character or function. Development on this site for housing would, however, result in a linear extension to the densely built up area of Clapham which would change the form and character of the settlement. This would undermine the historic field pattern and the openness of the landscape character and would adversely affect visual amenity, with a significant intrusion into long-range views towards the higher ground of the National Park. The site is therefore considered unsuitable for allocation.

CNP7



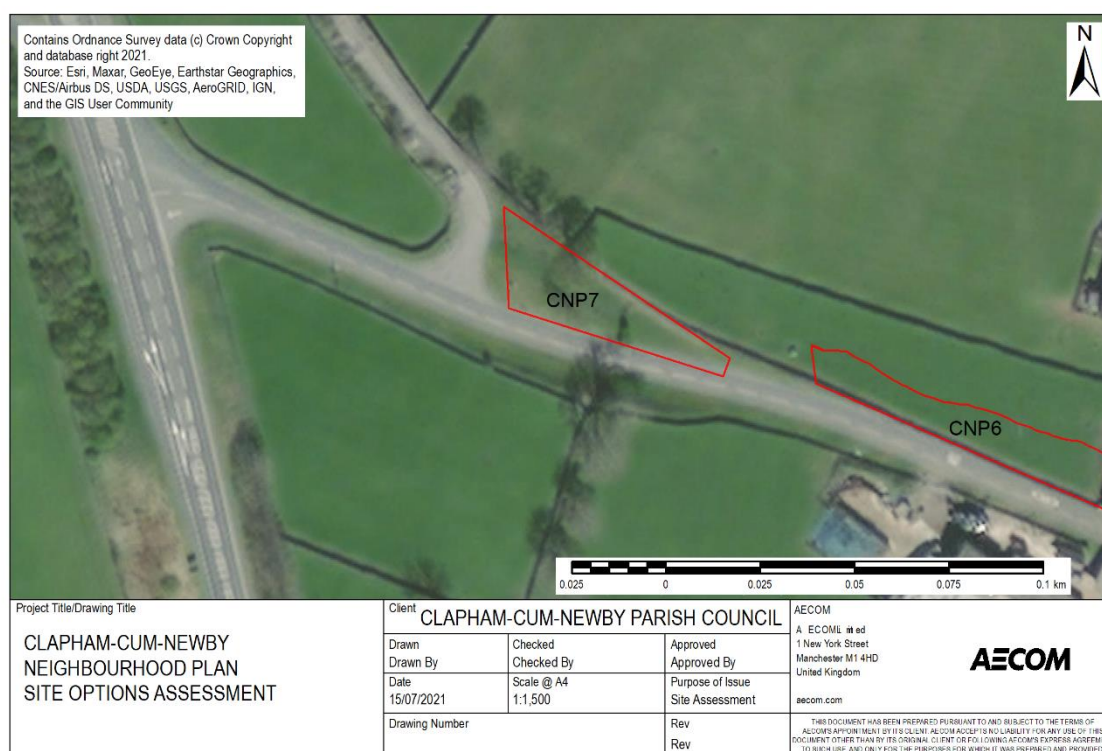
Site Details

Site Reference / Name	CNP7
Site Address / Location	Land at the corner of Old Road and B6480
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Green Space
Neighbouring Land uses	Open countryside
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.09 ha
Development Capacity	3
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site is adjacent to the Forest of Bowland AONB. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area²¹. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk Note: an area of high flood risk lies on the boundary of the site.
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site consists of Grade 3 agricultural land, but forms a small roadside parcel of land unsuitable for agricultural use. The site is also not in existing agricultural use.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

²¹ Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: <https://www.communityforest-trust.org/englands-community-forests>

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site contains a mature tree and a small area of tall grasses. The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Gently sloping/uneven
Is there existing vehicular access to the site? Or could access be provided?	There is no existing vehicular access to the site, but an access can potentially be provided to the north west of the site off the unnamed road off the B6480.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is adjacent to a footpath.
Is there existing cycle access to the site? Or could access be provided?	No. The site is in good proximity to a designated cycle route but falls adjacent to a busy road with no cycle infrastructure.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	Yes. The site contains and is adjacent to a small linear cluster of trees. There is potential for development to cause some harm to a tree subject to the scale of development.
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 300m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 400m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 400m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 300m of the National Cycle Network Route 69. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape?	The site falls within the Forest of Bowland AONB and its landscape character assessment places it within the Drumlin Fields Landscape Area Lawkland (K3). The site also falls within the Yorkshire Dales Landscape Character Assessment's Ingleborough and Moughton Southern Fringe sub-area of Landscape Character Area 13: Ribblesdale. The North Yorkshire and York Landscape Characterisation Project considers the site to fall within the Drumlin Valleys area (Character Area 32).

Is the site low, medium or high sensitivity in terms of visual amenity?	The development of the site will result in a sporadic form of development in the open countryside with high intervisibility with the surrounding landscape. The site is considered to have a High sensitivity to development.
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Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting?	The site does not fall within the conservation area and is not considered to fall within the setting of a designated heritage asset and therefore an impact is unlikely.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site is outside the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Clapham Village outside of the Yorkshire Dales National Park is not defined by a settlement boundary. This site falls outside the Service Village boundary under the adopted Yorkshire Dales National Park Local Plan.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes. The site is outside the built-up area and its comprehensive development for housing would appear as an intrusion of built development into open countryside and undermine the existing contained character of the settlement.

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	Assessment
Assessed Development capacity	0
Likely timeframe for development	Unknown
Overall rating	Unsuitable for allocation
Justification for rating	The site falls adjacent to the Forest of Bowland AONB and its development will result in the loss of greenfield land. There is no existing vehicular access to the site, but an access can potentially be provided to the north west of the site off the unnamed road off the B6480. The site also has walkable access to the village bus stops, local community facilities and open space. The site falls outside the main built up area of Clapham and its development will result in a sporadic form of development in the open countryside with high intervisibility with the surrounding landscape. This would not be in conformity with the requirements of adopted Local Plan policy SP4. Development would also appear to conflict with the townscape and landscape character which is defined by an open undisturbed landscape surrounding a linear densely built-up area along Clapham Beck. Furthermore, the site includes and borders a small number of deciduous trees in an otherwise open landscape of pastoral fields. This is intrinsic to the landscape character of the local area and of significance to the AONB. Development is therefore likely to cause irreversible harm to these important landscape features, which are likely to also be of some, although limited, ecological importance.

	The site is considered unsuitable for allocation.
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CNP8



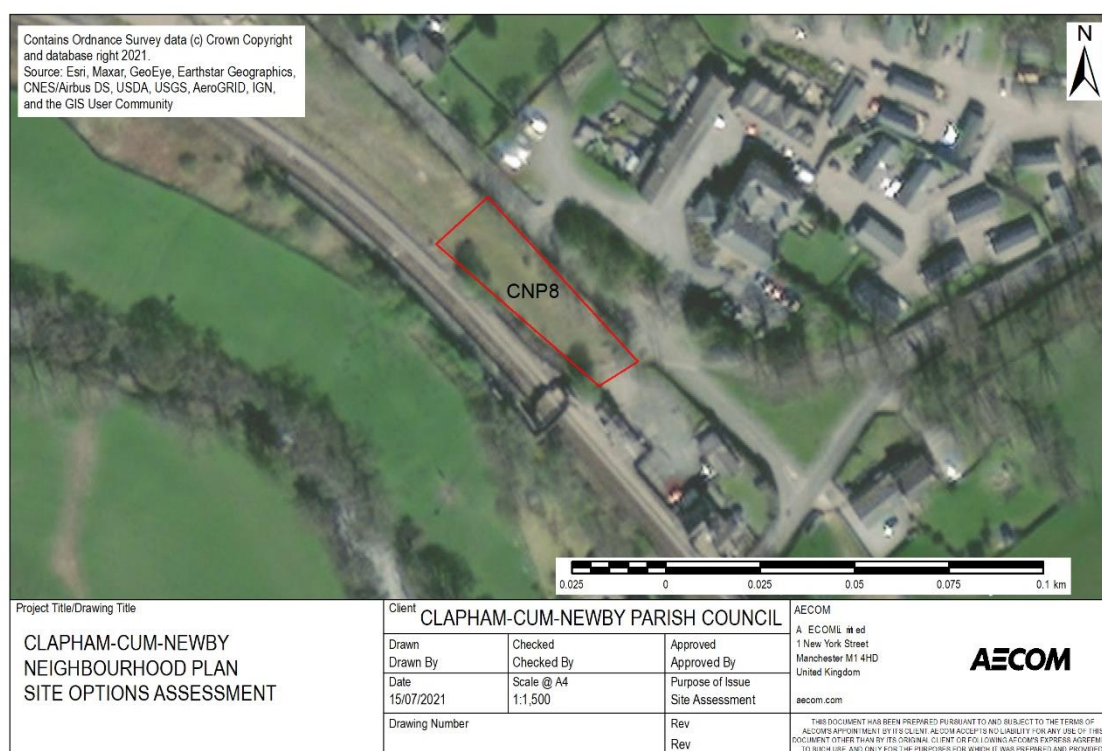
Site Details

Site Reference / Name	CNP8
Site Address / Location	Former Railway Goods Yard, Clapham Station
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Former Railway Goods Yard, hamlet of Clapham Station
Neighbouring Land uses	Residential/train station / holiday cottages / countryside
Proposed Land use (in the Neighbourhood Plan)	Employment
Gross Site Area (Hectares)	0.11 ha
Development Capacity	0
Planning History	2019/20202/OUT / Land adjacent to the Fountain House / Change of use of agricultural land and the siting of a detached house and associated external works / approved with conditions - 23.4.19 2018/19550/FUL / Former Railway Goods Yard / Change of use of land from Former Railway Goods Yard to 9no. holiday lodges (phase 2) / Application withdrawn- 21.11.18

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The Newby Moor SSSI is approximately 150m to the north west of the site. The site falls within the SSSI Impact Zone for non-residential development in the excess of 1,000m². The site is enclosed with the Forest of Bowland AONB to the east and west. The site is not within or adjacent to any other known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area²². The site is also within immediate proximity to the Meldingscale Corner, Clapham Station and Conisber, Clapham Common SINCs. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site consists of Grade 3 agricultural land, but forms a small previously developed parcel of land adjacent to the railway line considered unsuitable for agricultural use. The site is also not in existing agricultural use.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

²² Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: <https://www.communityforest-trust.org/englands-community-forests>

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site contains some mature trees and hedges along the site boundary with potential to support protected species. However, any potential impacts could likely be minimised or avoided through sensitive design. A detailed ecological assessment should be carried out before the submission of any planning application to determine if development would affect or result in the loss of key biodiversity habitats or undermine ecological connectivity.
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Flat
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is accessed from an unnamed road which connects the site to the A65.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is not directly served with a footpath but does have pedestrian access from a low traffic road.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is in close proximity to a designated cycle route and has cycle access from a low traffic road.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	Yes. Significant trees along the site boundaries and to the east of the site. However, development is unlikely to cause harm or loss of the trees.
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	Due to the historical land use as railway use there is a potential for the land to be contaminated.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The site is over 1200m from the nearest shop (Growing with Grace).
Bus /Tram Stop	<400m 400-800m >800m	The site is over 800m from the nearest bus stop.
Train station	<400m 400-1200m >1200m	The site is adjacent to Clapham railway station.
Primary School	<400m 400-1200m >1200m	The site is over 4km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 10km from the nearest mainstream secondary school (Settle College). The site is not served by good public transport links to the school.
Open Space / recreation facilities	<400m 400-800m >800m	The site does not fall within 800m of formal open space or recreational facilities. However, the site is within the countryside and benefits from PROWs and low traffic roads of recreational value.
Cycle Route	<400m 400-800m >800m	The site falls within 100m of the National Cycle Network Route 69. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape?	The site falls within the Forest of Bowland AONB and its landscape character assessment places it within the Drumlin Fields Landscape Area Lawkland (K3). The site also falls within the Yorkshire Dales Landscape Character Assessment's Ingleborough and Moughton Southern Fringe sub-area of Landscape Character Area 13: Ribblesdale. The North Yorkshire and York Landscape Characterisation Project considers the site to fall within the Drumlin Valleys area (Character Area 32).

Is the site low, medium or high sensitivity in terms of visual amenity?	The site is enclosed with built development to three sides and open in character to the north. The site relates well to the current train station building and surrounding built-up area and thus is considered to have a Low sensitivity to development.
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Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting?	The site does not fall within the conservation area and is not considered to fall within the setting of a designated heritage asset and therefore an impact is unlikely.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Previously developed land
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	The cluster of development around Clapham train station is not defined by a settlement boundary but does fall within a built-up area within the hamlet of Clapham station.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No. The site is well enclosed with built development and resonates well with the adjacent train station.

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	Assessment
Assessed Development capacity	-
Likely timeframe for development	Unknown
Overall rating	Potentially suitable for allocation (employment use only)
Justification for rating	The site consists of previously developed land and falls within the Forest of Bowland AONB and in close proximity to the Newby Moor SSSI. Whilst the site does not fall within an impact zone which would trigger consultation for employment development with Natural England, the site does include a number of trees, shrubs and green infrastructure of potential ecological value with potential to support protected species or ecological connectivity to and from the SSSI. A detailed ecological assessment is required to fully understand the ecological value of the site. It is also likely that potential effects can likely be mitigated through sensitive design and by preserving green corridors along the site perimeter. The site is broadly enclosed in character with built development on three sides, including Clapham train station to which is closely relates. Therefore, development is unlikely to have any adverse effects on landscape character and the AONB. The close proximity to the station and railway line has potential to adversely affect the amenity of new users as a result of noise and air pollution. However, this is not considered to be a significant constraint for employment use, as the site can be utilised for less sensitive employment uses, and the frequency of

services means that it is not likely to create a significant barrier to residential development, subject to mitigation through design.

The site is accessed from an unnamed road which connects the site to the A65. It is poorly served by local services and facilities but does benefit from immediate access to Clapham train station, which is frequently served with connections to nearby towns. The site is considered suitable for employment use subject to a detailed ecological assessment and mitigation.

The site is considered unsuitable for live/work units or other residential development since it is in an area designated as open countryside in the Local Plan and therefore development will only be supported where it is in accordance with the special circumstances set out in NPPF Paragraph 79 (Local Plan Policy SP4).

CNP9



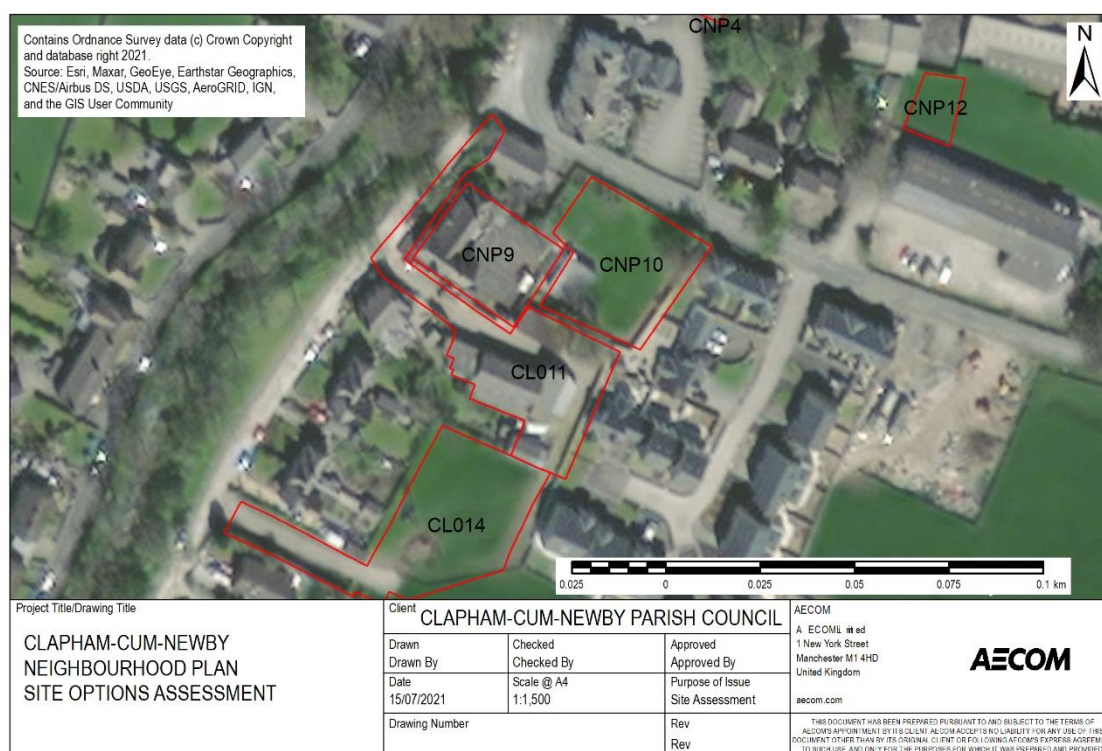
Site Details

Site Reference / Name	CNP9
Site Address / Location	Former Clapham Primary School, The Green
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Former school and curtilage
Neighbouring Land uses	Residential / agricultural buildings
Proposed Land use (in the Neighbourhood Plan)	Residential, live/work units or community use
Gross Site Area (Hectares)	0.07 ha
Development Capacity	2
Planning History	18/2011/12074 / Clapham C of E Primary School / Erection of a single storey rear extension, macadam playground, canopy and removal of four trees within Clapham Conservation Area on land at Primary School / Application withdrawn - 30.01.12 18/2013/14013 / Clapham C of E Primary School / Removal of existing temporary classroom unit and relocation of 2no. existing sheds and summer house / approved - 12.12.13

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Forest of Bowland AONB. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area²³. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No (the site is urban/ in non-agricultural use).
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

²³ Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: <https://www.communityforest-trust.org/englands-community-forests>

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Relatively flat
Is there existing vehicular access to the site? Or could access be provided?	No. The site can be directly serviced from the Green, but there is no vehicular access into the site itself. However, the site does benefit from on-street parking nearby and there is potential for an access to be established from the adjacent farm complex (Site CL011) or via Old Road if the site was to be considered alongside Site CNP10.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is served by a PROW along The Green.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is in immediate proximity to a designated cycle route and has cycle access from a PROW along The Green.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PROW) crossing the site?	A public footpath runs along the western boundary of the site.
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site consists of a former primary school. There is no evidence to suggest the site is currently in public or community use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 200m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 200m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 150m of The Green open space and within 400m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 100m of the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site falls within the built-up area and has low intervisibility with the landscape surrounding the village. There is potential for the reuse of the existing building to preserve its important positive contribution towards the character of the local townscape and conservation area.

	The site is considered to have a Low sensitivity to development.
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Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls within the Clapham conservation area and contains a Grade II listed building (Clapham Primary School). The listed building is of historic and architectural interest and makes a significant contribution to a group of nearby listed buildings and the character of the conservation area. The building is currently vacant following the closure of the school. The reuse of the building for a non-educational use would undermine its architectural interest as a purpose-built school and historic interest from its association with a prominent local family. However, it would also safeguard its long-term use and should avoid the building falling into disrepair. There is potential for some of the site to be sensitively developed without causing substantial harm to the listed building. The substantial redevelopment of the site or the loss of the listed building will result in permanent harm or loss of the heritage asset.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site contains a Grade II listed building (Clapham Primary School) which is also a non-designated heritage asset. The listed building is currently vacant following the closure of the school. The reuse of the building for a non-educational use would undermine its architectural interest as a purpose-built school and historic interest from its association with a prominent local family. However, it would also safeguard its long-term use and should avoid the building falling into disrepair. There is potential for the site to be sensitively developed to avoid adverse effects.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Previously developed land
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Clapham Village outside of the Yorkshire Dales National Park is not defined by a settlement boundary. This site falls outside the Service Village boundary under the adopted Yorkshire Dales National Park Local Plan.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.

Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

<i>Indicator of Availability</i>	<i>Assessment</i>
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	Unknown. The NP group have indicated that there may be unresolved ownership issues, which should be clarified with the landowners if the site is proposed for allocation.
Is there a known time frame for availability?	Unknown

Viability

<i>Indicator of Viability</i>	<i>Assessment</i>
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

<i>Conclusions</i>	<i>Assessment</i>
Assessed Development capacity	2
Likely timeframe for development	Unknown
Overall rating	Potentially suitable for allocation
Justification for rating	The site falls within the Forest of Bowland AONB but is within and well-integrated into the existing built up area of Clapham and consists of a Grade II listed building (Clapham Primary School) and its curtilage. The site also falls within the Clapham conservation area. The reuse of the building for housing or partially for employment would undermine its architectural interest as a purpose-built school and historic interest from its association with a prominent local family. However, it would also safeguard its long-term use and should avoid the building falling into disrepair. The reuse of the building for community use may result in less harm to its architectural interest, particularly if the classrooms are retained and the interior structural integrity is retained.

There is also potential for a small proportion of the eastern part of the site to be sensitively developed without causing substantial harm to the listed building. However, the substantial redevelopment of the site or the loss of the listed building will result in permanent harm or significant adverse effects from the loss of the heritage asset. Other than this, the site benefits from good access to the village bus stops, local community facilities and open space. The site can be serviced via the Green, although there is no vehicular access into the site itself. There is a possibility that this could be provided to the rear of the site via the lane which serves Site CL011, subject to landowner agreement, or, if developed alongside the former school playing field, from Old Road via site CNP10.

The site is considered suitable for housing, live/work units or community use through a sensitive scheme which preserves the listed building and the character of its setting.

CNP10



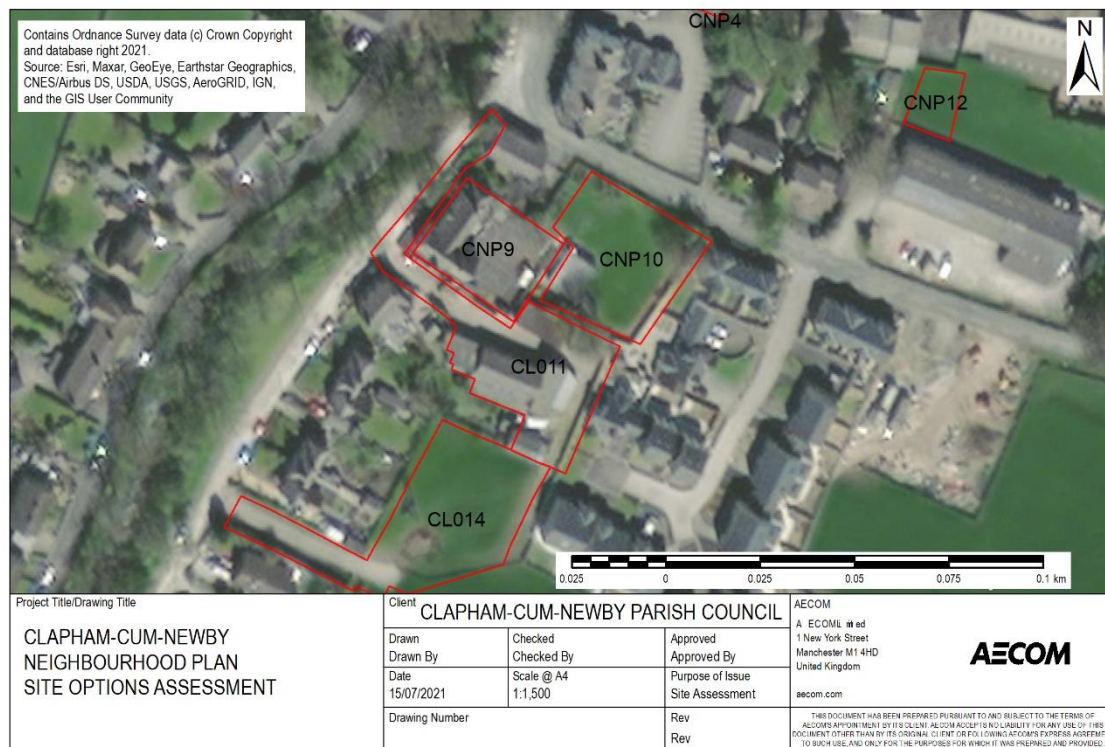
Site Details

Site Reference / Name	CNP10
Site Address / Location	Former School Playing Field, Old Road
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Former school playing field
Neighbouring Land uses	Residential / former school / village centre
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.1 ha
Development Capacity	3
Planning History	18/2013/14013 / Clapham C of E Primary School / Removal of existing temporary classroom unit and erection of a new single prefabricated classroom unit and relocation of 2no. Existing sheds and summer house / Approved - 12.12.13 18/2011/12069 / Clapham C of E Primary School / Conservation area consent for the demolition of a temporary classroom unit / withdrawn - 24.10.11 18/2012/12742 / Clapham C of E Primary School / Erection of single storey rear extension, formation of macadam playground, removal of temporary classroom unit, relocation of sheds and summerhouse and removal of five trees within Clapham conservation area (revised application) / Approved - 14.8.12

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Forest of Bowland AONB. The site is also adjacent to the Yorkshire Dales National Park. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area²⁴. It is also designated as Open Space in the Craven Local Plan, although it is no longer in use as a school playing field (due to the closure of the school).
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No (the site is urban/ in non-agricultural use).
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

²⁴ Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: <https://www.communityforest-trust.org/englands-community-forests>

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site contains some trees with potential to support protected species. However, any potential impacts could likely be minimised or avoided through sensitive design.
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Relatively flat
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is currently accessed via The Green.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is adjacent to a footpath.
Is there existing cycle access to the site? Or could access be provided?	No. The site is adjacent to a designated cycle route, but this also forms a busy road with no cycle infrastructure.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site consists of a former primary school playing field. There is no evidence to suggest the site is currently in public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 200m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 200m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 150m of The Green open space and within 400m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site is adjacent to the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site falls within the built-up area and is enclosed with built development. It has low intervisibility with the landscape surrounding the village and is not likely to adversely impact any internal or long-distance important

views. The site is considered to have a Low sensitivity to development.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls within the Clapham conservation area and adjacent to a Grade II listed building (Clapham Primary School). However, the setting of the listed building is broadly confined to its curtilage and historic architectural significance as a school. Development on this site is unlikely to undermine the openness of the listed building. Development could also likely be designed sensitively to avoid harm to heritage assets.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is adjacent to a Grade II listed building (Clapham Primary School) which is also a non-designated heritage asset. Development could likely be designed and positioned sensitively to complement the character of the heritage asset.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	A mixture of greenfield and previously developed land.
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Clapham Village outside of the Yorkshire Dales National Park is not defined by a settlement boundary. This site falls adjacent to the Service Village boundary under the adopted Yorkshire Dales National Park Local Plan.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is allocated as open space in the Craven Local Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	Assessment
Assessed Development capacity	1-2
Likely timeframe for development	Unknown
Overall rating	Potentially suitable for allocation
Justification for rating	The site falls within the Forest of Bowland AONB but is within and well-integrated into the existing built up area of Clapham. The site contains a mixture of greenfield and previously developed land. The site also includes a number of trees and shrubs. The site benefits from good proximity to the village bus stops, local community facilities and open space. The site falls within the Clapham conservation area and adjacent to a Grade II listed building (Clapham Primary School). However, the setting of the listed building is broadly confined to its immediate curtilage and historic architectural significance as a school. Therefore, development on this site is unlikely to undermine the openness of the listed building and could likely be designed sensitively to avoid harm to heritage assets. The site is designated as protected open space in the Local Plan, although it no longer functions as a school playing field. This designation would need to be removed in order for the site to be allocated. Development would also lead to the loss of community open space which could be used for the adjacent new housing. The site is considered potentially suitable for housing and for live/work units subject to sensitive design and the removal of the open space designation.

CNP11



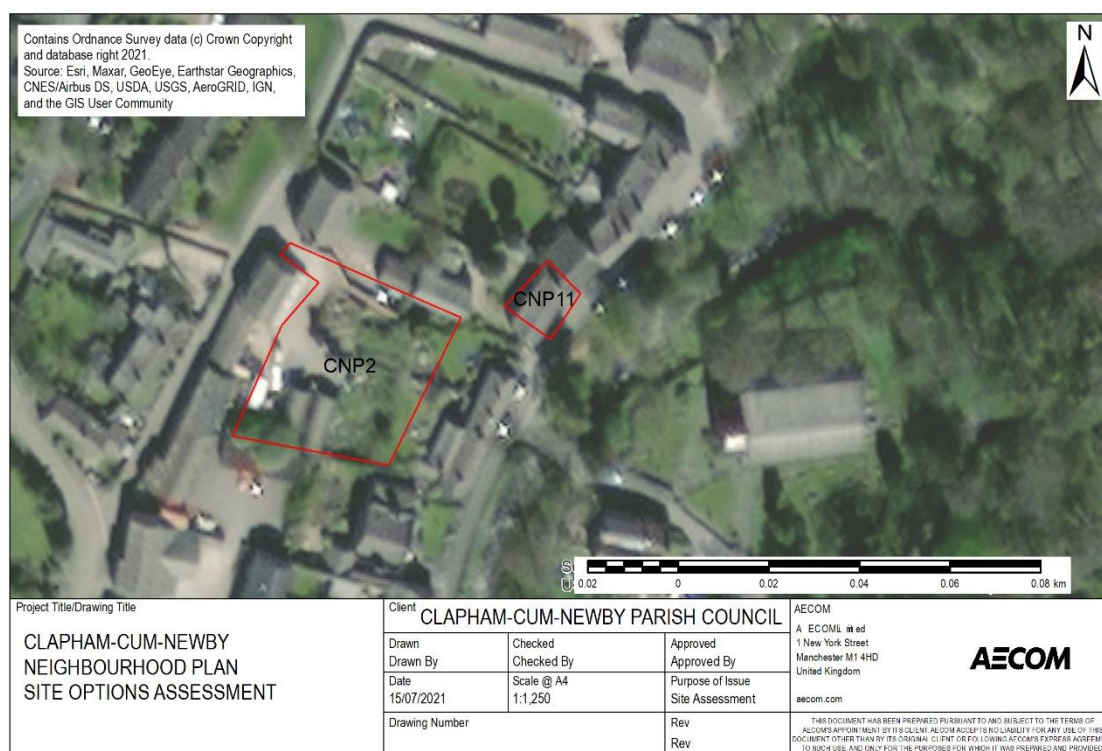
Site Details

Site Reference / Name	CNP11
Site Address / Location	Riverside Barns, Riverside
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Unused Barn
Neighbouring Land uses	Residential / church
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.02 ha
Development Capacity	1
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Yorkshire Dales National Park. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area²⁵. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No (the site is urban/ in non-agricultural use).
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

²⁵ Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: <https://www.communityforest-trust.org/englands-community-forests>

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Gently sloping
Is there existing vehicular access to the site? Or could access be provided?	Yes. The site is currently accessed via The Green.
Is there existing pedestrian access to the site? Or could access be provided?	Yes. The site is adjacent to a footpath.
Is there existing cycle access to the site? Or could access be provided?	Yes. The site is adjacent to a designated-on road cycle route, although the road usually has a high volume of parked cars. The site is also in close proximity to a low traffic road and PROWs.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None Known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 400m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 400m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 200m of Ingleborough Estate nature trail, open space at St James' Church and Clapham playground.
Cycle Route	<400m 400-800m >800m	The site is adjacent to the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site falls within the built-up area and has low intervisibility with the landscape surrounding the village, although it falls within two key views identified in the

	Conservation Area appraisal. There is potential for the refurbishment of the existing building to improve the character of the local townscape and conservation area and make a positive contribution to the key views. The site is considered to have a medium sensitivity to development which could be addressed through the sensitive re-use of the barns.
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Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls within the Clapham conservation area and adjacent to a number of Grade II listed buildings. The site contains a building of some historic significance (pre-1851). The sensitive renovation of the existing building presents limited opportunities for development to make a minor positive contribution to the setting of the conservation area and listed buildings. The redevelopment of the site has potential to cause harm to the character and setting of the heritage assets, but impacts can likely be avoided through sensitive design.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Previously developed land
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Part of Clapham Village which falls within the National Park is defined by a Service Village boundary under the adopted Yorkshire Dales National Park Local Plan. The site falls within this boundary.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	Assessment
Assessed Development capacity	2
Likely timeframe for development	Unknown
Overall rating	Suitable for allocation
Justification for rating	The site falls within the Yorkshire Dales National Park but is within and well-integrated into the existing built up area of Clapham and consists of a large barn of some historic significance (pre-1851). The site falls within the Clapham conservation area and adjacent to a number of Grade II listed buildings. The sensitive renovation of the existing building presents limited opportunities for development to make a minor positive contribution to the setting of the conservation area and listed buildings. The redevelopment of the site has potential to cause harm to the character and setting of the heritage assets, and to affect the key views identified in the Conservation Area appraisal, but impacts can likely be avoided through sensitive design. The site also has walkable access to the village bus stops, local community facilities and open space. The site is considered suitable for housing, live/work units, or employment uses which are sensitive to its location within the conservation area.

CNP12



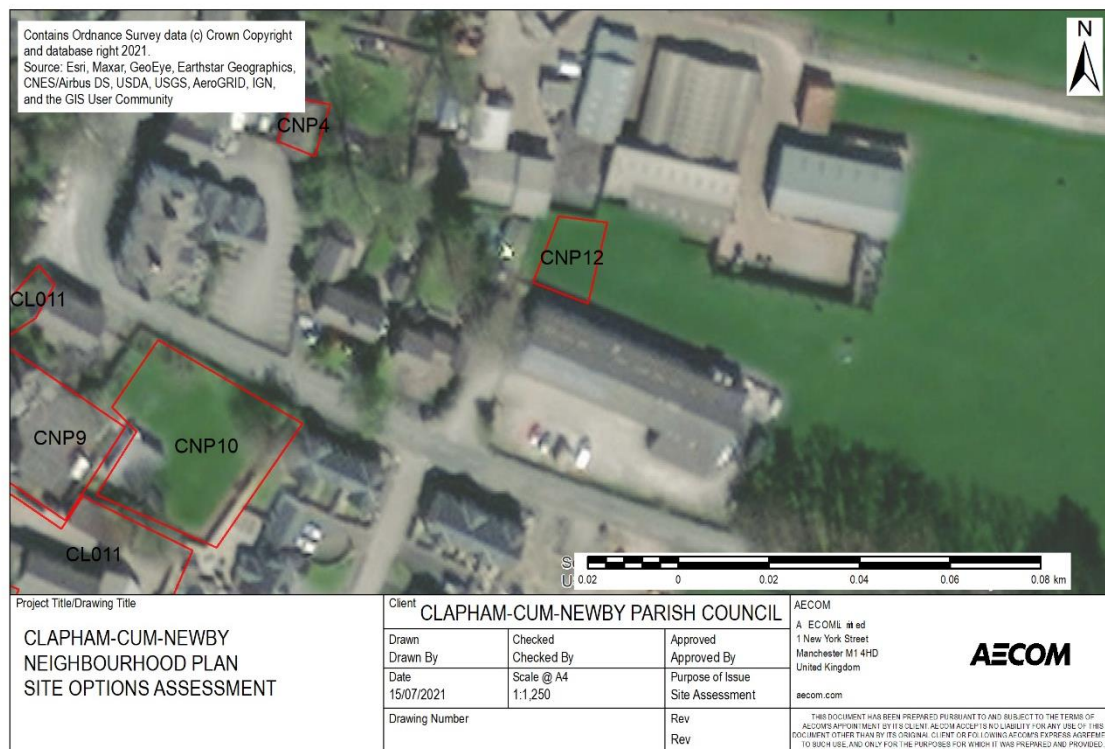
Site Details

Site Reference / Name	CNP12
Site Address / Location	Land next to telephone exchange
Site Identification Method / Source	Identified by NP group
SHLAA Site Reference	-

Site Context

Current Land use	Agricultural field
Neighbouring Land uses	Agricultural buildings
Proposed Land use (in the Neighbourhood Plan)	Residential and live/work units
Gross Site Area (Hectares)	0.02 ha
Development Capacity	1
Planning History	No known relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	The site falls within the Yorkshire Dales National Park. Otherwise, the site is not within or adjacent to any known statutory policy or environmental designations.
Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations: • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other	The site falls within the White Rose Community Forest area²⁶. Otherwise, the site is not within or adjacent to any known non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3?	Flood Zone 1: Low flood risk
Site is at risk of surface water flooding?	<15% of the site is affected by surface water.
Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site consists of Grade 3 agricultural land. It is unknown if this is amongst the best and most versatile agricultural land.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?	No

²⁶ Community Forests are areas in which tree planting is encouraged, and each Community Forest is a partnership between local authorities and local, regional and national partners including the Forestry Commission and Natural England. The basis for each Forest is a government-approved Forest Plan, a 30-year vision of landscape-scale improvement. More information is available on the Community Forest website: <https://www.communityforest-trust.org/englands-community-forests>

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?	The site does not contain any known local wildlife-rich habitats or habitats with potential to support protected species.
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Relatively flat
Is there existing vehicular access to the site? Or could access be provided?	No. The site boundary does not abut the public highway and therefore it is unclear if a suitable vehicular access can be provided.
Is there existing pedestrian access to the site? Or could access be provided?	No. The site is not directly served by a footpath.
Is there existing cycle access to the site? Or could access be provided?	No. The site is in close proximity to a designated cycle route along Old Road, but the site boundary does not include an access between the site and Old Road.
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	The site contains overhead power lines but this should not undermine the delivery of the site.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	The site is within 400m of the village shop.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 400m of the village bus stops with services every two hours to Settle and Kirkby Lonsdale, which provide timely bus connections to Lancaster and Skipton.
Train station	<400m 400-1200m >1200m	The site is over 1.5km from the nearest train station at Clapham. However, local bus services provide public transport access to train stations at Giggleswick and Settle, with services to Skipton, Lancaster, Carlisle and Leeds.
Primary School	<400m 400-1200m >1200m	The site is over 3km from the nearest primary school (Austwick Church of England Primary School).
Secondary School	<1600m 1600-3900m >3900m	The site is over 9km from the nearest secondary school (Settle College). However, a direct bus service provides good public transport access from the school to the village centre.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 250m of The Green open space and within 500m of Clapham playground.
Cycle Route	<400m 400-800m >800m	The site falls within 100m of the National Cycle Network Route 68. The site also falls within close proximity to a number of bridleways and low-traffic roads.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape?	The site is within and well-integrated into the townscape of Clapham. The site is not considered to have significant landscape sensitivity and has low intervisibility with the surrounding landscape.
Is the site low, medium or high sensitivity in terms of visual amenity?	The site is enclosed with built development. It has low intervisibility with the landscape surrounding the village and is not likely to adversely impact any internal or long-

	distance important views. The site is considered to have a Low sensitivity to development.
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Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting?	The site falls in close proximity to the Clapham conservation area, but development could be sensitively designed to not impact significantly on its character or function. Otherwise, the site is not considered to fall within the setting of other designated heritage asset in the area.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site is not considered to fall within the setting or curtilage of a non-designated heritage asset and therefore an impact is unlikely.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site falls within the built-up area.
Is the site within, adjacent to or outside the existing settlement boundary?	Part of Clapham Village which falls within the National Park is defined by a Service Village boundary under the adopted Yorkshire Dales National Park Local Plan. The site falls adjacent to this boundary.
Is the site in the Green Belt?	The site does not fall within the Green Belt.
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan?	The site is not allocated for a particular use in the Development Plan.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Unknown

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	Assessment
Assessed Development capacity	1
Likely timeframe for development	Unknown
Overall rating	Potentially suitable for allocation
Justification for rating	The site falls within the Yorkshire Dales National Park but is within and well-integrated into the existing built up area of Clapham. The site is adjacent to a working cattle farm, with potential to have some adverse effects on residential amenity. The site is in close proximity to the village bus stops, local community facilities and open space. However, the site boundary does not abut the public highway. Whilst there is an unadopted lane which could be used to access the site, access rights would need to be established with the landowner. The site is potentially suitable for housing, subject to establishing suitable access. If this can be established, the site has the potential to accommodate a single dwelling in a sustainable location.

